

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

07/07/2025 11:42 AM

FEE: \$102.00 28 PGS



INSTRUMENT NUMBER  
2025E0046837



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

DATE OF DOCUMENT: June 26, 2025

DOCUMENT TITLE: Vacation Ordinance 250497

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

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

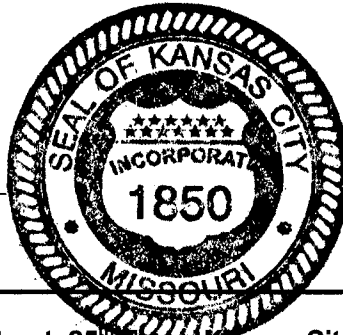
LEGAL DESCRIPTION:  
See Page(s) 1-4 of Exhibit \_\_\_\_\_ of the subject document.

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 1st day of July, 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



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**File #: 250497**

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### ORDINANCE NO. 250497

Vacating an approximately 27,000 square foot unimproved street in District R-5 generally located on East 55th Street east of Hardesty Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2024-00002)

#### 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 25th day of July, 2024, a petition was filed with the City Clerk of Kansas City by DuRon Netsell for the vacation of part of the North Half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 164 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of said Lot 164, thence South 8°11'53" East, along the westerly right of way of said Hardesty Ave, a distance of 25.43 feet, to the south line of the north half of said right of way of said West 55th St; thence North 87°39'02" West, along said south line of the north half of said right of way, a distance of 196.98 feet; thence North 3°14'01" East, a distance of 25.00 feet, to the southeast corner of the west 125 feet of said Lot 164; thence South 87°39'02" East, along the south line of said Lot 164, a distance of 191.94 feet, to the point of beginning,. containing 4,862 square feet, more or less, and part of the north half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 164 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of the west 125 feet of said Lot 164 Blue Ridge Park 'thence South 3°14'01' West, a distance of 25.00 feet, to the south line of the north half of said right of way; thence North 87°39'02" West, along said south line of said north half, a distance of 125.00 feet; thence North 3°14'01" East, a distance of 25.00 feet, to

the southwest corner of said Lot 164; thence South 87°39'02" East, along the south line of said Lot 164, a distance of 125.00 feet to the point of beginning, containing 3,125 feet, more or less, and part of the north half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 165 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of said Lot 165; thence South 3°14'01" West, a distance of 25.00 feet, to a point on the south line of said north half of said right of way; thence North 87°39'02" West, along said south line, a distance of 219.10 feet, more or less, to the westerly right of way of said West 55th St; thence North 10°05'28" West, along said westerly right of way 25.60 feet, more or less, to the southwest corner of said Lot 165; thence South 87°39'02" East, along the south line of said Lot 165, a distance of 225.00 feet, more or less, to the point of beginning, containing 5,551 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 166 of Blue Ridge Park, more particularly described as follows: Beginning at the northeast corner of said Lot 166; thence North 87°39'02" West, along the north line of said Lot 166, a distance of 90.00 feet, more or less, to the northwest corner of said Lot 166; thence North 10°05'28" West, along the westerly right of way of said West 55th St, a distance of 25.60 feet, more or less, to the north line of said south half of said right of way; thence South 87°39'02" East, along said north line, a distance of 90.88 feet, more or less; thence South 08°08'37" East, a distance of 25.43 feet, to the point of beginning, containing 2,261 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 167 of Blue Ridge Park, more particularly described as follows: Beginning at the northwest corner of said Lot 167; thence North 08°08'37" West, a distance of 25.43 feet, to a point on the north line of said south half of said right of way; thence South 87°39'02" East, along said north line, a distance of 150.00 feet; thence South 08°08'37" East, a distance of 25.43 feet, to the northeast corner of said Lot 167; thence North 87°39'02" West, along the north line of said Lot 167, a distance of 150.00 feet, to the point of beginning, containing 3,750 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 168 of Blue Ridge Park, more particularly described as follows: Beginning at the northwest corner of said Lot 168; thence North 8°08'37" West, a distance of 25.43 feet, to the north line of said south half; thence South 87°39'02" East, along said north line, a distance of 150.54 feet; thence South 8°08'37" East, a distance of 25.43 feet, to a point on the north line of said Lot 168, said point begin 150.54 feet east of the northwest corner of said Lot 168; thence North 87°39'02" West, along said north line of said Lot 168, a distance of 150.54 feet, to the point of beginning, containing 3,764 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 168 of Blue Ridge Park, more particularly described as follows: Commencing at the northwest corner of said Lot 168; thence South 87°39'02" East, along the north line of said Lot 168, a distance of 150.54 feet, to the true point of beginning; thence North 08°08'37" West, a distance of 25.43 feet, to a point on the north line of said south half of said right of way; thence South 87°39'02" East, along said north line of said south half, a distance of 149.66 feet, to a point on the westerly right of way of said Hardesty Ave; thence South 8°11'53" East, along said westerly right of way, a distance of 25.43 feet, to the northeast corner of said Lot 168; thence North 87°39'02" West, along said north line of said Lot 168, a distance of 149.68 feet, to the point of beginning, containing 3,742 square feet, more or less, giving the distinct description of the unimproved 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 unimproved 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 part of the North Half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 164 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of said Lot 164, thence South 8°11'53" East, along the westerly right of way of said Hardesty Ave, a distance of 25.43 feet, to the south line of the north half of said right of way of said West 55th St; thence North 87°39'02" West, along said south line of the north half of said right of way, a distance of 196.98 feet; thence North 3°14'01" East, a distance of 25.00 feet, to the southeast corner of the west 125 feet of said Lot 164; thence South 87°39'02" East, along the south line of said Lot 164, a distance of 191.94 feet, to the point of beginning, containing 4,862 square feet, more or less, and part of the north half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 164 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of the west 125 feet of said Lot 164 Blue Ridge Park 'thence South 3°14'01" West, a distance of 25.00 feet, to the south line of the north half of said right of way; thence North 87°39'02" West, along said south line of said north half, a distance of 125.00 feet; thence North 3°14'01" East, a distance of 25.00 feet, to the southwest corner of said Lot 164; thence South 87°39'02" East, along the south line of said Lot 164, a distance of 125.00 feet to the point of beginning, containing 3,125 feet, more or less, and part of the north half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 165 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of said Lot 165; thence South 3°14'01" West, a distance of 25.00 feet, to a point on the south line of said north half of said right of way; thence North 87°39'02" West, along said south line, a distance of 219.10 feet, more or less, to the westerly right of way of said West 55th St; thence North 10°05'28" West, along said westerly right of way 25.60 feet, more or less, to the southwest corner of said Lot 165; thence South 87°39'02" East, along the south line of said Lot 165, a distance of 225.00 feet, more or less, to the point of beginning, containing 5,551 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 166 of Blue Ridge Park, more particularly described as follows: Beginning at the northeast corner of said Lot 166; thence North 87°39'02" West, along the north line of said Lot 166, a distance of 90.00 feet, more or less, to the northwest corner of said Lot 166; thence North 10°05'28" West, along the westerly right of way of said West 55th St, a distance of 25.60 feet, more or less, to the north line of said south half of said right of way; thence South 87°39'02" East, along said north line, a distance of 90.88 feet, more or less; thence South 08°08'37" East, a distance of 25.43 feet, to the point of beginning, Containing 2,261 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 167 of Blue Ridge Park, more particularly described as follows: Beginning at the northwest corner of said Lot 167; thence North 08°08'37" West, a

distance of 25.43 feet, to a point on the north line of said south half of said right of way; thence South 87°39'02" East, along said north line, a distance of 150.00 feet; thence South 08°08'37" East, a distance of 25.43 feet, to the northeast corner of said Lot 167; thence North 87°39'02" West, along the north line of said Lot 167, a distance of 150.00 feet, to the point of beginning, containing 3,750 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 168 of Blue Ridge Park, more particularly described as follows: Beginning at the northwest corner of said Lot 168; thence North 8°08'37" West, a distance of 25.43 feet, to the north line of said south half; thence South 87°39'02" East, along said north line, a distance of 150.54 feet; thence South 8°08'37" East, a distance of 25.43 feet, to a point on the north line of said Lot 168, said point begin 150.54 feet east of the northwest corner of said Lot 168; thence North 87°39'02" West, along said north line of said Lot 168, a distance of 150.54 feet, to the point of beginning, containing 3,764 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 168 of Blue Ridge Park, more particularly described as follows: Commencing at the northwest corner of said Lot 168; thence South 87°39'02" East, along the north line of said Lot 168, a distance of 150.54 feet, to the true point of beginning; thence North 08°08'37" West, a distance of 25.43 feet, to a point on the north line of said south half of said right of way; thence South 87°39'02" East, along said north line of said south half, a distance of 149.66 feet, to a point on the westerly right of way of said Hardesty Ave; thence South 8°11'53" East, along said westerly right of way, a distance of 25.43 feet, to the northeast corner of said Lot 168; thence North 87°39'02" West, along said north line of said Lot 168, a distance of 149.68 feet, to the point of beginning, containing 3,742 square feet, more or less, 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 AT&T.
2. That the applicant shall retain all utility easements and protect facilities required by Evergy.
3. That the applicant remove streetlight poles SEI1566, west of Hardesty Avenue 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 Jackson County, Missouri.



Authenticated as Passed

Quinton Lucas, Mayor

JUN 26 2025

Marilyn Sanders, City Clerk

Approved as to form:

*Sarah Baxter*

Sarah Baxter

Senior Associate City Attorney

Approved by the City Plan Commission

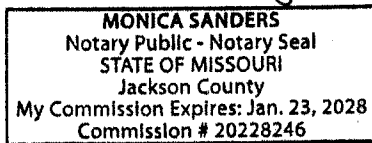
Sara Copeland  
Sara Copeland, FAICP  
Secretary

STATE OF MISSOURI )  
COUNTY OF Jackson ) ss.

On the 1st day of July, 2025, 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.



Monica Sanders  
Notary Public within and for  
County, Missouri

IN RECORDER'S OFFICE

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

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



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

September 4, 2024

**Project Name**  
**East 55th Street Vacation**

**Docket #10**

**Request**  
CD-ROW-2024-00002  
Vacation of Public Right-of-Way

**Applicant & Owner**  
Duron Netsell

**Location** 5500 Hardesty Ave  
**Area** About 27,000 SF  
**Zoning** R-5  
**Council District** 3rd  
**County** Jackson  
**School District** Kansas City 110

## Surrounding Land Uses

**North:** Undeveloped Lot, Zoned R-5  
**South:** Undeveloped Lot, Zoned R-5  
**East:** Detached Residential, Zoned R-5  
**West:** Blue River, Zoned R-5

## Land Use Plan

The Blue Ridge Area Plan recommends Residential Low Density uses for the subject property.

## Major Street Plan

The City's Major Street Plan does not identify E 55th Street at this location

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on January 30, 2024. Scheduling deviations from the 2024 Cycle 2.2 timeline have occurred due to delays in receiving feedback from utility companies. The extended response times have impacted the project schedule.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Vacations of Public Right-of-Way therefore notice is not sent.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## EXISTING CONDITIONS

The proposed vacation pertains to an unimproved right-of-way located east of Hardesty Avenue. This right-of-way is adjacent to the Blue River and its associated floodplain, owned by the City of Kansas City. The right-of-way does not function as the primary access point for any parcel of land.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Vacation of Public Right of Way in District R-5 (Residential) of about 27,000 SF generally located on East 55th Street east of Hardesty Avenue.

## CONTROLLING CASE

There is no controlling case for this site.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #10 Recommendation: **Approval Subject to Conditions**

**VACATION REVIEW**

The street proposed for vacation is currently an unimproved roadway that terminates at the eastern boundary, adjacent to the Blue River. The parcels to the north and south of this right-of-way are owned by the applicant.

Within the public right-of-way, there are both public and private utilities. Evergy and AT&T are requiring that the applicant retain a utility easement and protect the facilities. Additionally, a public streetlight is located within this area, which the applicant is required to remove and return to the Public Works Department.

The applicant intends to vacate this right-of-way to facilitate the consolidation and replatting of adjacent lots under their ownership. There are no other adjacent property owners impacted by this vacation, aside from the lots owned by the City along the Blue River.

**SPECIFIC REVIEW CRITERIA****Street, Alley or Plat Vacations**

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

**88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.**

This right of way vacation is for the unimproved paper street west of Hardesty Avenue at East 55<sup>th</sup> St. The adjacent property owners will retain legal access to public right-of-way via Hardesty Avenue.

**88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.**

The street in question does not serve any current or future public purpose as the Blue River will prohibit any further development to the west.

**88-560-10-C. The vacation will not result in a violation of 88-405.**

The vacation will not result in any lots in violation of 88-405, the subdivision design and improvement section.

**88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.**

The vacation will not disrupt any street network and will not have an impact on the physical connectivity.

**88-560-10-E. The vacation shall not result in a dead-end street or alley.**

The proposed vacation will not result in a dead-end street, as the entirety of the street is proposed for vacation.

**88-560-10-F. The vacation shall not result in street traffic being routed through an alley.**

No traffic will be routed through an alley as a result of this vacation.

**88-560-10-G. The vacation shall not vacate half the width of a street or alley.**

This vacation will not vacate half the width of any street or alley.



**88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.**

The area being vacated is not on the Major Street Plan.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
  - a. Exhibit
  - b. Legal Description
  - c. Petition to Vacate
  - d. Consent to Vacate
  - e. Utility Comment Sheets

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Matthew Barnes', with a stylized flourish at the end.

Matthew Barnes  
Lead Planner



## Plan Conditions

Report Date: August 29, 2024

Case Number: CD-ROW-2024-00002

Project: East 55th Street Vacation

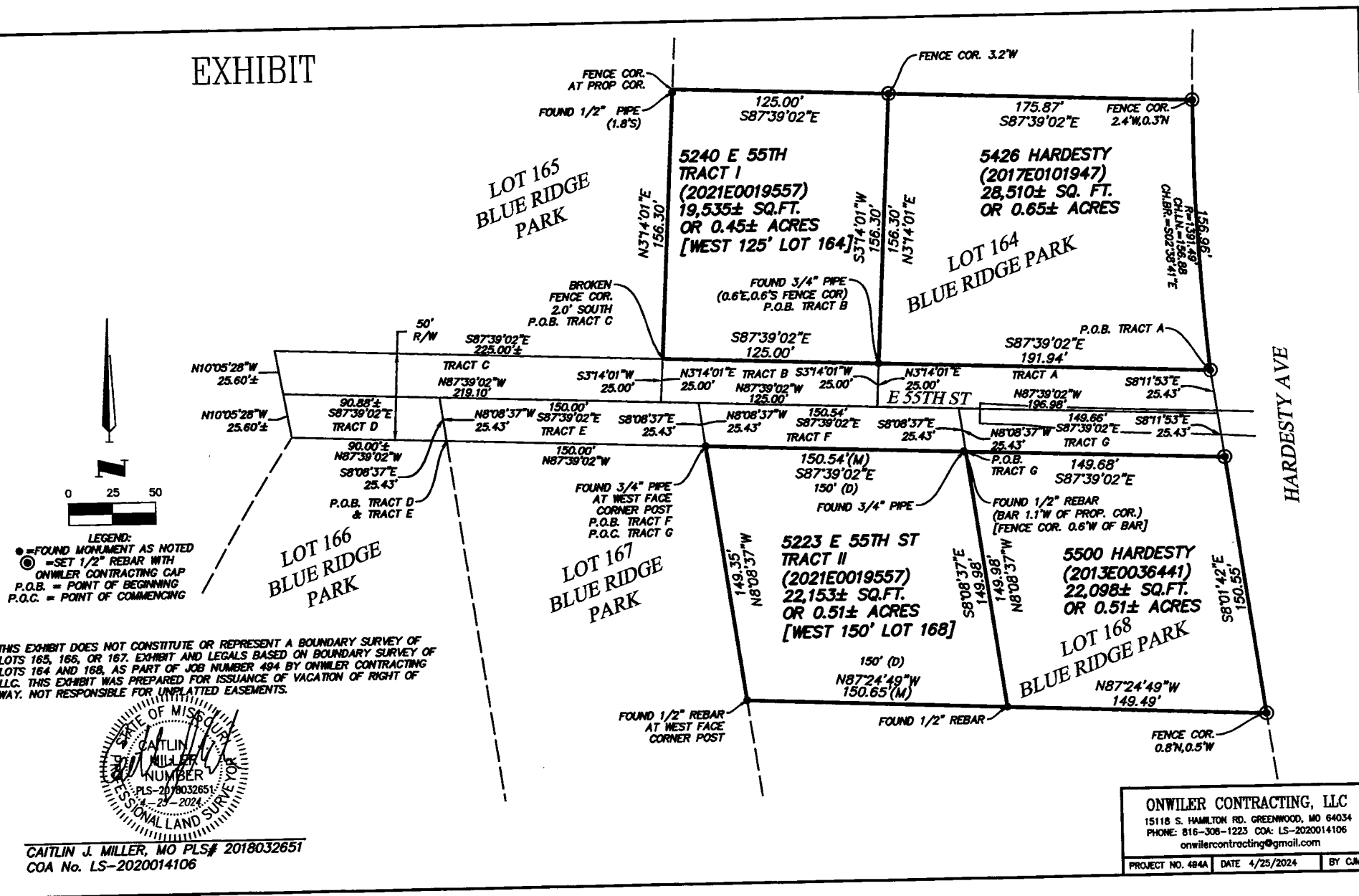
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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) with questions.*

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.
2. That the applicant remove streetlight poles SEI1566, west of Hardesty Avenue and return the streetlights to Public Works in coordination with Public Works Streetlighting at the applicant's cost.
3. That the applicant shall retain all utility easements and protect facilities required by AT&T.
4. That the applicant must consolidate the lots prior to City Council approval so that no lot under common ownership is landlocked from public right of way if the vacation were to be approved.

**ONWILER CONTRACTING, LLC**  
15118 S. HAMILTON RD. GREENWOOD, MO 64034  
PHONE: 816-308-1223 COA: LS-2020014106  
onwilercontracting@gmail.com

|                  |                |         |
|------------------|----------------|---------|
| PROJECT NO. 484A | DATE 4/25/2024 | BY C.M. |
|------------------|----------------|---------|



# EXHIBIT

## TRACT A:

PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 164; THENCE SOUTH 8°11'53" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE, A DISTANCE OF 25.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY, A DISTANCE OF 196.98 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 191.94 FEET, TO THE POINT OF BEGINNING. CONTAINING 4,862 SQUARE FEET, MORE OR LESS.

## TRACT B:

PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164 BLUE RIDGE PARK; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,125 SQUARE FEET, MORE OR LESS.

## TRACT C:

PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 165 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 165; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 219.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 10°05'28" WEST, ALONG SAID WESTERLY RIGHT OF WAY 25.60 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 165, A DISTANCE OF 225.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5,551 SQUARE FEET, MORE OR LESS.

## TRACT D:

PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 166 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 166; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 166, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 166; THENCE NORTH 10°05'28" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, A DISTANCE OF 25.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.88 FEET, MORE OR LESS; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,261 SQUARE FEET, MORE OR LESS.

## TRACT E:

PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 167 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 167; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,750 SQUARE FEET, MORE OR LESS.

## TRACT F:

PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 8°08'37" WEST, A DISTANCE OF 25.43 FEET, TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.54 FEET; THENCE SOUTH 8°08'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 168, SAID POINT BEGIN 150.54 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,764 SQUARE FEET, MORE OR LESS.

## TRACT G:

PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE SOUTH 87°39'02" EAST, ALONG THE NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.66 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE; THENCE SOUTH 8°11'53" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 149.68 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,742 SQUARE FEET, MORE OR LESS.



CAITLIN J. MILLER, MO PLS# 2018032651  
COA No. LS-2020014106

THIS EXHIBIT DOES NOT CONSTITUTE OR REPRESENT A BOUNDARY SURVEY OF LOTS 165, 166, OR 167. EXHIBIT AND LEGALS BASED ON BOUNDARY SURVEY OF LOTS 164 AND 168, AS PART OF JOB NUMBER 494 BY ONWILER CONTRACTING LLC. THIS EXHIBIT WAS PREPARED FOR ISSUANCE OF VACATION OF RIGHT OF WAY. NOT RESPONSIBLE FOR UNPLATTED EASEMENTS.

ONWILER CONTRACTING, LLC  
15118 S. HAMILTON RD. GREENWOOD, MO 64034  
PHONE: 816-308-1223 COA: LS-2020014106  
onwilercontracting@gmail.com

PROJECT NO. 494A | DATE 4/25/2024 | BY CJM



## 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) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://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:

**TRACT A:**  
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 164; THENCE SOUTH 8°11'53" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE, A DISTANCE OF 25.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY, A DISTANCE OF 196.98 FEET; THENCE NORTH 37°4'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 191.94 FEET, TO THE POINT OF BEGINNING. CONTAINING 4,862 SQUARE FEET, MORE OR LESS.

**TRACT B:**  
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164 BLUE RIDGE PARK; THENCE SOUTH 37°4'01" WEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 123.00 FEET; THENCE NORTH 37°4'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 123.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,125 SQUARE FEET, MORE OR LESS.

**TRACT C:**  
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 165 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 165; THENCE SOUTH 37°4'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 219.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 10°05'28" WEST, ALONG SAID WESTERLY RIGHT OF WAY 25.80 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 165, A DISTANCE OF 225.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5,551 SQUARE FEET, MORE OR LESS.

**TRACT D:**  
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 166 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 166; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 166, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 166; THENCE NORTH 10°05'28" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, A DISTANCE OF 25.80 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.88 FEET, MORE OR LESS; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,261 SQUARE FEET, MORE OR LESS.

**TRACT E:**  
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 167 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 167; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,750 SQUARE FEET, MORE OR LESS.

**TRACT F:**  
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.54 FEET; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 168, SAID POINT BEING 150.54 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,764 SQUARE FEET, MORE OR LESS.

**TRACT G:**  
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE SOUTH 87°39'02" EAST, ALONG THE NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.86 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE; THENCE SOUTH 8°11'53" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 149.86 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,742 SQUARE FEET, 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\_\_\_\_

\_\_\_\_\_  
City Clerk

by \_\_\_\_\_  
Deputy



## 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](http://www.kcmo.gov/planning)

| Owner's name                  | Legal description of property   | Residence of owner                             |
|-------------------------------|---|--|
| City of Kansas City, Missouri | <ul style="list-style-type: none"><li>- Blue Ridge Park Lot 167</li><li>- Lot 166 Blue Ridge Park</li><li>- Blue Ridge Park Lot 165</li></ul> | 414 E. 12th Street Kansas City, Missouri 64111 |

(attach additional sheets if required)



# 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) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

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            |
|---------------------------|--|-------------------------------|
| DuRon and Chelsea Netsell | - LOT 164 EXC W 125 FT<br>BLUE RIDGE PARK<br><br>- W 125 FT LOT 164<br>BLUE RIDGE PARK<br><br>- W 150.22 FT LOT 168<br>BLUE RIDGE PARK | 3829 Walnut Street KCMO 64111 |
| DuRon Netsell             | -E 150 FT LOT 168<br>BLUE RIDGE PARK   | 3829 Walnut Street KCMO 64111 |

(attach additional sheets if required)

DuRon Netsell

Petitioner

7.24.24

STATE OF Missouri

COUNTY OF Jackson

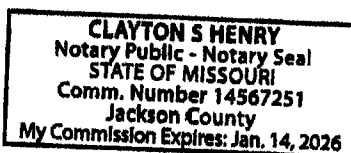
) ss. )

On this 24<sup>th</sup> day of July in the year 2024 before me, a Notary Public in and for said state, personally appeared DuRon Netsell, 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 24<sup>th</sup> day of July, 2024

Notary Public in and for Said County and State

Notary Public  
My Commission Expires:



Case No. CD-ROW-2024-00002



# 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-2024-00002

In the matter of the vacation of:

TRACT A:  
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 184 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 184; THENCE SOUTH 87°15'3" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE, A DISTANCE OF 26.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY, A DISTANCE OF 136.90 FEET; THENCE NORTH 31°4'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 184; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 184, A DISTANCE OF 191.84 FEET, TO THE POINT OF BEGINNING, CONTAINING 4,802 SQUARE FEET, MORE OR LESS.

TRACT B:  
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 184 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 184 BLUE RIDGE PARK; THENCE SOUTH 31°4'01" WEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET; THENCE NORTH 31°4'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 184; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 184, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 3,125 SQUARE FEET, MORE OR LESS.

TRACT C:  
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 185 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 185; THENCE SOUTH 31°4'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 10°5'28" WEST, ALONG SAID WESTERLY RIGHT OF WAY 25.80 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 185; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 185, A DISTANCE OF 226.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 6,551 SQUARE FEET, MORE OR LESS.

TRACT D:  
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 185 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 185; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 185, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 186; THENCE NORTH 10°5'28" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, A DISTANCE OF 25.80 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.88 FEET, MORE OR LESS; THENCE SOUTH 87°39'02" EAST, A DISTANCE OF 25.43 FEET, TO THE POINT OF BEGINNING, CONTAINING 2,861 SQUARE FEET, MORE OR LESS.

TRACT E:  
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 187 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 187; THENCE NORTH 08°0'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°0'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 188, SAID POINT BEING 150.54 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 187; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 187, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 3,750 SQUARE FEET, MORE OR LESS.

TRACT F:  
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 189 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 189; THENCE NORTH 87°39'02" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.54 FEET; THENCE SOUTH 08°0'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 188, SAID POINT BEING 150.54 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 189; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 188, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING, CONTAINING 3,784 SQUARE FEET, MORE OR LESS.

TRACT G:  
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 189 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 189; THENCE NORTH 87°39'02" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 148.88 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE; THENCE SOUTH 87°15'3" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 188; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 188, A DISTANCE OF 148.88 FEET, TO THE POINT OF BEGINNING, CONTAINING 3,742 SQUARE FEET, MORE OR LESS.

Petitioner: DuRon Netsell

7.24.24

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\_\_\_\_

City Clerk

by \_\_\_\_\_

Deputy



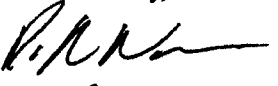




## CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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)

### CONSENT OF INDIVIDUALS

Case No. CD-ROW-2024-00002

| Owner's name  | Legal description of property   |
|---|---|
| DuRon and Chelsea Netsell<br>3829 Walnut Street<br>Kansas City, MO 64111<br><br><br>7.24.24 | - 5426 Hardesty-LOT 164 EXC W 125 FT BLUE RIDGE PARK<br><br>- 5240 E. 55th - W 125 FT LOT 164 BLUE RIDGE PARK<br><br>- 5223 E. 55th - W 150.22 FT LOT 168 BLUE RIDGE PARK |
| DuRon Netsell<br>3829 Walnut Street<br>Kansas City, MO 64111<br><br>7.24.24  | - 5500 Hardesty - E 150 FT LOT 168 BLUE RIDGE PARK  |

(additional sheets attached as required)

STATE OF Missouri )  
 ) ss.  
COUNTY OF Jackson )

On this 24<sup>th</sup> day of July, 2024 before me personally appeared DuRon Netsell

\_\_\_\_\_, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Subscribed and sworn to before me on this 24<sup>th</sup> day of July, 2024

**CLAYTON S HENRY**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Comm. Number 14567251  
Jackson County  
My Commission Expires: Jan. 14, 2026

Notary Public in and for Said County and State

  
Notary Public

My Commission Expires:



## 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)

### CONSENT OF PARTNERSHIPS

Case No. CD-ROW-2024-00002

| Owner's name                     | Legal description of property   |
|----------------------------------|---|
| City Of Kansas City,<br>Missouri | - Blue Ridge Park Lot 167<br><br>- Lot 166 Blue Ridge Park<br><br>- Blue Ridge Park Lot 165 |

(additional sheets attached as required)

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

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said state, personally appeared \_\_\_\_\_, general partner of \_\_\_\_\_, a \_\_\_\_\_ 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for Said County and State

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

My Commission Expires:



## UTILITY/AGENCY COMMENTS 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](http://www.kcmo.gov/planning)

CASE NO. 1707-V

UTILITY CO. KC Water

Be it known that DuRon and Chelsea Netsell, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

**1. Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☒ No (form complete)

**2. Our utility/agency:**

- ☐ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☐ will waive objections subject to the following conditions (describe below)  
☐ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

David W. Kiefer  
Authorized Representative

07/22/2024  
Date

**Return this form to:**

DuRon Netsell

417.496.5134

Applicant Name

Phone

3829 Walnut Street KCMO 64111.

DuRon.Netsell@gmail.com

Address

Email



## UTILITY/AGENCY COMMENTS 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. 1707-V

UTILITY co. Vicinity Energy

Be it known that DuRon and Chelsea Netsell, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

**1. Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☒ No (form complete)

**2. Our utility/agency:**

- ☐ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☐ will waive objections subject to the following conditions (describe below)  
☐ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Craig McNiel, Vicinity Distribution Supervisor  
Authorized Representative

Craig McNiel

5/03/2024

Date

**Return this form to:**

DuRon Netsell

417.496.5134

Applicant Name

Phone

3829 Walnut Street KCMO 64111

DuRon.Netsell@gmail.com

Address

Email



## UTILITY/AGENCY COMMENTS 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. 1707-V

UTILITY CO. \_\_\_\_\_

Be it known that DuRon and Chelsea Netsell, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

**1. Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☐ No (form complete)

**2. Our utility/agency:**

- ☐ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☐ will waive objections subject to the following conditions (describe below)  
☐ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Date

**Return this form to:**

DuRon Netsell

417.496.5134

\_\_\_\_\_  
Applicant Name

\_\_\_\_\_  
Phone

3829 Walnut Street KCMO 64111

DuRon.Netsell@gmail.com

\_\_\_\_\_  
Address

\_\_\_\_\_  
Email



## UTILITY/AGENCY COMMENTS 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  
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CASE NO. 1707-V

### UTILITY CO. KCMO Street Lighting Services

Be it known that DuRon and Chelsea Netsell, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

**1. Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☒ No (form complete)

**2. Our utility/agency:**

- ☐ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☒ will waive objections subject to the following conditions (describe below)  
☐ Retain utility easement and protect facilities  
☐ Relocate facilities  
☒ Other: We have one street light in the area you're wishing us to vacate on the south side of E. 55th Str. (SE11566), west of Herdesty AVE . Upon approval of your street vacation request, the street lighting equipment must be return to the city.  
Any streetlight work/relocations/removals will be a cost to the project.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Joseph Newton

Authorized Representative

5/22/2024

Date

**Return this form to:**

DuRon Netsell

417.496.5134

Applicant Name

Phone

3829 Walnut Street KCMO 64111

Address

DuRon.Netsell@gmail.com

Email



## UTILITY/AGENCY COMMENTS 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  
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CASE NO. 1707-V

UTILITY CO. \_\_\_\_\_

Be it known that DuRon and Chelsea Netsell, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

**1. Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☒ No (form complete)

**2. Our utility/agency:**

- ☒ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☐ will waive objections subject to the following conditions (describe below)  
☐ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

*M Schroeder*

Authorized Representative

5/23/2024

Date

**Return this form to:**

DuRon Netsell

417.496.5134

Applicant Name

Phone

3829 Walnut Street KCMO 64111

Address

DuRon.Netsell@gmail.com

Email



## UTILITY/AGENCY COMMENTS 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  
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CASE NO. 1707-V

UTILITY CO. Spire Energy

Be it known that DuRon and Chelsea Netsell, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

**1. Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☒ No (form complete)

**2. Our utility/agency:**

- ☐ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☐ will waive objections subject to the following conditions (describe below)  
☐ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Johnny Strauss- Right of Way Rep for Spire Energy John L. Strauss

Authorized Representative

5/7/2024

Date

**Return this form to:**

DuRon Netsell

Applicant Name

417.496.5134

Phone

3829 Walnut Street KCMO 64111

Address

DuRon.Netsell@gmail.com

Email





## UTILITY/AGENCY COMMENTS 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. 1707-V

UTILITY CO. Spectrum

Be it known that DuRon and Chelsea Netsell, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

**1. Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☒ No (form complete)

**2. Our utility/agency:**

- ☒ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☐ will waive objections subject to the following conditions (describe below)  
☐ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Jason Rodick  
Authorized Representative

5-3-2024  
Date

**Return this form to:**

DuRon Netsell

417.496.5134

Applicant Name

Phone

3829 Walnut Street KCMO 64111

DuRon.Netsell@gmail.com

Address

Email



## UTILITY/AGENCY COMMENTS 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  
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CASE NO. 1707-V

UTILITY CO. KCFD

Be it known that DuRon and Chelsea Netsell, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

**1. Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☒ No (form complete)

**2. Our utility/agency:**

- ☒ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☐ will waive objections subject to the following conditions (describe below)  
☐ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

M Schroeder  
Authorized Representative

5/23/2024

Date

**Return this form to:**

DuRon Netsell

417.496.5134

Applicant Name

Phone

3829 Walnut Street KCMO 64111

Address

DuRon.Netsell@gmail.com

Email



## UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
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CASE NO. 1707-V

UTILITY CO. EVERGY

Be it known that DuRon and Chelsea Netsell, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Please see attached exhibits for tract A,B,C,D,E,G

for the following purpose: E. 55th Street Vacation

1. Our utility/agency has facilities or interest within this right of way:

☒ Yes (proceed to #2) ☐ No (form complete)

2. Our utility/agency:

- ☐ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☒ will waive objections subject to the following conditions (describe below)  
☒ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Elizabeth Dowle  
Authorized Representative

5-20-24  
Date

Return this form to:

DuRon Netsell

417.496.5134

Applicant Name

Phone

3829 Walnut Street KCMO 64111

Address

DuRon.Netsell@gmail.com

Email



Spire Missouri Inc.  
700 Market St.  
St. Louis, MO 63101

5/3/2024

DuRon Netsell  
3829 Walnut Street  
Kansas City, Missouri  
417-496-5134

[duRon.netsell@gmail.com](mailto:duRon.netsell@gmail.com)

**Re: Street Vacate Request  
Case # 1707-V**


**Vacation:** Request to vacate East 55<sup>th</sup> Street east of Hardesty Avenue KCMO

DuRon Nutsell,

In response to your email letter dated May 2<sup>nd</sup>, 2024 relative to the above referenced Request to vacate East 55<sup>th</sup> Street east of Hardesty Avenue KCMO

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

  
Alex Sammet (May 6, 2024 14:50 CDT)

Alex Sammet  
Right of Way Area Manager, Missouri  
Spire Missouri Inc.

TJF: JLS  
cc: DuRon Nutsell

Engineering Dept. Approval:   
JMA

System Planning Approval:   
PAC