

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
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Robert T Kelly, Director, Recorder Of Deeds

**Jackson County
Recorder of Deeds
Exempt Document**

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Robert T. Kelly, Recorder of Deeds

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

112 W. Lexington, Suite 30
Independence, MO 64050

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CITY OF KANSAS CITY MISSOURI

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

DATE OF DOCUMENT:

December 14, 2018

DOCUMENT TITLE:

Ordinance 170938 (1755-V)

GRANTOR(S)
NAME &
ADDRESS:

City of Kansas City, Missouri
414 E. 12th Street
Kansas City, MO 64106

GRANTEE(S)
NAME &
ADDRESS:

Heim Building, LLC
2700 Guinotte Ave
Kansas City, MO 64120

LEGAL DESCRIPTION:

See Pages no legal 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 23rd day of February, 2018.

Marilyn Sanders
City Clerk

By Brittiney Lacy
Brittiney Lacy, Deputy City Clerk



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

ORDINANCE NO. 170938

Vacating the north/south alley next west of N. Montgall Avenue from the south right-of-way line of the Union Pacific Railroad to an area approximately 110 feet north of the north right-of-way line of Guinotte Avenue, and directing the City Clerk to record certain documents. (1755-V)

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, 2017, a petition was filed with the City Clerk of Kansas City by Andy Rieger for the vacation of a tract of land in the north/south alley next west of N. Montgall Avenue from the south right-of-way line of the Union Pacific Railroad to an area approximately 110 feet north of the north right-of-way line of Guinotte Avenue, all in Kansas City, Jackson County, Missouri, 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 the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

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

Section 4. That a tract of land in the north/south alley next west of N. Montgall Avenue from the south right-of-way line of the Union Pacific Railroad to an area

ORDINANCE NO. 170938

approximately 110 feet north of the north right-of-way line of Guinotte Avenue, all in Kansas City, Jackson County, Missouri, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works. That a full-width utility easement be retained or that the facilities be relocated at the applicant's expense.

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

[Signature]
Sly James, Mayor
[Signature]
Marilyn Sanders, City Clerk
DEC 14 2017

Date Passed

Approved as to form and legality:

[Signature]
Sarah Baxter
Assistant City Attorney

Approved by the City Plan Commission

[Signature]
FOR Diane Binckley, Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF (Jackson)

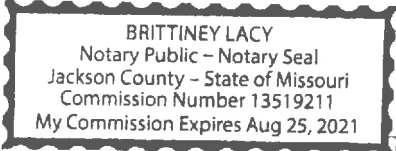
On the 14th day of December, 2017, before me, a Notary Public in and for said County, personally appeared Kelly Varner to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said City

ORDINANCE NO. 170938

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 _____, 20_____.



Brittainy Lacy
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

1755-V

