

Recorded in Clay County, Missouri

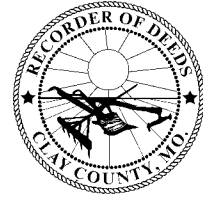
Recording Date/Time: **06/13/2025** at **08:12:15 AM**

Book: **9954** Page: **74**

Instr #: **2025014292**

Pages: **9**

Fee: **\$45.00**



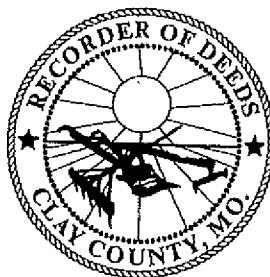
Electronically Recorded
CITY OF KANSAS CITY, MO - CLERKS OFF...

Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMO 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.



Sandra Brock
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068



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

DATE OF DOCUMENT: June 12, 2025

DOCUMENT TITLE: Change of Grade Ordinance 250458

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

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

LEGAL DESCRIPTION:
See Page(s) 1-7 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 12th day of June, 2025

Marilyn Sanders
City Clerk

By 

Marilyn Sanders City Clerk



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



File #: 250458

ORDINANCE NO. 250458

Sponsor: Director of Public Works Department

Declaring it necessary to change and re-establish the grades on portions of N. Topping Avenue, as well as to open, establish and dedicate Street Right of Way for Project Number 89060772, "N. Topping Ave Improvements", in Kansas City, Clay County, Missouri; and directing the City Clerk to cause a notice to be published as provided for herein; and directing the City Clerk to cause this ordinance to be recorded in the Office of the Recorder of Deeds for Kansas City, Clay County, Missouri.

WHEREAS, the Council finds that for the public good it is necessary that the grades on N. Topping Avenue, from N.E. 48th Street to N.E. 44th Street, all in Kansas City, Clay County, Missouri, be changed and re-established; and

WHEREAS, the Council further finds that for the public good it is necessary to open, establish and dedicate Street Right of Way for Project Number 89060772, "N Topping Ave Improvements", all in Kansas City, Clay County, Missouri; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That finding it necessary to change and re-establish grades on portions of N. Topping Avenue, in the area between N.E. 48th Street to N.E. 43rd Street, all being in Kansas City, Clay County, Missouri, the Council hereby directs that the City Clerk cause a notice of said grade changes to be published in the newspaper doing the city printing, on each day of issue of said newspaper for a period of ten (10) days, starting on or about the date following the passage of this ordinance, and providing a period of thirty (30) days for remonstrance starting the same day as the first day of the publication.

Section 2. That said grade changes shall be of the nature described and specified in, and shall be done in accordance with the plans and specifications prepared and certified by the City Engineer under the supervision of the Director of Public Works and identified as KCMO Project Number 89060772, "N Topping Ave Improvements", the same being on file in the Office of the Director of Public Works and being incorporated herein by reference.

Section 3. That the width and location of the Right of Way of Project Number 89060772, "N. Topping Ave Improvements", all being in Kansas City, Clay County, Missouri, as shown on

the plans described in Section 2 of this ordinance, are hereby relocated, opened, established, and dedicated as shown on said plans.

Section 4. That the establishing of the grade, width and location of the Right of Way is hereby authorized to commence when this ordinance becomes effective, and shall be built in accordance with the plans and specifications as described in Section 2 of this ordinance; locating and defining the grade points of said street on the proposed project centerline stationing, as found on said plans, said centerline being described by project ground coordinates, control points, and stationing; said grade points being connected by straight grades (tangents) or vertical curves between such grade points, the elevations of which are herein given below in feet (NAVD 1988), along with other pertinent control data as found on the cover sheet of said plans and shown as follows:

Horizontal Control

All Coordinates shown hereon are Project Ground Coordinates given in U.S. Survey Feet. To convert Project Ground Coordinates to Missouri State Plane Coordinate System of 1983 (NAD83) West Zone with an applied project grid combined adjustment factor (CAF) of 0.99990419.
(Coordinates shown x CAF = State Plane Coordinates)

Vertical Control

Project Benchmarks

CP 1 SET 5/8" IRON BAR IN SOUTHEAST QUADRANT OF 48TH STREET AND TOPPING AVENUE.

NORTHING 1097531.197 / EASTING 2785590.527 / ELEVATION 880.67

Elevations are based upon USGS NAVD 88 Datum.

CP 2 SET 5/8" IRON BAR WEST OF TOPPING AVENUE.

NORTHING 1096867.9525 / EASTING 2785534.5245 / ELEVATION 861.93

Elevations are based upon USGS NAVD 88 Datum.

CP 3 SET 5/8" IRON BAR EAST SIDE OF TOPPING AVENUE.

NORTHING 1096234.7375 / EASTING 2785555.1590 / ELEVATION 862.10

Elevations are based upon USGS NAVD 88 Datum.

CP 4 SET 5/8" IRON BAR EAST SIDE OF TOPPING AVENUE.

NORTHING 1095477.5945 / EASTING 2785546.7065 / ELEVATION 874.41

Elevations are based upon USGS NAVD 88 Datum.

CP 5 SET 5/8" IRON BAR SOUTHWEST QUADRANT OF 44TH STREET AND TOPPING.

NORTHING 1094845.8660 / EASTING 2785498.6450 / ELEVATION 827.77

Elevations are based upon USGS NAVD 88 Datum.

CP 6 SET 5/8" IRON BAR EAST SIDE OF TOPPING AVENUE.

NORTHING 1094210.9440 / EASTING 2785539.6880 / ELEVATION 813.51

Elevations are based upon USGS NAVD 88 Datum.

BENCHMARK 1

**CHISLED BOX ON NORTHWEST CORNER OF CURB INLET AT
SOUTHWEST QUADRANT OF 48TH AND NORTH TOPPING AVENUE.**

NORTHING 1097511.5080 EASTING 2785533.3630 ELEVATION = 877.49

Elevations are based upon USGS NAVD 88 Datum.

BENCHMARK 2

**CHISELED BOX ON SOUTHWEST CORNER OF CONCRETE AREA
DRAIN.**

NORTHING 1096796.8725 EASTING 2785527.6444 ELEVATION = 861.73

Elevations are based upon USGS NAVD 88 Datum.

BENCHMARK 3

**RAILROAD SPIKE IN NORTH FACE OF POWER POLE IN
NORTHEAST CORNER OF LOT FOR HOUSE #4542.**

NORTHING 1096249.6380 EASTING 2785517.9190 ELEVATION = 862.31

Elevations are based upon USGS NAVD 88 Datum.

BENCHMARK 4

**CHISELED BOX ON BACK OF CURB AT NORTH ENTRANCE OF
TOPPING ELEMENTARY SCHOOL AT SOUTH CURB RETURN.**

NORTHING 1095406.8462 EASTING 2785559.0060 ELEVATION = 849.24

Elevations are based upon USGS NAVD 88 Datum.

BENCHMARK 5

**CHISELED BOX IN SOUTHWEST CORNER OF CURB INLET AT THE
NORTHWEST QUADRANT OF 44TH STREET AND NORTH TOPPING
AVENUE.**

NORTHING 1094945.1650 EASTING 2785500.0330 ELEVATION = 830.48

Elevations are based upon USGS NAVD 88 Datum.

BENCHMARK 6

CHISELED BOX AT NORTHEAST CORNER OF AREA DRAIN.

NORTHING 1094165.2800 EASTING 2785520.2710 ELEVATION = 809.93

Elevations are based upon USGS NAVD 88 Datum.

All grade points are on the new centerlines of N Topping Avenue, as herein described, and as found in said plans in the office of the Director of Public Works, are as follows:

Centerline of N. Topping Avenue:

Bearings herein are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83) West Zone, with an adjustment date of 2003.

A description for the relocated centerline of N Topping Avenue, lying on the section line between Section 5, Township 50 North, Range 32 and Section 4, Township 50 North, Range in the municipality of Kansas City, Clay County, Missouri, and being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of Section 5, Township 50 North, Range 32 East, said point being N Topping Avenue Centerline Station 0+00.00,

P.O.B. N: 1097572.240 E: 2785559.970;

thence South 00 degrees 36 minutes 31 seconds West a distance of 23.38 feet to the Beginning of full depth pavement construction at Centerline Station 0+23.38,

PI N: 1097532.706 E: 2785559.550;

thence continuing South 00 degrees 36 minutes 31 seconds West a distance of 2081.57 feet to a Horizontal Point of Intersection at Centerline Station 21+04.95,

PI N: 1095467.410 E: 2785537.610;

thence South 01 degrees 38 minutes 02 seconds East a distance of 115.00 feet to a Horizontal Point of Intersection, at Centerline Station 22+19.95,

PI N: 1095352.457 E: 2785540.889;

thence South 00 degrees 36 minutes 31 seconds West a distance of 278.75 feet to a Horizontal Point of Intersection, at Centerline Station 24+98.69,

PI N: 1095073.727 E: 2785537.928;

thence South 04 degrees 39 minutes 54 seconds West a distance of 207.29 feet to a Horizontal Point of Intersection at Centerline Station 27+05.98,

PI N: 1094867.125 E: 2785521.070;

thence South 00 degrees 36 minutes 31 seconds West a distance of 23.68 feet to the End of full depth pavement construction at Centerline Station 27+30.00,

thence South 00 degrees 36 minutes 30 seconds West 656.77 feet to a point, said point being the End of Construction at Centerline Station 33+86.43,

PI N: 1094186.717 E: 2785513.846;

Street grades for N. Topping Avenue:

Begin new profile at centerline Station 00+00.00, match grade as shown on plans.

PVI N: 1097572.240 E: 2785559.970;

STATION	Slope	ELEVATION
0+23.38 Beginning of Full Depth Pavement		
0+40.00 PVC	-3.00 percent	878.21
1+00.00 PVI		876.41
1+60.00 PVT	-2.00 percent	875.21

Length of vertical curve is 120.00 feet.
K= 120

2+00.00 PVC	-2.00 percent	874.41
3+00.00 PVI		872.41
4+00.00 PVT	-3.05 percent	869.36

Length of vertical curve is 200.00 feet.
K= 190

4+60.00 PVC	-3.05 percent	867.53
6+70.00 PVI		861.13
8+80.00 PVT	+0.60 percent	862.39

Length of vertical curve is 420.00 feet.
K= 115

11+00.00 PVC	+0.60 percent	863.71
13+00.00 PVI		864.91
15+00.00 PVT	-6.00 percent	852.91

Length of vertical curve is 400.00 feet.
K= 61

15+50.00 PVC	-6.00 percent	849.91
17+80.00 PVI		836.11

20+10.00 PVT	+3.50 percent	844.16
--------------	---------------	--------

Length of vertical curve is 460.00 feet.
K= 48

20+75.00 PVC	+3.50 percent	846.43
21+50.00 PVI		849.06
22+25.00 PVT	-3.75 percent	846.24

Length of vertical curve is 150.00 feet.
K= 21

22+40.00 PVC	-3.75 percent	845.68
23+15.00 PVI		842.86
23+90.00 PVT	-2.50 percent	840.99

Length of vertical curve is 150.00 feet.
K= 120

24+70.00 PVC	-2.50 percent	838.99
25+20.00 PVI		837.74
25+70.00 PVT	-6.50 percent	834.49

Length of vertical curve is 100.00 feet.
K= 25

25+75.00 PVC	-6.50 percent	834.16
26+50.00 PVI		829.29
27+25.00 PVT	-1.90 percent	827.87

Length of vertical curve is 150.00 feet.
K= 33

27+30.00 End of Full Depth Pavement
27+30.00 Beginning of Mill and Overlay

31+60.00 PVC	-1.90 percent	819.61
32+60.00 PVI		817.71
33+60.00 PVT	-5.05 percent	812.66

Length of vertical curve is 200.00 feet.
K= 63

End of Project for N Topping Avenue.

PVI N: 1094186.717 E: 2785513.846;

Right of Way for N. Topping Avenue:

Width of the proposed Right of Way from the new centerline of N Topping Avenue.

Feet Left	Centerline Station	Feet Right
29.94 LT	21+07.15	
25.50 LT	22+19.95	
25.59 LT	24+98.69	
25.59 LT	25+70.00	

Section 5. That this ordinance shall become effective as provided in Section 88.917, RSMo.

Section 6. That the Council hereby directs that the City Clerk cause a notice of said grade changes to be published in the newspaper doing the city printing, on each day of issue of said newspaper for a period of ten (10) days, starting on or about the date following the passage of this ordinance, and providing a period of thirty (30) days for remonstrance starting the same day as the first day of the publication.

Section 7. That upon the effective date of this ordinance, the City Clerk is hereby directed to cause this ordinance to be recorded in the office of the Recorder of Deeds for Kansas City, Clay County, Missouri.
..end

Approved as to form:

Abigail Judah
Assistant City Attorney