

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI




12/10/2024 8:55 AM

FEE: \$63.00 15 PGS

INSTRUMENT NUMBER

2024E0084029

	<p align="center">CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED JACKSON COUNTY</p>
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DATE OF DOCUMENT: November 21, 2024

DOCUMENT TITLE: Vacation Ordinance 240843

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

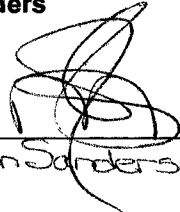
Grantee(s): City of Kansas City, MO
 Name & Address: 414 E 12th Street
Kansas City, MO 64106

LEGAL DESCRIPTION:
See Page(s) 1, 2, 6 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 9th day of December, 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 #: 240843

ORDINANCE NO. 240843

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

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 3rd day of June, 2024, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation commencing at the Southwest corner of said Section 13, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the point of beginning of said Tract herein described; thence North 16° 25' 55" West, 93.88 feet to the West right-of-way line of Topping Avenue as now established; thence North 02° 12' 09" East, 1415.60 feet, on said West right-of-way line, parallel and 30 feet West of said West line of the Southwest Quarter; thence South 87° 53' 08" East, 60.00 feet, to the East right-of-way line of Topping Avenue as now established; thence South 02° 12' 09" West, 1593.62 feet, on said East right-of-way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly right-of-way line of Stadium Drive (formerly Raytown Road); thence North 16° 25' 55" West, 58.43 feet, to the point of beginning, said Tract containing 90,362 square feet or 2.0744 acres, giving the distinct description of the street (Topping Avenue) 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 (Topping Avenue) 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 commencing at the Southwest corner of said Section 13, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the point of beginning of said Tract herein described; thence North 16° 25' 55" West, 93.88 feet to the West right-of-way line of Topping Avenue as now established; thence North 02° 12' 09" East, 1415.60 feet, on said West right-of-way line, parallel and 30 feet West of said West line of the Southwest Quarter; thence South 87° 53' 08" East, 60.00 feet, to the East right-of-way line of Topping Avenue as now established; thence South 02° 12' 09" West, 1593.62 feet, on said East right-of-way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly right-of-way line of Stadium Drive (formerly Raytown Road); thence North 16° 25' 55" West, 58.43 feet, to the point of beginning, said Tract containing 90,362 square feet or 2.0744 acres, be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities at the applicant's expense as required by AT&T.
2. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by Evergy.
3. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by the Water Services Department, and no construction shall occur within the easement.

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]
Quinton Lucas, Mayor

[Signature]
Marilyn Sanders, City Clerk

NOV 21 2024

Date Passed

Approved as to form:

[Signature]

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

[Signature]
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 9th day of December, 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.

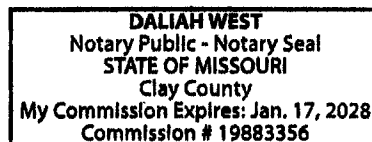
In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires January 17, 2028.

[Signature]
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



June 28, 2024

Kent Shafer, BHC
712 State Avenue
Kansas City, Kansas 66101

Langley Enterprises, LLC

Subject: Consent Request for Street Vacation - Case No. CD-ROW-2024-00015

To the owner(s) of Langley Enterprises, LLC

You are the listed owner of three parcels of property adjoining the West side of Topping Avenue described as follows:

PARISH WM SUB; PT OF LOT 1 BLK C AND PT OF SE 1/4 OF SE 1/4 SEC 14-49-33 DAF:; BEG 140' N OF SE COR SD LOT 1 TH SWLY 342.81' TO A PT ON ELY; ROW LI RAYTOWN RD TH E 130' TH SWLY 150' TH W 160' TO ELY; ROW LI SD RD TH SELY ALG SD ROW LI 343' MOL TH E 125' TO W; ROW LI OF TOPPING AVE TH N ALG W ROW LI SD AVE TO POB

SEC-14 TWP-49 SEC-33---PT OF SE 1/4 DAF: BEG 750' MOL N AND 30' MOL W OF SE COR SE 1/4 TO TRU POB TH N 125' MOL TH W 125' MOL TO ELY ROW LI RAYTOWN RD TH SELY ALG SD ELY ROW LI 98' MOL TH NELY 5' MOL TH; SELY 40' MOL TH E 75' MOL TO TRU POB

SECTION 14 TWNSHP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT SOF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-

These 3 parcels of properties are adjacent to the West side of Topping Avenue Street right-of-way. This portion of street right-of-way has been requested for vacation under Case No. **CD-ROW-2024-00015**. If this right-of-way vacation is approved, you may become the owner of the western half (30 feet in width) of the previous Topping Avenue Street right-of-way adjacent (for a total of approximately 875 feet) along your East property lines. There would be no cost to you for this process, but the title to the vacated street right-of-way may be added to your property description, and the area would be included in your property tax valuation.

In addition to the three parcels described above, you own another parcel of property adjoining the East side of Topping Avenue. This parcel of property is described as:

EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF: BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB



913.371.5300



ks.gov



712 State Avenue
Kansas City, KS 66101

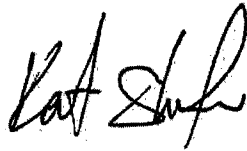
If this right-of-way vacation is approved, you may become the owner of the Easter half (30 feet in width) of the previous Topping Avenue Street right-of-way adjacent (for a total of approximately 1500.5 feet) along your West property line. There would be no cost to you for this process, but the title to the vacated street right-of-way may be added to your property description, and the area would be included in your property tax valuation

We are requesting your consent (or denial) for this vacation request made by BHC on behalf of our client, Langley Enterprises, LLC. Please review the attached consent form, make your decision, and have it notarized. Once completed, please return the form to me. It will then be submitted to the Kansas City, Missouri Planning and Development Department as part of the vacation application review process.

Also attached is a map indicating the portion of Topping Avenue (which was never developed) for which the vacation request has been made, along with the names of other adjacent property owners. If you have any questions or need further information, please feel free to contact me by email to Kent.Shafer@ibhc.com, by phone to 913.638.8670 or to the return address shown above.

Thank you for your attention to this matter.

Respectfully,



913.371.5300



712 State Avenue
Kansas City, KS 66101

BHC is a Trademark of Brungardt Honomichl & Company, P.A.



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-2024-00015

In the matter of the vacation of: **Topping Avenue (South of E. 32nd St. to Stadium Drive):**

A Tract of land being part of Topping Avenue, as established by Ordinance number 23923, approved October 14th 1915 and the plat of EAST CENTER, a subdivision of land recorded April 29th, 1925, as document number 1925K0222681, in Book 22 at Page 58, in the West half of the Southwest Quarter of Section 13, in Township 49 North, Range 33 West, of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of said Southwest Quarter, having a bearing of North 02° 12' 09" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described;

Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established;

Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter;

Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established;

Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road);

Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 acres.

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

Case No. CD-ROW-2024-00015

Owner's name	Legal description of property
<p>Langley Enterprises LLC <i>Michael Langley</i> Michael Langley 7-3-2024</p>	<p>1 tracton East side of Topping Avenue: EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF;BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB</p>

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Clay)

On this 3 day of July, 2024, before me, a Notary Public in and for said state, personally appeared Michael Langley, general partner of Langley Enterprises LLC, a limited liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to me that he/she acknowledged said instrument to be the free act and deed of said partnership.

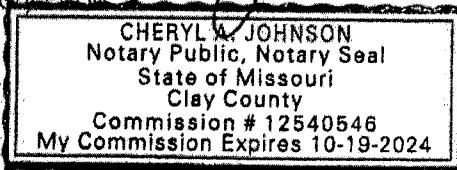
Subscribed and sworn to before me on this 3 day of July, 2024

Notary Public in and for Said County and State

Cheryl A. Johnson
Notary Public

My Commission Expires:

10.19.24





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

Case No. CD-ROW-2024-00015

Owner's name	Legal description of property
<p>Langley Enterprises LLC <i>Michael Langley</i> Michael Langley 7-3-2024</p>	<p>3 separate tracts on West side of Topping Avenue:</p> <p>PARISH WM SUB; PT OF LOT 1 BLK C AND PT OF SE 1/4 OF SE 1/4 SEC 14-49-33 DAF;; BEG 140' N OF SE COR SD LOT 1 TH SWLY 342.81' TO A PT ON ELY; ROW LI RAYTOWN RD TH E 130' TH SWLY 150' TH W 160' TO ELY; ROW LI SD RD TH SELY ALG SD ROW LI 343' MOL TH E 125' TO W; ROW LI OF TOPPING AVE TH N ALG W ROW LI SD AVE TO POB</p> <p>SEC-14 TWP-49 SEC-33---PT OF SE 1/4 DAF: BEG 750' MOL N AND 30' MOL W OF SE COR SE 1/4 TO TRU POB TH N 125' MOL TH W 125' MOL TO ELY ROW LI RAYTOWN RD TH SELY ALG SD ELY ROW LI 98' MOL TH NELY 5' MOL TH; SELY 40' MOL TH E 75' MOL TO TRU POB</p> <p>SECTION 14 TWNSHP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT SOF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-</p>

(additional sheets attached as required)

STATE OF Missouri)
COUNTY OF Clay) ss.

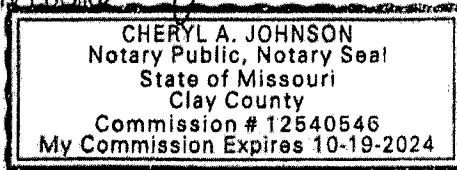
On this 3 day of July, 2024 before me, a Notary Public in, and for said state, personally appeared Michael Langley, general partner of Langley Realty, LLC, a Limited Liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to me that he/she acknowledged said instrument to be the free act and deed of said partnership.

Subscribed and sworn to before me on this 3 day of July, 2024

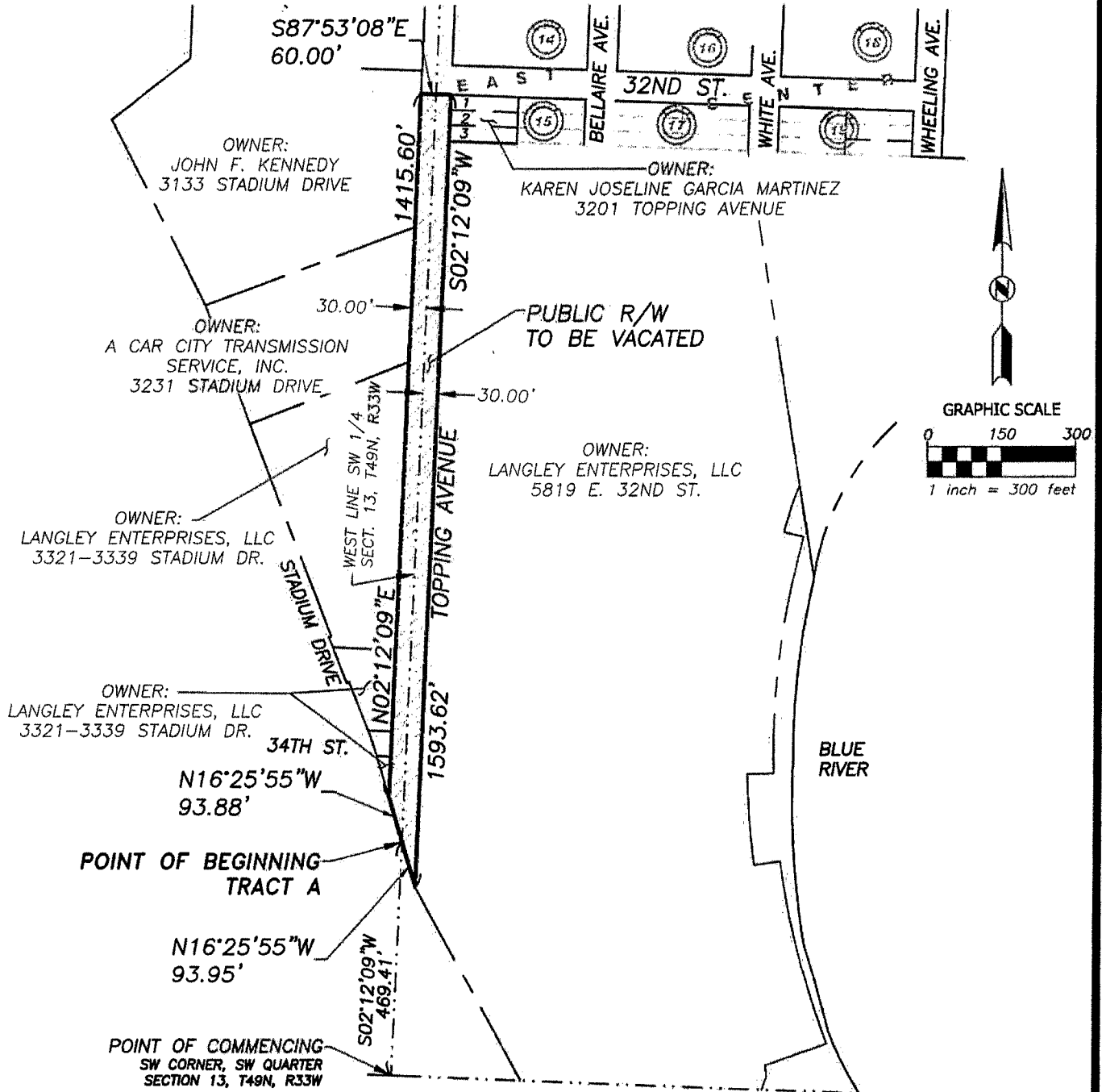
Notary Public in and for Said County and State

Cheryl A. Johnson
Notary Public


My Commission Expires: 10-19-24



**EXHIBIT A - PARTIAL ROAD VACATION
TOPPING AVENUE SOUTH OF 32ND STREET TO STADIUM DRIVE
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
MAP (SEE SHEET 2 FOR DESCRIPTION)**



Jun 25, 2024 - 3:25pm Plotted by: kent.shaffer I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-YACATE-XHBTS.dwg

Sheet:	RKS	Project:	Client:	 CIVIL ENGINEERING / SURVEYING / UTILITIES 712 State Avenue, Kansas City, KS 66101 Phone: (913) 371-5300
1	Project No: 039980	EXHIBIT A	LANGLEY RECYCLING, INC.	
OF	Field Date: NA	PARTIAL ROAD VACATION	3557 STADIUM DRIVE	
2	Issue Date: 5/28/2024	TOPPING AVENUE	KANSAS CITY, MO. 64129	
		IN THE CITY OF KANSAS CITY,		
		JACKSON COUNTY, MISSOURI		



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

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:

Topping Avenue (South of E. 32nd St. to Stadium Drive):

A Tract of land being part of Topping Avenue, as established by Ordinance number 23923, approved October 14th 1915 and the plat of EAST CENTER, a subdivision of land recorded April 29th, 1925, as document number 1925K0222681, in Book 22 at Page 58, in the West half of the Southwest Quarter of Section 13, in Township 49 North, Range 33 West, of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of said Southwest Quarter, having a bearing of North 02° 12' 09" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described;

Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established;

Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter;

Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established;

Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road);

Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 acres.



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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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
Karen Joseline Garcia Martinez	EAST CENTER LOTS 1-2 & 3 BLK 15 & ALSO IRREG TR 3' W S & ADJ	2321 S. Hall Road, Independence, MO 64052
John Fitzgerald Kennedy	PARISH WM SUB; PT OF LOT 1 BLK C DAF: BEG 410' N OF SE COR LOT 1 TH SWLY; 450.18' TO A PT ON ELY ROW LI OF RAYTOWN RD TH NWLY ALG SD; ELY ROW LI 395' TH NELY ALG CREEK BRANCK 200' MOL TH N 375'; MOL TO S LI US HWY 40 TH SELY 149' TH CONT SELY 52' TH SELY; 135' TH CONT SELY 79' TH SELY 132' TH E 122' TO A PT ON W; ROW LI OF TOPPING AVE TH S ALG SD W ROW LI 275' MOL TO POB	508 NW Brett Circle, Blue Springs, MO 64014
A Car City Transmission Service, Inc.	PARISH WILLIAM SUB; PT OF LOT 1 BLK C DAF: BEG 315' W OF SE COR SD LOT 1 SD PT; BEING INTERSECTION OF ELY ROW LI OF RAYTOWN RD AND S LI OF LOT; 1 TH NWLY ALG SD ELY ROW LI 250' TH NELY 450.18' TO A PT ON; W ROW LI OF TOPPING AVE TH S ADL SD W LI 272.08' TH SWLY; 342.81' TO POB	3231 Stadium Drive, Kansas City, MO 64128

(attach additional sheets if required)



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


Owner's name	Legal description of property	Residence of owner
Langley Enterprises, LLC Michael Langley	3 separate tracts on West side of Topping Avenue: PARISH WM SUB; PT OF LOT 1 BLK C AND PT OF SE 1/4 OF SE 1/4 SEC 14-49-33 DAF.; BEG 140' N OF SE COR SD LOT 1 TH SWLY 342.81' TO A PT ON ELY; ROW LI RAYTOWN RD TH E 130' TH SWLY 150' TH W 160' TO ELY; ROW LI SD RD TH SELY ALG SD ROW LI 343' MOL TH E 125' TO W; ROW LI OF TOPPING AVE TH N ALG W ROW LI SD AVE TO POB	3557 Stadium Drive, Kansas City, MO 64129
Langley Enterprises, LLC Michael Langley	SEC-14 TWP-49 R-33--PT OF SE 1/4 DAF: BEG 750' MOL N AND 30' MOL W OF SE COR SE 1/4 TO TRU POB TH N 125' MOL TH W 125' MOL TO ELY ROW LI RAYTOWN RD TH SELY ALG SD ELY ROW LI 98' MOL TH NELY 5' MOL TH; SELY 40' MOL TH E 75' MOL TO TRU POB	3557 Stadium Drive, Kansas City, MO 64129
Langley Enterprises, LLC Michael Langley	SECTION 14 TWNSHP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT SOF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-	3557 Stadium Drive, Kansas City, MO 64129

(attach additional sheets if required)



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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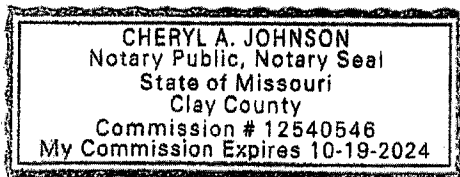
Owner's name	Legal description of property	Residence of owner
Langley Enterprises, LLC Michael Langley  8-16-2024	Tract on East side of Topping Avenue: EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF:BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB	3557 Stadium Drive, Kansas City, MO 64129

Petitioner

STATE OF Missouri)
COUNTY OF Jackson) ss.

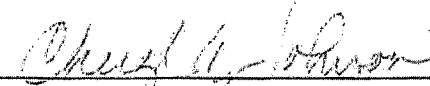
On this 16 day of August in the year 2024 before me, a Notary Public in and for said state, personally appeared Michael Langley, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows 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 16 day of August, 2024



My Commission Expires:

Notary Public in and for Said County and State


Notary Public