



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:

ALLEY VACATION

That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:

COMMENCING for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the TRUE POINT OF BEGINNING;

Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;

Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;

Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35;

Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1;

Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13;

Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

Contains 24,227 square feet, more or less.



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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




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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	Owner's Name	Legal Description	Address of Owner
1	B16 Land II, LLC	See Enclosed Exhibit	8001 Metcalf Ave, Suite 300 Overland Park, KS 66204
2	GDC FINANCIAL GROUP LLC & B16 CAPITAL LLC	See Enclosed Exhibit	4706 Broadway, Suite 240 Kansas City, MO 64112



 Petitioner
 B16 LAND II, LLC

STATE OF Kansas)
) ss.
 COUNTY OF Johnson)

On this 30 day of January in the year 2024 before me, a Notary Public in and for said state, personally appeared Austin Bradley, 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 30 day of January, 2024

Notary Public in and for Said County and State

Gina Johnson

 Notary Public

My Commission Expires: 1/27/2026

