

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



04/25/2024 9:31 AM

FEE: \$48.00 10 PGS

INSTRUMENT NUMBER
2024E0024442



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

DATE OF DOCUMENT: April 18, 2024

DOCUMENT TITLE: Vacation 240380

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

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

LEGAL DESCRIPTION:
See Page(s) 1, 2 of 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, 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 24th day of April, 2024

Marilyn Sanders
City Clerk

By Marilyn Sanders City Clerk



Return all Recorded Originals To:
OFFICE OF THE CITY CLERK, 414 E. 12th Street, 25th Floor, Kansas City, Missouri 64106



File #: 240380

ORDINANCE NO. 240380

Vacating an approximately 2,175 square foot alley in District B3-2 generally located east of Wyoming Street approximately 120 feet north of West 39th Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-000041)

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 21st day of September 2023, a petition was filed with the City Clerk of Kansas City by Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes PC., for the vacation of an alley, located in Block 4, Bonfils Heights, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Lot 7, of said Block 4, Bonfils Heights, also being the East Right-of-Way of Wyoming Street, as now established; Thence North 00°04'22" West, along said East Right-of-Way line, 15.01 feet, to the Southwest corner of Lot 6, of said Block 4, Bonfils Heights; Thence South 87°18'45" East, along the South line of said Lot 6, 144.87 feet, to the Southeast corner of said Lot 6; Thence South 00°04'22" East, along the East line of said Block 4 Bonfils Heights, 15.01 feet, to the Northeast corner of Lot 11, of said Bonfils Heights; Thence North 87°18'45" West, along the South line of Lots 7, 8, 9, 10, and 11, of said Block 4, Bonfils Heights, 144.87 feet, to the point of Beginning. Containing 2172 square feet or 0.05 acres more or less; giving the distinct description of the alley 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

alley 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 on April 2, 2024, the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

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

Section 4. That all the part of the alley located in Block 4, Bonfils Heights, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Lot 7, of said Block 4, Bonfils Heights, also being the East Right-of-Way of Wyoming Street, as now established; Thence North 00°04'22" West, along said East Right-of-Way line, 15.01 feet, to the Southwest corner of Lot 6, of said Block 4, Bonfils Heights; Thence South 87°18'45" East, along the South line of said Lot 6, 144.87 feet, to the Southeast corner of said Lot 6; Thence South 00°04'22" East, along the East line of said Block 4 Bonfils Heights, 15.01 feet, to the Northeast corner of Lot 11, of said Bonfils Heights; Thence North 87°18'45" West, along the South line of Lots 7, 8, 9, 10, and 11, of said Block 4, Bonfils Heights, 144.87 feet, to the point of Beginning. Containing 2172 square feet or 0.05 acres more or less be and the same is hereby vacated, and subject to the following conditions:

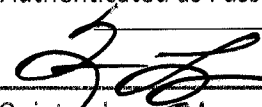
1. That the applicant shall protect the sewer facilities and provide an easement as required by the Kansas City, Missouri Water Services Department.
2. The applicant shall retain all utility easements and protect facilities required by Evergy.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.



Authenticated as Passed

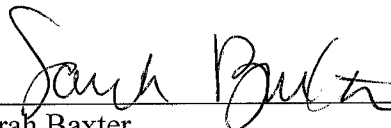

Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

APR 18 2024

Date Passed

Approved as to form:


Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

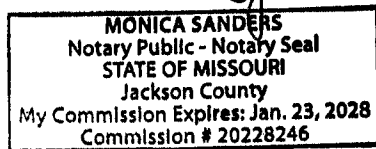
Diane Brickley
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 24th day of April, 2024, 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)
) ss.
COUNTY OF _____)

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By _____
Deputy



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

Case No. CD-ROW-2023-00041

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:

A Tract of land being all of a 15.00 foot alley, in BLOCK 4, BONFILS HEIGHTS, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of Lot 7, of said BLOCK 4, BONFILS HEIGHTS, also being the East Right-of-Way of Wyoming Street, as now established;

Thence North 00°04'22" West, along said East Right-of-Way line, 15.01 feet, to the Southwest corner of Lot 6, of said BLOCK 4, BONFILS HEIGHTS;

Thence South 87°18'45" East, along the South line of said Lot 6, 144.87 feet, to the Southeast corner of said Lot 6;

Thence South 00°04'22" East, along the East line of said BLOCK 4, BONFILS HEIGHTS, 15.01 feet, to the Northeast corner of Lot 11, of said BONFILS HEIGHTS;

Thence North 87°18'45" West, along the South line of Lots 7, 8, 9, 10 and 11, of said BLOCK 4, BONFILS HEIGHTS, 144.87 feet, to the Point of Beginning.

Contains 2172 square feet or 0.05 acres 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

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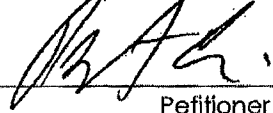
Case No. CD-ROW-2023-00041

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
QMR Bakers Corner,, LLC	Lots 7-10, Block 4, Bonfils Heights	3401 College Blvd., Suite 250 Leawood, Kansas

(attach additional sheets if required)

QMR BAKERS CORNER, LLC


Petitioner

STATE OF)
COUNTY OF) ss.

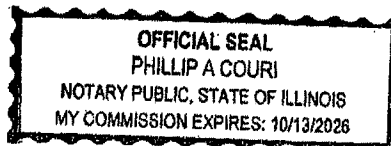
On this 4 day of March in the year 2023, before me, a Notary Public in and for said state, personally appeared QMR Bakers Corner, LLC, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she 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 4 day of March, 2023.

Notary Public in and for Said County and State


Notary Public

My Commission Expires:



{33954 / 72379; 1002207. }



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-2023-00041

In the matter of the vacation of:

A Tract of land being all of a 15.00 foot alley, in BLOCK 4, BONFILS HEIGHTS, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of Lot 7, of said BLOCK 4, BONFILS HEIGHTS, also being the East Right-of-Way of Wyoming Street, as now established;

Thence North 00°04'22" West, along said East Right-of-Way line, 15.01 feet, to the Southwest corner of Lot 6, of said BLOCK 4, BONFILS HEIGHTS;

Thence South 87°18'45" East, along the South line of said Lot 6, 144.87 feet, to the Southeast corner of said Lot 6;

Thence South 00°04'22" East, along the East line of said BLOCK 4, BONFILS HEIGHTS, 15.01 feet, to the Northeast corner of Lot 11, of said BONFILS HEIGHTS;

Thence North 87°18'43" West, along the South line of Lots 7, 8, 9, 10 and 11, of said BLOCK 4, BONFILS HEIGHTS, 144.87 feet, to the Point of Beginning.

Contains 2172 square feet or 0.05 acres more or less.

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

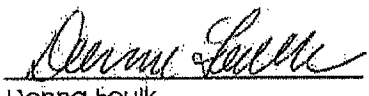


CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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CONSENT OF INDIVIDUALS

Case No. CD-ROW-2023-00041

Owner's name	Legal description of property
 Steve Hagelman  Donna Foulk	Lot 11, Block 4, Bonfile Heights

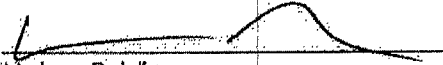
(additional sheets attached as required)

STATE OF Kansas)
) ss.
COUNTY OF Wichita)

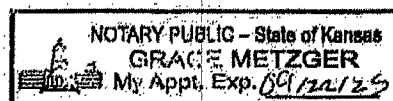
On this 14 day of January, 2023, before me personally appeared Donna Foulk and Steve Hagelman, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Subscribed and sworn to before me on this 14 day of January, 2023.

Notary Public in and for Said County and State


Notary Public

My Commission Expires: 04/22/25



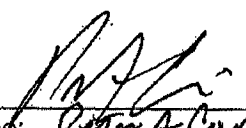


CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2023-00041

Owner's name	Legal description of property
QMR Bakers Corner, LLC	Lots 7-10, Block 4, Bonfile Heights
By:  Name: <u>Phillip A. Couri</u> Title: <u>Authorized Signer</u>	

(additional sheets attached as required)

STATE OF _____)
) ss.
 COUNTY OF _____)

On this 4 day of March, 2023, before me, a Notary Public in and for said state, personally appeared Phillip A. Couri, who being by me duly sworn did say that he/she is the managing member of QMR Bakers Corner LLC a Illinois 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 4 day of March, 2023.

Notary Public in and for Said County and State


 Notary Public

My Commission Expires:

{33954 / 72379; 1002206. }

