



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

12/31/2025 11:51 AM

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INSTRUMENT NUMBER
2025E0096538

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 251055

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

Grantee(s): City of Kansas City, MO
Name & 414 E 12th Street
Address: 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, 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 30th day of December, 2025

Marilyn Sanders
City Clerk

By Monica Sanders for
City Clerk



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



File #: 251055

ORDINANCE NO. 251055

Vacating the Knightsbridge Business Center Condominium Plat in District B1-1 generally located at 5300 Longview Road and directing the City Clerk to record certain documents. (CD-ROW-2025-00035)

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 7th day of October, 2025, a petition was filed with the City Clerk of Kansas City by Bob Howard for the vacation of Knightsbridge Business Center 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 Knightsbridge Business Center 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.



Authenticated as Passed

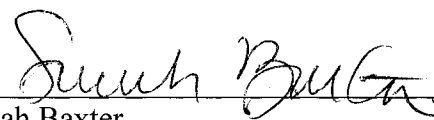

Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

DEC 18 2025

Date Passed

Approved as to form:


Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

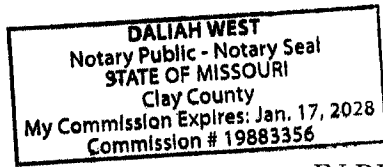

Sara Copeland, FAICP
Secretary

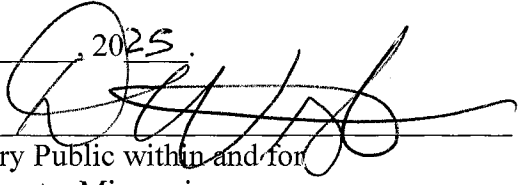
STATE OF MISSOURI)
) ss.
COUNTY OF Jackson

On the 30 day of December, 2025, before me, a Notary Public in and for said County, personally appeared Monica 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 Jan 17, 2025.




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

PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM

REPLAT OF LOT 2, KNIGHTSBRIDGE CENTER

1. This plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM is the Plat as the term is defined in Chapter 440, I.C. Section 440.1-103 et seq., of the revised Statutes of Missouri (1980), as amended, and said subdivision is subject to the provisions of the Condominium Property Act as contained in said Chapter 440, and as provided in the Declaration and By-Laws recorded concurrently herewith.
2. In satisfaction of the requirements of Chapter 440, et seq., RSMo. (1964), as amended, the Declaration and By-Laws are recorded with this plat. Said Declaration and By-Laws govern the management and use of this property.
3. The legal description of each unit described in said Declaration shall be by reference to the letter identifying the unit as shown on the plat followed by the words "KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM", as recorded in Volume 8409024, Pages 26, under the date of July 19, 1982, in the Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, and that shall be deemed to be a good and sufficient description for all purposes.
4. The exterior dimensions and the vertical dimensions of each respective unit are shown on this plat on the pages depicting said units and describing the elevations for their floors and ceilings. Each unit includes all parts of the unit within the exterior dimensions, and includes the plaster, fresco and dry wall parts of the exterior walls of the units, the walls, floors and ceilings separating the units from piping and wiring shafts, and other units, down to, but not including, the studs and joists on the building. The remaining portions of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM not located within any units comprise the common elements, including, but not by way of limitation, the roofs, foundations, pipes, ducts, flues, conduits, wires, all utility connection outlets, and all bearing walls, studs and joists of the building to the unfinished walls thereof.
5. Sewer, water and gas pipes, electrical, telephone and television wires or cables, fresh air and exhaust air ducts are generally all in common areas. Where the above pipes, wires, cables and ducts may exist outside common areas, the precise location and use constitutes an easement for such use. Access, control and use of these areas and facilities are governed by the provisions of the Declaration and By-Laws recorded concurrently herewith.
6. Interior room walls, doors and other interior improvements, equipment or facilities are not shown on this plat.
7. All interior unit lines are at right angles to or parallel with the exterior lines of the building unless shown by bearings to be otherwise.
8. This subdivision consists of two (2) wood frame 1-story buildings facing alternately East and West, with ten (10) units in each building for a total of twenty (20) units.
9. Unit windows, and their framing, unit entrance doors, and their framing, are located in common elements, except for interior trim, and their use for all or any purpose constitutes an easement for such use in accordance with the provisions of the Declaration and By-Laws recorded concurrently herewith.

I HEREBY CERTIFY that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all known statutes, ordinances and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by 200.00, Section 440.1-103 (1980).

By: [Signature]
 Title: Surveyor
 Date: 5-24-88

This is a survey and resubdivision of Lot 2, KNIGHTSBRIDGE CENTER, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southwest corner of said Lot 2; thence N 3° 03' 57" E, along the West line of said Lot 2, a distance of 280.02 feet, to the Southwest corner thereof; thence S 88° 56' 00" W, along the North line of said Lot 2, a distance of 391.50 feet, to the Northeast corner thereof; S 3° 19' 35" W, along the East line of said Lot 2, a distance of 290.02 feet, to the Southeast corner thereof; thence N 86° 56' 00" W, along the South line of said Lot 2, a distance of 390.18 feet, to the point of beginning, containing 2.602 Acres, more or less, of replatted land.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat and the subdivision shall hereafter be known as "KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM".

EASEMENTS. An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which 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) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

RIGHT OF ENTRANCE. The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

RIGHT OF ACCESS. Access is hereby granted through the common elements, the units, and all other property within the boundaries of the property, to the Fire and Police Departments for the purpose of fire and police protection.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.

WHITE KNIGHT PARTNERS, A Missouri Partnership:

C. J. Hoffmann, Managing Partner

STATE OF Kansas } SS:
 COUNTY OF Johnson

On this 19th day of August, 1987, before me, the undersigned, a Notary Public in and for said County and State, appeared C. J. Hoffmann, to me personally known, who, being duly sworn before me, did say that he is Managing Partner of White Knight Partners, a Missouri Partnership, and that he executed the same on behalf of said partnership and that he acknowledges the execution of the same to be the act and deed of said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: 10-1-1988



Notary Public
 Print Name: Pauline D. Smith

CITY PLANNING COMMISSION

Approved: [Signature]
 CHAIRMAN

Approved: 11-8-88
 CITY ENGINEER, GORDON E. GUTTER

Secretary: [Signature]
 Secretary: Wm. C. Duncan

Approved: December 9, 1988
 Director: George D. Satterlee

Entry No. 880005

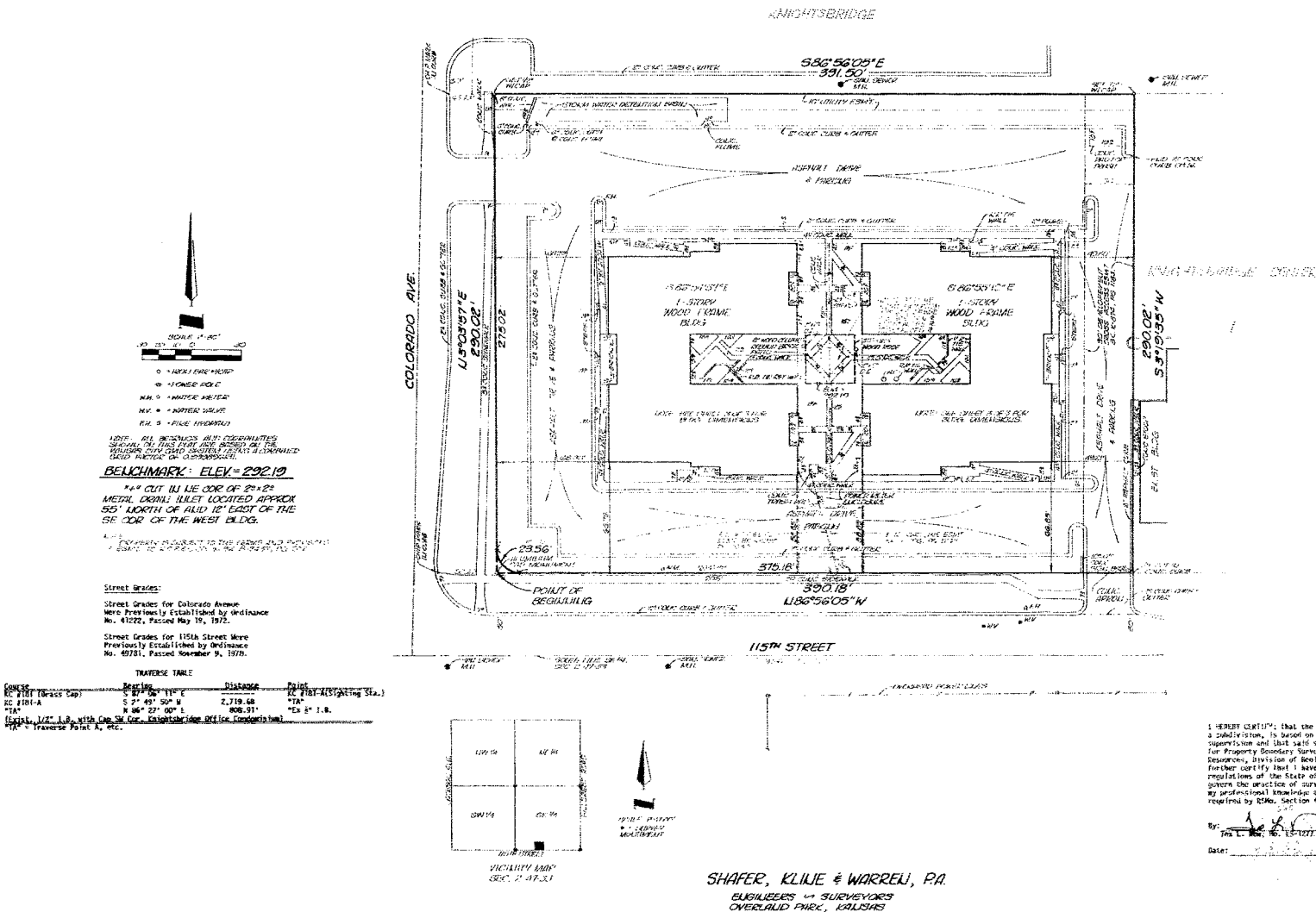
CITY COUNCIL

THIS IS TO CERTIFY that the within plat was submitted to and approved by the City Council of Kansas City, Missouri, by Ordinance No. 63349 adopted and passed this 22 day of August, 1987.

[Signature]
 Mayor: ROBERT L. DOWNEY

[Signature]
 CITY CLERK: LEAH M. KOCK

SHAFFER, KLINE & WARREN, P.A.
 ENGINEERS & SURVEYORS
 OVERLAND PARK, KANSAS

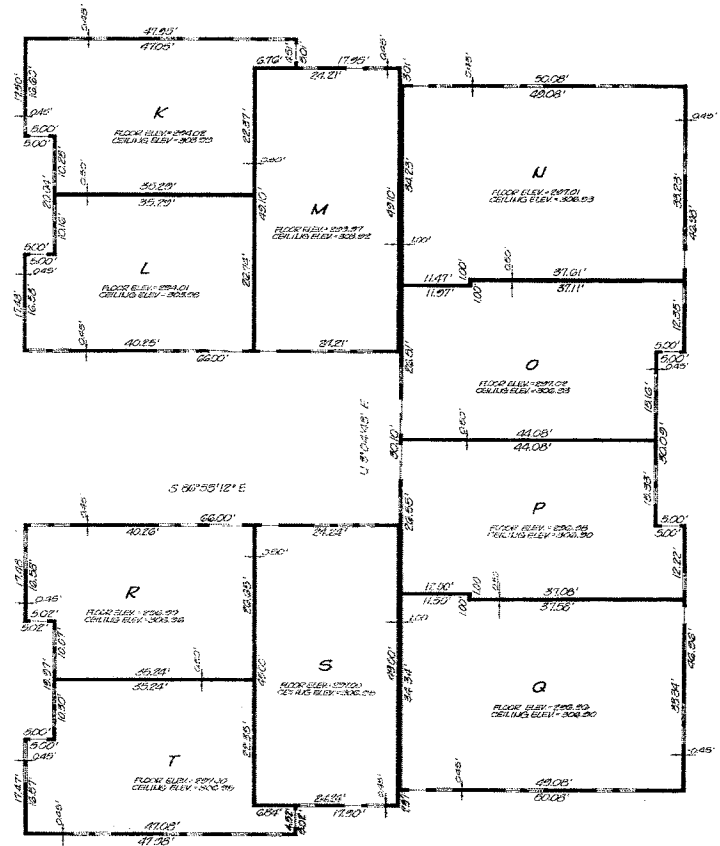
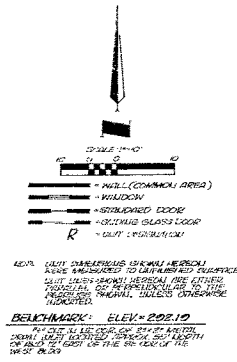
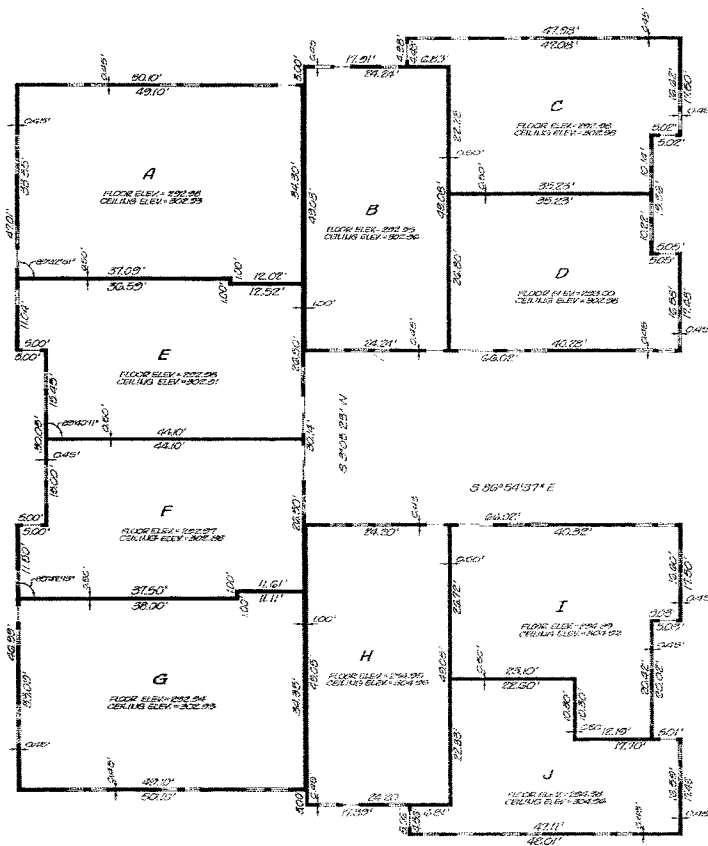


I HEREBY CERTIFY that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all town, state, and federal regulations and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by KCMo. Section 440.2-109 (1996).

By:
The L. 115th St. 115th St. 115th St.

Date: 11/15/2011

KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM
SHEET 3 OF 3



I HEREBY CERTIFY that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all known statutes, ordinances and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by RSMo, Section 448.2-109 (1986).

By:
Date: 8-21-85

SHAFFER, KLINE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS



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

CASE NO. CD-ROW-2025-00035

In the matter of the vacation of: **PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A 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____	
_____	by _____
City Clerk	Deputy

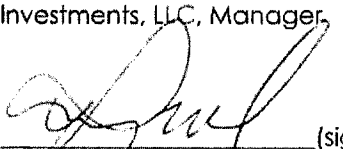
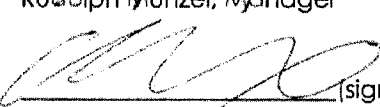


CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

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

CONSENT OF Limited Liability Companies

CASE NO. CD-ROW-2025-00035

Owner's name	Legal description of property
Urban Studios 2025, LLC By: Ascent Real Estate Investments, LLC, Manager,  (sign) Rudolph Munzel, Manager  (sign) Alexander Munzel, Manager	SEE EXHIBIT A


(additional sheets attached as required)

STATE OF Washington)
COUNTY OF CLATSOP) ss.

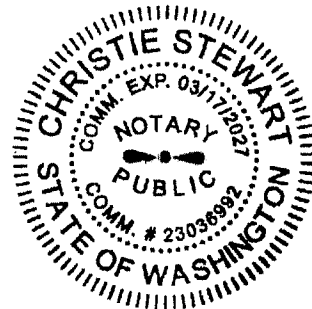
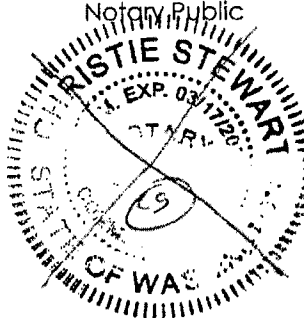
On this 31st day of October, 2025, before me, a Notary Public in and for said state, personally appeared Rudolph Munze and Alexander Munzel, who being by me duly sworn did say that they are the Managers of Ascent Real Estate Investments, LLC, a Washington limited liability company, that is the Manger of Urban Studios 2025, 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 31st day of October, 2025.

Notary Public in and for Said County and State


Notary Public

My Commission Expires: 3-17-27





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

EXHIBIT A

Units A through T, inclusive, KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, as recorded in Document No. 1988K0858026 in Book 17 at Page 71, under the date of December 7, 1988, in Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, a subdivision in Kansas City, Jackson County, Missouri, together with the common area and facilities as set forth in the Declaration filed December 7, 1988 as Document No. 1988K0858025 in Book K1870 at Page 273, as amended by the instrument filed December 15, 1988 as Document No. 1988K0859173 in Book K1872 at Page 1727