Docket Item #10

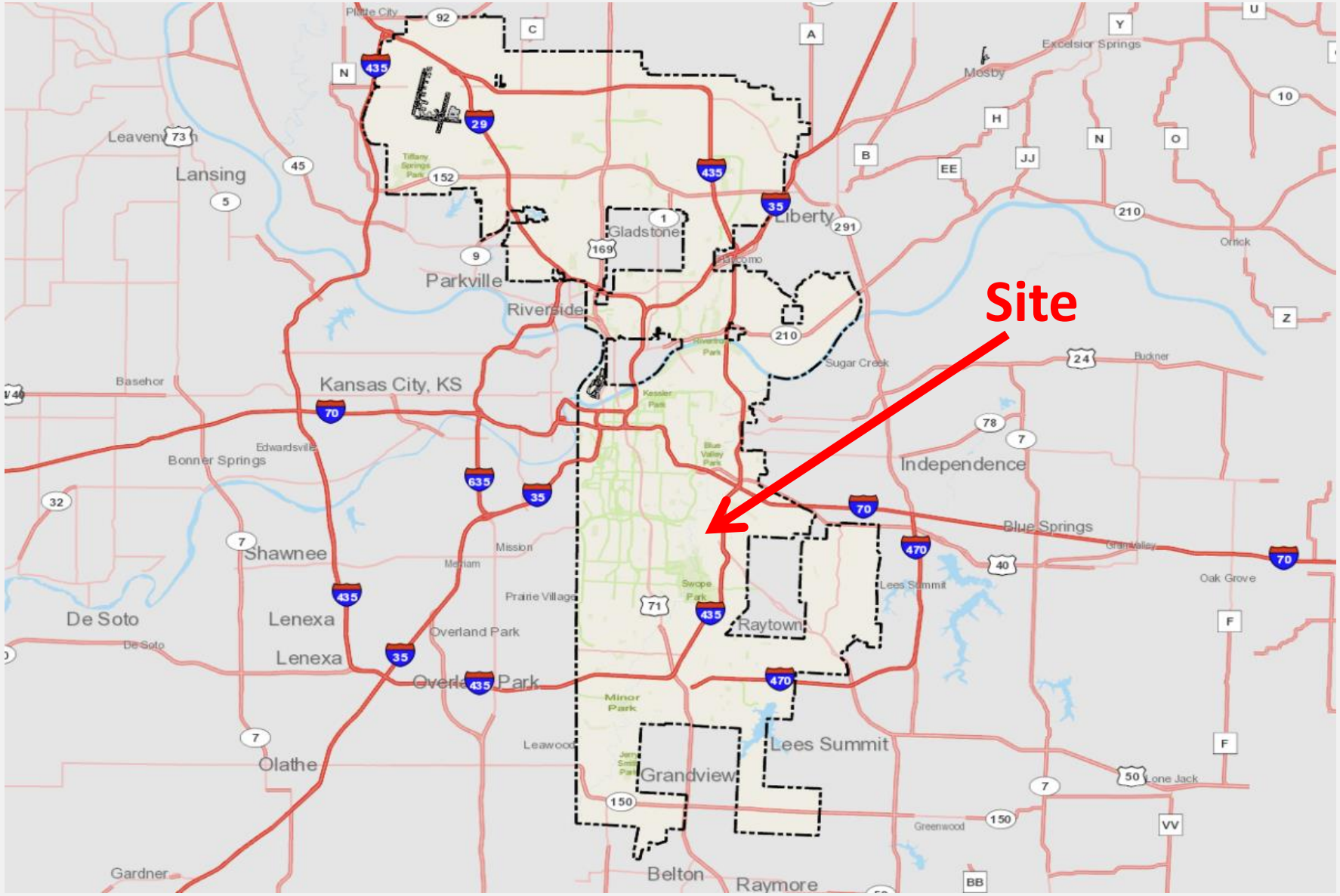
Vacation of Public Right of Way: East 55th Street

CD-ROW-2024-00002

September 4, 2024

City Plan Commission

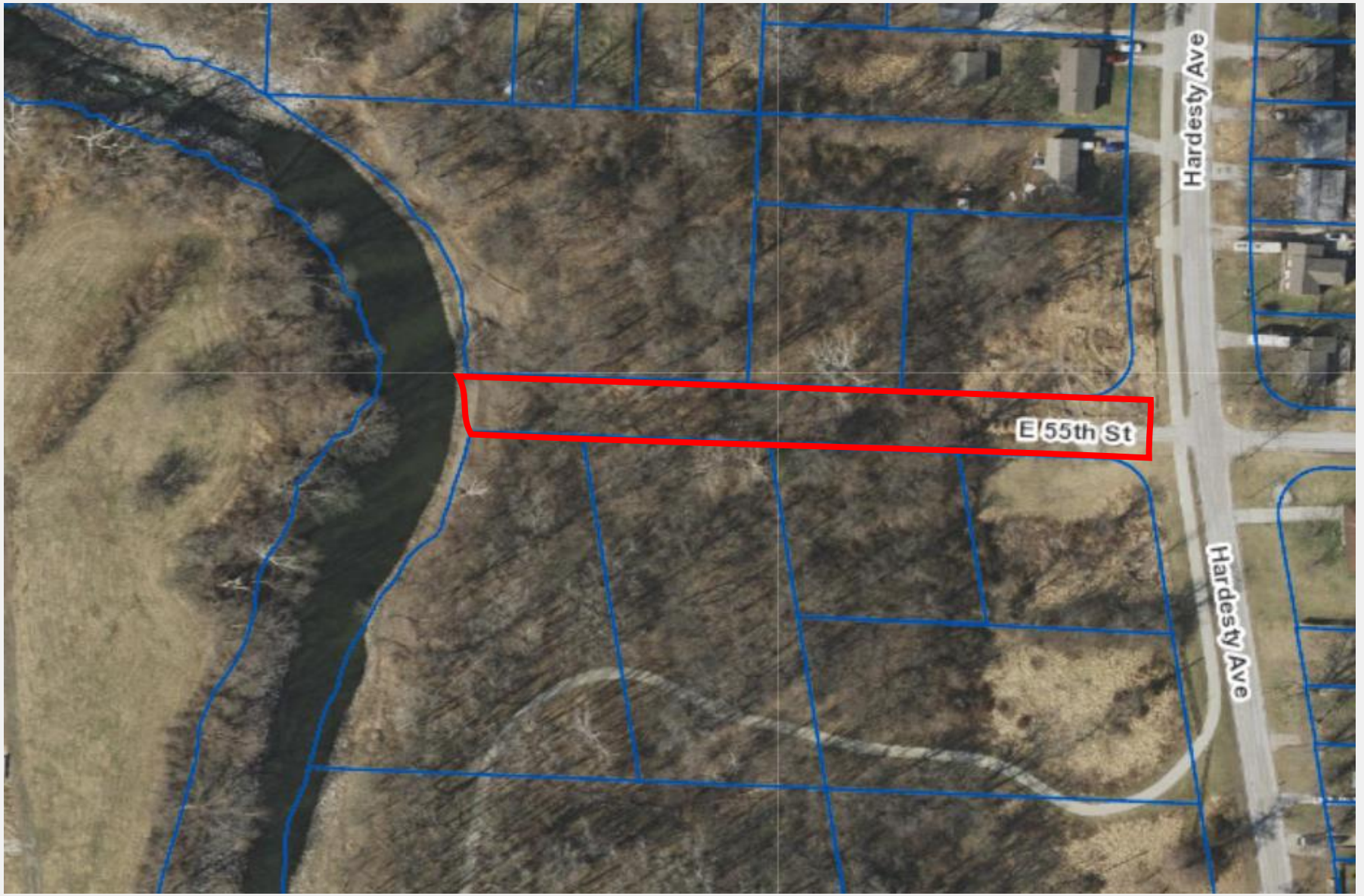
Location


Site
Kansas City, KS
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Belton
Raymore
Olathe
Lenexa
Overland Park
Shawnee
De Soto
Gardner
Parkville
Riverside
Gladstone
Liberty
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Mission
Prairie Village
Leawood
Oak Grove
Lone Jack
Greenwood
Sugar Creek
Buckner
Excelsior Springs
Mosby
Orrick
Platte City

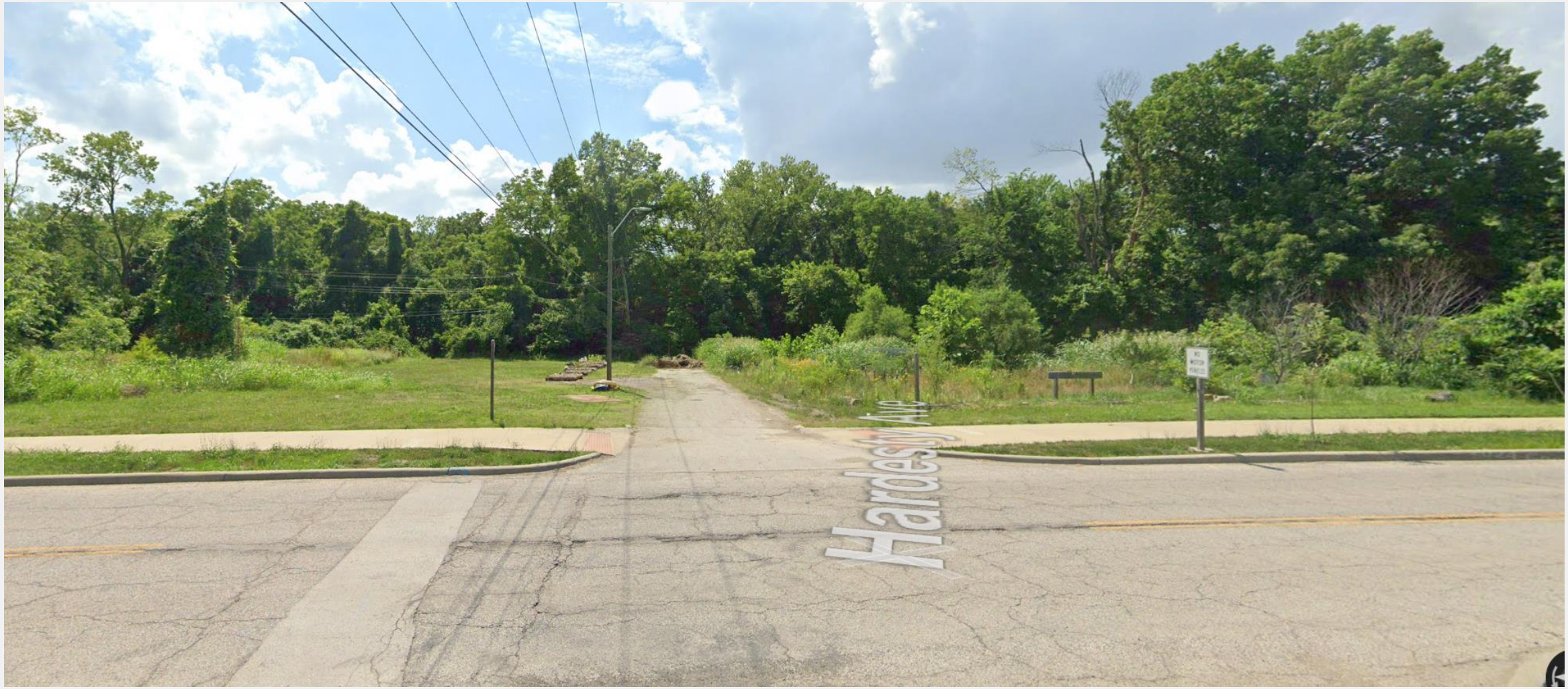
Location

Gunnells
Rashun
Davidson
Kathy J
Hardesty Ave
City of
Kansas City
Netsell
Duron &
Chelsea
Netsell
Duron &
Chelsea
E 55th St
City of
Kansas City
Netsell
Duron &
Chelsea
Netsell Duron
Hardesty Ave
City of
Kansas City
City of
Kansas City
City of
Kansas City

Location



Looking west at East 55th Street



Survey

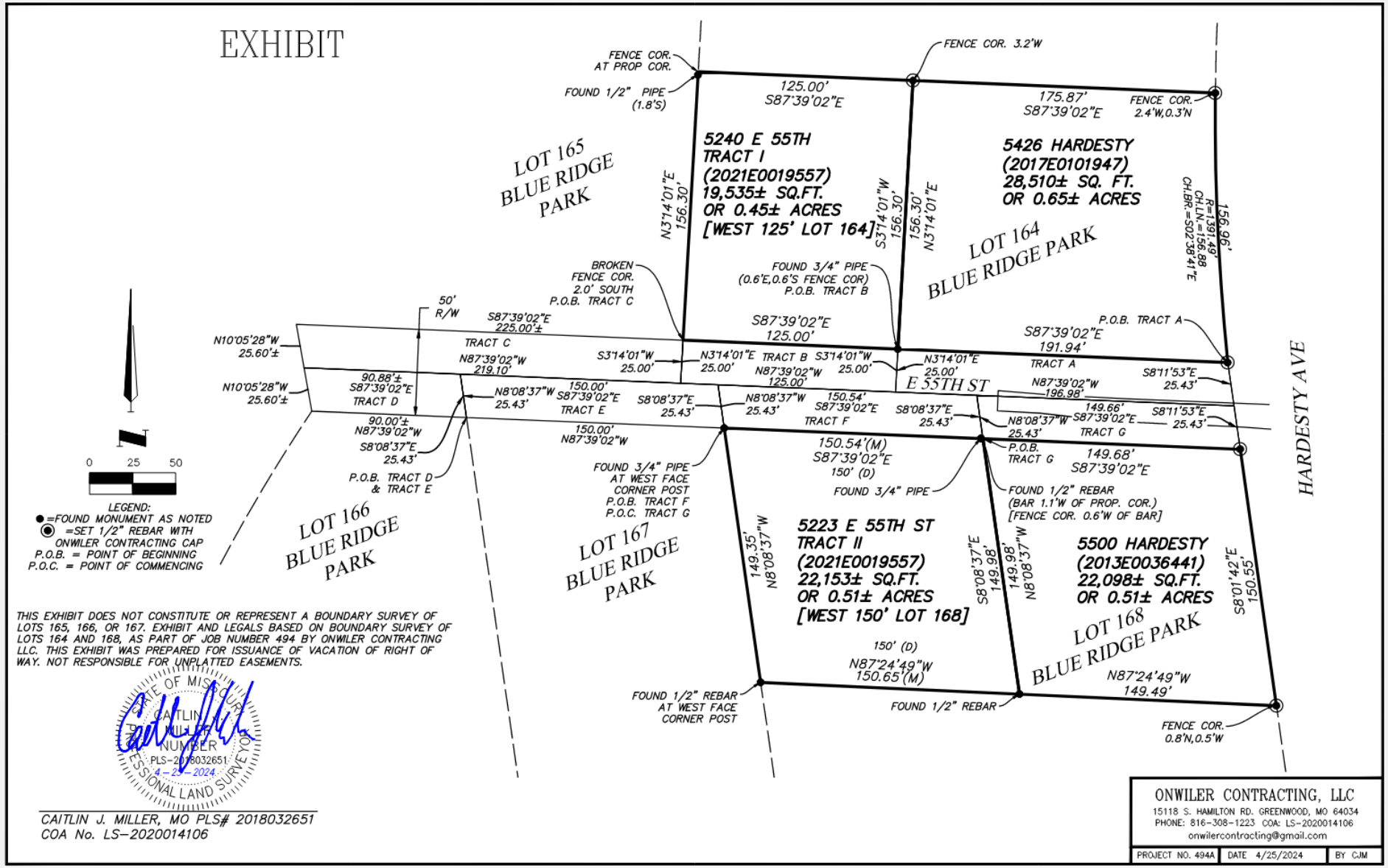


EXHIBIT
FENCE COR. AT PROP COR.
FOUND 1/2" PIPE (1.8'S)
125.00' S87°39'02"E
FENCE COR. 3.2'W
175.87' S87°39'02"E
FENCE COR. 2.4'W,0.3'N
5240 E 55TH
TRACT I
(2021E0019557)
19,535± SQ.FT.
OR 0.45± ACRES
[WEST 125' LOT 164]
5426 HARDESTY
(2017E0101947)
28,510± SQ. FT.
OR 0.65± ACRES
LOT 165 BLUE RIDGE PARK
LOT 164 BLUE RIDGE PARK
N3°14'01"E 156.30'
S3°14'01"W 156.30'
156.30' N3°14'01"E
156.99' R=1391.49' CH.LN=156.88 CH.BR.=S02°38'41"E
BROKEN FENCE COR. 2.0' SOUTH P.O.B. TRACT C
FOUND 3/4" PIPE (0.6'E,0.6'S FENCE COR) P.O.B. TRACT B
50' R/W
S87°39'02"E 225.00'±
S87°39'02"E 125.00'
P.O.B. TRACT A
S87°39'02"E 191.94'
N10°05'28"W 25.60'±
TRACT C
N87°39'02"W 219.10'
S3°14'01"W 25.00'
N3°14'01"E 25.00'
TRACT B
S3°14'01"W 25.00'
N3°14'01"E 25.00'
N87°39'02"W 125.00'
TRACT A
S8°11'53"E 25.43'
E 55TH ST
N87°39'02"W 196.98'
90.88'± S87°39'02"E
TRACT D
N8°08'37"W 25.43'
150.00' S87°39'02"E
TRACT E
S8°08'37"E 25.43'
N8°08'37"W 25.43'
150.54' S87°39'02"E
TRACT F
S8°08'37"E 25.43'
149.66' S87°39'02"E
TRACT G
S8°11'53"E 25.43'
90.00'± N87°39'02"W
S8°08'37"E 25.43'
P.O.B. TRACT D & TRACT E
150.00' N87°39'02"W
FOUND 3/4" PIPE AT WEST FACE CORNER POST P.O.B. TRACT F P.O.C. TRACT G
150.54'(M) S87°39'02"E 150' (D)
FOUND 3/4" PIPE
P.O.B. TRACT G
149.68' S87°39'02"E
FOUND 1/2" REBAR (BAR 1.1'W OF PROP. COR.) [FENCE COR. 0.6'W OF BAR]
HARDESTY AVE
LOT 166 BLUE RIDGE PARK
LOT 167 BLUE RIDGE PARK
149.35' N8°08'37"W
5223 E 55TH ST
TRACT II
(2021E0019557)
22,153± SQ.FT.
OR 0.51± ACRES
[WEST 150' LOT 168]
S8°08'37"E 149.98'
149.98' N8°08'37"W
5500 HARDESTY
(2013E0036441)
22,098± SQ.FT.
OR 0.51± ACRES
S8°01'42"E 150.55'
LOT 168 BLUE RIDGE PARK
150' (D) N87°24'49"W 150.65'(M)
N87°24'49"W 149.49'
FOUND 1/2" REBAR AT WEST FACE CORNER POST
FOUND 1/2" REBAR
FENCE COR. 0.8'N,0.5'W
0 25 50
LEGEND:
●=FOUND MONUMENT AS NOTED
◉=SET 1/2" REBAR WITH ONWILER CONTRACTING CAP
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
THIS EXHIBIT DOES NOT CONSTITUTE OR REPRESENT A BOUNDARY SURVEY OF LOTS 165, 166, OR 167. EXHIBIT AND LEGALS BASED ON BOUNDARY SURVEY OF LOTS 164 AND 168, AS PART OF JOB NUMBER 494 BY ONWILER CONTRACTING LLC. THIS EXHIBIT WAS PREPARED FOR ISSUANCE OF VACATION OF RIGHT OF WAY. NOT RESPONSIBLE FOR UNPLATTED EASEMENTS.
STATE OF MISSOURI
CAITLIN J. MILLER
NUMBER PLS-2018032651
4-25-2024
PROFESSIONAL LAND SURVEYOR
CAITLIN J. MILLER, MO PLS# 2018032651
COA No. LS-2020014106
ONWILER CONTRACTING, LLC
15118 S. HAMILTON RD. GREENWOOD, MO 64034
PHONE: 816-308-1223 COA: LS-2020014106
onwilercontracting@gmail.com
PROJECT NO. 494A
DATE 4/25/2024
BY CJM

Staff Conditions

That the applicant must **consolidate the lots prior to City Council approval** so that no lot under common ownership is landlocked from public right of way if the vacation were to be approved.

Utility Conditions

- That the applicant shall **retain all utility easements** and **protect facilities** required by **AT&T.**
- That the applicant shall **retain all utility easements** and **protect facilities** required by **Evergy.**
- That the applicant **remove streetlight poles** SEI1566, west of Hardesty Avenue **and return** the streetlights to **Public Works** in coordination with Public Works Streetlighting at the applicant's cost.

Staff Recommendation Docket Item #10

Vacation of Public Right of Way

Case No. CD-ROW-2023-00053

Approval with Conditions

East 55th Street at Hardesty Avenue