

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

07/07/2025 11:49 AM

FEE: \$60.00 14 PGS



INSTRUMENT NUMBER  
2025E0046840



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

DATE OF DOCUMENT: June 12, 2025

DOCUMENT TITLE: Vacation Ordinance 250448

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

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

LEGAL DESCRIPTION:  
See Page(s) 1-3 of Exhibit \_\_\_\_\_ of the subject document.

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

IN TESTIMONY WHEREOF, I have set my hand affixed the seal of the City on the 1st day of July, 2025

Marilyn Sanders  
City Clerk

By [Signature]  
Marilyn Sanders City Clerk



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



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**File #: 250448**

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### ORDINANCE NO. 250448

Vacating approximately 0.14 acres of street right-of-way in Zoning District R-7.5 generally located on East 52nd Terrace approximately 1050 feet west of Dr. Martin Luther King Jr. Boulevard; and directing the City Clerk to record certain documents. (CD-ROW-2025-00005)

#### 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 8<sup>th</sup> day of April, 2025, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation of a tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows: (Note: For coarse orientation the bearings in this description are based on the East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri; Thence North 87° 32' 02" West, 20.00 feet, on the westerly prolongation of the North Right-of-Way line of 52nd Street (as platted), to the East line of the West half of said Northwest Quarter of the Northwest Quarter of said Section 36, said line also being the East line of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as

Instrument Number 2018E0025888; Thence North 02° 17' 29" East, 5.00 feet, on said East line of said parcel, to the Northeast corner of an existing Road Easement recorded as KURT KELLER'S INC. in Book B-5089, page 729; Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described; Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' ' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement; Thence North 87° 33' 11" West, 105.35 feet, on said South line, to the Southwest corner of said Road Easement; Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement; Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres. Said petition gives the distinct description of the 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 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 a tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows: (Note: For coarse orientation the bearings in this description are based on the East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri; Thence North 87° 32' 02" West, 20.00 feet, on the westerly prolongation of the North Right-of-Way line of 52nd Street (as platted), to the East line of the West half of said Northwest Quarter of the Northwest Quarter of said Section 36, said line also being the East line of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888; Thence North 02° 17' 29" East, 5.00 feet, on said East line of said parcel, to the Northeast corner of an existing Road Easement recorded as KURT KELLER'S INC. in Book B-5089, page 729; Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described; Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' ' 38" West, and a chord distance of 77.46 feet, to a point on the South

line of said Road Easement; Thence North 87° 33' 11" West, 105.35 feet, on said South line, to the Southwest corner of said Road Easement; Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement; Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres 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 Everygy.

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

Marilyn Sanders, City Clerk

JUN 12 2025

Date Passed

Approved by the City Plan Commission:

Sara Copeland, FAICP  
Secretary

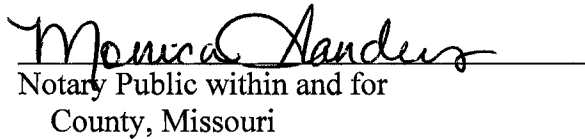
Approved as to form:

Sarah Baxter  
Senior Associate City Attorney

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF Jackson

On the 1<sup>st</sup> day of July, 2025, before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.



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

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.

By \_\_\_\_\_  
Deputy



## Plan Conditions

Report Date: May 01, 2025

Case Number: CD-ROW-2025-00005

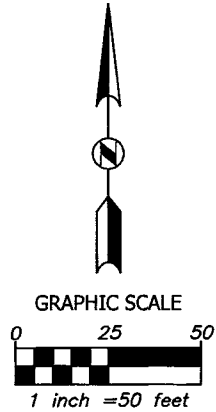
Project: HALO Vacation- East 52nd Terrace

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

1. That the applicant shall retain all utility easements and protect facilities required by Everygy.

**EXHIBIT A - PARTIAL ROAD VACATION  
IN WEST HALF OF THE NORTHWEST QUARTER  
SECTION 36, TOWNSHIP 49 NORTH, RANGE 33 WEST  
KANSAS CITY, JACKSON COUNTY, MISSOURI  
MAP (SEE SHEET 2 FOR DESCRIPTION)**

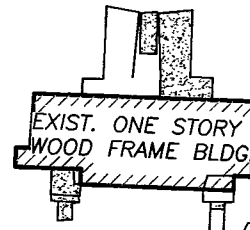


**PARTIAL VACATION OF  
ROAD EASEMENT  
KURT KELLER'S INC  
BK. B-5089, PG. 729**

N02°26'49"E  
50.00'

S87°33'11"E  
164.51'  
5995 SQ. FT.  
105.35' N87°33'11"W

OWNER:  
HKC PROPERTIES, LLC  
SITE ADDRESS:  
5928 E. 52ND TERRACE  
WD: INS. 2018E0025888



POINT OF  
BEGINNING

N87°33'11"W  
49.33'

N87°32'02"W  
20.00'

SHED

RIGHT-OF-WAY  
TO BE DEDICATED  
BY SEPARATE  
DOCUMENT

E LINE, NW 1/4, NW 1/4  
SEC. 36-T49N-R33W

E LINE OF WARRANTY  
DEED 2018E0025888

GRAVEL DRIVE

LOT 11

**EASTWOOD**

EXIST. 1 STORY  
WOOD FRAME  
HOUSE

N02°17'29"E  
5.00'

N. R/W LINE

52ND TERRACE  
(PLATTED AS 52ND STREET)

ASPHALT

POINT OF COMMENCING  
SW. COR. LOT 11,  
EASTWOOD TERRACE

LOT 12

**TERRACE**

**LEGEND**

○ Found Survey Monument	CB Chord Bearing
—*—*— Barbed Wire Fence	CD Chord Distance
⊙ Gate Post	BK. Book
⊠ Mailbox	PG Page
R= Radius	WD Warranty Deed
L= Arc Length	

**B/C**  
CIVIL ENGINEERING / SURVEYING / UTILITIES  
712 State Avenue, Kansas City, KS 66101  
Phone: (913) 371-5300

Client: HALO  
1600 GENESSEE STREET  
SUITE 200  
KANSAS CITY, MO 64102

Project: PARTIAL STREET  
VACATION OF 52ND TERR.  
IN W 1/2 OF NW 1/4,  
SECTION 36, T49N, R33W  
KANSAS CITY, JA. CO., MO.

Drawn By: RKS  
Project No: 030040  
Field Date:  
Issue Date: 01/20/2025  
Sheet:

1 OF 2

**EXHIBIT A - PARTIAL ROAD VACATION  
IN WEST HALF OF THE NORTHWEST QUARTER  
SECTION 36, TOWNSHIP 49 NORTH, RANGE 33 WEST  
KANSAS CITY, JACKSON COUNTY, MISSOURI  
DESCRIPTION (SEE SHEET 1 FOR MAP)**

**DESCRIPTION**

A Tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For coarse orientation the bearings in this description are based on the East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, (NAD 83.)

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Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described;

Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement;

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Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement;

Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres.

Sheet:

2  
OF  
2

Drawn By: RKS

Project No: 030040

Field Date: 01/20/2025

Issue Date: 01/20/2025

Project:

STREET VACATION  
PART OF KELLER'S R/W  
W 1/2 OF THE NW 1/4  
SECTION 36, T49N, R33W  
KANSAS CITY, JA. CO., MO.

Client:

HALO  
1600 GENESSEE STREET  
SUITE 200  
KANSAS CITY, MO 64102



CIVIL ENGINEERING / SURVEYING / UTILITIES

712 State Avenue, Kansas City, KS 66101

Phone: (913) 371-5300





## PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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

CASE #: CD-ROW-2025-0005

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  
**Kurt Keller Inc (Part of the W ½ of NW ¼ of Section 36-T49N-R33W):**

**A Tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:**

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**COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri;**

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**Thence North 02° 17' 29" East, 5.00 feet, on said East line of said parcel, to the Northeast corner of an existing Road Easement recorded as KURT KELLER'S INC. in Book B-5089, page 729;**

**Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described;**

**Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement;**

**Thence North 87° 33' 11" West, 105.35 feet, on said South line, to the Southwest corner of said Road Easement;**

**Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement;**

**Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres.**



## PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor, Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE #: **CD-ROW-2025-0005**

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

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
Applicant: HKC Properties, LLC	BEG at the SE corner of the NW 1/4 of NW 1/4, Section 36 T49N-R33E,  Thence S. 406.56', along the E. line of the NW 1/4 of NW 1/4;  Thence N87°31'49"W, 1153.5', to the E. ROW line of KC Southern Railway Company, as established by Warranty Deed, recorded in Book 3651, Page 459;  Thence Northeasterly, on a non-tangent curve, concave to the SE, having a radius of 2452.92', an arc length of 1144.11', on said E. ROW line, said curve, to the right, having a chord bearing N20°02'20" E, a chord distance of 1133.77';  Thence Northeasterly, on a non-tangent curve, concave to the SE, having a radius of 2452.92', an arc length of 1144.11', on said E. ROW line, said curve, to the right, having a chord bearing N20°02'20" E, a chord distance of 1133.77';	5700 W 112TH ST STE 200 OVERLAND PARK, KS 66211

(Legal Description continued on next sheet)



# PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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

CASE #: **CD-ROW-2025-0005**

(Legal Description continued from last page)

Owner's name	Legal description of property	Residence of owner
	<p>Thence N33°24'04"E, 53.06', on said East ROW line;</p> <p>Thence S02°17'29" W, 229.03';</p> <p>Thence S87°31'49"E, 780.20', to the E line of NW 1/4 of NW 1/4</p> <p>Thence S02°17'29"E, 490.82', on said E line, to the POB, said Tract containing 967,557 square feet or 22.2121 acres.</p>	

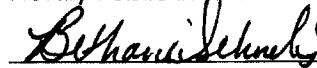
  
Petitioner

STATE OF )  
COUNTY OF ) ss.

On this 8 day of April in the year 2025, before me, a Notary Public in and for said state, personally appeared Martin Bicknell, 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 8 day of April, 2025

Notary Public in and for Said County and State

  
Notary Public

My Commission Expires: 12/4/2026





## CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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

Case No. CASE #: CD-ROW-2025-0005

In the matter of the vacation of:

**Kurt Keller Inc (Part of the W ½ of NW ¼ of Section 36-T49N-R33W):**

**A Tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:**

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**Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described;**

**Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement;**

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## CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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

**Case No. CASE #: CD-ROW-2025-0005**

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 OF LIMITED LIABILITY COMPANIES

**Case No. CASE #: CD-ROW-2025-0005**

Owner's name	Legal description of property
Applicant: HKC Properties, LLC	<p>BEG at the SE corner of the NW 1/4 of NW 1/4, Section 36 T49N-R33E,</p> <p>Thence S. 406.56', along the E. line of the NW 1/4 of NW 1/4;</p> <p>Thence N87°31'49"W, 1153.5', to the E. ROW line of KC Southern Railway Company, as established by Warranty Deed, recorded in Book 3651, Page 459;</p> <p>Thence Northeasterly, on a non-tangent curve, concave to the SE, having a radius of 2452.92', an arc length of 1144.11', on said E. ROW line, said curve, to the right, having a chord bearing N20°02'20" E, a chord distance of 1133.77';</p> <p>Thence N33°24'04"E, 53.06', on said East ROW line;</p> <p>Thence S02°17'29" W, 229.03';</p> <p>Thence S87°31'49"E, 780.20', to the E line of NW 1/4 of NW 1/4</p> <p>Thence S02°17'29"E, 490.82', on said E line, to the POB, said Tract containing 967,557 square feet or 22.2121 acres.</p>



## CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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

Name

Title Manager

HKC Properties, LLC

STATE OF Missouri

)  
) ss.

COUNTY OF JACKSON

On this 8 day of April, 2025, before me, a Notary Public in and for said state, personally appeared Martin E. Eckert who being by me duly sworn did say that he/she is the managing member of HKC Properties, LLC Kansas 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 8 day of April, 2025

Notary Public in and for Said County and State

Bethanie Schmellig  
Notary Public

My Commission Expires:

12/4/2024

