

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI



12/31/2025 11:20 AM  
FEE: \$45.00 10 PGS

INSTRUMENT NUMBER  
2025E0096528

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: December 18, 2025

DOCUMENT TITLE: Vacation Ordinance 251054

Grantor(s):  
Name &  
Address:

Grantee(s)  
Name &  
Address:

City of Kansas City, MO

414 E 12th Street

Kansas City, Missouri 64106

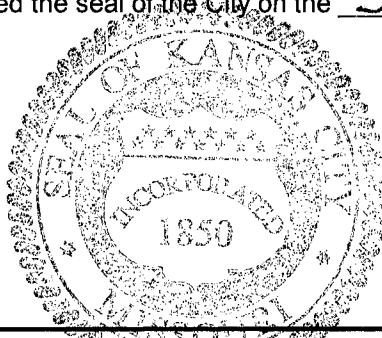
LEGAL DESCRIPTION:  
See Page(s) 2 of Exhibit 5-7 of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25<sup>th</sup> 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 30<sup>th</sup> day of December, 2025

**Marilyn Sanders**  
City Clerk

By Monica Sanders for  
City Clerk



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



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 251054

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### ORDINANCE NO. 251054

Vacating the 41<sup>st</sup> Street Condominium Plat in District R-2.5 generally located at the northwest corner of East 41st Street and Locust Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00038)

#### 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 22nd day of October, 2025, a petition was filed with the City Clerk of Kansas City by Adam Carlson for the vacation of 41st Street Condominiums, giving the distinct description of the condominium in Kansas City, Jackson County, Missouri, according to the recorded condominium plat thereof, giving the distinct description of the condominium to be vacated and also the names of the persons and corporations owning the condominium units, and that the consents of the persons and corporations owning condominium units has been obtained in writing, that said consents have been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

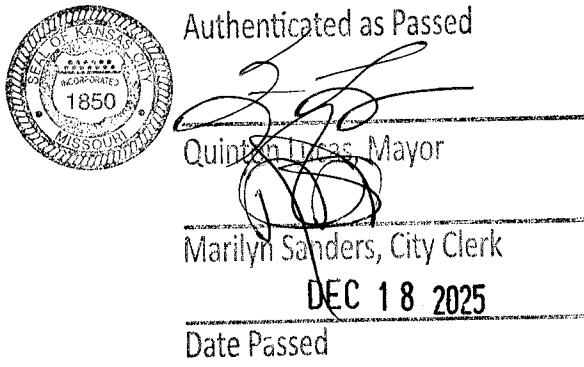
Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

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. The 41st Street Condominiums, a condominium plat in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, 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.



STATE OF MISSOURI )  
 ) ss.  
COUNTY OF Jackson )

On the 30 day of December, 2025, before me, a Notary Public in and for said County, personally appeared Monica Sanders for 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.

Approved as to form:

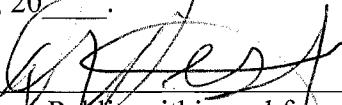
Sarah Baxter  
Senior Associate City Attorney

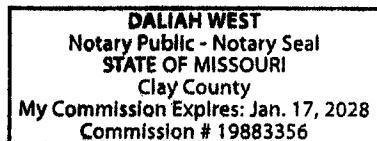
Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

Janie Gaskins

Sara Copeland, FAICP  
Secretary

My term expires \_\_\_\_\_, 20\_\_\_\_\_. 



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

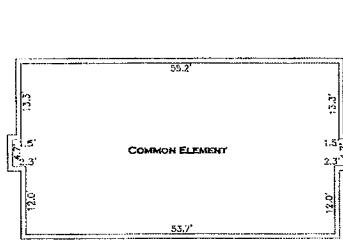


2007 E0113652

# 41ST STREET CONDOMINIUM

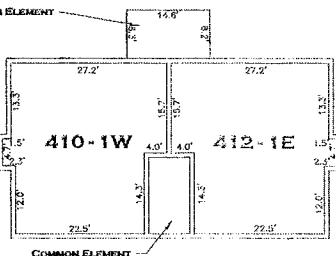
## FINAL PLAT

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



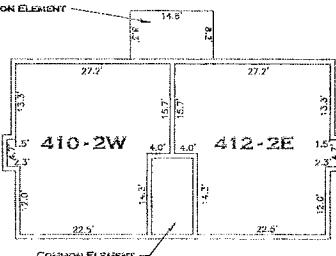
### BASEMENT 410-412

SCALE: 1" = 10  
FLOOR ELEV: 173.87



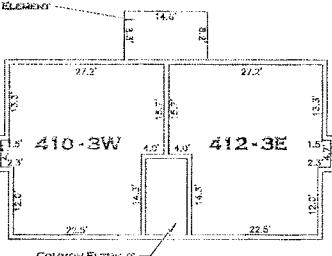
### FIRST FLOOR 410-412

SCALE: 1" = 10  
FLOOR ELEV: 182.13  
CEILING ELEV: 190.23



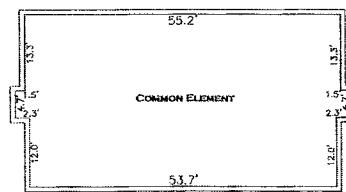
### SECOND FLOOR 410-412

SCALE: 1" = 10  
FLOOR ELEV: 191.30  
CEILING ELEV: 199.40



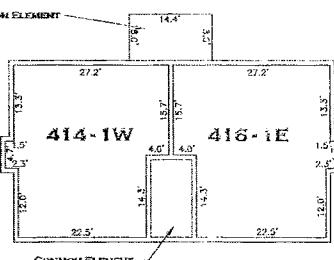
### THIRD FLOOR 410-412

SCALE: 1" = 10  
FLOOR ELEV: 200.33  
CEILING ELEV: 208.43



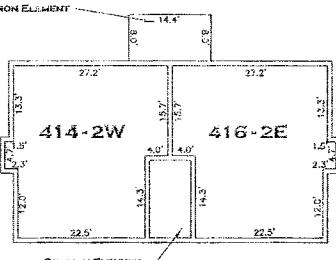
### BASEMENT 414-416

SCALE: 1" = 10  
FLOOR ELEV: 172.68



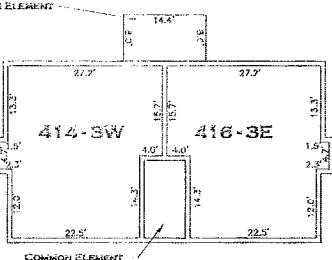
### FIRST FLOOR 414-416

SCALE: 1" = 10  
FLOOR ELEV: 178.93  
CEILING ELEV: 187.16



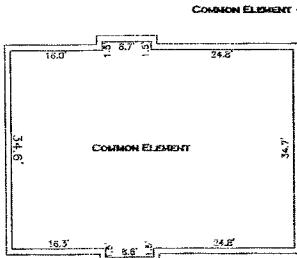
### SECOND FLOOR 414-416

SCALE: 1" = 10  
FLOOR ELEV: 188.01  
CEILING ELEV: 196.31



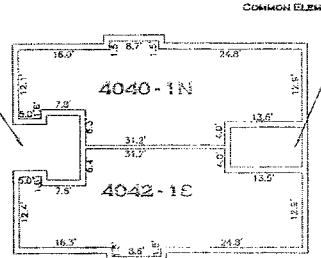
### THIRD FLOOR 414-416

SCALE: 1" = 10  
FLOOR ELEV: 198.06  
CEILING ELEV: 206.31



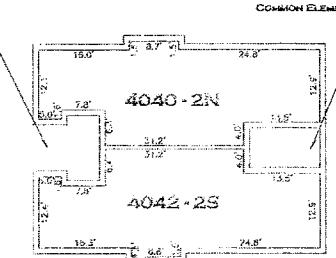
### BASEMENT 4040-42

SCALE: 1" = 10  
FLOOR ELEV: 167.07



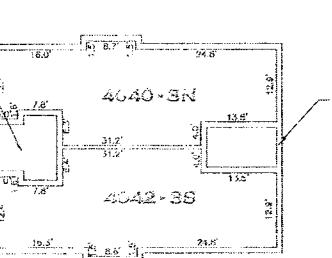
### FIRST FLOOR 4040-42

SCALE: 1" = 10  
FLOOR ELEV: 174.20  
CEILING ELEV: 182.30



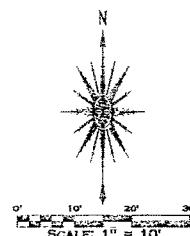
### SECOND FLOOR 4040-42

SCALE: 1" = 10  
FLOOR ELEV: 184.00  
CEILING ELEV: 192.30



### THIRD FLOOR 4040-42

SCALE: 1" = 10  
FLOOR ELEV: 193.06  
CEILING ELEV: 201.46



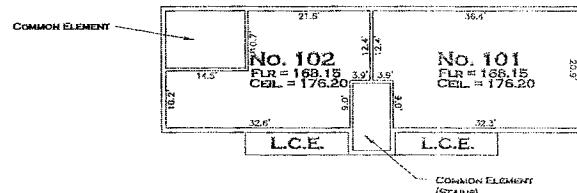
JOHN RENNER  
LAND SURVEYOR  
1047 BROADWAY, GOURDWOOD  
SUITE NO. 244  
KANSAS CITY, MO. 64114  
619-333-1000  
JOB NO. 445-060  
10-2007



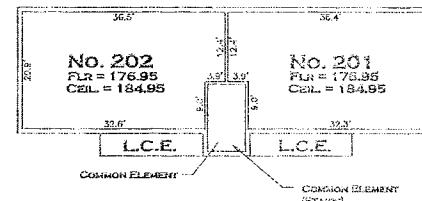
FINAL PLAT	
FOR	
41ST STREET CONDOMINIUM	
A CONDOMINIUM SUBDIVISION IN	
KANSAS CITY, JACKSON COUNTY, MISSOURI	
GENERAL SITE PLAN	
PLATMAN SURVEY	
DATE 10-18-07	REV. 2-15-07
PHOTO BY CHOURI	F2

2007E0113652

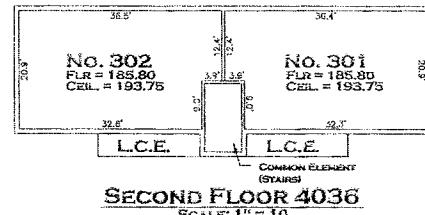
FINAL PLAT  
41ST STREET CONDOMINIUM  
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



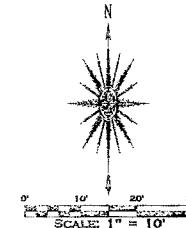
BASEMENT PLAN 4036  
SCALE: 1" = 10'



FIRST FLOOR 4036  
SCALE: 1" = 10'



SECOND FLOOR 4036  
SCALE: 1" = 10'



JOHN REINER  
LAND SURVEYOR  
6247 BROOKSIDE BOULEVARD  
KANSAS CITY, MO. 64114  
816-332-6241  
314-962-4050/69  
REINER



FINAL PLAT FOR THE 41ST STREET CONDOMINIUM A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI	
BUILDING LAYOUTS: 4036 LOCUST	
REINER SURVEYING	
DATE: 10/11/07	REV: 10/10/07
OWNER: [REDACTED]	ARCHITECT: [REDACTED]
CONTRACTOR: [REDACTED]	ENGINEER: [REDACTED]
F3	



## CONSENT 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) 513-8801 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

### CONSENT OF LIMITED LIABILITY COMPANIES

CASE NO. CD-ROW-2025-00038

Owner's name	Legal description of property
41 Locustlilac LLC, a Missouri limited liability company	41 <sup>st</sup> Street Condominium

*Owner/Manager 41 Locustlilac LLC  
Karla Nassif 10/29/25*

(additional sheets attached as required)

STATE OF MISSOURI )  
COUNTY OF Jackson )  
                          ) ss.

On this 29<sup>th</sup> day of October, 2025, before me, a Notary Public in and for said state, personally appeared Karla Nassif, who being by me duly sworn did say that he/she is the managing member of 41 Locustlilac LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

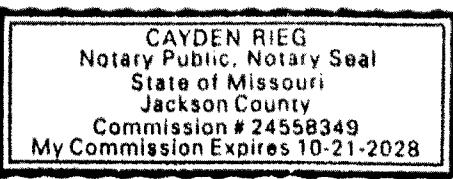
Subscribed and sworn to before me on this 29<sup>th</sup> day of October, 2025.

Notary Public in and for Said County and State

*[Signature]*  
Notary Public

My Commission Expires: 10-21-2028

35724 1075131 14902-4591-5766v.1





## CONSENT 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) 513-8801 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

**CASE NO. CD-ROW-2025-00038**

In the matter of the vacation of:

Final Plat – 41<sup>st</sup> Street Condominium

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\_\_\_\_

\_\_\_\_\_  
City Clerk

by \_\_\_\_\_  
Deputy