

## 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): Name & Address:	City of Kansos City, Mo
Grantee(s) Name & Address:	City of Vareas City, MO 414 E 17th Street Transas City, Mo 64106
LEGAL DESCRIPTION See Page(s)	of Exhibit of the subject document.
	ecords and is on file in the Office of the City Clerk, 25 <sup>th</sup> Floor, City Hall, and I hereby, certify that this is a true and correct copy of the above ordinance.
IN TESTIMONY WHER	REOF, I have set my hand affixed the seal of the City on the State day of
Marilyn Sanders City Clerk	KANGO AND
By Marilyn San	ders City Clerk 1850
Return all Recorded C	



## Kansas City

414 E. 12th Street Kansas City, MO 64106

### **Legislation Text**

File #: 250497

#### 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

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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 2 6 2025

Marilyn Sanders, City Clerk

Approved as to form:

Sarah Baxter

Senior Associate City Attorney

	Approved by the City Plan Commission
	Car Carlo
	Sara Copeland, FAICP
	Secretary
STATE OF MISSOURI )	
COUNTY OF Backson) ss.	
On the 1st day of July	2025 hafara ma a Natary Dyhlia in and
for said County, personally appeared	, 2025, before me, a Notary Public in and Mardy Savolus to me known
to be the City Clerk of Kansas City, Misso	uri, in the above and foregoing ordinance mentioned,
and acknowledged the said ordinance to be the Council of said City, and became effect	the act and deed of said Kansas City, duly passed by ive as herein stated
In Testimony Whereof, I have here office in Kansas City, Missouri, the day and	eunto set my hand and affixed my official seal at my dyear first above written.
My term expires 3 23	.2028.
	<u> </u>
MONICA SANDERS Notary Public - Notary Seal	Notice ( ) and for
STATE OF MISSOURI Jackson County My Commission Expires: Jan. 23, 2028	Notary Public within and for County, Missouri
Commission # 20228246	
IN RECO	ORDER'S OFFICE
STATE OF MISSOURI )	
) SS.	
COUNTY OF)	
certify that the foregoing instrumen	eeds within and for the County aforesaid, do hereby t of writing was on the day of
, A.D. 20, ε	at o'clock minutes M., duly filed to of acknowledgment thereon endorsed, is recorded in
for record in this office, and with certificate	e of acknowledgment thereon endorsed, is recorded in
the records of this office in Book	, at page
In Testimony Whereof, I hereunto s City, Missouri, this day and year last afores	et my hand and affix the seal of said office at Kansas aid.
	Recorder
	By
	Deputy

File #: 250497



## CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri City Planning & Development Department 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 Area

5500 Hardesty Ave

Zoning

About 27,000 SF R-5

Council District County

3rd Jackson

**School District** 

Kansas City 110

#### Surrounding Land Uses

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

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

Staff City Plan City Council Review Commission

#### **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,

Matthew Barnes Lead Planner



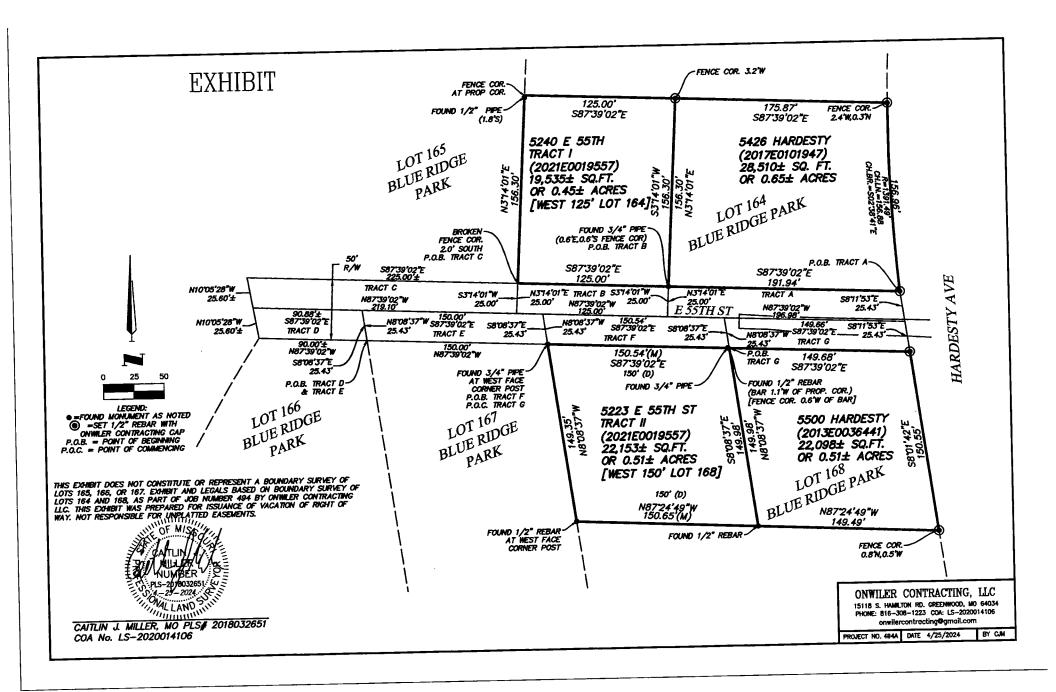
#### **Plan Conditions**

Report Date: August 29, 2024

Case Number: CD-ROW-2024-00002 Project: East 55th Street Vacation

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / 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.



## **EXHIBIT**

IRACT 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"1"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 8"739"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 8"739"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, 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 8"739"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 374'01" 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 8739'02" 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.

IRACT 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" WEST, ALONG THE NORTH LINE OF SAID LOT
167, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,750 SOUAR 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 8'739'02" 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.

IRACI G.

PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 188 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 MESTERLY RIGHT OF WAY OF SAID HARDESTY AVE; THENCE SOUTH 81'153" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 15ET, 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

PLS-2078032651 4 = 574-29-2024

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 ONMER 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
om/lifecontracting@gmill.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. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

TRACT A:  RART OF THE NORTH HALF OF THE RIGHT OF WAY OF MEST 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 SAD LOT 164, THENCE SOUTH STI'SS' 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 HALF OF SAID HARDESTY AVE, A DISTANCE OF 186.69 FEET, THENCE NORTH STYLOU'S WEST, ALONG SAID SOUTH HALF OF SAID HALF OF SAID LOT 164, DISTANCE OF 186.69 FEET, THENCE NORTH STYLOU'S HALF OF SAID LOT 164, THENCE SOUTH BY39'02" 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 OF LESS.	
TRACT 8: PART OF THE NORTH HALF OF THE RICHT OF MAY OF WEST SITH ST, LYING WEST OF HARDESTY AVE, LYING SOLITH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICLIARLY DESCRIBED AS FOLLOWS: BECHNING AT THE SOLITHEAST CORNER OF THE WEST 128 FEET OF SAID LOT 164 BLUE RIDGE PARK: THENCE SOLITH JY40'I" WEST, A DISTANCE OF 25.00 FEET, TO THE SOLITH LINE OF THE NORTH HALF, A DISTANCE OF 125.00 FEET, THENCE NORTH 37/30'OZ WEST, ALONG SOLITH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, THENCE NORTH 37/30'OZ WEST, ALONG SOLITH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOLITH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOLITH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOLITH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOLITH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOLITH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOLITH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOLITH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOLITH LINE OF SAID LOT 164, THENCE SOLITH BY SOLITH SOLI	Œ
TRACT C: PART OF THE NORTH HALF OF THE RICHT OF WAY OF MEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 185 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BECOMMING AT THE SOUTHEAST CORNER OF SAID LOT 165, THENCE SOUTH 374'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RICHT OF WAY; THENCE NORTH 8739'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 215 IN FEET, MORE OR LESS, TO THE WESTERLY RICHT OF WAY WEST 55TH ST, THENCE NORTH 1005'20" WEST, ALONG SAID BOSTERLY RICHT OF WAY 28.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 8739'02" 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, LYMG WEST OF HARDESTY AVE, LYMG MORTH OF LOT 186 OF BLUE RIDGE PARK, MORE PARRICLARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST ST, LYMG WEST, ALONG THE MORTH LINE OF SAID LOT 186, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE MORTHWEST CORNER OF SAID LOT 186; THENCE MORTH 1003 28" WEST, ALONG THE WESTERLY RIGHT OF MEST SSTH ST, A DISTANCE OF 28.60 FEET, MORE OR LESS, TO THE MORTH LINE OF SAID SOUTH OF	Έ
TRACT S:  PART OF THE SOUTH HALF OF THE RICHT OF WAY OF WEST S5TH ST, LYING WEST OF HARDESTY AVE. LYING NORTH OF LOT 167 OF BLUE RUCKE 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 08'08'37" WEST, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 08'09'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 1870, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 1870, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 1870, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 1870, ALONG THE NORTH 1870, A	7
TRACT C: PART OF THE SOUTH HALF OF THE RICHT OF MAY OF MEST SSTM ST, LYING MEST OF HARDESTY AVE, LYING NORTH OF LOT 188 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MORTHHEST CORNER OF SAD LOT 188; THENCE NORTH BYB'32" MEST, A DISTANCE OF 28.43 FEET, TO THE NORTH LINE OF SAD SOUTH HALF; THENCE SOUTH BYB'32" EAST, ALONG SAD MORTH LINE, A DISTANCE OF 150.54 FEET, TO SAD LOT 168, THENCE NORTH LINE OF SAD LOT 168, THENCE NORTH LINE OF SAD LOT 168, THENCE NORTH LINE OF SAD LOT 168, THENCE NORTH BYB'32" EAST, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING CONTAINING 3,764 SQLAME TEET, MORE OR LESS.	
TRACT G. PART OF THE SOUTH HAUF OF THE RICHT OF WAY OF MEST 55TH ST, LYINC WEST OF HARDESTY AVE, LYING NORTH OF LOT 188 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHMEST CORNER OF SAID LOT 188, THENCE SOUTH 87/39/02" EAST, ALONG THE NORTH LINE OF SAID LOT 188, A DISTANCE OF 150.54 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH OBDISTS' WEST ALONG SAID NORTH LINE OF SAID LOT THE NORTH LINE OF SAID SOUTH HALF, OF SAID NORTH OR SAID NORTH SOUTH HALF, OF SAID LOTT HALF OF SAID RICHT OF SAID LOTT HALF OF SAID SOUTH HALF, OF SAID LOTT HALF OF SAI	w

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.

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

Owner's name	Fax (816) 513-2838   www.kcmo.gov/plann Legal description of property	Residence of owner
	gai detailphoti of proporty	Residence of Owner
•		
ty of Kansas City, Missouri	- Blue Ridge Park	414 E. 12th Street Kansas C
	Lot 167	Missouri 64111
	- Lot 166 Blue Ridge	
	Park	
	- Blue Ridge Park	
	Lot 165	
·		

(attach additional sheets if required)



### PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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Following are the names of the property owners owning or claiming to own all the property

abutting said area proposed to be vacated:

Fry Residence of owner  5 FT 3829 Walnut Street KCMO 64111
5 FT 3829 Walnut Street KCMO 64111
1
8
3829 Walnut Street KCMO 6411

(attach additional sheets if required)

DuRon Netsell

Petitioner

7.24.24

STATE OF MAISSUUM		)
COUNTY OF THE SAL	) SS.	)

On this day of \_\_\_\_\_\_ in the year 20 \_\_\_\_\_ before me, a Notary Public in and for said state, personally appeared \_\_\_\_\_\_ Netsel \_\_\_\_, 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 24th day of 551 4 2029

Notary Public in and for Said County and State

My Commission Expires:

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

Case No. CD-ROW-2024-00002



## 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

Case No. CD-ROW-2024-00002

In the matter of the vacation of:

TRACT A: PART OF THE MORTH HALF OF THE DEGNHUNG AT THE SOUTHEAST OD RIGHT OF MAY OF SAID WEST SSIT TO THE SOUTHEAST SORNEN OF TH FEET, MORE OF LESS.	E RIGHT OF WAY OF WEST SSTH ST, LYING WES RINER OF SAID LOT 164; THENCE SOUTH BYTES H ST. THENCE HORTH BYSIF'02" WEST, ALONG I HE WEST 125 FEET OF SAID LOT 164; THENCE I	T OF HANDESTY AVE, LYING SOUTH OF LOT 164 OF BL 1° EAST, ALONG THE MESTERLY MONT OF MAY OF SAU SAUD SOUTH LINE OF THE HORTH HALF OF SAUD MONT BOUTH 87'39'02" EAST, ALONG THE SOUTH LINE OF SA	UE REDGE PARK, MORE  HARDESTY AVE. A DIS- OF WAY, A DISTANCE CO D LOT 184. A DISTANCE	PARTICULARLY DESCRIBED AS FOLLOWS: TAMES OF 28.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF T 194-96 FEET THENCE CORNT 314°0° EAST, A DISTANCE OF 28.0 E OF 191,94 FEET, TO THE POINT OF BECHNING. CONTAINING 4,882	" SAID ID FEET, SQUARE
TRACT B: PART OF THE MORTH HALF OF THE BEGINNING AT THE SOUTHEAST COI HORTH 8739'09" WEST, ALONG SA EAST, ALONG THE BOUTH LINE OF	E RIGHT OF WAY OF WEST SSTH ST, LYING MES RIMER OF THE WEST 125 FEST OF SAID LOT 164 NO SOUTH LINE OF SAID MORTH HALF, A DISTAN SAID LOT 164, A DISTANCE OF 125.00 FEST, TO	IT OF HANDESTY AVE, LYNIG SOUTH OF LOT 184 OF BL I BLUE NIDGE PANG, THENCE SOUTH J14'01" NEST, A NES OF 128.00 FEET: THENCE HORTH J14'01" EAST, A OT THE POINT OF BECOMING, CONTAINING J128' SOUTH	UE RIDGE PARK, MORE DISTANCE OF 25.00 FE DISTANCE OF 25.00 FE FEET, MORE OR LESS.	PARTICULARLY DESCRIBED AS FOLLOWS: ET, TO THE SOUTH LINE OF THE MORTH MALF OF SAID MIGHT OF MA TET, TO THE SOUTHMEST CONNER OF SAID LOT 164 THEMES SOUTH	7; THENCE 6739'02"
MACT O: THE HORTH HALF OF THE PART OF THE HORTH HALF OF THE BECOMMING AT THE SOUTHEAST CO ALONG SAID SOUTH LINE, A DISTAI THE SOUTHWEST COPPUR OF SAID OR LESS.	E RIGHT OF WAY OF WEST 85TH ST, LYNNG WES RINER OF SAID LOT 185; THENCE SOUTH 3714'01 NGC OF 210.10 FEET, MORE OR LESS, TO THE V LOT 188; THENCE SOUTH MF39'02" EAST, ALOR	IT OF HARDESTY AVE, LYMO SOUTH OF LOT 165 OF BIL I" MEST, A DISTANCE OF 25.00 FEET, TO A POINT ON MESTERLY RIGHT OF WAY OF SAID MEST 55TH ST, THE NO THE SOUTH LINE OF SAID LOT 165, A DISTANCE OF	UE RIDGE PARK, MORE THE SOUTH LINE OF SA NOE HORTH 10TIS'28" W 228.00 FEET, MORE O	PAIRIOULARLY DESCRIBED AS FOLLOWS: UD NORTH HALF OF EACH RIGHT OF MAY, THENCE MORTH #779702* EST, ALONG SON WESTERLY RIGHT OF MAY 28.60 FEET, ALONE OR L R LESS, TO THE POINT OF REGISHING, CONTAMBIO 8,531 SOULARE FE	WEST, ESS, TO ET, MORE
MACT DE PART OF THE SOUTH HALF OF THE BEGINNING AT THE HORTHEAST CO MICRIH 10'05'88" MEST, ALOND THE ALONG SAD HORTH LINE, A DISTAI ALONG SAD HORTH LINE, A DISTAI	E RIGHT OF WAY OF WEST 35th ST, LYING WES RIMER OF SAD LOT IGE, THENCE MORTH BYSIS E WESTERLY RIGHT OF WAY OF SAD WEST 55R NOE OF SALB FRET, MORE OR LESS, THENCE S	IT OF HARDESTY AVE, LYING MORTH OF LOT 188 OF BL DOS WEST, ALONG THE HORTH LINE OF BAID LOT 168, H ST, A DISTANCE OF 25.60 FEET, MORE OR LESS, TO DOUTH OFFICE STEET, TO DOUTH OFFICE STEET, TO	UE RIDGE PARK, MORE A DISTANCE OF 90.00 I THE NORTH LINE OF S THE POINT OF BEGINN	PARTICULARLY DESCRIBED AS FOLCHIS FEET, MORE OR LESE, TO THE MORTHWEST COMMER OF SAID LOT 18 MO SOUTH HUY OF SAID RICHT OF MAY, THEMCE SOUTH 27'99'02" RMG. CONTAMBRO 2,881 SOUARE FEET, MORE OR LESE.	C: THÉRICE EAST,
TRACT E: PART OF THE SOUTH HALF OF THE REGHANNE AT THE HORTHEST CO REGNE SAID HORTH LINE, A DISTAI 167, A DISTANCE OF 150,00 FEET,	E MONT OF WAY OF WEST 55TH ST, LYNG WES MAKEN OF SAID LOT 187; THENCE NORTH OB'DS'' NEE OF 1800 FEET, THENCE BUTTH OB'DS''S' TO THE POINT OF BEDIMING, CONTAINING 3,73	IT OF HARDESTY AVE. LYHIO MORTH OF LOT 187 OF BL 37 MEST, A DISTANCE OF 25.43 FEET, TO A POINT O EAST, A DISTANCE OF 25.43 FEET, TO THE MORTHEA 50 SOUARE FEET, MORE OR LESS.	UE RIDGE PARK, MORE IN THE HORTH LINE OF ST CORNER OF SAID LO	PARTICULARLY DESCRIBED AS FOLLOWS: SAD SOUTH HALF OF SAD ROWHT OF WAY; THENCE SOUTH BYTHOS I 167, THENCE MORTH BYTHYS' MEST, ALONG THE MORTH LINE OF	" EASY, SAID LOT
TRACT P: PART OF THE SOUTH HALF OF THE BEOMNING AT THE MORTHWEST CO OF 150.54 FEET; THENGE SOUTH 8 87'39'02" WEST, ALONG SAID HORT	E RIGHT OF WAY OF MEST SSTH ST, LYING WES NIMER OF SAID LOT THE: THENCE HORTH HOW'S POG'ST" EAST, A DISTANCE OF 25.43 FEET, TO TH LINE OF SAID LOT THE, A DISTANCE OF 150.	IT OF HARDESTY AVE. LYING MORTH OF LOT 188 OF BL 17 MEST, A DISTANCE OF 26.43 FEET, TO THE MORTH A POWT ON THE MORTH LINE OF SAN LOT 188, SAN 54 FEET, TO THE POINT OF BEGINNING. CONTAINING X.	UE RIDGE PARK, MORE LINE OF SAID SOUTH H POINT BEGIN 150.54 FE 784 SQUARE FEET, MOR	PARTICULARLY DESCRIBED AS FOLLOWS: ALL: THENCE SOUTH BYTSPOZY EAST, ALONG SAID MORTH LIME, A D SEEF FAST OF THE MORTHWEST CORNER OF SAID LOT 1880; THENCE M ME OR LESS.	ISYANCE ORTH
TRACT C: PART OF THE SOUTH HALF OF THE COMMENCING AT THE MORTHMEST A DISTANCE OF 25.43 FEET, TO A THE MESTERLY MONT OF MAY OF A ALMOS AND MINING HAP OF OF	C MIGHT OF WAY OF WEST 85TH ST, LYNN WEST COMMER OF SAID LOT 188: THENCE SOUTH 87: POINT ON THE HORTH LINE OF SAID SOUTH SAID HARDESTY AVE, THENCE SOUTH 871537 (	IT OF MARDESTY AVE. LYING MORTH OF LOT 188 OF BI 39'03" EAST, ALONG THE MORTH LINE OF SAID LOT 186 ALF OF SAID MORTH OF MAY, THANCE SOUTH AT 35'02" DUST, ALONG SAID MESTRALLY RIGHT OF MAY, A DESTAY	UE RIDGE PARK, MORE I, A DISTANCE OF 180.: EAST, ALONG SAID HO CE OF 28.43 FIET, TO THOSE OF 1885.	AARTICOLARLY DESCRIBED AS FOLLOWS: SA FEET, TO THE TRUE POINT OF BECAMBRIC: THENCE MORTH OR'OG'S RIM LIKE OF SALD SCOTH HALF, A DISTINCE OF VASIBLE FEET, TO A THE MORTHEAST COMMER OF SALD LOT 188; THENCE MORTH BYTS TO	TT" HEST, POINT ON 2" HEST,
	EVI Jud. 11 MODIFIED W 1999 (201), PO 110	- Pull to a committee of the second			
Petition	er: DuRon Netsell	Whh.	_	7.24.24	
Know a	il men by these pres ed below set oppos	sents: That the undersig site our names respect	gned, beir ively and	ng owners of the real estate immediately adjoining the c	ırea for
the vac	ation of which a pe	etition has been filed, c	lo as such	abutting owners hereby co in said petition. We several	nsent tha
the pro	perty set opposite o	our names printed and	signed be	elow.	
	***************************************		#499792142224220 <del>0</del> 488		**************************************
	Filed	, 20			1 1 1 1 1 1
			by _		
	City Clerk			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

### CONCENT OF INDIVIDUALS

CONSENT OF INDIVIDUALS	Case No. CD-ROW-2024-0000
Owner's name	Legal description of property
DuRon and Chelsea Netsell 3829 Walnut Street	- 5426 Hardesty-LOT 164 EXC W 125 FT BLUE RIDGE PARK
Kansas City, MO 64111	
P. R.K.	- 5240 E. 55th - W 125 FT LOT 164 BLUE RIDGE PARK
Mel	- 5223 E. 55th - W 150.22 FT LOT 168 BLUE RIDGE PARK
7. 24.24	
DuRon Netsell 3829 Walnut Street Kansas City, MO 64111	- 5500 Hardesty - E 150 FT LOT 168 BLUE RIDGE PARK
VM Non	
7.24.24	
(additional sheets attached as re	equired)
STATE OF MISSIFF	) ) ss.
COUNTY OF Jack 60 ~	)
On this 24 day of July	
	, to me known to be the
	executed the foregoing instrument and acknowledged that as his/her/their free act and deed.
Subscribed and sworn to CLAYTON 5 HENRY	before me on this 24 fact of 50 fg., 2024
Notary Public - Notary Seal STATE OF MISSOURI Comm. Number 14567251 Jackson County My Commission Expires: Jan. 14, 20	Notary Public in and for Said County and State
My Commission Expires:	-Net of the state



## CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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#### **CONSENT OF PARTNERSHIPS**

Case No. CD-ROW-2024-00002

Owner's name	Legal description of property
City Of Kansas City, Missouri	- Blue Ridge Park Lot 167
	- Lot 166 Blue Ridge Park
	- Blue Ridge Park Lot 165
(additional sheets attached as red	quirea)
STATE OF	
COUNTY OF	) ss. )
	, before me, a Notary Public in and for said state, personally, general partner of, a
	known to me to be the person who executed the within
instrument on behalf of said parts	nership 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 n	ne on this day of, 20
	Notary Public in and for Said County and State
	Notary Public
My Commission Expires:	



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.goy/plannia:

Our utility/agency has facilities or interest within this right of way:  \[ \text{Yes (proceed to #2)} \]  No (form complete)  Our utility/agency:  \[ \text{has no objections} \]  objects to the vacation and will not waive objection under any conditions (describe below) will waive objections subject to the following conditions (describe below)	ne following purpose:  E. 55th Street Vacation  Our utility/agency has facilities or interest within this right of way:  Yes (proceed to #2)  No (form complete)  Our utility/agency:  has no objections objects to the vacation and will not waive objection under any conditions (describe below)		known t ribed st	hat
Our utility/agency has facilities or interest within this right of way:    Yes (proceed to #2)   No (form complete)  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)	Dur utility/agency has facilities or interest within this right of way:  Yes (proceed to #2)  No (form complete)  Dur 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	P	lease see	attached exhibits for tract A,B,C,D,E,F,G
Our utility/agency has facilities or interest within this right of way:  Yes (proceed to #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)	Dur utility/agency has facilities or interest within this right of way:  Yes (proceed to #2)  No (form complete)  Dur 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			
Our utility/agency has facilities or interest within this right of way:  Yes (proceed to #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)	Dur utility/agency has facilities or interest within this right of way:  Yes (proceed to #2)  No (form complete)  Dur 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			
Our utility/agency has facilities or interest within this right of way:  Yes (proceed to #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)	Dur utility/agency has facilities or interest within this right of way:  Yes (proceed to #2)  No (form complete)  Dur 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			
Our utility/agency has facilities or interest within this right of way:  Yes (proceed to #2)  No (form complete)  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)	Our utility/agency has facilities or interest within this right of way:  Yes (proceed to #2)  No (form complete)  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			
<ul> <li>□ Yes (proceed to #2)</li> <li>No (form complete)</li> <li>Our utility/agency:         <ul> <li>has no objections</li> <li>objects to the vacation and will not waive objection under any conditions (describe below)</li> <li>will waive objections subject to the following conditions (describe below)</li> </ul> </li> </ul>	□ Yes (proceed to #2)  No (form complete)  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		e 11	. E. 55th Street Vacation
<ul> <li>has no objections</li> <li>objects to the vacation and will not waive objection under any conditions (describe below)</li> <li>will waive objections subject to the following conditions (describe below)</li> </ul>	<ul> <li>has no objections</li> <li>objects to the vacation and will not waive objection under any conditions (describe below)</li> <li>will waive objections subject to the following conditions (describe below)</li> <li>Retain utility easement and protect facilities</li> </ul>			ing purpose:
<ul> <li>objects to the vacation and will not waive objection under any conditions (describe below)</li> <li>will waive objections subject to the following conditions (describe below)</li> </ul>	<ul> <li>objects to the vacation and will not waive objection under any conditions (describe below)</li> <li>will waive objections subject to the following conditions (describe below)</li> <li>Retain utility easement and protect facilities</li> <li>Relocate facilities</li> </ul>		Our utility	r/agency has facilities or interest within this right of way:
□ will walve objections subject to the following conditions (describe below)	<ul> <li>□ will waive objections subject to the following conditions (describe below)</li> <li>□ Retain utility easement and protect facilities</li> <li>□ Relocate facilities</li> </ul>	. (	Our utility	//agency has facilities or interest within this right of way: es (proceed to #2) No (form complete) //agency:
	□ Relocate facilities	. (	Our utility  Cur utility	//agency has facilities or interest within this right of way: es (proceed to #2)  No (form complete)  //agency: has no objections
□ Relocate facilities	□ Other:	. (	Our utility  Our utility  Our utility	//agency has facilities or interest within this right of way: es (proceed to #2)  No (form complete)  //agency: nas 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)
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		. (	Our utility  Our utility  Our utility	ing purpose:  //agency has facilities or interest within this right of way: es (proceed to #2)  No (form complete)  //agency: nas 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

eturn this form to:	
DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	— DuRon.Netsell@gmail.com
Address	Email

Authorized Representative



3829 Walnut Street KCMO 64111

**Address** 

## 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

	Frione (616) 313-2046   Tax (616) 313-2006   <u>www.kcmo.gov</u>	<del>-</del>
CASE NO. 1707-V	UTILITY CO	Vicinity Energy
Be it known that described street, al	DuRon and Chelsea Netsell , being of ley or plat desires to petition the City of Kansas City, Miss	owners of real estate abutting on the below souri to pass an ordinance vacating:
Please see attached	d exhibits for tract A,B,C,D,E,F,G	
for the following pu	Prpose: E. 55th Street Vacation	
	ncy has facilities or interest within this right of way: oceed to #2)  No (form co	omplete)
□ object □ will wa !	ncy: objections s to the vacation and will not waive objection under an ive objections subject to the following conditions (descraped Retain utility easement and protect facilities Relocate facilities Other:	ibe below)
	objections or conditions with applicant and/or City Staff nis form to the applicant within 30 days.	Frior to returning this form.
Craig McNiel, Vio	cinity Distribution Supervisor Craig Mcnis  Authorized Representative	£ 5/03/2024  Date
Return this form to: DuRon Ne	etsell Applicant Name	417.496.5134 Phone

DuRon. Net sell@gmail.com

Email



CASE NO. 1707-V <b>UTILITY CO.</b>		UTILITY CO
Be it known that _	DuRon and Chelsea Netsell	, being owners of real estate abutting on the below of Kansas City, Missouri to pass an ordinance vacating:
iescribed sireer, d	uney of plat desires to permort the city of	in Karisas City, Missoon to pass an oralitance vacaning.
Please see attach	ed exhibits for tract A,B,C,D,E,F,G	
or the following p	E. 55th Street Vacation	
	ency has facilities or interest within this r	ight of way:
	roceed to #2)	No (form complete)
2. Our utility/age		
	o objections	hisation under any conditions (describe helew)
	aive objections subject to the following	bjection under any conditions (describe below) conditions (describe below)
	□ Retain utility easement and protect t	
	□ Relocate facilities	
	□ Other:	
		t and/or City Staff Prior to returning this form.
<ul> <li>Please return</li> </ul>	this form to the applicant within 30 days	S.
	Authorized Representative	Date
Return this form to	:	
DuRon P	Vetsell	417.496.5134
	Applicant Name	Phone
3829 Walnut Stree	et KCMO 64111	DuRon.Netsell@gmail.com
	Address	Email



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

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 Kan	sas 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		
<ol> <li>Our utility/agency has facilities or interest within this right of</li> <li>Yes (proceed to #2)</li> </ol>	t way: No (form complete)	
<ul> <li>Our utility/agency:         <ul> <li>has no objections</li> <li>objects to the vacation and will not waive objection</li> <li>will waive objections subject to the following cond</li> <li>Retain utility easement and protect facilities</li> <li>Relocate facilities</li> <li>Other: We have one street light in the are side of E. 55th Str. (SEI1566), west of Herdesty vacation request, the street lighting equipmed Any streetlight work/relocations/removals</li> </ul> </li> </ul>	ditions (describe below)  es  ea you're wishing us to vacate on the south  y AVE . Upon approval of your street  ent must be return to the city.	
<ul> <li>Please discuss objections or conditions with applicant and/</li> <li>Please return this form to the applicant within 30 days.</li> </ul>		
Authorized Representative 5/222024		
	50.0	
Return this form to:		
DuRon Netsell	417.496.5134	
Applicant Name	Phone	
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com	
Address	Email	
, the spit of the	mr 115011	



CASE NO. 1707-V	UTILITY CO		
Be it known thatDuRon and Chelsea Netsell described street, alley or plat desires to petition the City of K	, being owners of real estate abutting on the below asas City, Missouri to pass an ordinance vacating:		
Please see attached exhibits for tract A,B,C,D,E,F,G			
E FEST Course Vest and			
for the following purpose: E. 55th Street Vacation			
<ol> <li>Our utility/agency has facilities or interest within this right</li> <li>Yes (proceed to #2)</li> </ol>	nt of way:  No (form complete)		
2. Our utility/agency:  has no objections  objects to the vacation and will not waive obje will waive objections subject to the following co Retain utility easement and protect fac Relocate facilities Other:	onditions (describe below) cilities		
<ul> <li>Please discuss objections or conditions with applicant at Please return this form to the applicant within 30 days.</li> <li>M Schroeder</li> </ul>	and/or City Staff Prior to returning this form.  5/23/2024		
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		



3829 Walnut Street KCMO 64111

Address

## 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

Phone (816) 513-2846   Fax (816) 513-2838	www.kcmo.gov/planning	
UTILITY CO. Spire Energy		
DuRon and Chelsea Netsell lley or plot desires to petition the City of K	, being owners of r ansas City, Missouri to po	real estate abutting on the below lss an ordinance vacating:
d exhibits for tract A,B,C,D,E,F,G		
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ncy has facilities or interest within this righ oceed to #2)	t of way: No (form complete)	
aive objections subject to the following co Retain utility easement and protect fac Relocate facilities	anditions (describe below silities	ons (describe below) /)
objections or conditions with applicant a his form to the applicant within 30 days.	nd/or City Staff Prior to re	eturning this form.
- Right of Way Rep for Spire Energy	John L. Strauss	5/7/2024
Authorized Representative		Date
:		
Jetsell	41	7.496.5134
Applicant Name		Phone
	DuRon and Chelsea Netsell  lley or plat desires to petition the City of K  d exhibits for tract A,B,C,D,E,E,G   E. 55th Street Vacation  prose:  E. 55th Street Vacation  ncy has facilities or interest within this right beced to #2)  ncy:  o objections  Its to the vacation and will not waive objective objections subject to the following complete in the protect facilities  Relocate facilities  Other:  Objections or conditions with applicant and his form to the applicant within 30 days.  Right of Way Rep for Spire Energy  Authorized Representative	DuRon and Chelsea Netsell    DuRon and Chelsea Netsell

DuRon.Netsell@gmail.com

Email



CASE NO. 1707-V		UTILITY CO. Spectrum	_
Be it known that _ described street, o	DuRon and Chelsea Netsell alley or plat desires to petition the City of Ko	, being owners of real estate abutting on the belo ansas City, Missouri to pass an ordinance vacating:	»w
Please see attache	ed exhibits for tract A,B,C,D,E,F,G		
or the following p	E. 55th Street Vacation		
	ency has facilities or interest within this right oceed to #2)	t of way: No (form complete)	
□ objec	o objections	ilities	
	objections or conditions with applicant ar his form to the applicant within 30 days. <b>Cason</b> Rodio	- -	
	Authorized Representative	Date	
Return this form to	:		
DuRon N	fetsell	417.496.5134	
	Applicant Name	Phone	
3829 Walnut Stree	t KCMO 64111	 DuRon.Netsell@gmail.com	
	Address	Email	



CASE NO. 1707-V		UTILITY CO	KCFD
be ii known indi	nd Chelsea Netsell t desires to petition the City of	, being owners Kansas City, Missouri t	s of real estate abutting on the below o pass an ordinance vacating:
Please see attached exhibits fo	r tract A,B,C,D,E,F,G		
for the following purpose:	E. 55th Street Vacation		
		bl of way	
<ol> <li>Our utility/agency has for</li></ol>	cilities or interest within this rig #2)	No (form comple	ete)
□ will waive objec □ Retain u □ Relocat	acation and will not waive obj tions subject to the following c utility easement and protect fo	onditions (describe be cilities	elow)
	s or conditions with applicant of the applicant within 30 days.  M Schroeder	and/or City Staff Prior t	to returning this form. 5/23/2024
	Authorized Representative		Date
Return this form to:			417 404 5104
DuRon Netsell Applie	cant Name		417.496.5134 Phonę
3829 Walnut Street KCMO 641	11		DuRon.Netsell@gmail.com
Α	ddress		Email



CASE NO. 1707-V		UTILITY CO. EVERGY
Be it known that		
Please see attache	ed exhibits for tract A,B,C,D,E,F,G	
ior the following pu	Urpose:E. 55th Street Vacation	
	ency has facilities or interest within this oceed to #2)	s right of way:  □ No (form complete)
□ objec <b>∉</b> will wo	o objections	rt facilities
	this form to the applicant within 30 day	ant and/or City Staff Prior to returning this form.  5-20-24
- 4 C	Aúthorizéd Representative	Date
Return this form to:		
DuRon N	Applicant Name	417.496.5134 Phone
3829 Walnut Street	Address	DuRon.Netsell@gmail.com  Email
	Addioss	LITA



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

Re: Street Vacate Request

Case # 1707-V

Vacation: Request to vacate East 55th 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

Right of Way Area Manager, Missouri

Spire Missouri Inc.

TJF: JLS

cc: DuRon Nutsell

Engineering Dept. Approval: JMA

System Planning Approval: PA

SpireEnergy.com