

CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2025-00038

41st Street Condo Plat Vacation



KANSAS CITY
Planning & Dev

December 3, 2025

Docket # 10

Request

Vacation of a Condominium Plat

Applicant

Adam Carlson
Rouse Frets White Goss Gent Rhodes
Attorney

Owner

41 Locustlilac LLC

Site Information

Location	410 E 41st St
Area	0.45 Acres
Zoning	R-2.5
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Residential, R-2.5
South: Residential, R-2.5
East: Residential, R-1.5
West: Residential, R-2.5

Land Use Plan

The Midtown/Plaza Area Plan recommends Residential Medium High Density for this location.

Major Street Plan

No street is identified by the Major Street Plan at this location.

Approval Process



Overview

The applicant is seeking approval of a vacation of a condominium plat in District R-2.5 (residential) on about 0.5 acres generally located at the northwest corner of East 41st Street and Locust Street.

Existing Conditions

The subject site is developed with four apartment buildings which were previously subdivided through a condominium plat. All units are under one ownership.

Neighborhoods

This site is located within the Southmoreland Neighborhood Association and the Midtown KC Now organization.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Project Timeline

The application was filed on October 22, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #10 **Approval**

VICINITY MAP



VACATION REVIEW

The plat proposed for vacation currently contains four multi-unit residential buildings under single, common ownership. Although the building was originally platted as a condominium pursuant to RSMo Chapter 448, all units and buildings are owned by one entity and are operated as a multi-unit rental building.

The vacation of the condominium plat will eliminate the condominium form of ownership and return the structure to a single-ownership multi-unit building. No physical changes to the buildings are proposed. The action will dissolve the condominium association and its bylaws, and consolidate ownership from multiple condominium units to one owner.

The requested vacation is limited to this change in ownership structure and does not include any modifications to the buildings or property.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	There are no proposed changes to the buildings.

SPECIFIC REVIEW CRITERIA

Vacation of Alleys, Street and Plats (88-560-10)

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:

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.

Vacation of the plat will result in a consolidation of the parcels. This parcel will have direct access to public right-of-way. No right-of-way is proposed to be vacated.

B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

No right-of-way is proposed to be vacated.

C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation of the condominium plat will not disrupt any street network as no right-of-way is proposed to be vacated.

E. 88-560-10-E. The vacation shall not result in a dead-end street or alley.

No right-of-way is proposed to be vacated.

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 of the plat as no right-of-way is proposed to be vacated.

G. The vacation shall not vacate half the width of a street or alley.

No right-of-way is proposed to be vacated.

H. The right-of-way to be vacated is not on the Major Street Plan.

No right-of-way is proposed to be vacated.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
 - a. Exhibit
 - b. Legal Description
 - c. Petition to Vacate
 - d. Consent to Vacate

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully Submitted,

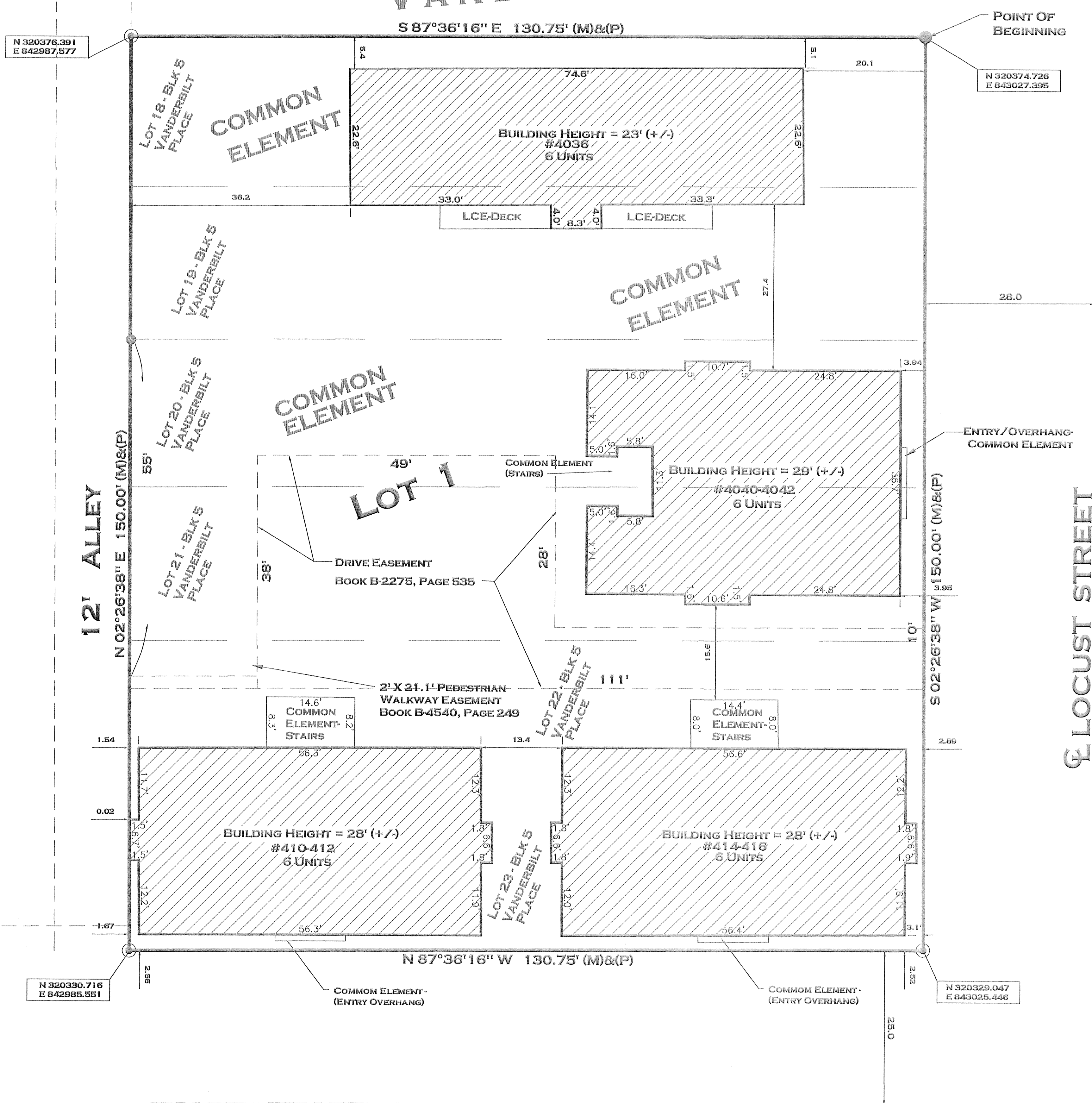


Matthew Barnes, AICP

Lead Planner

2007 E0113652
FINAL PLAT
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

VANDERBILT PLACE



EAST 41ST STREET
(50' RIGHT OF WAY)

LOCUST STREET
(56' RIGHT OF WAY)

Filed for Record This
day of August 2007
at 5:47 PM
Recorded to Book 117 Page 51
Instrument Number 07E0113652
Director of Records
by C. Waterfield
Deputy
Recordation Fee \$ 166.00

PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREINAFTER KNOWN AS "41ST STREET CONDOMINIUM".

EASEMENT DEDICATION

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH 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) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS AND/OR THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

STREET DEDICATION

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

RIGHT OF ENTRANCE

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION MAINTENANCE OF WATER MAINS. SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

CONDOMINIUM LANGUAGE

THIS PLAT, 41ST STREET CONDOMINIUM, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1980) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1011 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON BYLAWS RECORDED CONCURRENTLY HERewith.

UNIT BOUNDARIES SHOWN ARE MEASURED TO THE UNDERSURFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXTENDED TO THE INTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL FIREPLACES, STOOPS, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE BUILDING NUMBER AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS: 41ST STREET CONDOMINIUM, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS NOTED OTHERWISE.

THIS PROJECT CONSISTS OF FOUR BUILDINGS WITH A TOTAL OF TWENTY-FOUR UNITS AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PURSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS.

PARKING TO SERVE THIS PROJECT IS PROVIDED BY THE PARKING AREA WITHIN THE PLAT AS SHOWN HEREON. USE OF THESE AREAS ARE CONTROLLED BY THE DECLARATION AS COMMON ELEMENTS.

PARKLAND DEDICATION:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$2,866.94 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR TWENTY-FOUR MULTIFAMILY CONDOMINIUM UNITS, PURSUANT TO SECTION 86-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

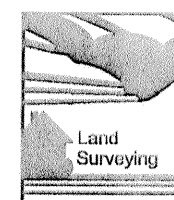
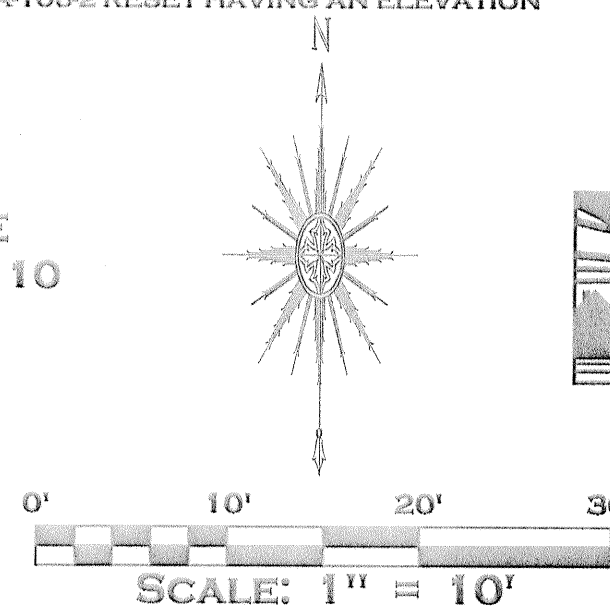
ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL STATION JA-105-2 RESET HAVING AN ELEVATION OF 201.50.

DEVELOPER:
DAN WEINDLING
4210 TROOST AVENUE
KANSAS CITY, MO. 64110

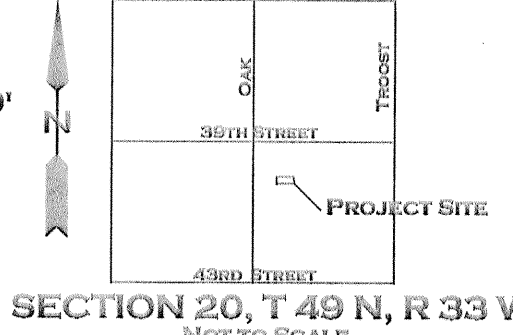
LEGEND

- (P)= PLAT
- (M)= MEASURED
- SET 1/2" BAR W/ #2000 CAP
- FOUND 1/2" IRON BAR
- LCE = LIMITED COMMON ELEMENT

N 318214.85
E 842261.15
STATE PLANE COORDINATES (METERS)



JOHN RENNER
LAND SURVEYOR
6547 BROOKBROOK BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64113
8163344641
JOB NO. 405069



SECTION 20, T 49 N, R 33 W
NOT TO SCALE

Michael Dyer 7-24-07
JACKSON COUNTY GIS DEPT.

IN TESTIMONY WHEREOF, PROPERTIES PLUS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, F/K/A PROPERTIES PLUS, A MISSOURI GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 17 DAY OF July, 2007.

PROPERTIES PLUS, LLC

DANIEL O. WEINDLING, AS MANAGING MEMBER

NOTARY CERTIFICATION
STATE OF MISSOURI
COUNTY OF JACKSON SS:

BE IT REMEMBERED THAT ON THIS 17 DAY OF July, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DANIEL O. WEINDLING, OF PROPERTIES PLUS, L.L.C., OWNER OF THE LANDS SHOWN HEREON, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9-14-07

Amy L. Grant

AMY L. GRANT
Notary Public-Notary Seal
STATE OF MISSOURI
JACKSON COUNTY
My Commission Expires Sept. 14, 2007

APPROVED BY:

CITY PLAN COMMISSION APPROVED: JANUARY 16, 2007

CHAIRMAN - EVERT ASHES

ASSISTANT SECRETARY - VIRGINIA L. WALSH

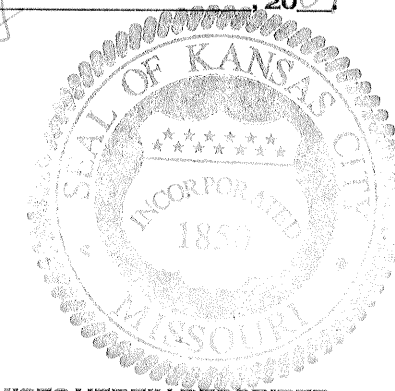
PUBLIC WORKS
CITY ENGINEER - GREGORY J. FOKOS, P.E.

DIRECTOR - STANLEY W. HARRIS, P.E.

CITY COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 210103, DULY AUTHENTICATED AS PASSED THIS 19 DAY OF July, 2007.

MAYOR - MARK FUNKHOUSER

CITY CLERK - MILLIE M. CROSBAND



SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHN W. RENNER
MISSOURI PLS NO. 2000

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED BY GPS OBSERVATION TO STATION JA-105-2 HAVING A GRID FACTOR OF 0.9999024.

STATION JA-105-2 RESET COORDINATES:
N 320734.025
E 842760.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR LOCUST WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 20811 ON SEPT. 18, 1902, AND ORDINANCE NO. 14678 ON JUNE 22, 1900 FOR 41ST STREET.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NUMBER MJ71107.

THERE ARE NO BUILDING SETBACK LINES OR EASEMENTS SHOWN ON THE ORIGINAL PLAT.

LEGAL DESCRIPTION

LOTS 18, 19, 20, 21, 22 AND 23, BLOCK 5, VANDERBILT PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 02°26'38" WEST ALONG THE EAST LINE OF SAID LOTS 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 87°36'16" WEST ALONG THE SOUTH LINE THEREOF 130.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02°26'38" EAST ALONG THE WEST LINE OF SAID LOTS 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 87°36'16" EAST ALONG THE NORTH LINE THEREOF 130.75 FEET TO THE POINT OF BEGINNING, CONTAINING 19,612 SQUARE FEET, OR 0.38 ACRES, MORE OR LESS.

Michael Dyer 7-24-07
JACKSON COUNTY GIS DEPT.

FINAL PLAT
FOR THE
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

GENERAL SITE PLAN

RENNER SURVEYING

DATE: 10-31-06
REV. 5-1-2007
REV. 6-14-2007

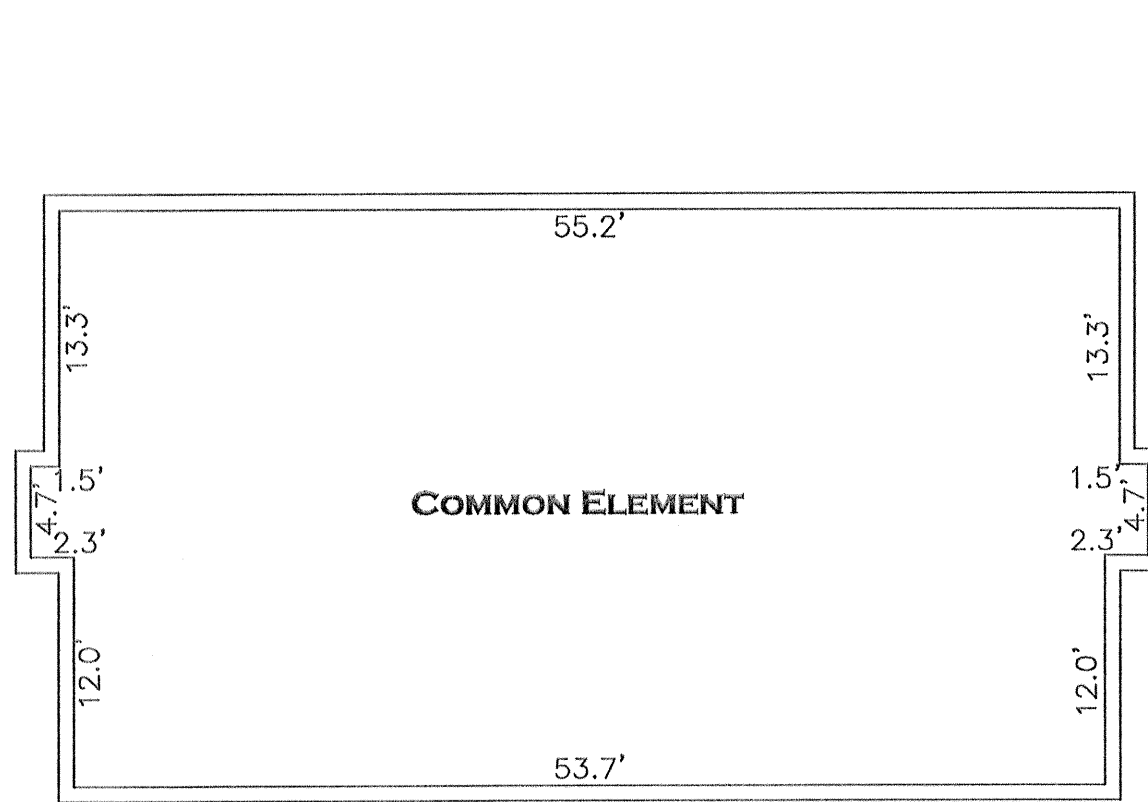
F1

2007 E0113652

41ST STREET CONDOMINIUM

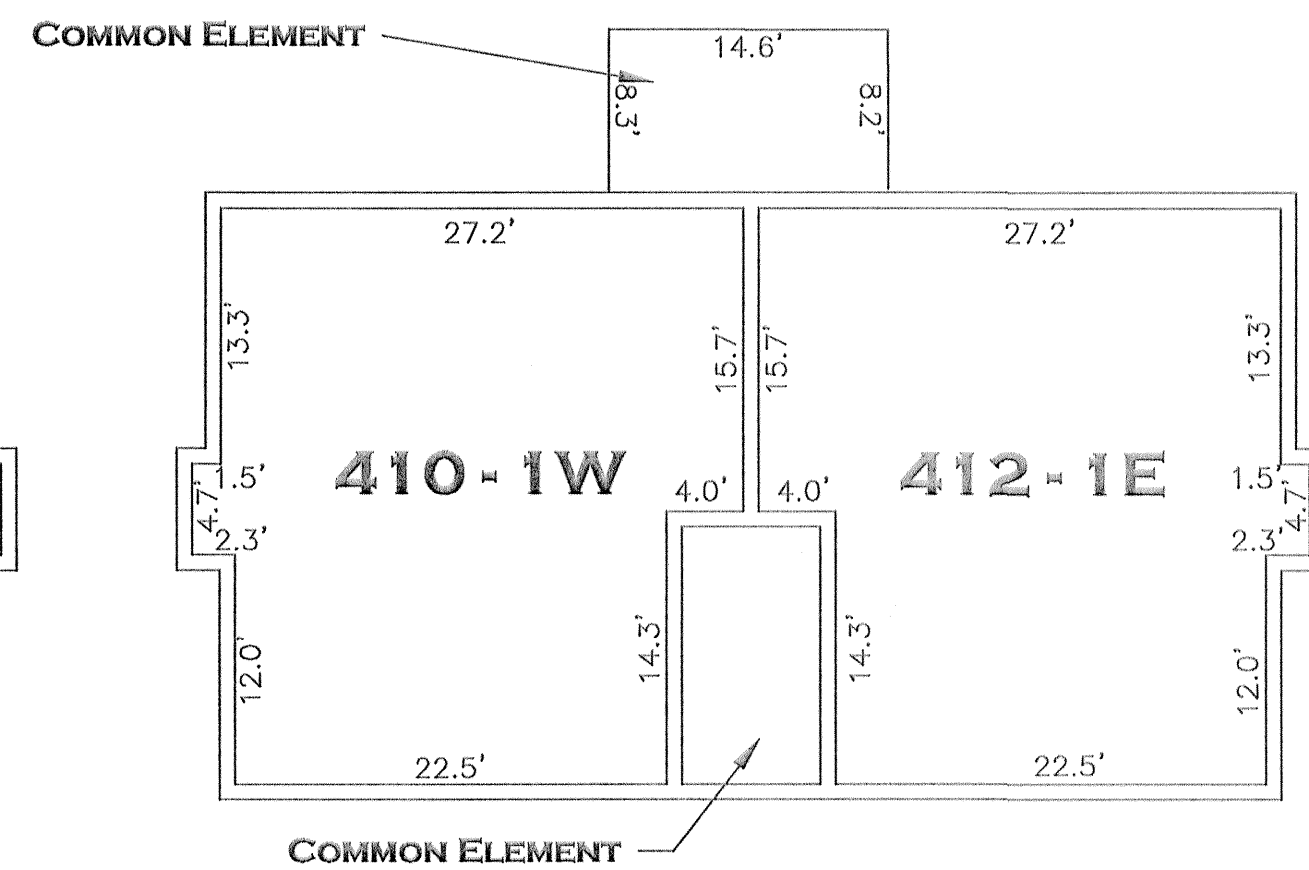
FINAL PLAT

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



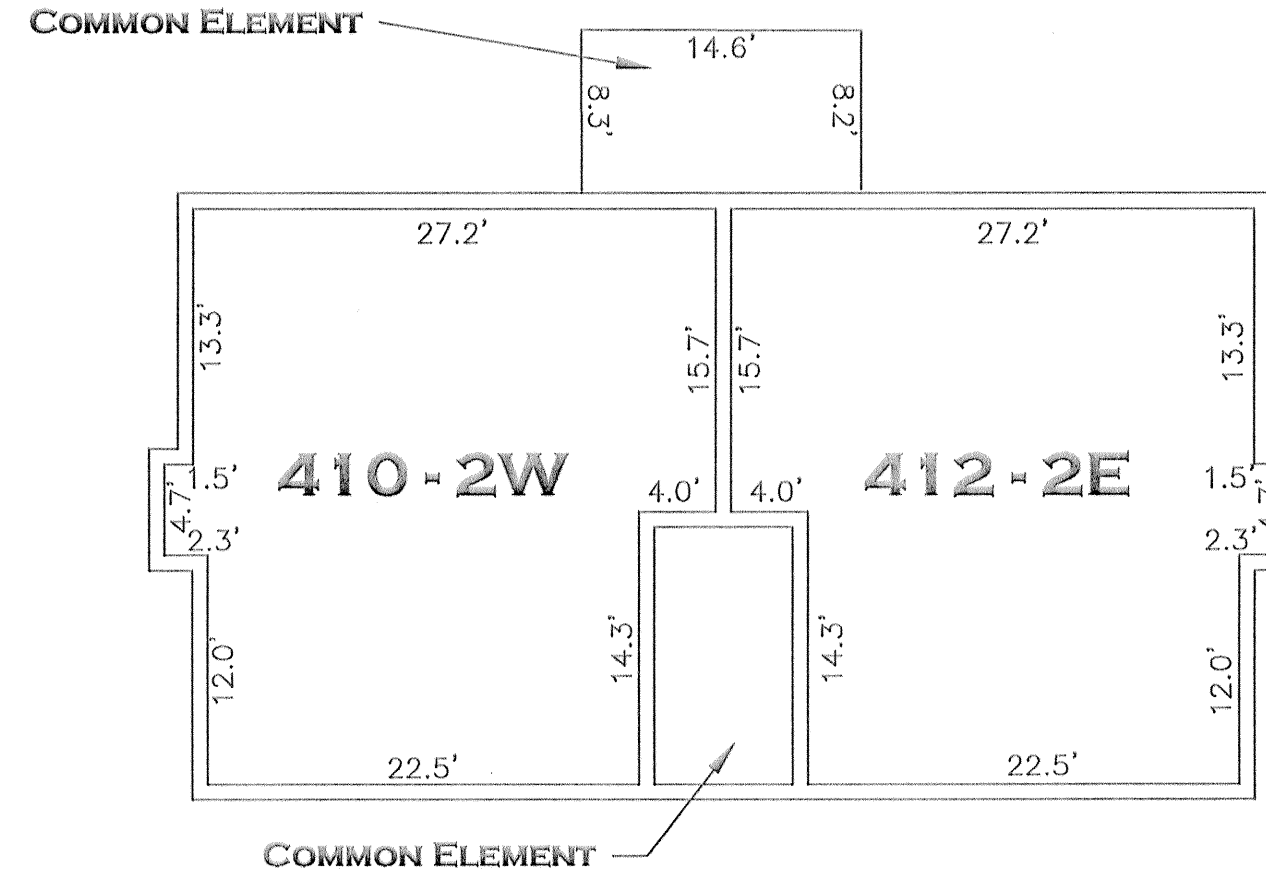
BASEMENT 410-412

SCALE: 1" = 10'
FLOOR ELEV: 173.87



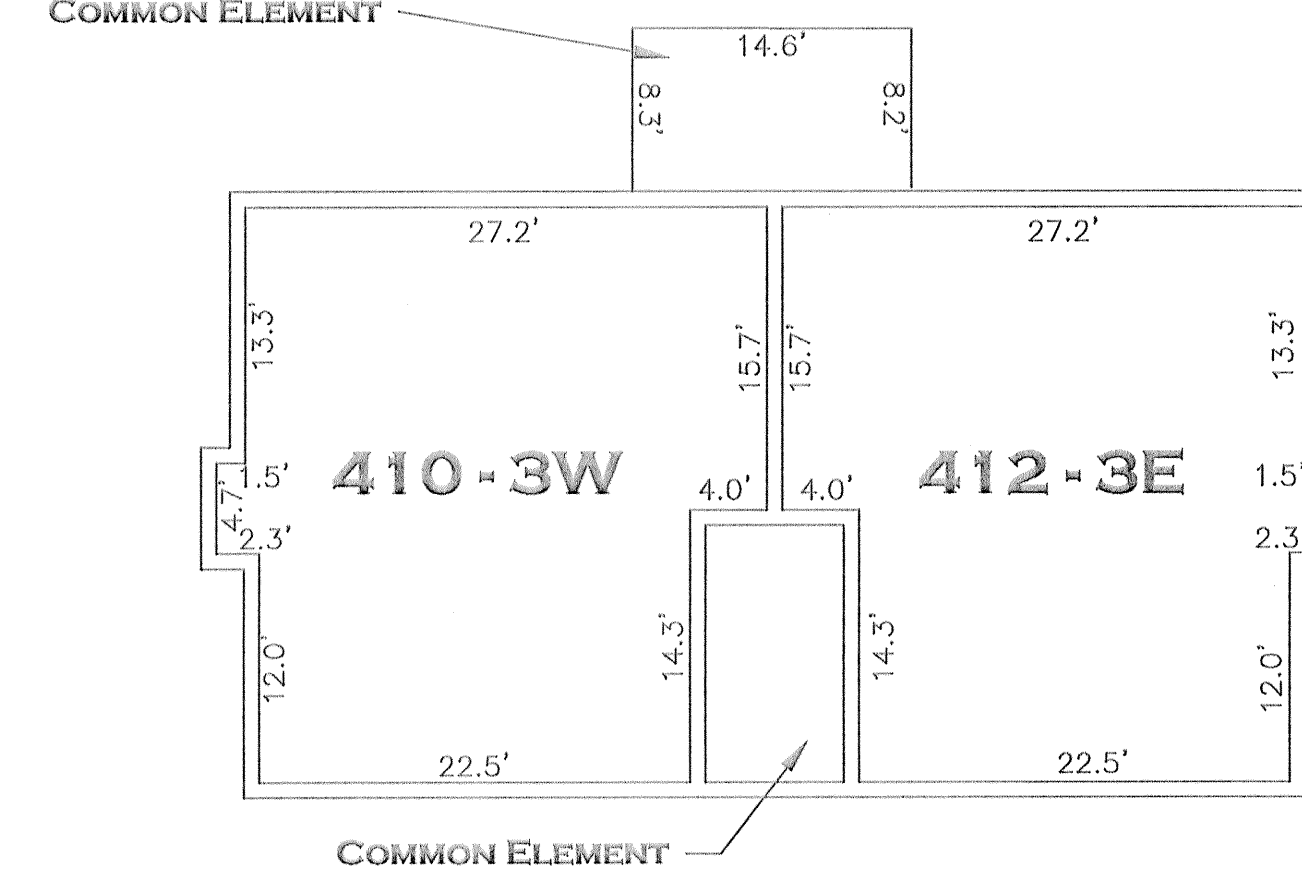
FIRST FLOOR 410-412

SCALE: 1" = 10'
FLOOR ELEV: 182.13
CEILING ELEV: 190.23



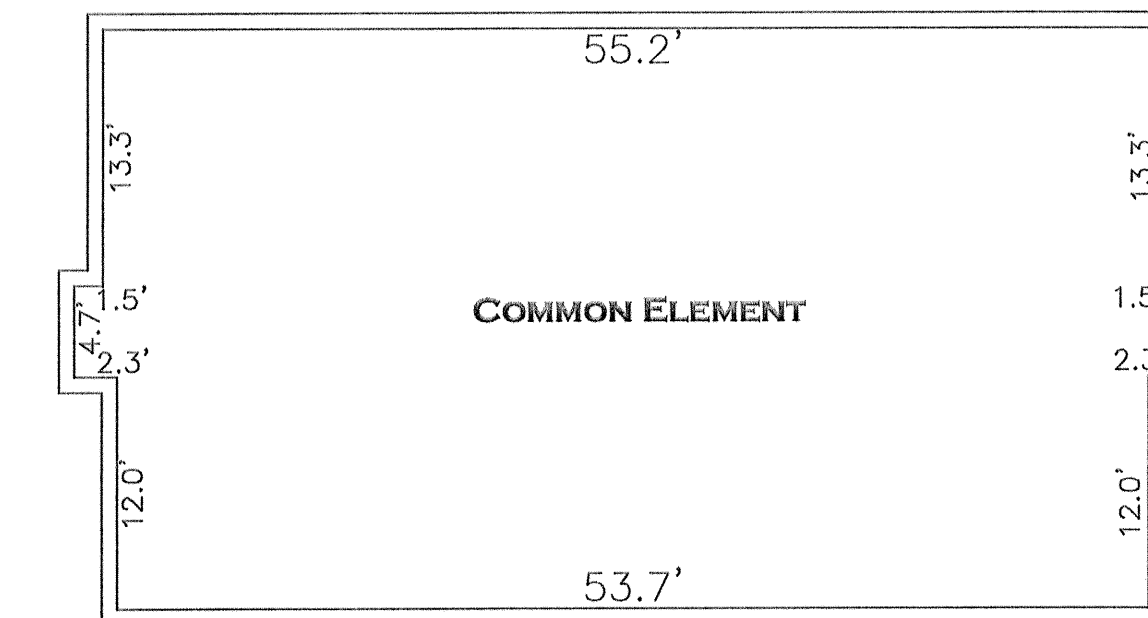
SECOND FLOOR 410-412

SCALE: 1" = 10'
FLOOR ELEV: 191.20
CEILING ELEV: 199.40



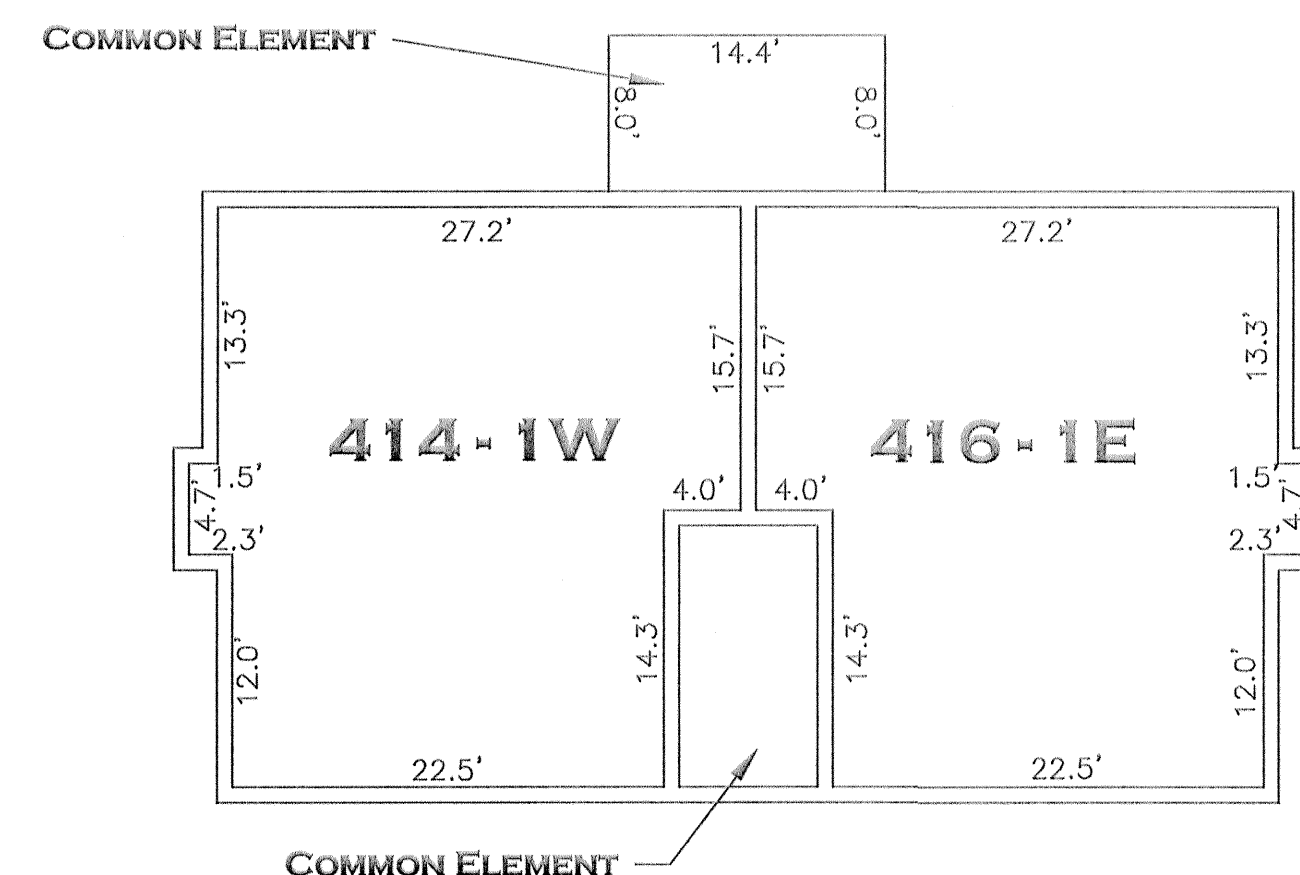
THIRD FLOOR 410-412

SCALE: 1" = 10'
FLOOR ELEV: 200.33
CEILING ELEV: 208.53



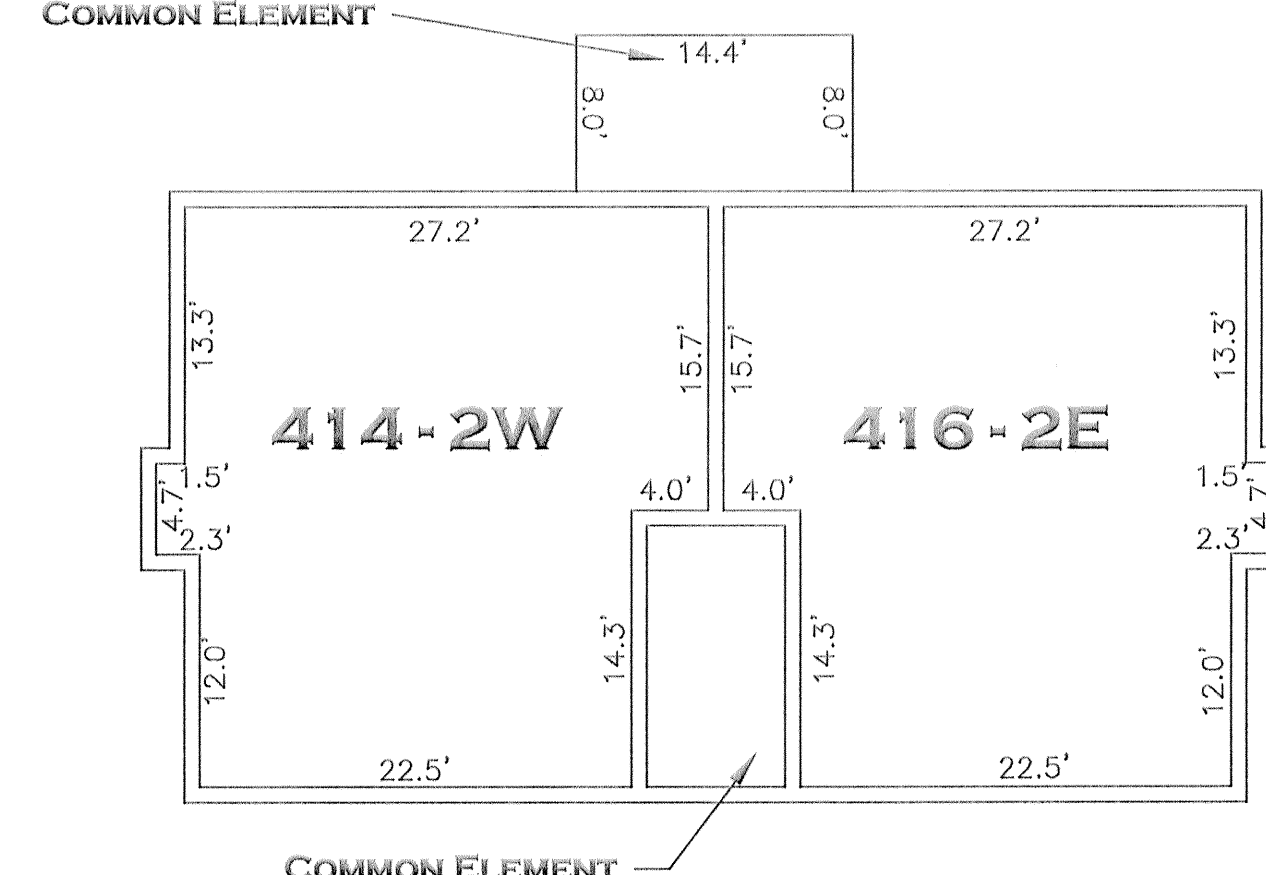
BASEMENT 414-416

SCALE: 1" = 10'
FLOOR ELEV: 172.69



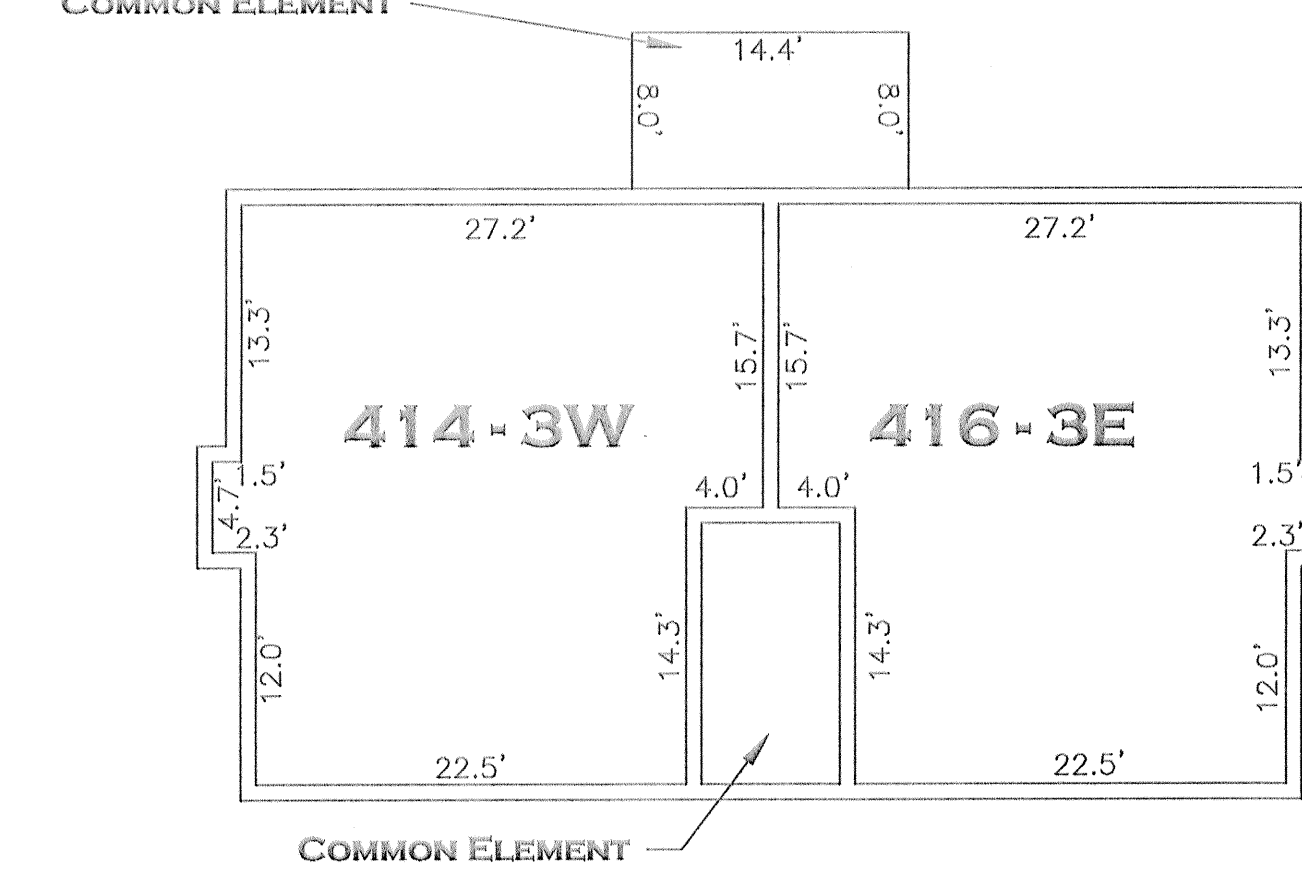
FIRST FLOOR 414-416

SCALE: 1" = 10'
FLOOR ELEV: 178.96
CEILING ELEV: 187.16



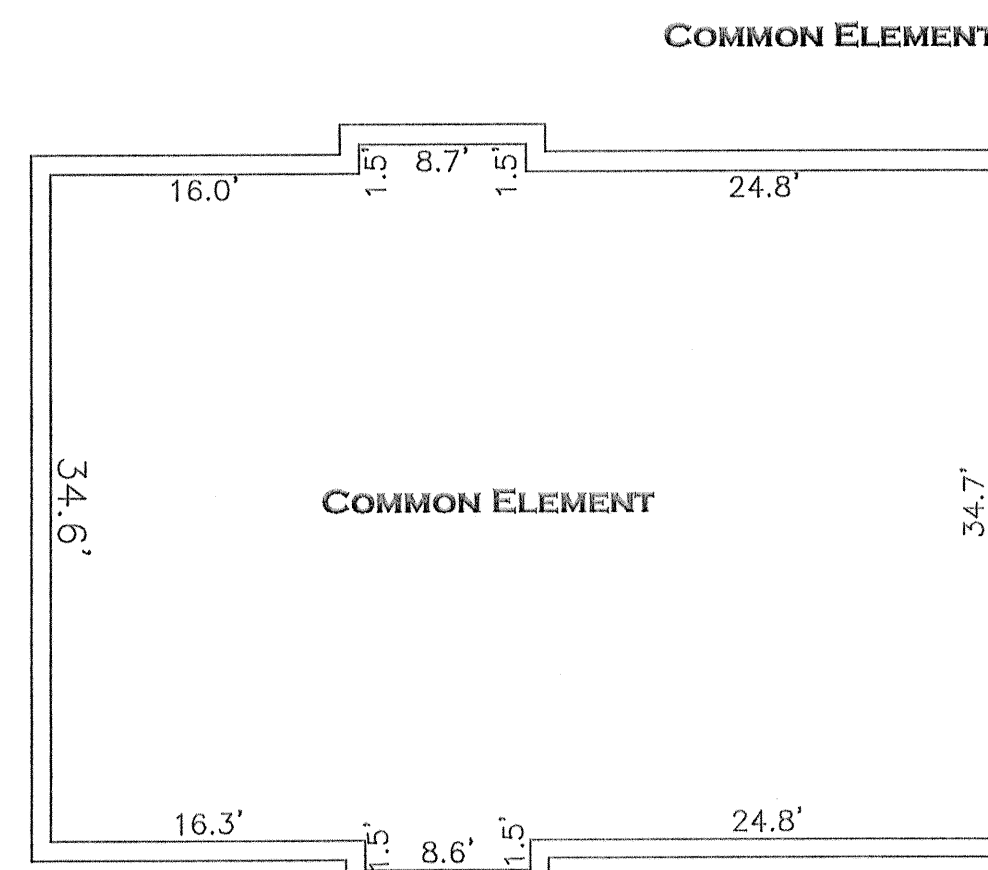
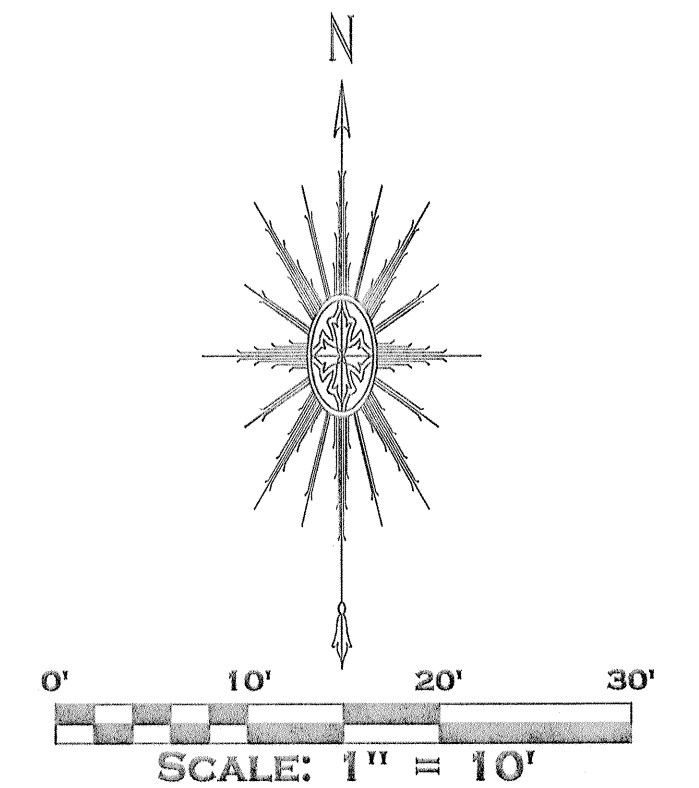
SECOND FLOOR 414-416

SCALE: 1" = 10'
FLOOR ELEV: 188.01
CEILING ELEV: 196.31



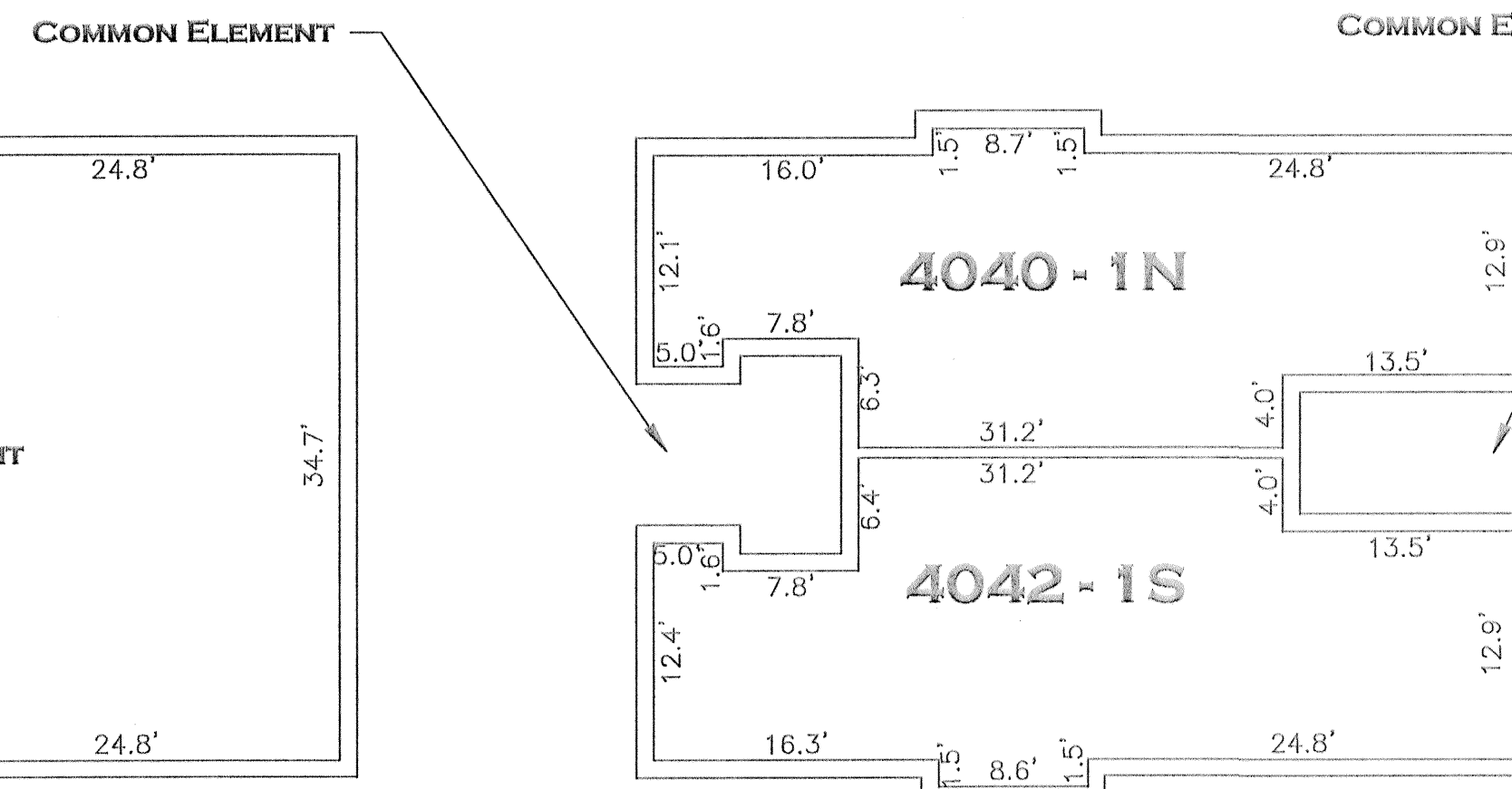
THIRD FLOOR 414-416

SCALE: 1" = 10'
FLOOR ELEV: 197.06
CEILING ELEV: 205.31



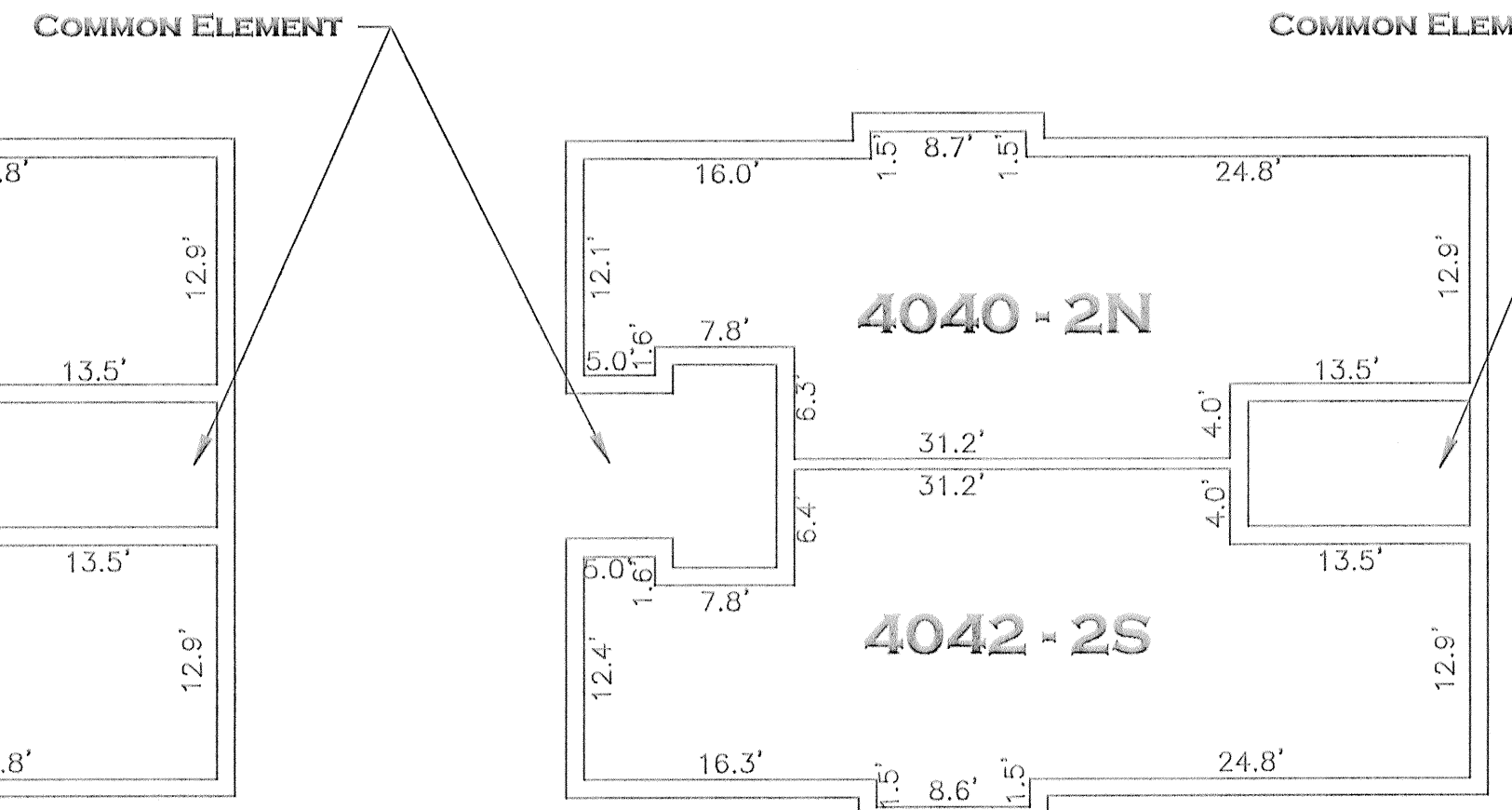
BASEMENT 4040-42

SCALE: 1" = 10'
FLOOR ELEV: 167.07



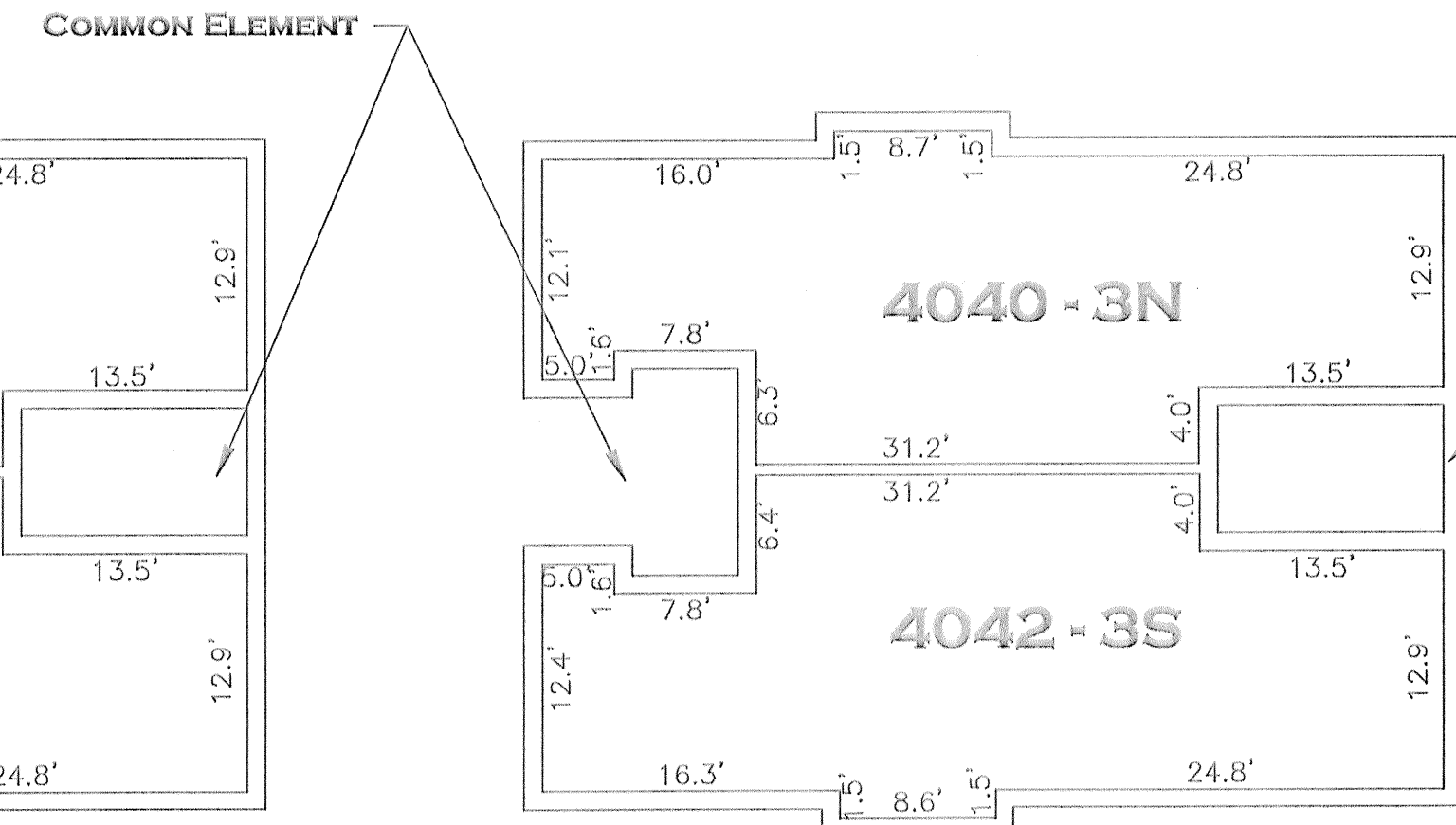
FIRST FLOOR 4040-42

SCALE: 1" = 10'
FLOOR ELEV: 174.99
CEILING ELEV: 183.29



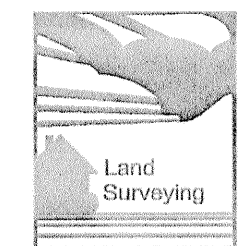
SECOND FLOOR 4040-42

SCALE: 1" = 10'
FLOOR ELEV: 184.05
CEILING ELEV: 192.35

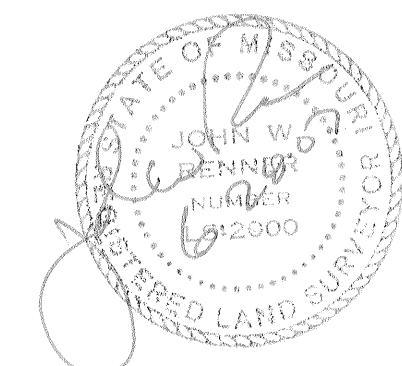


THIRD FLOOR 4040-42

SCALE: 1" = 10'
FLOOR ELEV: 193.06
CEILING ELEV: 201.46



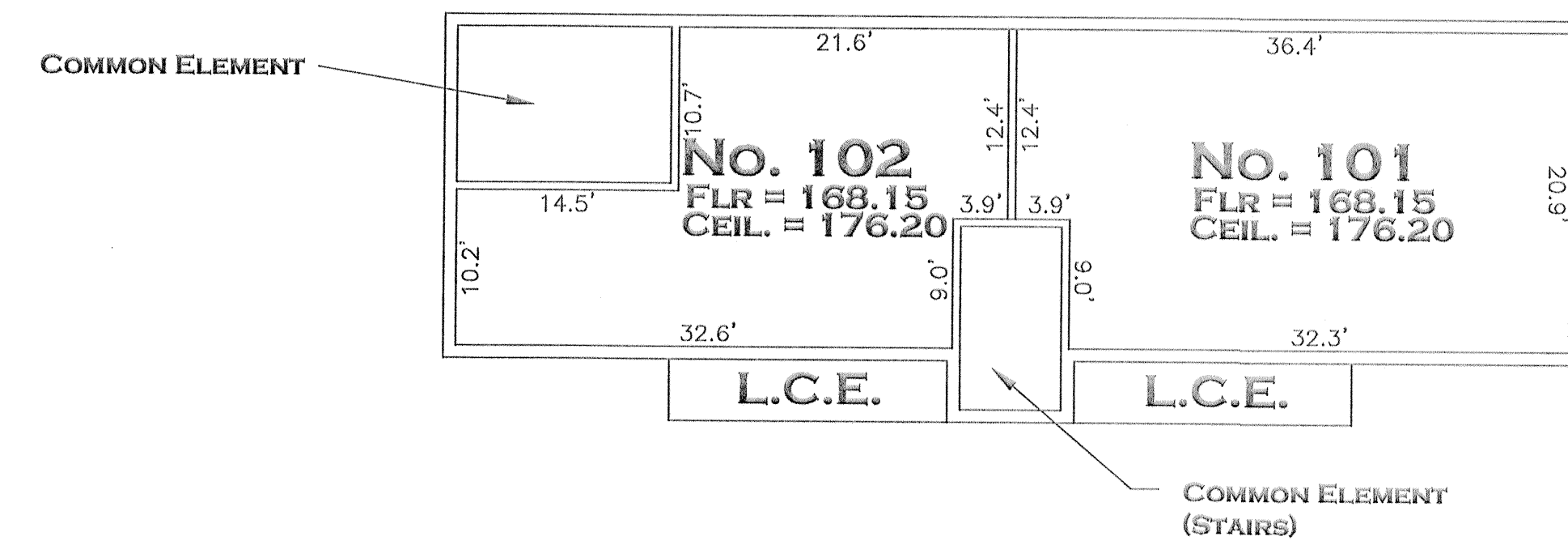
JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 244
KANSAS CITY, MO. 64114
816-333-8841
JOB NO. 4-05-069
REVISED:



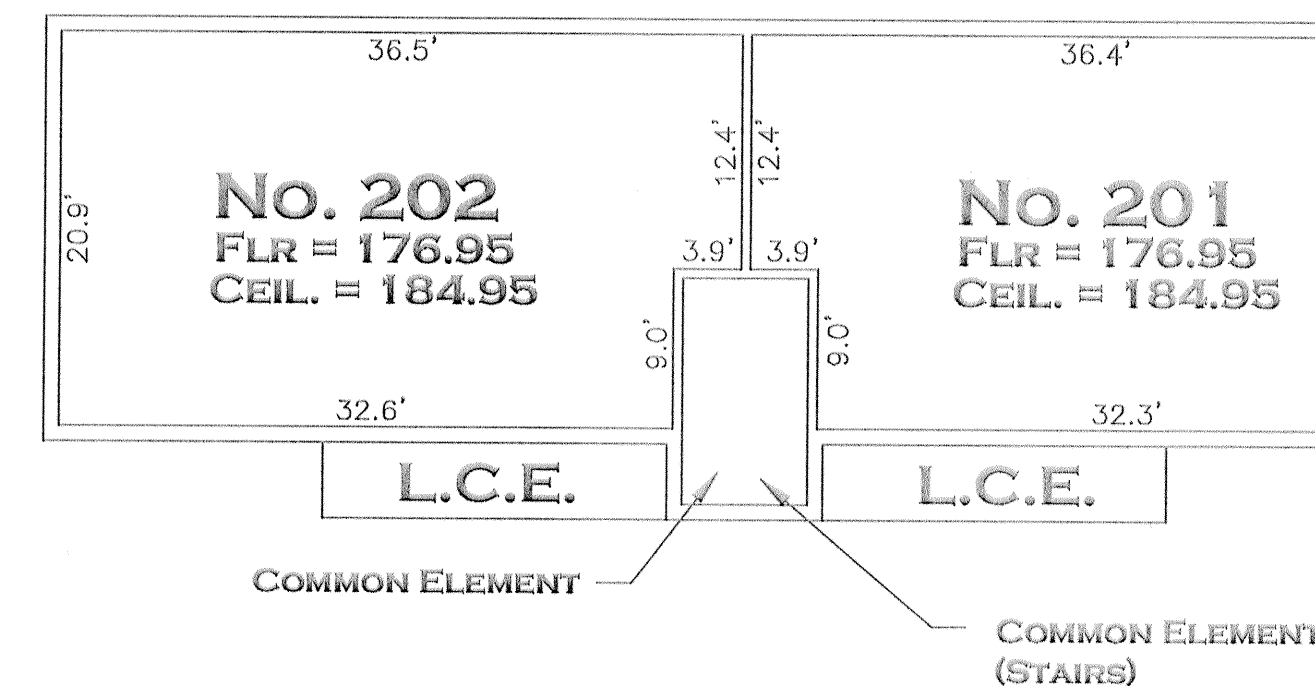
FINAL PLAT			
FOR			
41ST STREET CONDOMINIUM			
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI			
GENERAL SITE PLAN			
RENNER SURVEY			
DATE: 10-15-05	REV: 2-15-07	DW:RAJ	CHK:JR

2007E01136S2

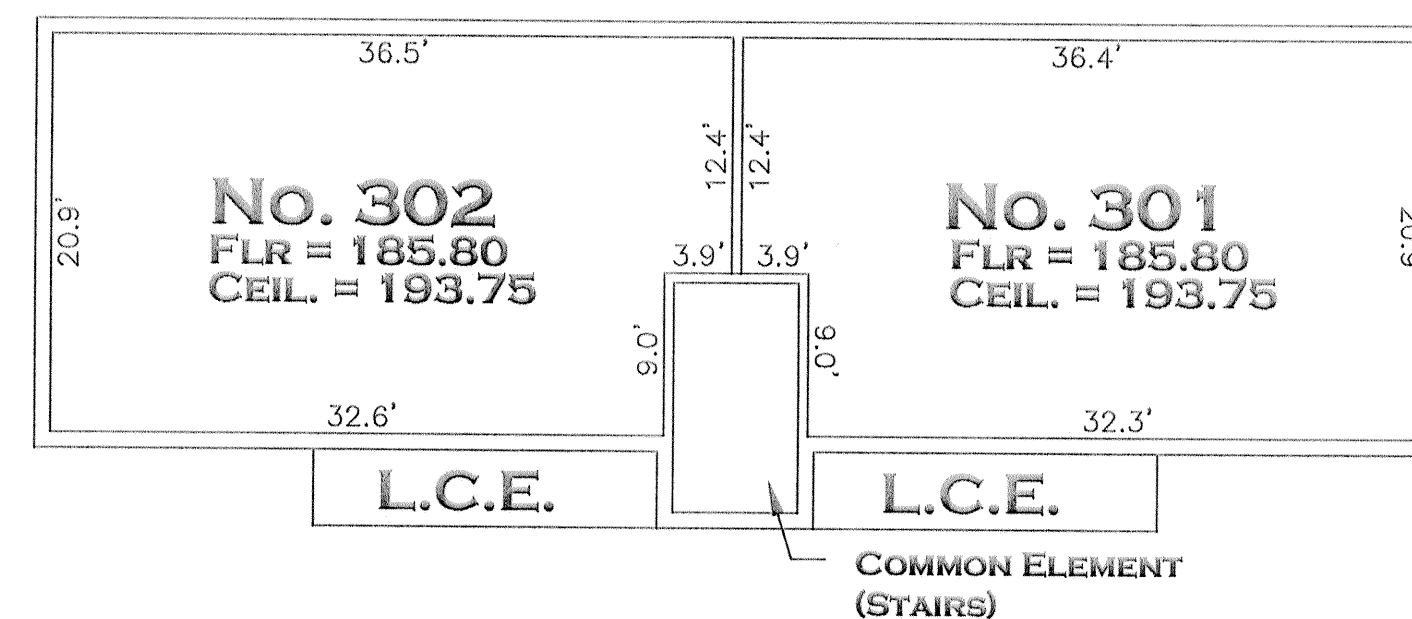
FINAL PLAT
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



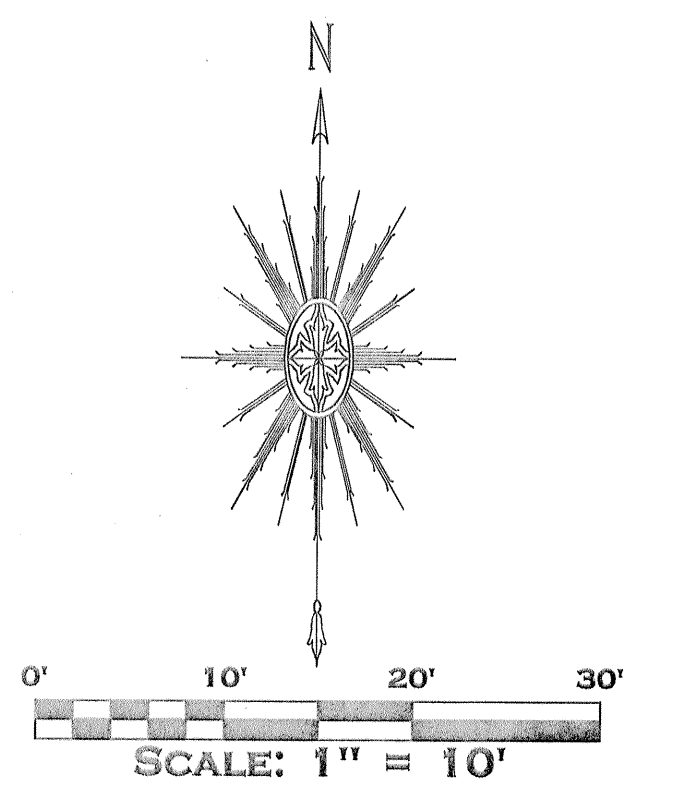
BASEMENT PLAN 4036
SCALE: 1" = 10'



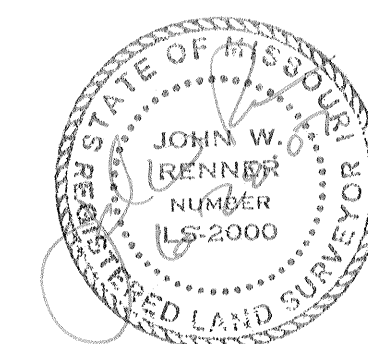
FIRST FLOOR 4036
SCALE: 1" = 10'



SECOND FLOOR 4036
SCALE: 1" = 10'



JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 244
KANSAS CITY, MO. 64114
816-333-8841
JOB No. 4-05-069
REVISED:



FINAL PLAT
FOR THE
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

BUILDING LAYOUTS: 4036 LOCUST

RENNER SURVEYING

DATE: 10-31-06 REV. 1-31-07 DWN:RAJ CHKD:JR

F3

Legal Description:

41ST STREET CONDOMINIUM: LOTS 18, 19, 20, 21, 22, AND 23, BLOCK 5, VANDERBILT PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 02° 26' 38" WEST ALONG THE EAST LINE OF SAID LOTS 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 87° 36' 16" WEST ALONG THE SOUTH LINE THEREOF 130.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02° 26' 38" EAST ALONG THE WEST LINE OF SAID LOTS 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 87° 36' 16" EAST ALONG THE NORTH LINE THEREOF 130.75 FEET TO THE POINT OF BEGINNING, CONTAINING 19,612 SQUARE FEET, OR 0.38 ACRES, MORE OR LESS.



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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00038

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
41 Locustlilac LLC, a Missouri limited liability company	41 st Street Condominium	18 W. 52 nd Street Kansas City, MO 64112

(attach additional sheets if required)

Owner/Manager 41 Locustlilac LLC
Karla Nassif
Petitioner

10/29/25

STATE OF Missouri)
COUNTY OF Jackson) ss.

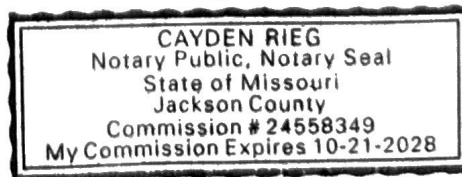
On this 29th day of October in the year 2025, before me, a Notary Public in and for said state, personally appeared Karla Nassif, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows 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 29th day of October, 2025.

Notary Public in and for Said County and State

[Signature]
Notary Public

My Commission Expires: 10-21-2028





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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00038

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:

Final Plat – 41st Street Condominium

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



CONSENT 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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00038

In the matter of the vacation of:

Final Plat – 41st Street Condominium

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