

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

11/12/2021 3:00 PM

NON-STANDARD FEE: EXEMPT FEE: \$69.00 18 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2021E0125047

Book: Page:

Anissia Manuleleua, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Anissia Manuleleua
Recorder of Deeds

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

112 W. Lexington, Suite 30
Independence, MO 64050

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



CITY OF KANSAS CITY MISSOURI

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

DATE OF DOCUMENT:

September 23, 2021

DOCUMENT TITLE:

Ordinance
210848

GRANTOR(S)
NAME &
ADDRESS:

City of KCMO

GRANTEE(S)
NAME &
ADDRESS:

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

LEGAL DESCRIPTION:

See Pages N/A or Exhibit _____ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th floor, City Hall, Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the City on this 28 day of September, 2021.

Marilyn Sanders
City Clerk

By _____
Marilyn Sanders City Clerk



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



Legislation Text

File #: 210848, Version: 1

ORDINANCE NO. 210848

Vacating a condominium plat generally located at 1612 Jefferson Street and directing the City Clerk to record certain documents. (CD-ROW-2020-00005).

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 20th day of April, 2020, a petition was filed with the City Clerk of Kansas City by Michael Dube, deVries & Associates, P.C., for the vacation of 1612 Jefferson Condominium, a condominium subdivision in Kansas City, Jackson County, Missouri, giving the distinct description of the subdivision to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said subdivision has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That 1612 Jefferson Condominium, a condominium subdivision in Kansas City, Jackson County, Missouri, be and the same is hereby vacated.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to

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



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

CD-ROW-2020-000

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:

Case No. CD-ROW-2020-00005 – A request to vacate a condominium plat known as "1612 Jefferson Condominium" on about 0.15 acres located at 1612 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____	
_____	by _____
City Clerk	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

CD-R0W-2020-009

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

Table with 3 columns: Owner's name, Legal description of property, Residence of owner. Includes entries for Dean A. Kube and Nicole M. Kube, and G1 Real Estate 014, LLC.

(attach additional sheets if required)

Handwritten signature of G1 Real Estate 014, LLC
Petitioner
G1 Real Estate 014, LLC

STATE OF Missouri)
COUNTY OF Jackson) ss.

On this 19 day of February in the year 2021 before me, a Notary Public in and for said state, personally appeared Scott Sharpe, 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 19 day of February, 2021

Notary Public in and for Said County and State

Handwritten signature of Notary Public

Notary Public

My Commission Expires: 10-15-23



MICHAEL P. DUBE
Jackson County
My Commission Expires
Oct. 15, 2023
Commission # 16811477
STATE OF MISSOURI



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2020-000

In the matter of the vacation of:

Case No. CD-ROW-2020-00005 – A request to vacate a condominium plat known as "1612 Jefferson Condominium" on about 0.15 acres located at 1612 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy




CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

CD-ROW-2020-009

Owner's name	Legal description of property
G1 Real Estate 014, LLC By:  Scott Sharpe, Manager	ALL OF 1612 JEFFERSON CONDOMINIUM, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.


(additional sheets attached as required)

STATE OF Missouri)
COUNTY OF Jackson) ss.

On this 19 day of February, 2021 before me, a Notary Public in and for said state, personally appeared SCOTT SHARPE, who being by me duly sworn did say that he/she is the managing member of G1 Real Estate 014, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 19 day of February, 2021.

Notary Public in and for Said County and State



Notary Public

My Commission Expires: 10-15-23



MICHAEL P. DUBE
Jackson County
My Commission Expires
Oct. 15, 2023
Commission # 15811477
STATE OF MISSOURI

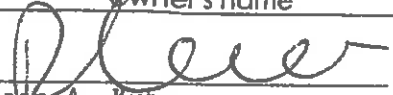



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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.kcma.gov/planning

CONSENT OF INDIVIDUALS

CD-ROW-2020-009

Owner's name	Legal description of property
 Dean A. Kube	The East 128 feet of Lots 14 and 15, Block 4, KING AND BOUTON'S ADDITION, a subdivision in Jackson County, Missouri.
 Nicole M. Kube	

(additional sheets attached as required)

STATE OF Missouri)
COUNTY OF Jackson) ss.

On this 1 day of February, 2021 before me personally appeared _____
Dean A. Kube and Nicole M. Kube, husband and wife,

_____ 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 1 day of February, 2021

Notary Public in and for Said County and State



Notary Public

My Commission Expires: 10-15-23



MICHAEL R. DUBE
Jackson County
My Commission Expires
Oct. 15, 2023
Commission # 15811477
STATE OF MISSOURI



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

CASE NO. CD-ROW-2020-009

UTILITY CO. AT&T

Be it known that G1 Real Estate 014, LLC, 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:

Case No. CD-ROW-2020-00005 – A request to vacate a condominium plat known as "1612 Jefferson Condominium" on about 0.15 acres located at 1612 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

for the following purpose: To remove restrictions/requirements of the condominium plat.

- 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
 - Other: _____

att has cable in the area of the vacate request. an easement will need to stay in place or and easement will need to be granted. the cables can be relocated at petitioners expense

- 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.

Russell Croft

Authorized Representative

4/21/2021

Date

Return this form to:

G1 Real Estate 014, LLC

Applicant Name

816-561-2555

Phone

3145 Broadway

Kansas City, MO 64111

Address

mike@devries-law-kc.com

Email



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

CASE NO. CD-ROW-2020-009

UTILITY CO. KCMO Water Services Department

Be It known that GI Real Estate 014, LLC, 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:

Case No. CD-ROW-2020-00005 - A request to vacate a condominium plat known as "1612 Jefferson Condominium" on about 0.15 acres located at 1612 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

for the following purpose: To remove restrictions/requirements of the condominium plat.

- 1. Our utility/agency has facilities or interest within this right-of-way plat
[X] Yes (proceed to #2) [] No (form complete)
2. Our utility/agency:
[X] 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.

Handwritten signature of Travis W. Kiefer

Authorized Representative

03/31/2021

Travis W. Kiefer, P.E. - KC Water Date

Return this form to:

GI Real Estate 014, LLC
Applicant Name

816-561-2555

Phone

3145 Broadway

Kansas City, MO 64111
Address

nike@devries-law-kc.com
Email



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

CASE NO. CD-ROW-2020-009

UTILITY CO. Spire

Be it known that G1 Real Estate 014, LLC, 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:

Case No. CD-ROW-2020-00005 – A request to vacate a condominium plat known as "1612 Jefferson Condominium" on about 0.15 acres located at 1612 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

JMA
JMA

JMK
JMK

AS
AS

MJA
MJA

for the following purpose: To remove restrictions/requirements of the condominium plat.

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.

JohnnyStrauss - ROW Representative for Spire Johnny Strauss

3/17/2021

Authorized Representative

Date

Return this form to:

G1 Real Estate 014, LLC
Applicant Name

816-561-2555

Phone

3145 Broadway

Kansas City, MO 64111
Address

mike@devries-law-kc.com

Email



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

CASE NO. CD-ROW-2020-0009

UTILITY CO. KCMO Fire Department

Be it known that G1 Real Estate 014, LLC, 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:

Case No. CD-ROW-2020-00005 - A request to vacate a condominium plat known as "1612 Jefferson Condominium" on about 0.15 acres located at 1612 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

for the following purpose: To remove restrictions/requirements of the condominium plat.

- 1. Our utility/agency has facilities or interest within this right of way:
[] Yes (proceed to #2) [X] No (form complete)
2. Our utility/agency:
[X] 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.

Michael Schroeder (Inspector)

02/19/2021

Authorized Representative

Date

Return this form to:

G1 Real Estate 014, LLC
Applicant Name

816-561-2555

Phone

3145 Broadway

Kansas City, MO 64111
Address

mike@devries-law-kc.com

Email



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

CASE NO. CD-ROW-2020-009

UTILITY CO. KCMO Public Works DEpartment
Street Lighting Services

Be it known that G1 Real Estate 014, LLC, 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:

Case No. CD-ROW-2020-00005 - A request to vacate a condominium plat known as "1612 Jefferson Condominium" on about 0.15 acres located at 1612 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

for the following purpose: To remove restrictions/requirements of the condominium plat.

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: As long as our streetlight facilities are not affected.

- 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.

Sara Hurst

Authorized Representative

2-19-21

Date

Return this form to:

G1 Real Estate 014, LLC

Applicant Name

816-561-2555

Phone

3145 Broadway

Kansas City, MO 64111

Address

mike@devries-law-kc.com

Email



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

CASE NO. CD-ROW-2020-009

UTILITY CO. Charter

Be it known that G1 Real Estate 014, LLC, 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:

Case No. CD-ROW-2020-00005 – A request to vacate a condominium plat known as "1612 Jefferson Condominium" on about 0.15 acres located at 1612 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

for the following purpose: To remove restrictions/requirements of the condominium plat.

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

3/5/21
Date

Return this form to:	
<u>G1 Real Estate 014, LLC</u>	<u>816-561-2555</u>
Applicant Name	Phone
<u>3145 Broadway</u>	
<u>Kansas City, MO 64111</u>	<u>mike@devries-law-kc.com</u>
Address	Email



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

CASE NO. CD-ROW-2020-0009

UTILITY CO. Evergy

Be it known that G1 Real Estate 014, LLC, 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:

Case No. CD-ROW-2020-00005 – A request to vacate a condominium plat known as "1612 Jefferson Condominium" on about 0.15 acres located at 1612 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

for the following purpose: To remove restrictions/requirements of the condominium plat.

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.

AMAR CHEEMA

Authorized Representative

05/20/21
Date

Return this form to:

G1 Real Estate 014, LLC

Applicant Name

816-561-2555

Phone

3145 Broadway

Kansas City, MO 64111

Address

mike@devries-law-kc.com

Email



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

CASE NO. CD-ROW-2020-009

UTILITY CO. KCMO Public Works Department
Streets and Traffic Division

Be It known that GI Real Estate 014, LLC, 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:

Case No. CD-ROW-2020-00005 -- A request to vacate a condominium plat known as "1812 Jefferson Condominium" on about 0.15 acres located at 1812 Jefferson Street, to allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

for the following purpose: To remove restrictions/requirements of the condominium plat.

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.

Sam Akula, Public Works Dept

5/26/2021

Authorized Representative

Date

Return this form to:

GI Real Estate 014, LLC

816-561-2555

Applicant Name

Phone

3145 Broadway

Kansas City, MO 64111

mike@devries-law-kc.com

Address

Email