ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
07/08/2025 9:15 AM
FEE: $60.00 14 PGS

INSTRUMENT NUMBER
2025E0047115

KANSAS CITY MISSOURI	**CITY OF KANSAS CITY, MISSOURI** **CERTIFICATE OF THE CITY CLERK** **DOCUMENT TO BE RECORDED** **JACKSON COUNTY**

DATE OF DOCUMENT: June 12, 2025

DOCUMENT TITLE: Vacation Ordinance 250449

Grantor(s):
Name &
Address: City of Kansas City, MO

Grantee(s)
Name &
Address: City of Kansas City, MO
414 E. 12th Street
Kansas City, MO 64106

LEGAL DESCRIPTION:
See Page(s) 1-2 of Exhibit _____ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th Floor, City Hall, and Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand affixed the seal of the City on the 1st day of July, 2025

Marilyn Sanders
City Clerk

By Marilyn Sanders City Clerk

SEAL OF KANSAS CITY INCORPORATED 1850 MISSOURI

Return all Recorded Originals To:
OFFICE OF THE CITY CLERK, 414 E. 12th Street, 25th Floor, Kansas City, Missouri 64106

File #: 250449

ORDINANCE NO. 250449

Vacating approximately 1.25 acres of street right-of-way in Zoning District MPD generally located on White Avenue approximately 1250 feet north of East 56th Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00004)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 8th day of April, 2025, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation of a tract of land being part of White Avenue, established by road record, recorded April 4th, 1898, in Book 5 at Page 589, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows: (Note: For coarse orientation the bearings in this description are based on the West line of said Northwest Quarter, having a bearing of South 02° 17' 04" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Northwest corner of said Northwest Quarter, monumented by a 0.5 foot by 0.3 foot stone, per Certified Land Corner, Document 600-59385 found from ties referenced by Susan Magierowski LS 2213; Thence South 02° 17' 04" West, 1722.38 feet, on the West line of said Northwest Quarter, to the Southwest corner of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888; Thence South 87° 31' 49" East, 639.70 feet, on the South line of said parcel, to the West Right-of-Way line of White Avenue as now established and the POINT OF

BEGINNING of said Tract herein described; Thence North 02° 17' 04" East, 917.38 feet, on said West Right-of-Way line, to the North Right-of-Way line of White Avenue; Thence South 87° 31' 49" East, 489.00 feet, on said North Right-of-Way line; Thence South 02° 17' 04" West, 40.00 feet, to the South Right-of-Way line of said White Avenue; Thence North 87° 31' 49" West, 449.00 feet, on said South Right-of-Way line; Thence South 02° 17' 04" West, 877.38 feet, to the South line of said parcel; Thence North 87° 31' 49" West, 40.00 feet, on said South line to the POINT OF BEGINNING, said Tract containing 54,655 square feet or 1.2547 acres. Said petition gives the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That a tract of land being part of White Avenue, established by road record, recorded April 4th, 1898, in Book 5 at Page 589, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows: (Note: For coarse orientation the bearings in this description are based on the West line of said Northwest Quarter, having a bearing of South 02° 17' 04" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Northwest corner of said Northwest Quarter, monumented by a 0.5 foot by 0.3 foot stone, per Certified Land Corner, Document 600-59385 found from ties referenced by Susan Magierowski LS 2213; Thence South 02° 17' 04" West, 1722.38 feet, on the West line of said Northwest Quarter, to the Southwest corner of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888; Thence South 87° 31' 49" East, 639.70 feet, on the South line of said parcel, to the West Right-of-Way line of White Avenue as now established and the POINT OF BEGINNING of said Tract herein described; Thence North 02° 17' 04" East, 917.38 feet, on said West Right-of-Way line, to the North Right-of-Way line of White Avenue; Thence South 87° 31' 49" East, 489.00 feet, on said North Right-of-Way line; Thence South 02° 17' 04" West, 40.00 feet, to the South Right-of-Way line of said White Avenue; Thence North 87° 31' 49" West, 449.00 feet, on said South Right-of-Way line; Thence South 02° 17' 04" West, 877.38 feet, to the South line of said parcel; Thence North 87° 31' 49" West, 40.00 feet, on said South line to the POINT OF BEGINNING, said Tract containing 54,655 square feet or 1.2547 acres be and the same is hereby vacated, subject to the following condition:

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUN 12 2025

Date Passed

Approved by the City Plan Commission:

Sara Copeland, FAICP
Secretary

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 1st day of July, 2025, before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires Jan 23, 2028.

MONICA SANDERS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Jan. 23, 2028
Commission # 20228246

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

_____
Recorder

By_____
Deputy

KANSAS CITY
Planning & Dev

Plan Conditions

Report Date: May 01, 2025

Case Number: CD-ROW-2025-00004

Project: HALO Vacation- White Ave

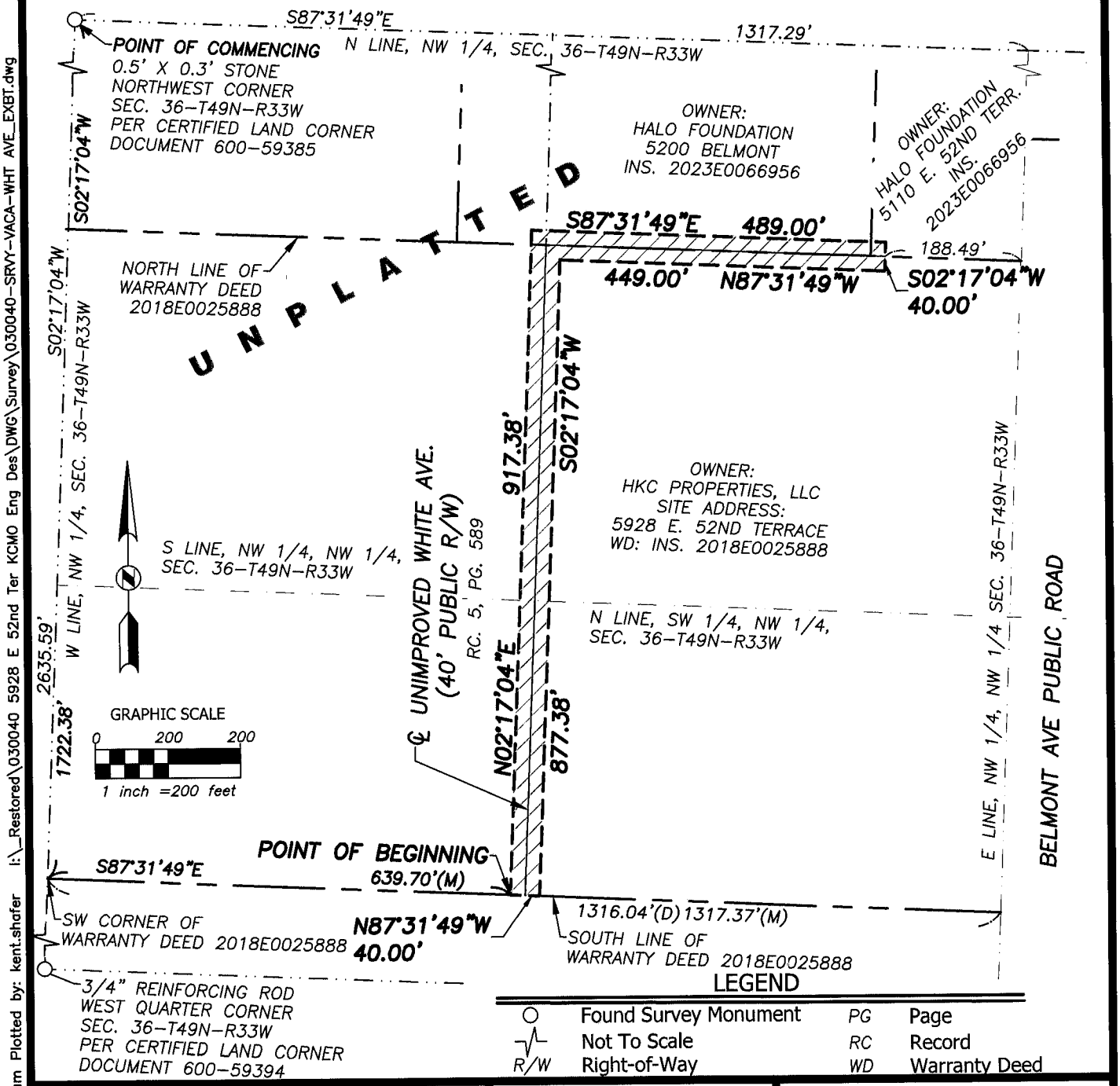
Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.

EXHIBIT A - PARTIAL ROAD VACATION

WEST HALF OF THE NORTHWEST QUARTER
SECTION 36, TOWNSHIP 49 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY,MISSOURI

MAP (SEE SHEET 2 FOR DESCRIPTION)



LEGEND

○	Found Survey Monument	PG	Page
⊣⊢	Not To Scale	RC	Record
R/W	Right-of-Way	WD	Warranty Deed

Sheet: 1 OF 2	Drawn By: RKS Project No: 030040 Field Date: Issue Date: 01/17/2025	Project: STREET VACATION PART OF WHITE STREET IN THE W 1/2 OF THE NW 1/4 SECTION 36, T49N, R33W KANSAS CITY, JA. CO., MO	Client: HALO 1600 GENESSEE STREET SUITE 200 KANSAS CITY, MO 64102

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

Jan 24, 2025 - 7:52am Plotted by: kent.shafer I:_Restored\030040 5928 E 52nd Ter KCMO Eng Des\DWG\Survey\030040-SRVY-VACA-WHT AVE_EXBT.dwg

EXHIBIT A - PARTIAL ROAD VACATION
WEST HALF OF THE NORTHWEST QUARTER
SECTION 36, TOWNSHIP 49 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI
DESCRIPTION (SEE SHEET 1 FOR MAP)

DESCRIPTION

A Tract of land being part of White Avenue, established by road record, recorded April 4th, 1898, in Book 5 at Page 589, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For coarse orientation the bearings in this description are based on the West line of said Northwest Quarter, having a bearing of South 02° 17' 04" West as reference to the Missouri State Plane Coordinate System, West Zone, (NAD 83.)

COMMENCING at the Northwest corner of said Northwest Quarter, monumented by a 0.5 foot by 0.3 foot stone, per Certified Land Corner, Document 600-59385 found from ties referenced by Susan Magierowski LS 2213;

Thence South 02° 17' 04" West, 1722.38 feet, on the West line of said Northwest Quarter, to the Southwest corner of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888;

Thence South 87° 31' 49" East, 639.70 feet, on the South line of said parcel, to the West Right-of-Way line of White Avenue as now established and the POINT OF BEGINNING of said Tract herein described;

Thence North 02° 17' 04" East, 917.38 feet, on said West Right-of-Way line, to the North Right-of-Way line of White Avenue;

Thence South 87° 31' 49" East, 489.00 feet, on said North Right-of-Way line;

Thence South 02° 17' 04" West, 40.00 feet, to the South Right-of-Way line of said White Avenue;

Thence North 87° 31' 49" West, 449.00 feet, on said South Right-of-Way line;

Thence South 02° 17' 04" West, 877.38 feet, to the South line of said parcel;

Thence North 87° 31' 49" West, 40.00 feet, on said South line to the POINT OF BEGINNING, said Tract containing 54,655 square feet or 1.2547 acres.

Jan 24, 2025 - 7:52am Plotted by: kent.shafer I:_Restored\030040 5928 E 52nd Ter KCMO Eng Des\DWG\Survey\030040-SRVY-VACA-WHT AVE_EXBT.dwg

Sheet: 2 OF 2	Drawn By: RKS Project No: 030040 Field Date: Issue Date: 01/17/2025	Project: STREET VACATION PART OF WHITE STREET IN THE W 1/2 OF THE NW 1/4 SECTION 36, T49N, R33W KANSAS CITY, JA. CO., MO.	Client: HALO 1600 GENESSEE STREET SUITE 200 KANSAS CITY, MO 64102

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE #: **CD-ROW-2025-0004**

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

White Avenue (Across the W ½ of NW ¼ of Section 36-T49N-R33W):

A Tract of land being part of White Avenue, established by road record, recorded April 4th, 1898, in Book 5 at Page 589, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:(Note: For coarse orientation the bearings in this description are based on the West line of said Northwest Quarter, having a bearing of South 02° 17' 04" West as reference to the Missouri State Plane Coordinate System, West Zone, (NAD 83.)

COMMENCING at the Northwest corner of said Northwest Quarter, monumented by a 0.5 foot by 0.3 foot stone, per Certified Land Corner, Document 600-59385 found from ties referenced by Susan Maglerowski LS 2213;

Thence South 02° 17' 04" West, 1722.38 feet, on the West line of said Northwest Quarter, to the Southwest corner of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888;

Thence South 87° 31' 49" East, 639.70 feet, on the South line of said parcel, to the West Right-of-Way line of White Avenue as now established and the POINT OF BEGINNING of said Tract herein described;

Thence North 02° 17' 04" East, 917.38 feet, on said West Right-of-Way line, to the North Right-of-Way line of White Avenue;

Thence South 87° 31' 49" East, 489.00 feet, on said North Right-of-Way line;

Thence South 02° 17' 04" West, 40.00 feet, to the South Right-of-Way line of said White Avenue;

Thence North 87° 31' 49" West, 449.00 feet, on said South Right-of-Way line;

Thence South 02° 17' 04" West, 877.38 feet, to the South line of said parcel;

Thence North 87° 31' 49" West, 40.00 feet, on said South line to the POINT OF BEGINNING, said Tract containing 54,655 square feet or 1.2547 acres.

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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CASE #: **CD-ROW-2025-0004**

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____

_____ by _____

City Clerk Deputy

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
Adjacent owners:		
HALO Foundation	SEC-36 TWP-49 RNG-33; PT OF W 21 AC OF N 25 AC OF NW 1/4 NW 1/4 DAF: BEG AT PT; 825' S OF N LI AND 1108.80' E OF W LI SD SEC 36 TH N 292' TH; W 571.71' TH S 292' TH E 571.71' TO POB (EX PT IN RR; ROW) SEC-36 TWP-49 RNG-33; PT OF NW 1/4 OF NW 1/4 DAF: BEG 1108.80' E AND 59.01' S OF; NW COR OF SD 1/4 1/4 TH CONT S 765.99' TH E 213.84'; TH N 610' MOL TH NWLY 270.29' TO POB	1600 Gennessee St. Suite 200 Kc MO 64102

(see additional sheet)

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE #: **CD-ROW-2025-0004**

Continued

Owner's name	Legal description of property	Residence of owner
Applicant: HKC Properties, LLC	BEG at the SE corner of the NW 1/4 of NW 1/4, Section 36 T49N-R33E, Thence S. 406.56', along the E. line of the NW 1/4 of NW 1/4; Thence N87°31'49"W, 1153.5', to the E. ROW line of KC Southern Railway Company, as established by Warranty Deed, recorded in Book 3651, Page 459; Thence Northeasterly, on a non-tangent curve, concave to the SE, having a radius of 2452.92', an arc length of 1144.11', on said E. ROW line, said curve, to the right, having a chord bearing N20°02'20" E, a chord distance of 1133.77'; Thence N33°24'04"E, 53.06', on said East ROW line; Thence S02°17'29" W, 229.03'; Thence S87°31'49"E, 780.20', to the E line of NW 1/4 of NW 1/4 Thence S02°17'29"E, 490.82', on said E line, to the POB, said Tract containing 967,557 square feet or 22.2121 acres.	5700 W 112TH ST STE 200 OVERLAND PARK, KS 66211

(no additional sheets required)

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE #: **CD-ROW-2025-0004**

Petitioner

STATE OF)
) ss.
COUNTY OF)

On this 8 day of April in the year 2025 before me, a Notary Public in and for said state, personally appeared Martin Bicknell, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 8 day of April, 2025

Notary Public in and for Said County and State

Bethanie Schmelig
Notary Public

My Commission Expires: 12/4/2026

BETHANIE SCHMELIG NOTARY PUBLIC COMMISSION # 08305254 NOTARY SEAL STATE OF MISSOURI

CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Case No. CASE #: CD-ROW-2025-0004

In the matter of the vacation of:

White Avenue (Across the W ½ of NW ¼ of Section 36-T49N-R33W):

A Tract of land being part of White Avenue, established by road record, recorded April 4th, 1898, in Book 5 at Page 589, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:(Note: For coarse orientation the bearings in this description are based on the West line of said Northwest Quarter, having a bearing of South 02° 17' 04" West as reference to the Missouri State Plane Coordinate System, West Zone, (NAD 83.)

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Thence South 02° 17' 04" West, 877.38 feet, to the South line of said parcel;

Thence North 87° 31' 49" West, 40.00 feet, on said South line to the POINT OF BEGINNING, said Tract containing 54,655 square feet

CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Case No. CASE #: CD-ROW-2025-0004

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____

_____ by _____
City Clerk Deputy

CONSENT OF INDIVIDUALS **Case No.**

Owner's name	Legal description of property
Adjacent owners:	
HALO Foundation	SEC-36 TWP-49 RNG-33; PT OF W 21 AC OF N 25 AC OF NW 1/4 NW 1/4 DAF: BEG AT PT; 825' S OF N LI AND 1108.80' E OF W LI SD SEC 36 TH N 292' TH; W 571.71' TH S 292' TH E 571.71' TO POB (EX PT IN RR; ROW) SEC-36 TWP-49 RNG-33; PT OF NW 1/4 OF NW 1/4 DAF: BEG 1108.80' E AND 59.01' S OF; NW COR OF SD 1/4 1/4 TH CONT S 765.99' TH E 213.84'; TH N 610' MOL TH NWLY 270.29' TO POB

STATE OF MO)
) ss.
COUNTY OF Cole)

On this 8th day of April, 2025 before me personally appeared Edward Welsh _____, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Subscribed and sworn to before me on this 8th day of April, 2025

Notary Public in and for Said County and State

Katie Johnson
Notary Public

My Commission Expires
5/2/27

KATIE JOHNSON
Notary Public, Notary Seal
State of Missouri
Cole County
Commission # 23053078
My Commission Expires 05-02-2027