

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

12/10/2024 8:17 AM

FEE: \$48.00 11 PGS

INSTRUMENT NUMBER

2024E0084004



Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



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

DATE OF DOCUMENT: November 21, 2024

DOCUMENT TITLE: Vacation Ordinance 240972

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

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

LEGAL DESCRIPTION:
See Page(s) 1, 2, 6 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 9th day of December, 2024

Marilyn Sanders
City Clerk

By Marilyn Sanders City Clerk



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



File #: 240972

ORDINANCE NO. 240972

Vacating an approximately 4,500-square-foot area of unimproved White Avenue in District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00020)

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 2nd day of July, 2024, a petition was filed with the City Clerk of Kansas City by Kent Shafer for the vacation of a tract of land being part of White Avenue, as established by the plat of East Center, a subdivision of land in Kansas Jackson City, County, Missouri, described as follows: Beginning at the Northwest corner of Lot 1, Block 19, of said East Center subdivision; thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision to the West Right-of-Way line of White Avenue; Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street; Thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres giving 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, as established by the plat of East Center, a subdivision of land in Kansas Jackson City, County, Missouri, described as follows: Beginning at the Northwest corner of Lot 1, Block 19, of said East Center subdivision; thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision to the West Right-of-Way line of White Avenue; Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street; Thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres, be and the same is hereby vacated.

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.


Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.



Authenticated as Passed



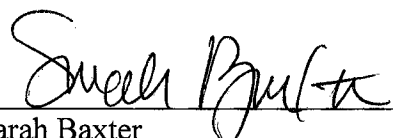
Quinton Lucas, Mayor



Marilyn Sanders, City Clerk
NOV 21 2024

Date Passed

Approved as to form:



Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission:



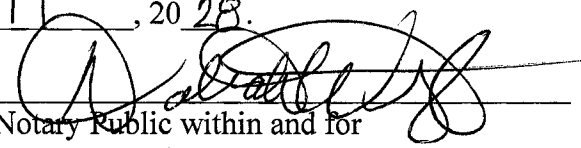
Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 9 day of December, 2024, 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.

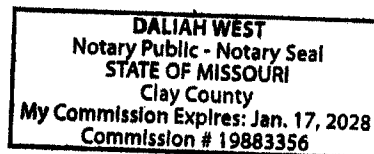
My term expires January 17, 2028.



Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

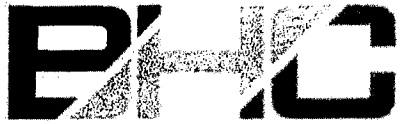


I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed,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



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~~⁰⁰⁰²⁰

To the owner(s) of Langley Enterprises, LLC

You are the listed owner of two parcels of property adjoining White Avenue described as follows:

EAST CENTER; E 63' OF LOTS 1 - 3 AND ALL OF LOTS 4 - 6, BLK 17

This parcel of property is adjacent to White Avenue 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 Western half (30 feet in width) of the previous White Avenue Street right-of-way adjacent (for approximately 90 feet) along your East property line. 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 White Avenue (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,



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: **White Avenue (South of E. 32nd Street):**

A Tract of land being part of White Avenue, as established by the plat of EAST CENTER, a subdivision of land recorded April 29th, 1925, as document number 1925K0222681, in Book 22 at Page 58, in the West half of the Southwest Quarter of Section 13, 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 South Right-of-way line of 32nd Street, having a bearing of South 87° 53' 08" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

BEGINNING at the Northwest corner of Lot 1, Block 19, of said EAST CENTER subdivision;

Thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established;

Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision to the West Right-of-Way line of White Avenue;

Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;

Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 acres.

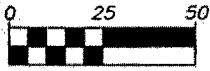
Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in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

Filed _____, 20__	
_____	by _____
City Clerk	Deputy

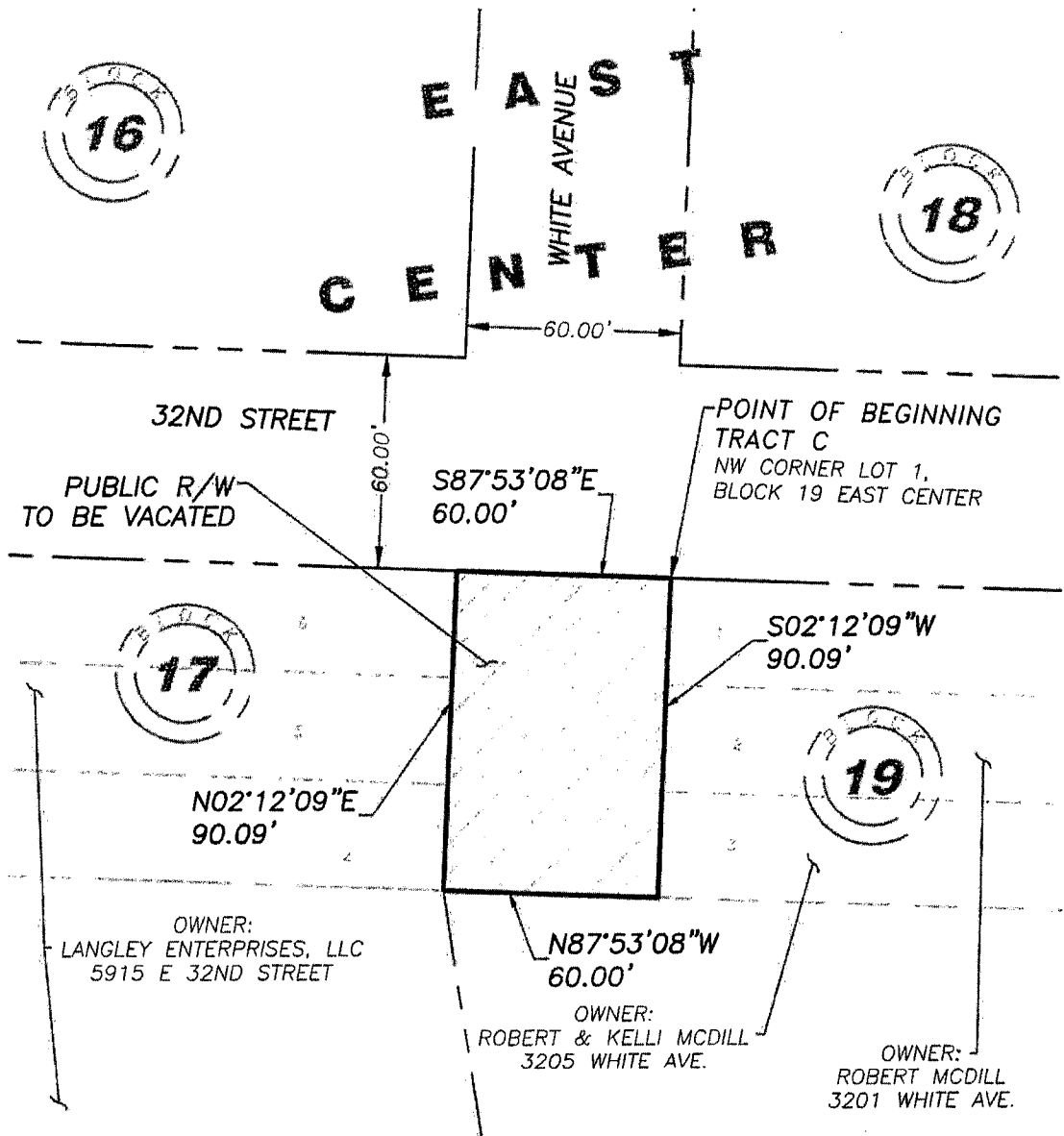
**EXHIBIT C - PARTIAL ROAD VACATION
WHITE AVENUE SOUTH OF 32ND STREET
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
MAP (SEE SHEET 2 FOR DESCRIPTION)**



GRAPHIC SCALE



1 inch = 50 feet



Jun 25, 2024 - 2:29pm Plotted by: kent.shofer I:\039980.00.01 3445 Roytown 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 C PARTIAL ROAD VACATION WHITE AVENUE 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
--------------------------------------	--	--	---	---



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

CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2024-00015

Owner's name	Legal description of property
<p>Langley Enterprises LLC <i>Michael Langley</i> Michael Langley 7-3-2024</p>	<p>EAST CENTER; E 63' OF LOTS 1 - 3 AND ALL OF LOTS 4 - 6, BLK 17</p>

(additional sheets attached as required)

STATE OF Missouri)
COUNTY OF Clay) ss.

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 Realty, 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.

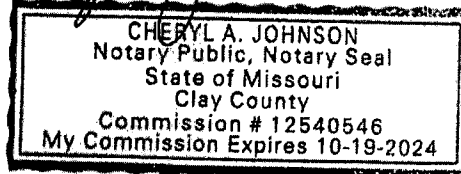
Subscribed and sworn to before me on this 3 day of July, 2024

Notary Public in and for Said County and State

Cheryl A. Johnson Notary Public

My Commission Expires

10-19-24





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:

White Avenue (South of E. 32nd Street):

A Tract of land being part of White Avenue, as established by the plat of EAST CENTER, a subdivision of land recorded April 29th, 1925, as document number 1925K0222681, in Book 22 at Page 58, in the West half of the Southwest Quarter of Section 13, 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 South Right-of-way line of 32nd Street, having a bearing of South 87° 53' 08" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

BEGINNING at the Northwest corner of Lot 1, Block 19, of said EAST CENTER subdivision;

Thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established;

Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision to the West Right-of-Way line of White Avenue;

Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;

Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 acres.

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____
City Clerk _____ by _____ Deputy



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

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

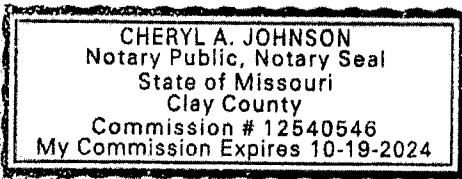
Owner's name	Legal description of property	Residence of owner
Langley Enterprises, LLC <i>Michael Langley</i> <i>[Signature]</i> 8-16-2024	EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF:BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB	3557 Stadium Drive, Kansas City, MO 64129
Robert R. McDill, III	EAST CENTER; LOT 1 & North 1/2 LOT 2 BLK 19	5505 E. Mission Drive Prairie Village, KS 66208
Robert R. McDill, III	EAST CENTER; South 1/2 LOT 2 BLK 19	5505 E. Mission Drive Prairie Village, KS 66208

STATE OF Missouri)
COUNTY OF Clay) ss.

Petitioner

On this 16 day of August in the year 2024, before me, a Notary Public in and for said state, personally appeared Michael Langley, 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 16 day of August, 2024



Notary Public in and for Said County and State

Cheryl A. Johnson
Notary Public

My Commission Expires: