



June 28, 2024

Kent Shafer, BHC
712 State Avenue
Kansas City, Kansas 66101

Langley Enterprises, LLC

Subject: Consent Request for Street Vacation - Case No. CD-ROW-2024-~~00015~~⁰⁰⁰²¹

To the owner(s) of Langley Enterprises, LLC

You are the listed owner of a parcel of property adjoining 34th Street described as follows:

SECTION 14 TOWNSHIP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT SOF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-

This parcel of property is adjacent to 34th Street right-of-way. This portion of street right-of-way has been requested for vacation under Case No. **CD-ROW-2024-00015**. If this right-of-way vacation is approved, you may become the owner of the both the Northern half (25 feet in width) and the Southern half (25 feet in width) of the previous 34th Street right-of-way adjacent along your abutting property lines. There would be no cost to you for this process, but the title to the vacated street right-of-way may be added to your property descriptions, and the area would be included in your property tax valuation.

We are requesting your consent (or denial) for this vacation request made by BHC on behalf of our client, Langley Enterprises, LLC. Please review the attached consent form, make your decision, and have it notarized. Once completed, please return the form to me. It will then be submitted to the Kansas City, Missouri Planning and Development Department as part of the vacation application review process.

Also attached is a map indicating the portion of 34th Street (which was never developed) for which the vacation request has been made, along with the names of other adjacent property owners if any. If you have any questions or need further information, please feel free to contact me by email to Kent.Shafer@ibhc.com, by phone to 913.638.8670 or to the return address shown above.

Thank you for your attention to this matter.

Respectfully,



913.371.5300



ibhc.com



712 State Avenue
Kansas City, KS 66101



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. CD-ROW-2024-00015

In the matter of the vacation of: **34th Street (West of Topping Avenue):**

A Tract of land being part of 34th Street, as established by Ordinance number 24275, approved October 29th, 1915 and the plat of COUCH'S 1ST ADDITION, a subdivision of land recorded April 27th, 1916, as document number 1100837, in Book 18 at Page 89, in the East half of the Southeast Quarter of Section 14, and East half of the Northeast Quarter of Section 23, in Township 49 North, Range 33 West of the Fifth Principal Meridian, in the City of 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 course orientation the bearings in this description are based on the East line of said Southeast Quarter, having a bearing of North 02° 12' 09" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

COMMENCING at the Southeast corner of said Section 14, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14;

Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the POINT OF BEGINNING of said Tract herein described;

Thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road);

Thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street;

Thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street;

Thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue;

Thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,945 square feet or 0.0447 acres.

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



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petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____
_____ by _____
City Clerk Deputy




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
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CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2024-00015

Owner's name	Legal description of property
<p>Langley Enterprises LLC  Michael Langley 7-3-2024</p>	<p>SECTION 14 TWNSHP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT S OF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-</p>

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Clay)

On this 3 day of July, 2024, before me, a Notary Public in and for said state, personally appeared Michael Langley, general partner of Langley Recycling LLC a Limited Liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to me that he/she acknowledged said instrument to be the free act and deed of said partnership.

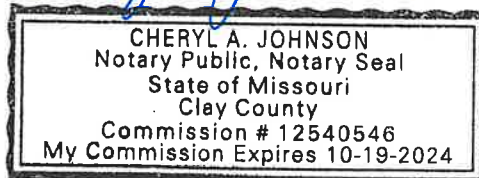
Subscribed and sworn to before me on this 3 day of July, 2024

Notary Public in and for Said County and State

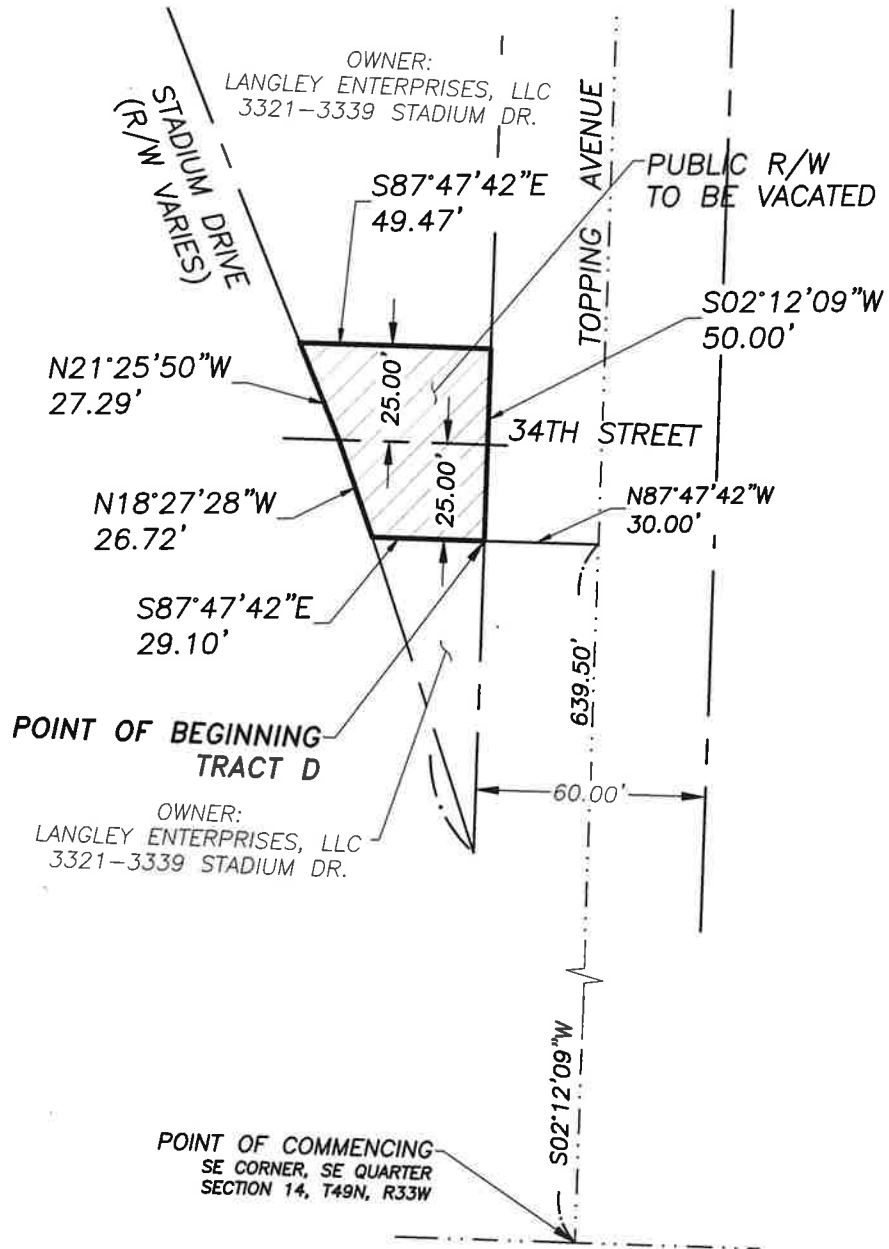
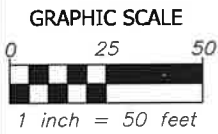
Cheryl A. Johnson Notary Public

My Commission Expires

10.19.24



**EXHIBIT D - PARTIAL ROAD VACATION
34TH STREET WEST OF TOPPING AVENUE
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
MAP (SEE SHEET 2 FOR DESCRIPTION)**



Jun 25, 2024 - 2:20pm Plotted by: kent.shafer I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE-XHBTS.dwg

Sheet:
1
OF
2

Drawn By: **RKS**
Project No: **039980**
Field Date: **NA**
Issue Date: **5/28/2024**

Project:
**EXHIBIT D
PARTIAL ROAD VACATION
34TH STREET
IN THE CITY OF KANSAS CITY,
JACKSON COUNTY, MISSOURI**

Client:
**LANGLEY RECYCLING, INC.
3557 STADIUM DRIVE
KANSAS CITY, MO. 64129**

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