

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI




12/09/2024 1:28 PM

FEE: \$51.00 11 PGS

INSTRUMENT NUMBER

2024E0083841

	<p><b>CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED JACKSON COUNTY</b></p>
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DATE OF DOCUMENT: November 21, 2024

DOCUMENT TITLE: Vacation Ordinance 240849

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

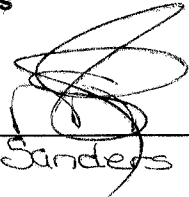
Grantee(s) City of Kansas City, MO  
Name & 414 E. 12th Street  
Address: Kansas City, MO 64106

LEGAL DESCRIPTION:  
See Page(s) 1, 2, 7 of Exhibit \_\_\_\_\_ 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 9th day of December, 2024

**Marilyn Sanders**  
City Clerk

By   
Marilyn Sanders City Clerk

**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**



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**File #: 240849**

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ORDINANCE NO. 240849

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 generally described as Bellaire Avenue, south of East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

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 2nd day of July, 2024, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation beginning at the Northwest corner of Lot 1, Block 17, of said East Center subdivision; thence South 02° 12' 09" West, 90.09 feet, on the East right-of-way line of Bellaire Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision, to the West right-of-way line of Bellaire Avenue; thence North 02° 12' 09" East, 90.09 feet, on said West right-of-way line, to the South right-of-way line of 32nd Street; thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres giving the distinct description of the street (Bellaire Avenue) 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 street (Bellaire Ave) 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 beginning at the Northwest corner of Lot 1, Block 17, of said East Center subdivision; thence South 02° 12' 09" West, 90.09 feet, on the East right-of-way line of Bellaire Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision, to the West right-of-way line of Bellaire Avenue; thence North 02° 12' 09" East, 90.09 feet, on said West right-of-way line, to the South right-of-way line of 32nd Street; thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres, be and the same is hereby vacated, and subject to the following condition:

The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by Evergy.

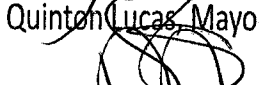
Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson 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

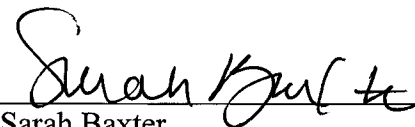
  
Quinton Lucas, Mayor

  
Marilyn Sanders, City Clerk

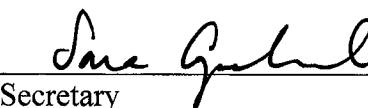
NOV 21 2024

Date Passed

Approved as to form:

  
Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

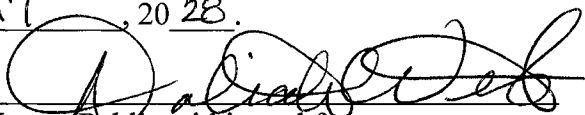
  
Secretary

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

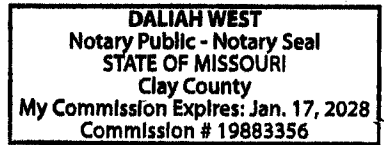
On the 9<sup>th</sup> day of December, 2024, before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of 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 January 17, 2028.

  
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



June 28, 2024

Kent Shafer, BHC  
712 State Avenue  
Kansas City, Kansas 66101

Langley Enterprises, LLC

Subject: Consent Request for Street Vacation - Case No. CD-ROW-2024-~~00015~~ <sup>00019</sup>

To the owner(s) of Langley Enterprises, LLC

You are the listed owner of two parcels of property adjoining Bellaire Avenue described as follows:

EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF:BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB

EAST CENTER; W 73' OF LOT 1, 2 AND 3 BLK 17

These two parcels of properties are adjacent to Bellaire Avenue Street right-of-way. This portion of street right-of-way has been requested for vacation under Case No. **CD-ROW-2024-00015**. If this right-of-way vacation is approved, you may become the owner of the both the Western half (30 feet in width) and the Eastern half (30 feet in width) of the previous Bellaire Avenue Street right-of-way adjacent (for approximately 90 feet) along your abutting property lines. There would be no cost to you for this process, but the title to the vacated street right-of-way may be added to your property descriptions, and the area would be included in your property tax valuation.

We are requesting your consent (or denial) for this vacation request made by BHC on behalf of our client, Langley Enterprises, LLC. Please review the attached consent form, make your decision, and have it notarized. Once completed, please return the form to me. It will then be submitted to the Kansas City, Missouri Planning and Development Department as part of the vacation application review process.

Also attached is a map indicating the portion of Bellaire Avenue (which was never developed) for which the vacation request has been made, along with the names of other adjacent property owners if any. If you have any questions or need further information, please feel free to contact



913.371.5300



bhc.com

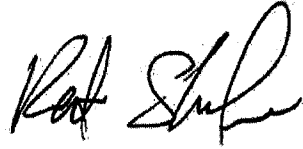


712 State Avenue  
Kansas City, KS 66101

me by email to [Kent.Shafer@ibhc.com](mailto:Kent.Shafer@ibhc.com), by phone to 913.638.8670 or to the return address shown above.

Thank you for your attention to this matter.

Respectfully,



913.371.5300



[ibhc.com](http://ibhc.com)



712 State Avenue  
Kansas City, KS 66101

BHC is a Trademark of Brungardt Honovich & Company, P.A.



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

## Case No. CD-ROW-2024-00015

In the matter of the vacation of: **Bellaire Avenue (South of E. 32<sup>nd</sup> Street):**

A Tract of land being part of Bellaire Avenue, as established by the plat of EAST CENTER, a subdivision of land recorded April 29th, 1925, as document number 1925K0222681, in Book 22 at Page 58, in the West half of the Southwest Quarter of Section 13, Township 49 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the South Right-of-way line of 32nd Street, having a bearing of South 87° 53' 08" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

BEGINNING at the Northwest corner of Lot 1, Block 17, of said EAST CENTER subdivision;

Thence South 02° 12' 09" West, 90.09 feet, on the East Right-of-Way line of Bellaire Avenue as now established;

Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision, to the West Right-of-Way line of Bellaire Avenue;

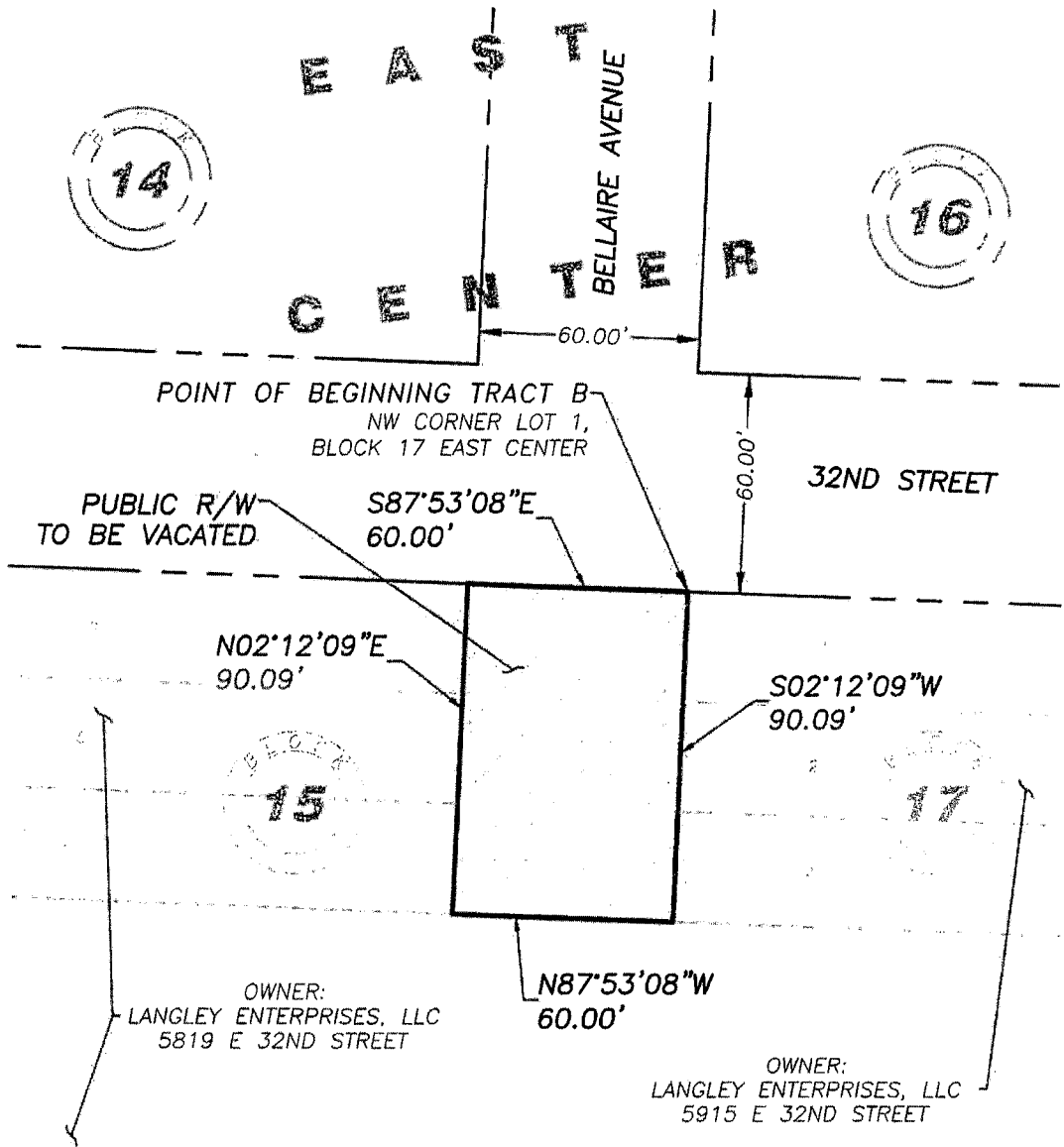
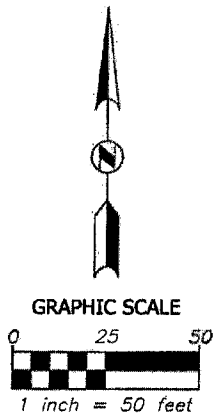
Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;

Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 acres.


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

**EXHIBIT B - PARTIAL ROAD VACATION  
 BELLAIRE AVENUE SOUTH OF 32ND STREET  
 IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI  
 MAP (SEE SHEET 2 FOR DESCRIPTION)**



Jun 25, 2024 - 1:23pm Plotted by: kent.shaffer I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980--VACATE--XHBT5.dwg

Sheet:	RKS	Project:	Client:	 <b>CIVIL ENGINEERING / SURVEYING / UTILITIES</b> 712 State Avenue, Kansas City, KS 66101 Phone: (913) 371-5300
1	Drawn By: 039980	<b>EXHIBIT B</b>	LANGLEY RECYCLING, INC.	
OF	Project No: 039980	PARTIAL ROAD VACATION	3557 STADIUM DRIVE	
2	Field Date: NA	BELLAIRE AVENUE	KANSAS CITY, MO. 64129	
	Issue Date: 5/28/2024	IN THE CITY OF KANSAS CITY,		
		JACKSON COUNTY, MISSOURI		





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.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2024-00015

Table with 2 columns: Owner's name and Legal description of property. Owner: Langley Enterprises LLC, Michael Langley. Property: 2 separate tracts adjacent to Bellaire Avenue: EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF:BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB. EAST CENTER; W 73' OF LOT 1, 2 AND 3 BLK 17

Langley Enterprises LLC
Michael Langley
7-3-2024

(additional sheets attached as required)

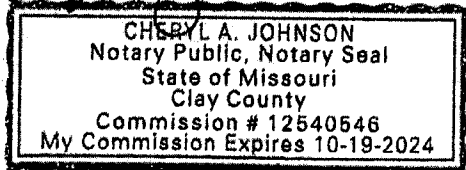
STATE OF Missouri )
COUNTY OF Clay ) ss.

On this 3 day of July, 2024, before me, a Notary Public in and for said state, personally appeared Michael Langley, general partner of Langley Enterprises LLC, a limited liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to me that he/she acknowledged said instrument to be the free act and deed of said partnership.

Subscribed and sworn to before me on this 3 day of July, 2024

Notary Public in and for Said County and State
Cheryl A. Johnson Notary Public

My Commission Expires 10-19-24





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:

Bellaire Avenue (South of E. 32nd Street):

A Tract of land being part of Bellaire Avenue, as established by the plat of EAST CENTER, a subdivision of land recorded April 29th, 1925, as document number 1925K0222681, in Book 22 at Page 58, in the West half of the Southwest Quarter of Section 13, Township 49 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

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BEGINNING at the Northwest corner of Lot 1, Block 17, of said EAST CENTER subdivision;

Thence South 02° 12' 09" West, 90.09 feet, on the East Right-of-Way line of Bellaire Avenue as now established;

Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision, to the West Right-of-Way line of Bellaire Avenue;

Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;

Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 acres.

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

