

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

11/12/2021 3:00 PM

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INSTRUMENT NUMBER / BOOK & PAGE

2021E0125045

Book: Page:

Anissia Manuleleua, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

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Anissia Manuleleua
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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CITY OF KANSAS CITY MISSOURI

CERTIFICATE OF THE CITY CLERK
DOCUMENT TO BE RECORDED
WITH JACKSON COUNTY, MISSOURI

DATE OF DOCUMENT:

September 23, 2021

DOCUMENT TITLE:

Vacation

GRANTOR(S)
NAME &
ADDRESS:

210847
City of KCMO

GRANTEE(S)
NAME &
ADDRESS:

City of KCMO
414 E. 12th Street, 25th Floor
KCMO 64106

LEGAL DESCRIPTION:

See Pages 1, 2 or 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, 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 and affixed the seal of the City on this 28 day of September, 2021.

Marilyn Sanders
City Clerk

By _____
Marilyn Sanders, City Clerk



RETURN ALL RECORDED ORIGINALS TO:
OFFICE OF THE CITY CLERK, 414 E. 12TH STREET, CITY HALL, 25TH FLOOR, KANSAS CITY
MISSOURI 64106.



Legislation Text

File #: 210847, Version: 1

ORDINANCE NO. 210847

Vacating a portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east in District M3-5, to allow for increased security of the property; and directing the City Clerk to record certain documents. (CD-ROW-2020-00025)

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 13th day of October, 2020, a petition was filed with the City Clerk of Kansas City by Kevin Norhues, Vance Brothers, Inc., for the vacation of a parcel of land in the subdivision of South Bluebanks, a subdivision of record in the City of Kansas City, Jackson County, Missouri, described as follows; Beginning at the Northwest corner of Lot 15 of South Bluebanks, said point being on the south right-of-way of 52nd Street and on the east right-of-way of Brighton Avenue; thence East along the south line of 52nd Street right-of-way a distance of 710 feet to the northeast corner of Lot 14 of South Bluebanks, said point being on the west right-of-way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of South Bluebanks, said point being on the north right-of-way of 52nd Street; thence West along the north right-of-way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of South Bluebanks; thence South 50 feet to the point of beginning, containing 35,500 square feet, giving the distinct description of the subdivision 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 subdivision 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 a parcel of land in the subdivision of South Bluebanks, a subdivision of record in the City of Kansas City, Jackson County, Missouri, described as follows; Beginning at the Northwest corner of Lot 15 of South Bluebanks, said point being on the south right-of-way of 52nd Street and on the east right-of-way of Brighton Avenue; thence East along the south line of 52nd Street right-of-way a distance of 710 feet to the northeast corner of Lot 14 of South Bluebanks, said point being on the west right-of-way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of South Bluebanks, said point being on the north right-of-way of 52nd Street; thence West along the north right-of-way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of South Bluebanks; thence South 50 feet to the point of beginning, containing 35,500 square feet, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as 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) without first securing the written approval of the Director of Public Works. The vacation is further subject to the following conditions:

- A. AT&T has a buried 50 pair copper cable that runs along 52nd Street, with several access points. A relocation option will be done at applicant's expense.
- B. The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
- C. The applicant shall retain all utility easements and protect facilities required by AT&T.
- D. The applicant shall retain all utility easements and protect facilities and provide interlock Evergy company lock on gate as required by Evergy.
- E. The applicant shall retain all utility easements and protect facilities required by Spire.
- F. The vacation shall not affect the City's street lighting facilities.

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.

Recorder

By _____
Deputy



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

CD-ROW-2020-009

In the matter of the vacation of:

A parcel of land in the Subdivision of SOUTH BLUEBANKS, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows; BEGINNING at the Northwest corner of Lot 15 of SOUTH BLUEBANKS, said point being on the south Right of Way of 52nd Street and on the east right of Way of Brighton Avenue; thence East along the south line of 52nd Street Right of way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANKS, said point being on the west Right of Way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of SOUTH BLUEBANKS, said point being on the north Right of Way of 52nd Street; thence West along the north Right of Way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANKS; thence South 50 feet to the POINT OF BEGINNING, containing 35,500 square feet.

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 TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
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CONSENT OF CORPORATIONS

CD-ROW-2020-009

Owner's name	Legal description of property
<u>Tim Vance</u> (print)	Vance Brothers, Inc. 5201 Brighton Avenue Kansas City, MO 64130
 (sign) President	
<u>N/A - Seal below</u> (print)	
<u>N/A - Seal below</u> (sign) Secretary (if no corporate seal) (also to be notarized)	



VANCE BROTHERS INC (816) 923-4325

Corporate seal above

(additional sheets attached as required)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 23rd day of February, 2021, before me, appeared Tim Vance to me personally known, who being by me personally sworn, did say that he/she is the (~~Vice~~) President of Vance Brothers, Inc., 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 23rd day of February, 2021.

Notary Public in and for Said County and State


Notary Public

My Commission Expires: June 2, 2023



JENNIFER SEGURA
My Commission Expires
June 2, 2023
Jackson County
Commission #15635891