

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



02/05/2024 3:19 PM

FEE: \$48.00 10 PGS

INSTRUMENT NUMBER

2024E0007485

240089

	<p align="center">CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED JACKSON COUNTY</p>
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DATE OF DOCUMENT: February 1, 2024

DOCUMENT TITLE: Vacation Ordinance 240089

Grantor(s): Travis Wymore
Name & Address: Withers, Bryant, Tape & Mullennix P.C.

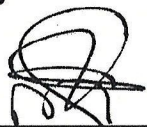
Grantee(s) Name & Address: City of Kansas City, Mo
414 E. 12th Street
KCMO 64106

LEGAL DESCRIPTION
See Page(s) 5 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 5th day of February, 2024

Marilyn Sanders
City Clerk

By 
Marilyn Sanders City Clerk



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



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 240089

ORDINANCE NO. 240089

Vacating the Gabriel Condominium Plat, generally located at 625 E. Armour Boulevard; and directing the City Clerk to record certain documents. (CD-ROW-2023-00047)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare a petition was filed with the City Clerk of Kansas City by Withers, Brant, Igoe & Mullennix, P.C. for the vacation of Gabriel Condominiums, a 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 Gabriel 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

[Signature]
Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

FEB 01 2024

Date Passed

Approved as to form:

[Signature]
Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

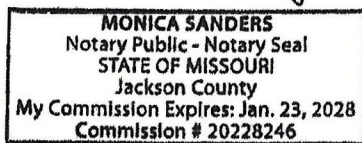
[Signature]
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson

On the 5th day of February, 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 Jan 23, 2028.



[Signature]
Notary Public within and for
County, Missouri



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64108-2795
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:

Unit 625-1A, Unit 625-2A, Unit 625-3A, Unit 625-1B, Unit 625-2B, Unit 625-3B, Unit 625-1C, Unit 625-2C, Unit 625-3C, Unit 625-1D, Unit 625-2D, Unit 625-3D, Unit 625-1E, Unit 625-2E, Unit 625-3E, Unit 625-1F, Unit 625-2F, Unit 625-3F, Unit 629-1A, Unit 629-2A, Unit 629-3A, Unit 629-1B, Unit 629-2B, Unit 629-3B, Unit 629-1C, Unit 629-2C, Unit 629-3C, Unit 629-1D, Unit 629-2D, Unit 629-3D, Unit 629-1E, Unit 629-2E, Unit 629-3E, Unit 629-1F, Unit 629-2F, Unit 629-3F, GABRIEL CONDOMINIUM, A SUBDIVISION, in Kansas City, Jackson County, Missouri established by the Plat recorded April 15, 2011, as Document No. 2011E0035636 and the Declaration recorded May 11, 2011, as Document No. 2011E0044302, together with the undivided interest in the common elements appurtenant to each unit.

And returning the legal description to the description prior to the recordation of the above-stated condominium plat, to wit:

Lots 1, 2, 3, 4 & 5, except part of Lot 1 taken for Armour Boulevard and except the East 16.00 feet of the South 41.00 feet of Lot 4, Block 4, KENWOOD, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof. Containing 31,389.18 sq. ft. or .72 acres more or less.

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____	
_____	by
City Clerk	Petition

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
Rose Funding LLC	See Page 1	Registered Agent:



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

Brett T. Burmeister,
2525 NW South Outer Road,
Suite B
Blue Springs, MO 64105

(attach additional sheets if required)

[Handwritten signature]

Petitioner: Rose Funding, LLC by
Member Brett T. Burmeister

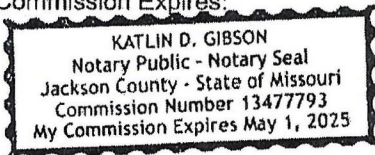
STATE OF)
COUNTY OF) ss.

On this 22nd day of December in the year 2023, before me, a Notary Public in and for said state, personally appeared Brett T. Burmeister, 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 22nd day of December, 2023.

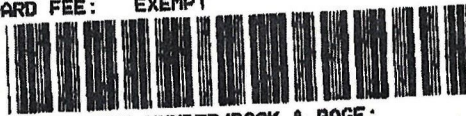
Notary Public in and for Said County and State
[Handwritten signature]
Notary Public

My Commission Expires:



Case No. 1760-V

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
04/15/2011 03:09:39 PM
INSTRUMENT TYPE: PLAT FEE: \$116.00 3 Pages
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER/BOOK & PAGE:
2011E0035636

Book: 136 Page: 66
ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

**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.



Robert T. Kelly, Recorder of Deeds
415 E. 12th Street, Room 104 308 W. Kansas, Suite 104
Kansas City, MO 64106 Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



**DIVISION OF FINANCE
COLLECTION DEPARTMENT**

JACKSON COUNTY COURTHOUSE
415 EAST 12TH STREET (FIRST FLOOR)
KANSAS CITY, MISSOURI 64108

TAXPAYER SERVICES (816) 861-3332
BUSINESS TAXES (816) 861-3166

TAX CERTIFICATE FOR PLAT

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the Mapping Section of the Assessment Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY ASSESSMENT DEPARTMENT
(Use one form for each parcel number)

Legal Description: (RTS OR SUB) _____

Current County Parcel/ID # 220-210-05-02
BY Audrea Kelley DATE 4/11/11

'10 '09 '08

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT
(Return to Mapping Section, Assessment Department if unable to follow payment history back three years. Attach documentation if paid. Attach bill if taxes due).

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2010	-0-	12-16-10	<i>[Signature]</i>
2009	-0-	12-28-09	<i>[Signature]</i>
2008	-0-	5-1-09	<i>[Signature]</i>

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR
(This is to certify, that according to the records of the Collection Department, the State, County and School Taxes for Real Property have been paid in full for 2009 and all prior years for the above described property.)

4-15-11 *[Signature]*
DATE SUPERVISOR

GABRIEL CONDOMINIUM

E. ARMOUR BLVD. (100' R/W) A Final Condominium Plat in The Northwest Quarter, Northeast Quarter, Section 20, Township 49 North, Range 33 West, Kansas City, Jackson County, Missouri.
C.O. No. 9958 6-24-1898

STREET DEDICATION: The streets shown on this plat and not heretofore dedicated to public use on thoroughfares, are hereby so dedicated.

PLAT DEDICATION: The undersigned owners of the herein described tract of land have caused the same to be subdivided in the manner shown on this accompanying plat, which subdivision shall be heretofore known as "GABRIEL CONDOMINIUM".

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 the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall bear any liability by virtue of the exercise of such rights.

MONEY IN LIEU OF PARCELS: The Developer elects to pay the City of Kansas City, Missouri, a sum of \$3,993.11 in lieu of required parcel deduction for 36 Residential Condominium units pursuant to Section 66-128 Code of Ordinances of the City of Kansas City, Missouri.

BUILDING LINES: Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

IN TESTIMONY WHEREOF, Condo Owners, Limited Partnership, a Nevada limited partnership company, have caused these plat to be signed by its General Partner this 20th day of FEBRUARY, 2010.

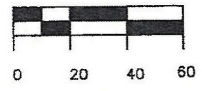
Nicole L. Ebarb - General Partner

STATE OF CALIFORNIA
COUNTY OF SUTTER

On FEBRUARY 22, 2010 before me, MIKE MURKIN, personally appeared Nicole L. Ebarb, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

My Commission expires 08-01-2012.

Notary Public
MIKE MURKIN
Print Name



SCALE: 1"=30'
DATE: FEBRUARY 5, 2010

CITY PLAN COMMISSION

Approved: April 8, 2010

City Engineer: [Signature]

Assistant Secretary: John Eckhardt

PUBLIC WORKS DEPARTMENT
City Engineer: [Signature]
Director: [Signature]



COMMENTS: This is to certify that this plat was submitted to and approved by the City Council of Kansas City, Missouri by Ordinance No. 10226 on the 10th day of FEBRUARY, 2010.

Mayor: Mark Furutosh
City Clerk: Voice Thompson

- NOTES:**
- The Plat, GABRIEL CONDOMINIUM, a Condominium Subdivision, in the plat on that term is defined in Section 443.2-109, RSMo, and this GABRIEL CONDOMINIUM (The "Condominium") is subject to the provisions of the Uniform Condominium Act (UCA) as adopted by the Revised Statutes of Missouri in Section 443.1-101 et. Sec. (the "Act") and as provided for in the Declaration of GABRIEL CONDOMINIUM (the "Declaration") recorded concurrently herewith.
 - The boundary lines, dimensions and elevations of each unit (individually, a "Unit", and collectively, "Units") designated on this Plat are the interior unfinished surface of its floors, ceilings and walls, and are more particularly described in the Declaration.
 - All Units on this Condominium are subject to Special Declarant Rights as defined in the Act and more specifically set forth in the Declaration.
 - Certain portions of this Condominium are Common Elements ("Common Element" or "CE") as set forth in the Declaration. Portions of the Common Elements are assigned to individual Units as Limited Common Element ("Limited Common Element" or "LCE") as set forth in the Declaration.
 - The owner of each Unit shall own an undivided interest in the Common Elements in accordance with the percentage established in the Declaration.
 - The legal description of each Unit described in this Plat, together with its undivided interest in the Common Elements, as established by the Declaration, is by reference to the identifying number of such Unit, as set out in this Plat, followed by the words, GABRIEL CONDOMINIUM, a Condominium subdivision in Kansas City, Jackson County Missouri.
 - This Condominium consists of one (1) building situated on the real estate described in this Plat and such building are comprised of a total of thirty-six (36) Units.
 - Any and all public easements appurtenant any and all LCE. Any improvements made within LCE which is also located within a public easement may be removed without compensation.
 - The Portion of Lot 4 not included in this Plat will be combined with Lot 21 within 30 days of recording this Plat.

PREPARED FOR/ DEVELOPER:
Condo Owners, Limited Partnership,
a Nevada Limited Partnership
7070 Chappel Road
Bonita Springs, CA 92270
760-324-1151

Gandrea Kelley
Andrea Kelley, GIS

- LEGEND**
- EXISTING IRON ROD
 - SET 1/2" IRON ROD & CAP
 - EDGE OF BUILDING
 - L.C.E. LIMITED COMMON ELEMENTS (SEE NOTE 4)
 - C.E. COMMON ELEMENT (SEE NOTE 4)

I hereby certify that the within Plat of "GABRIEL CONDOMINIUM" subdivision is based upon 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, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

THOMAS W. CLEMONS, P.L.S. 1958

E. Armour Blvd.		Project Location	
E. 39th Street	Northwood Ave.	Northwood Ave.	Northwood Street
E. 37th Street			
E. 35th Street			
Missouri Street			
William Road	E. 4th Street		
	E. 43rd Street		

SECTION 20, T-49, R-33

A	321436.487 843333.454	B	321436.236 843338.323
C	321424.005 843332.861	D	321423.754 843337.731

Thomas Clemons
Area Surveyors
200 S. Main Street
P.O. Box 242, Springfield, Missouri 65802
(417) 861-7007 Fax (417) 861-7999



This is a Class C Urban Property.
Street grades previously established as follows:
Kenwood Avenue: May 23, 1958 by Ordinance Number 5777
E. Armour Boulevard: May 19, 1955 by Ordinance Number 28728

All bearings and coordinates shown are based on the Missouri State Plane Grid System, NAD-1983, West Zone, using a combined grid factor of 0.9999927. Coordinates are in meters.

DIMENSIONS TO BUILDING CORNERS ARE RIGHT ANGLES TO THE PROPERTY LINES.

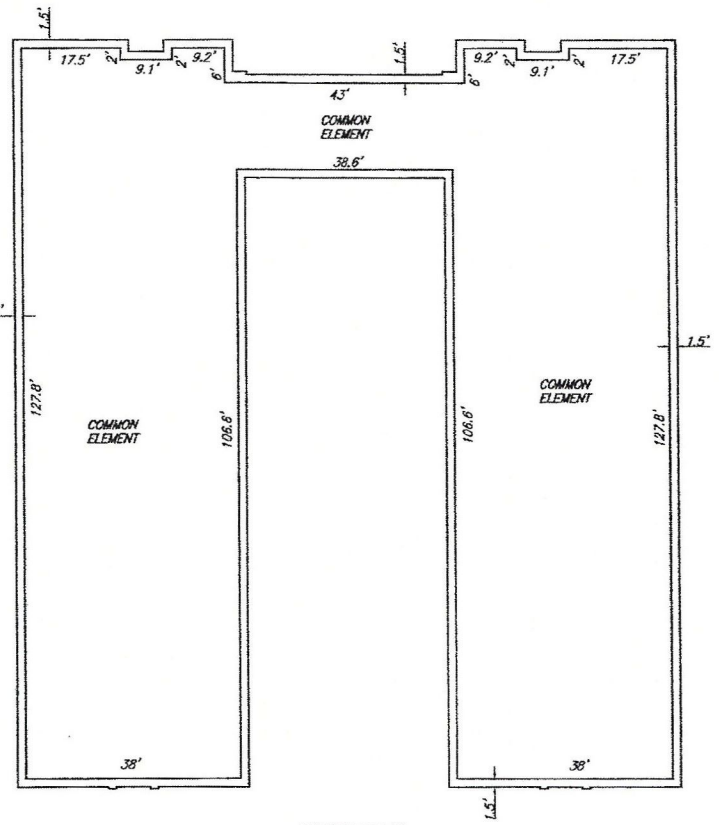
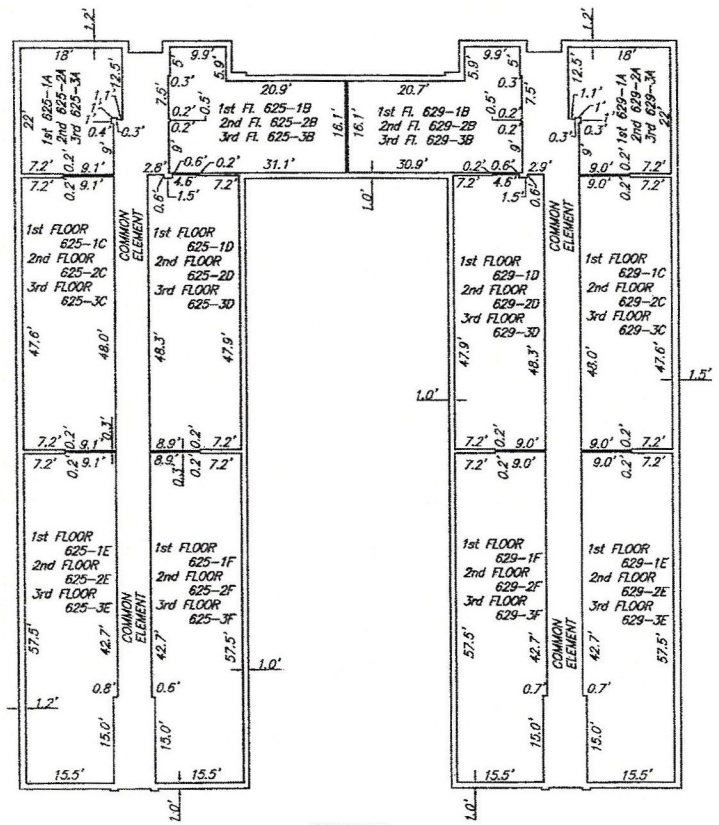
Date of 2011.08.15
 M. S. Orlock, M.S., M.P.S.
 Recorder in Book 236
 Instrument Number 2011.08.15.001
 By S. W. Clemons
 Recorder's Fee \$ 116.00

2011E0035636-2

36 Condominium Units

GABRIEL CONDOMINIUM

A Final Condominium Plat In The Northwest Quarter,
 Northeast Quarter, Section 20, Township
 49 North, Range 33 West, Kansas City,
 Jackson County, Missouri.

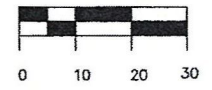


THIRD FLOOR
 CEILING ELEVATION 270.43
 FLOOR ELEVATION 262.08

SECOND FLOOR
 CEILING ELEVATION 260.91
 FLOOR ELEVATION 252.54

FIRST FLOOR
 CEILING ELEVATION 251.39
 FLOOR ELEVATION 243.02

BENCH MARK
 KCMO Index 2073
 S.E. Cor. Armour & Kenwood,
 a Chiswick "Square KC" on N.E.
 corner bottom site, entrance to
 porch of 629 E. Armour Blvd.
 which is second entrance to
 same bldg east of Kenwood.
 KCMO Datum Elev. 236.647



SCALE: 1"=10'
 DATE: AUGUST 13, 2009



BASEMENT FLOOR
 CEILING ELEVATION 241.94
 FLOOR ELEVATION 233.54

Thomas Clemons
 Area Surveyors
 2309 Robinson Pike Road
 P.O. Box 374, Commerce, Mo. 64530
 (816) 341-7257 Fax (816) 341-7299

Thomas W. Clemons 2-4-11
 THOMAS W. CLEMONS, MO. P.L.S. 1958