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

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:

TRACT A:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 164; THENCE SOUTH 8°11'53" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE, A DISTANCE OF 25.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY, A DISTANCE OF 196.98 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 191.94 FEET, TO THE POINT OF BEGINNING. CONTAINING 4,862 SQUARE FEET, MORE OR LESS.

TRACT B:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164 BLUE RIDGE PARK; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,125 SQUARE FEET, MORE OR LESS.

TRACT C:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 165 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 165; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 219.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 10°05'28" WEST, ALONG SAID WESTERLY RIGHT OF WAY 25.60 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 165, A DISTANCE OF 225.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5,551 SQUARE FEET, MORE OR LESS.

TRACT D:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 166 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 166; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 166, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 166; THENCE NORTH 10°05'28" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, A DISTANCE OF 25.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.88 FEET, MORE OR LESS; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,261 SQUARE FEET, MORE OR LESS.

TRACT E:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 167 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 167; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,750 SQUARE FEET, MORE OR LESS.

TRACT F:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 8°08'37" WEST, A DISTANCE OF 25.43 FEET, TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.54 FEET; THENCE SOUTH 8°08'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 168, SAID POINT BEGIN 150.54 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,764 SQUARE FEET, MORE OR LESS.

TRACT G:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE SOUTH 87°39'02" EAST, ALONG THE NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.66 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE; THENCE SOUTH 8°11'53" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 149.68 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,742 SQUARE FEET, MORE OR LESS.

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

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Owner's name	Legal description of property	Residence of owner
City of Kansas City, Missouri	- Blue Ridge Park Lot 167 - Lot 166 Blue Ridge Park - Blue Ridge Park Lot 165	414 E. 12th Street Kansas City, Missouri 64111

(attach additional sheets if required)

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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
DuRon and Chelsea Netsell	- LOT 164 EXC W 125 FT BLUE RIDGE PARK - W 125 FT LOT 164 BLUE RIDGE PARK - W 150.22 FT LOT 168 BLUE RIDGE PARK	3829 Walnut Street KCMO 64111
DuRon Netsell	-E 150 FT LOT 168 BLUE RIDGE PARK	3829 Walnut Street KCMO 64111

(attach additional sheets if required)

DuRon Netsell _____ 7.24.24
Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 24th day of July in the year 2024 before me, a Notary Public in and for said state, personally appeared DuRon Netsell, 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 24th day of July, 2024

Notary Public in and for Said County and State

_____
Notary Public
My Commission Expires:

CLAYTON S HENRY
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 14567251
Jackson County
My Commission Expires: Jan. 14, 2026

Case No. CD-ROW-2024-00002