

# ELECTRONICALLY RECORDED JACKSON COUNTY, MISSOURI

07/28/2022 11:02 AM FEE:\$63.00 16 PGS

INSTRUMENT NUMBER **2022E0070769** 

# 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

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## CITY OF KANSAS CITY MISSOURI

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

DATE OF DOCUMENT:  DOCUMENT TITLE:  GRANTOR(S)  NAME & ADDRESS:	July 21, 2017 Vacation City of Mansas City					
GRANTEE(S) NAME & ADDRESS:	City of Kansas City 414 El 12-10 Street Kring Cey 106					
LEGAL DESCRIPTION: See Pages 12 or	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, 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 and affixed the seal of the City on this						
Marilyn Sanders City Clerk  By Morityn Sanderity Clerk	1850 S.					

RETURN ALL RECORDED ORIGINALS TO: OFFICE OF THE CITY CLERK, 414 E. 12<sup>TH</sup> STREET, CITY HALL, 25<sup>TH</sup> FLOOR, KANSAS CITY MISSOURI 64106.



# **Kansas City**

414 E. 12th Street Kansas City, MO 64106

#### Legislation Text

File #: 220606

#### ORDINANCE NO. 220606

Vacating a portion of N.E. 51st Street in between N. Belmont Avenue and N. Beacon Avenue in District R-6 (Residential 6) to allow for the construction of a new single-family home, and directing the City Clerk to record certain documents. (CD-ROW-2021-00003)

#### 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 18th day of April, 2022, a petition was filed with the City Clerk of Kansas City by Greg Stervinou Construction Co., Inc., for the vacation of that part of Nall Addition, lying between Lots 58, 59, 70, 71, a subdivision in the Southwest Quarter of Section 33, Township 51, Range 32, located in Kansas City, Clay County, Missouri, according to the recorded thereof, described as follows: Beginning at the northwest corner of said Lot 71; thence South 89 Degrees 29 Minutes 08 Seconds East along the south right of way line of Second Street, Platted (Unimproved) a distance of 145.93 feet to the northwest corner of said Lot 58; thence continuing South 89 Degrees 29 Minutes 08 Seconds East along the south right of way line of Second Street, Platted (Unimproved) a distance of 145.00 feet to a point on the west right of way line of North Beacon Avenue (platted as Ridge Avenue) said point being the northeast corner of said Lot 58; thence North 00 Degrees 53 Minutes 23 Seconds East a distance of 40.00 feet to a point on the north right of way Line of Second Street, Platted (Unimproved) said point being the southeast corner of said Lot 59; thence North 89 Degrees 29 Minutes 08 Seconds West along said north right of way line a distance of 158.56 feet; thence North 00 Degrees 56 Minutes 33 Seconds East a

distance of 5.00 feet; thence North 89 Degrees 29 Minutes 08 Seconds West a distance of 132.13 feet to a point on the east right of way line North Belmont Avenue (platted as Maple Avenue) said point being the southwest corner of Lot 70B; thence South 01 Degrees 12 Minutes 03 Seconds West along said east right of way line, a distance of 45.00 feet to the point of beginning, containing 12,294 square feet, giving the distinct description of the tract of land 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 tract of land 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 that part of Nall Addition, lying between Lots 58, 59, 70, 71, a subdivision in the Southwest Quarter of Section 33, Township 51, Range 32, located in Kansas City, Clay County, Missouri, according to the recorded thereof, described as follows: Beginning at the northwest corner of said Lot 71; thence South 89 Degrees 29 Minutes 08 Seconds East along the south right of way line of Second Street, Platted (Unimproved) a distance of 145.93 feet to the northwest corner of said Lot 58; thence continuing South 89 Degrees 29 Minutes 08 Seconds East along the south right of way line of Second Street, Platted (Unimproved) a distance of 145.00 feet to a point on the west right of way line of North Beacon Avenue (platted as Ridge Avenue) said point being the northeast corner of said Lot 58; thence North 00 Degrees 53 Minutes 23 Seconds East a distance of 40,00 feet to a point on the north right of way Line of Second Street, Platted (Unimproved) said point being the southeast corner of said Lot 59; thence North 89 Degrees 29 Minutes 08 Seconds West along said north right of way line a distance of 158.56 feet; thence North 00 Degrees 56 Minutes 33 Seconds East a distance of 5.00 feet; thence North 89 Degrees 29 Minutes 08 Seconds West a distance of 132.13 feet to a point on the east right of way line North Belmont Avenue (platted as Maple Avenue) said point being the southwest corner of Lot 70B; thence South 01 Degrees 12 Minutes 03 Seconds West along said east right of way line, a distance of 45.00 feet to the point of beginning, containing 12,294 square feet, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved

areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, subject to the following conditions:

- A. The developer shall retain an easement and protect facilities or relocate facilities, at the developer's expense, owned and operated by ATT.
- B. The developer shall retain an easement and protect facilities owned and operated 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.

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

Quident Sura Mayor

Marilyn Sanders, City Clerk

JUL 2 1 2022

Date Passed

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

STATE OF MISSOURI )

COLINTY OF (20150) SS.

On the 27 day of 2022 before me, a Notary Public in and for said County, personally appeared 3022 before me, a Notary Public in and 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.

Secretar

File #: 220606
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 Deptember 3, 202?
KRISTY CHERI TYSON PUGH Notary Public - Notary Seal Jackson County - State of Missouri Commission Number 14973498 My Commission Expires Sep 3, 2022  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

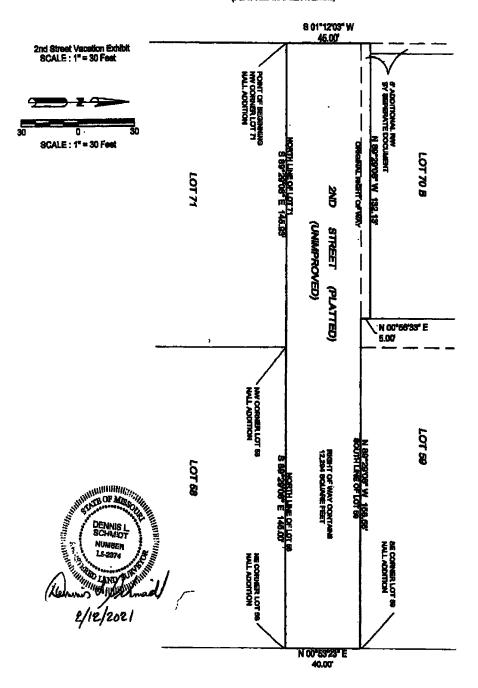
Page 4 of 4

Kansas City

# Countryside Survey, LLC.

PO BOX 1702 RAYMORE, MO 64063 OFFICE: (816) 292-2815 FAX: (816) 325-0926

# N. BELMONT AVE. (PLATTED MAPLE AVENUE)



N. BEACON AVE. (PLATTED RIDGE AVENUE)

#### Street Right of Way Vacation:

That part of NALL ADDITION, lying between lots 58, 59, 70 and 71, a subdivision in the Southwest Quarter of Section 33, Township 51, Range 32, located in Kansas City, Clay County, Missouri, according to the recorded plat thereof, described as follows; Beginning at the Northwest Corner of said Lot 71; thence South 89 Degrees 29 Minutes 08 Seconds East along the South Right of Way line of Second Street, Platted (UNIMPROVED) a distance of 145.93 feet to the Northwest Corner of said lot 58; thence continuing South 89 Degrees 29 Minutes 08 Seconds East along the South Right of Way line of Second Street, Platted (UNIMPROVED) a distance of 145.00 feet to a point on the West Right of Way line of North Beacon Avenue (PLATTED AS RIDGE AVENUE) said point being the Northeast Corner of said lot 58; thence North 00 Degrees 53 Minutes 23 Seconds East a distance of 40.00 feet to a point on the North Right of Way line of Second Street, Platted (UNIMPROVED) said point being the Southeast Corner of said lot 59; thence North 89 Degrees 29 Minutes 08 Seconds West along said North Right of Way line a distance of 158.56 feet; thence North 00 Degrees 56 Minutes 33 Seconds East a distance of 5,00 feet; thence North 89 Degrees 29 Minutes 08 Seconds West a distance of 132.13 feet to a point on the East Right of Way line North Belmont Avenue (PLATTED AS MAPLE AVENUE) said point being the Southwest Corner of lot 70 B: thence South 01 Degrees 12 Minutes 03 Seconds West along said East Right of Way line, a distance of 45.00 feet to the Point of Beginning. Containing 12,294 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.kcmp.gov/planning

#### **CONSENT OF CORPORATIONS**

CD-ROW-2021-000

Owner's name	Legal description of property
Greg Stervinou Construction Inc (print)  Greg Stervinou (sign)	NALL ADDITTION S55' LT 70 EXC E12', EXC S5' ROW & EXC W5' ROW A/K/A LT 70B (G-138)
(Vice) President	
Greg Sterv inox (print)	
Segfetáry (if no corporate seal) (biso to be notarized)	
Corporate seal above	
(additional sheets attached as rec	quired)
STATE OF	) ) ss.
COUNTY OF	
foregoing instrument is the corporation of said corporation.	before me, appeared <u>regular to the two to the personally swom, did say that he she is the Wice president</u> and that the seal affixed to the rate seal of said corporation, and that said instrument was id corporation by authority of its Board of Directors, and said knowledged said instrument to be the free act and deed of
Subscribed and sworn to be	efore me on this 10 day of 100 2022
	Notary Public in and for Said County and State
My Commission Expires:	Notary Public
JANEY L. BROOKS Notary Public, Notary Seal State of Missouri Platte County Commission # 06838784 M. Commission Expires 11-19-20	022



#### CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Disvelopment Department City Holl, 414 E, 12° Sireet, 15° Sloor; Korsos City, MO &104-2795 Phone (814) 513-2844 | Fox (814) 513-2838 | <u>week kerno departmenting</u>

#### CONSENT OF INDIVIDUALS

CD-ROW-2021-00g

Owner's name	Legal description of property
Henderson Keith&Kogge Caitlyn	NALL ADDITION LOT 71
Haffield Douglas E & Elethe R	NALL ADDITION LOT 59
(additional sheets attached as re-	quired)
STATE OF	) 55.
On this 15doy of April	to the known to be the
person(s) described in and who he/she/they executed the same of	executed the foregoing instrument and acknowledged that as his/her/their free act and deed.
Subscribed and swom to b	perfore me on this 15 day of CIN 2022
My Commission Expires:	Notary Public in and for solid County and State  Notary Public
JANET L. BROOKS Notary Public, Notary Seal State of Missouri Platte County	7

Commission # 08338784
My Commission Expires 11-19-2022



#### CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

Legal description of property

City Flanning & Development Department City Hall, 414 E. 12th Street, 15th flaot: Karsas City, MO 64106-2795 Phone [816] 513-2846 | Fax (816] 513-2838 | www.kcma.aaw/alannina

#### **CONSENT OF INDIVIDUALS**

Owner's name

CD-ROW-2021-009

Henderson Keith&Kogge Caitlyn	NALL ADDITION LOT 71				
Haffield Douglas E & Elethe R NALL ADDITION LOT 59					
	é ach shipill				
(additional sheets attached as red	quired)				
STATE OF	) ) ss.				
COUNTY OF					
on this Stoday of Marco	12027 before me personally appeared Daughes E.				
person(s) described in and who	executed the foregoing instrument and acknowledged that				
he/she/they executed the same of	71 II . O.				
Subscribed and swom to b	efore me on this odday of Market 2022				
	Notary Public In and for Said County and State				
My Commission Expires:	Notary Public				
JANET L. BROOKS  Negary Public, Notary Seal State of Missouri Flatte County Commission # 08838784 My Commission Expires 11-19-2022					



City Planning & Development Department City Hall, 414 E. 12th Street, 15th Boor, Kansas City, MO 64106-2775 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/lpkinning

CASE NO. CD-ROW-2021- @0003 UTILITY	CO. SPIRE
Be if known that	eing owners of real estate abutting on the below y, Missouri to pass an ordinance vacating;
That part of NALL ADDITION, tying between Lots 58, 59, 70 and 71, a subdivision located in Kansas City, Clay County, Missouri, according to the recorded plat their said Lot 71; thence South 89 degrees 29 minutes 08 seconds East stong the Southstance of 145,93 feet to the Northwest Corner of said Lot 56; thence continuing right of way line of Second Street, Pistted (UNIMPROVED) a distance of 145,00 to (PLATTED AS RIDGE AVENUE) said point being the Northeest Corner of said Lotstance of 40.00 feet to a point on the North right of way line of Second Street Plastance of 40.00 feet to a point on the North right of way line of Second Street Plastance of 50.00 feet; thence North 89 Degrees 56 Minutes 33 Seconds East a distance of 5.00 feet; thence North 89 Depoint on the East right of way line North Belmont Avenue (PLATTED AS MAPLE A South 01 Degrees 12 Minutes 03 Seconds West along said East right of way line, Containing 12,294 square feet.	eof, described as follows: Beginning at the Northwest Corner of th right of way line of Second Street, Platted (UNIMPROVED) a South 89 Degrees 29 Minutes 08 Seconds East along the South set to a point on the West right of way line of North Beacon Avenue it 58; thance North 00 Degrees 53 Minutes 23 Seconds East a stited (UNIMPROVED) said point being the Southeast Corner of orth right of way line a distance of 158.66 feet; thence North 00 igrees 29 Minutes 08 Seconds West a distance of 132.13 feet to a AVENUE) said point being the Southwest Corner of Lot 708; thence
for the following purpose:	
Our utility/agency has facilities or interest within this right of way:     □ Yes (proceed to #2)     □ No (fo	im complete)
2. Our utility/agency:    has no objections   objects to the vacation and will not waive objection und   will waive objections subject to the following conditions (   Retain utility easement and protect facilities   Relocate facilities   Other	
<ul> <li>Please discuss objections or conditions with applicant and/or City</li> <li>Please return this form to the applicant within 30 days.</li> <li>Johnny Strauss - ROW Representative for Spire Johnny Strau</li> </ul>	
Authorized Representative	Date
Return this form to:  BREG STERVINOUS	016-838-8815
Applicant Name	Phone
KANSAS CIPY, WO 64157 9	STETVINOU Pyahre. Com
	<b>*</b>



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

	CASE NO.	CD-ROW-2021- 4	90003	UTILITY CO. VICINITY E	nergy
		street, alley or plat des	ires to petition the City of Ko	nsas City, Missouri to pass	
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	for the follo	wing purpose:			
		ity/agency has facilitie Yes (proceed to #2)	es or interest within this right ह्य	of way: No (form complete)	
		will waive objections		difions (describe below)	(describe below)
	• Please	return this form to the o	onditions with applicant and applicant within 30 days.		ning this form.
	Craig Mo		ribution Supervisor C	raig McNiel	1/7/2022
		Autho	rized Representative	•	Date
	Return this to	orm to:  REG STE  Applicant I  SAS CITY  Addign	Vome	95tervin	Phone  Out Ougher. Com Email



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2775 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kano.gov/planning</u>

C	ASE NO.	CD-ROW	7-2021- 1006	903	UTILITY CO.	ATT		<del></del>
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•				ions with oppilcant cant within 30 days.	•		his form.	
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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.kcma.gov/planning

CASE NO.	CD-ROW-2021- #0	003	UTALTY CO	<del></del>	
Be it know described	n thatstreet, alley or plat desires to	o petition the City of Kor	being owners of reas City, Missouri to pa	eat estate abutting on the below ss on ordinance vacating:	
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	owing purpose:		•		
	lity/agency has facilities or Yes (proceed to #2)		f way: No (form complete)		
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	discuss objections or conditions this form to the applications.		or City Staff Prior to ret	urning this form.	
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-	rent Gerling Authorized	Representative	<del></del>	Daile	
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City Planning & Development Department
City Hall, 414 E. 12° Street, 15° floor; Karsas City, MO 64106-2775
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmp.gov/planning

CASEN	10. CD-RO	N-2021- <i>QOO</i>	03	UNLITY CO		
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	following purp				<del> </del>	
	Processing Yes (processing)		erest within this sight	orway: No (form complete)	)	
2. Ou	Will waive	ojections the vacation and objections subject	to the following con int and protect facili	tion under any conditi diffons (describe belo iles	ions (describe belaw) w)	
		ections or condition form to the applical		i/or City Staff Prior to r	returning this form.	
m	ichael 5	chroeder			01/10/2022	
		Authorized Re	presentative	<del></del>	Date	<del></del>
Return to	itis torm to: In RECA D ZOT I ANS AS	Applicant Name	1NOU 1 155 16 64157		-838-8815 Phone 17104 044 her.	2000
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