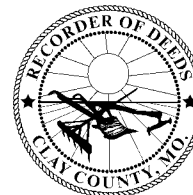


Recorded in Clay County, Missouri

Recording Date/Time: 02/13/2025 at 01:06:38 PM

Book: 9884 Page: 109

Instr #: 2025003250  
Pages: 10  
Fee: \$51.00



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

Sandra Brock  
Recorder of Deeds

	<p>CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED CLAY COUNTY</p>
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DATE OF DOCUMENT: February 6, 2025

DOCUMENT TITLE: Vacation Ordinance 241056

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

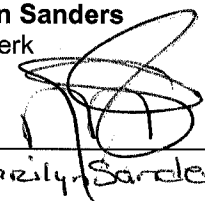
Grantee(s) City of Kansas City, MO  
Name & 414 E 12th Street  
Address: Kansas City, MO 64106

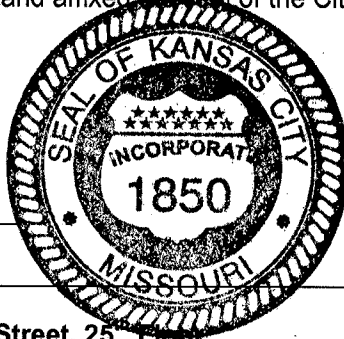
LEGAL DESCRIPTION:  
See Page(s) 1-3 of Exhibit \_\_\_\_\_ of the subject document.

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 13<sup>th</sup> day of February, 2025

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

ORDINANCE NO. 241056, AS AMENDED

Vacating an approximately 30,000-square-foot section of improved street right-of-way in District M1-5/US (Manufacturing/Underground Space) generally located along North Winchester Drive south of Northeast Parvin Road; and directing the City Clerk to record certain documents. (CD-ROW-2024-00024)

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 August, 2024, a petition was filed with the City Clerk of Kansas City by Jacob Hodson for the vacation of all of N. Winchester Avenue right-of-way established by Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said Hunt Midwest Commerce Center District III - Second Plat, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South  $66^{\circ}02'06''$  East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said Hunt Midwest Commerce Center District III - Second Plat; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North  $66^{\circ}02'06''$  West with a radius of 50.00 feet, a central angle of  $90^{\circ}00'00''$  and an arc distance of 78.54 feet; thence South  $23^{\circ}57'54''$  West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of  $61^{\circ}40'19''$  and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South

37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of Tract A-1, A-2, A-3 & Lot 2A-1 & 2A-2 Hunt Midwest Commerce Center District III - Second Plat & Hunt Midwest Commerce Center District III – First Plat certificate of survey, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock, giving the distinct description of the street 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 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 All of N. Winchester Avenue right-of-way established by Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said Hunt Midwest Commerce Center District III - Second Plat, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said Hunt Midwest Commerce Center District III - Second Plat; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing

of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of Tract A-1, A-2, A-3 & Lot 2A-1 & 2A-2 Hunt Midwest Commerce Center District III - Second Plat & Hunt Midwest Commerce Center District III – First Plat certificate of survey, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock, be and the same is hereby vacated and subject to the following conditions:

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.
2. That the applicant shall provide a cross-access easement or consolidate lots to ensure that all properties within the development retain legal access to public right-of-way.
3. That the applicant shall abandon or privatize the sewers within the vacation area, obtain a permit for water line relocation, and obtain a permit for fire hydrant location as required by the Kansas City, Missouri Water Services Department.
4. That the applicant remove all streetlight poles (NRE5763, NRE5764, NRE5765, NRE5766) on North Winchester Avenue, south of Parvin Road to its southern terminus, and return the streetlights to Public Works in coordination with Public Works Streetlighting at the applicant's cost.

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 Clay 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

[Signature]

Marilyn Sanders, City Clerk

FEB 06 2025

Date Passed

Approved as to form:

[Signature]

Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

[Signature]

Sara Copeland, FAICP  
Secretary, City Plan Commission

STATE OF MISSOURI )

) ss.

COUNTY OF Jackson )

On the 13 day of February, 20 25, 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, 20 28.

[Signature]

Notary Public within and for  
County, Missouri

**DALIAH WEST**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County  
My Commission Expires: Jan. 17, 2028  
Commission # 19883356

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

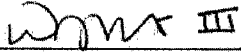


# CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

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 CORPORATIONS

CASE NO CD-ROW-2024-00024

Owner's name	Legal description of property
<p><u>Wiley Meyer III</u> (print)   (sign)            President            Midway Ford Truck Center, Inc.</p> <p>(if no corporate seal)            (also to be notarized)</p> <p>Corporate seal above</p>	<p>Lot 2A-2, of Tract A-1, A-2, A-3 &amp; Lot 2A-1 &amp; 2A-2 Hunt            Midwest Commerce Center District III - Second Plat &amp; Hunt            Midwest Commerce Center District II - First Plat Certificate of            Survey, a Minor Subdivision Type 2 Lot Split recorded June            10, 2024 as Instrument Number 2024012548 in Book J at            Page 45.2.</p>

STATE OF MISSOURI            )  
  ) ss.  
COUNTY OF CLAY            )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, appeared Wiley Meyer III, to me personally known, who being by me personally sworn, did say that he/she is the President of Midway Ford Truck Center, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for Said County and State

\_\_\_\_\_  
Notary Public

My Commission Expires:

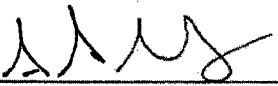


# CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

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## CONSENT OF CORPORATIONS

CASE NO CD-ROW-2024-00024

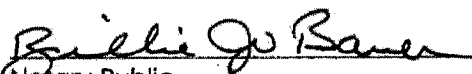
Owner's name	Legal description of property
<p>Aaron Schmidt _____ (print)</p> <p> (sign)</p> <p>Senior Vice President Hunt Midwest Real Estate Development, Inc.</p> <p>(if no corporate seal) (also to be notarized)</p>	<p>Lot 1, Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2.</p>
<p>Corporate seal above</p>	

STATE OF MISSOURI            )  
  ) ss.  
COUNTY OF JACKSON        )

On this 1<sup>st</sup> day of October, 2024, before me, appeared Aaron Schmidt, to me personally known, who being by me personally sworn, did say that he is the Senior Vice President of Hunt Midwest Real Estate, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Senior Vice President acknowledged said instrument to be the free act and deed of said corporation.

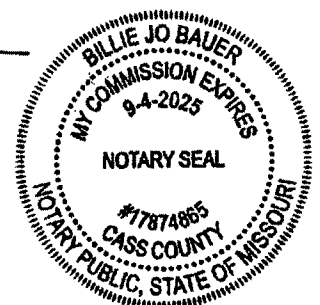
Subscribed and sworn to before me on this 1<sup>st</sup> day of October, 2024.

Notary Public in and for Said County and State

  
Notary Public

My Commission Expires:

9-4-2025







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

CASE NO. CD-ROW-2024-00024

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
Aaron Schmidt, Senior Vice President, Hunt Midwest Real Estate Development, Inc.	Lot 1, Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2.	1881 Main Street, Ste 200 Kansas City, MO 64108


  
\_\_\_\_\_  
Petitioner

STATE OF MISSOURI            )  
  ) ss.  
COUNTY OF JACKSON        )

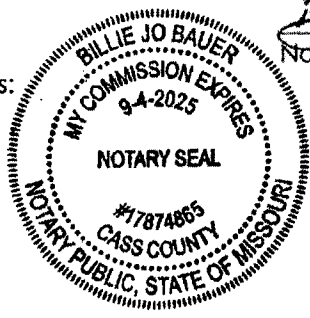
On this 1<sup>st</sup> day of October in the year 2024, before me, a Notary Public in and for said state, personally appeared Aaron Schmidt, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she 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 1<sup>st</sup> day of October, 2024.

Notary Public in and for Said County and State

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
9-4-2025





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

CASE NO. CD-ROW-2024-00024

Owner's name	Legal description of property	Residence of owner
Wiley Meyer III, President, Midway Ford Truck Center, Inc.	Lot 2A-2, of Tract A-1, A-2, A-3 & Lot 2A-1 & 2A-2 Hunt Midwest Commerce Center District III - Second Plat & Hunt Midwest Commerce Center District II - First Plat Certificate of Survey, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2.	7601 NE 38th St Kansas City, MO 64161

Wiley Meyer III  
Petitioner

STATE OF MISSOURI        )  
  ) ss.  
COUNTY OF CLAY         )

On this 26<sup>th</sup> day of August in the year 2024, before me, a Notary Public in and for said state, personally appeared Wiley Meyer III, 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 26<sup>th</sup> day of August, 2024.

Notary Public in and for Said County and State

C.A. Carlile  
Notary Public

C.A. CARLILE  
Notary Public - Notary Seal  
State of Missouri - Clay County  
My Commission Expires 4/24/2026  
Commission #14397024