

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

07/22/2026 10:07 AM

FEE: \$45.00 9 PGS



INSTRUMENT NUMBER
2026E0054685



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

DATE OF DOCUMENT: July 2, 2026

DOCUMENT TITLE: Ordinance for Vacation 260564

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

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

LEGAL DESCRIPTION:
See Page(s) 1,2 of Exhibit 6 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 20th day of July, 2026

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 #: 260564

ORDINANCE NO. 260564

Vacating approximately 72,000 square feet of undeveloped right-of-way in District R-80 generally located north of East Bannister Road, between Noland Road and Valley Garden Drive; and directing the City Clerk to record certain documents. (CD-ROW-2025-00039)

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 thirtieth day of October, 2025, a petition was filed with the City Clerk of Kansas City by Adam Murry for the vacation of, All that part of the Southwest Quarter of Section 26 Township 48 North, Range 32 West, more particularly described as: Commencing at the Northwest Corner of Lot 35 of Unity Ridge and Gardens, A subdivision in Kansas City, Jackson County, Missouri and the East right of way line of Noland Road as now established. Thence South 03° 21' 24" West along said East Line, 346.43 Feet to the Point of Beginning; Then South 45° 16' 35" East along the South line of Lot 35 and Lot 34, a distance of 1144.26 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 287.90 feet, an arc distance of 206.44 feet; Thence South 86° 21' 35" East, a distance of 76.12 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 25.00 feet, an arc distance of 39.36 feet; Thence South 03° 26' 12" West, a distance of 75.09 feet; Thence North 86° 21' 35" West, a distance of 101.39 feet; Thence along a curve to the right tangent to the preceding course and having a radius of 337.90 feet, an arc distance of 242.29 feet; Thence North 45° 16' 35" West, a distance of 1100.23 feet to the East right of way line of Noland Road' Thence North 03° 21' 24" East along the said east right of way line, a distance of 66.62 feet to the Point of Beginning, giving

the distinct description of the undeveloped 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 undeveloped 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 All that part of the Southwest Quarter of Section 26 Township 48 North, Range 32 West, more particularly described as: Commencing at the Northwest Corner of Lot 35 of Unity Ridge and Gardens, A subdivision in Kansas City, Jackson County, Missouri and the East right of way line of Noland Road as now established. Thence South 03° 21' 24" West along said East Line, 346.43 Feet to the Point of Beginning; Then South 45° 16' 35" East along the South line of Lot 35 and Lot 34, a distance of 1144.26 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 287.90 feet, an arc distance of 206.44 feet; Thence South 86° 21' 35" East, a distance of 76.12 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 25.00 feet, an arc distance of 39.36 feet; Thence South 03° 26' 12" West, a distance of 75.09 feet; Thence North 86° 21' 35" West, a distance of 101.39 feet; Thence along a curve to the right tangent to the preceding course and having a radius of 337.90 feet, an arc distance of 242.29 feet; Thence North 45° 16' 35" West, a distance of 1100.23 feet to the East right of way line of Noland Road' Thence North 03° 21' 24" East along the said east right of way line, a distance of 66.62 feet to the Point of Beginning be and the same is hereby vacated.

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

JUL 12 2026

Kansas City
Date Passed

Approved as to form:

Sarah Baxter

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

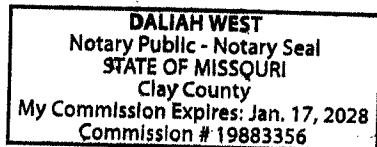
Sara Copeland
Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 8th day of July, 2026, 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 _____, 20____.



Daliah West
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

Rosemary Elizabeth Hughes
TRUST

See Attached

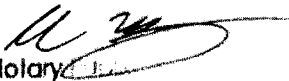
William Hughes
First Successor

617 Brush Creek
KCM 064810

Missouri
Lafayette

On the 25 day of March 2026, I, Adam Murry, Notary Public-Notary Seal, State of Missouri, County of Lafayette, do hereby certify that William Hughes, First Successor, is the owner of the property described in the foregoing instrument, and that he is the person who executed the same.

Witness my hand and Notary Seal on the 25 day of March 2026


Notary

My Commission Expires 9-22-28

ADAM MURRY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for LAFAYETTE County
My Commission Expires: 9/22/2028
ID: #16826948



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

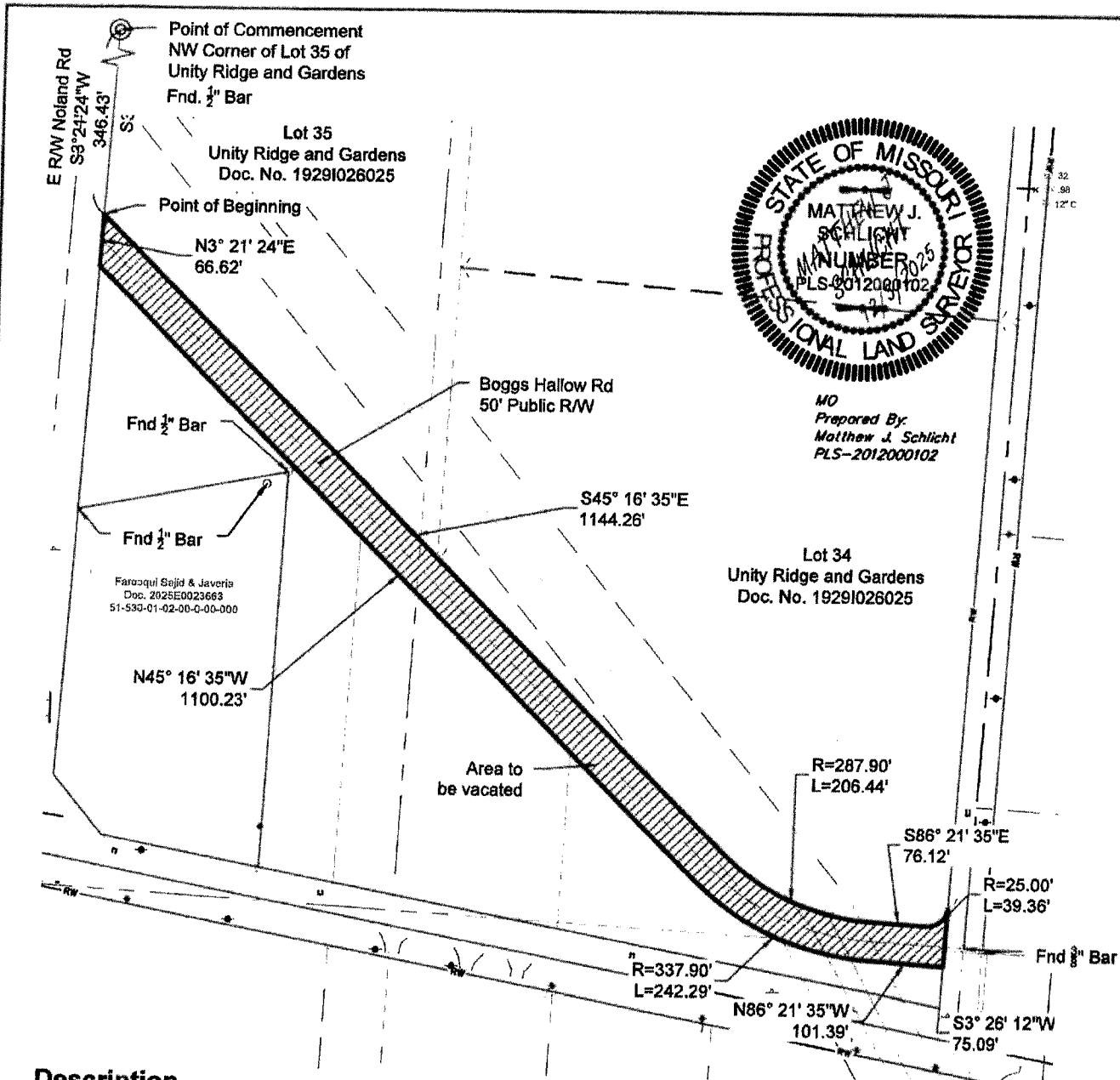
Case No.

In the matter of the vacation of:

See attached Exhibit

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



Description

All that part of the Southwest Quarter of Section 26 Township 48 North, Range 32 West, more particularly described as:

Commencing at the Northwest Corner of Lot 35 of Unity Ridge and Gardens, A subdivision in Kansas City, Jackson County, Missouri and the East right of way line of Noland Road as now established. Thence South 03° 21' 24" West along said East Line, 346.43 Feet to the Point of Beginning; Thence South 45° 16' 35" East along the South line of Lot 35 and Lot 34, a distance of 1144.26 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 287.90 feet, an arc distance of 206.44 feet; Thence South 86° 21' 35" East, a distance of 76.12 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 25.00 feet, an arc distance of 39.36 feet; Thence South 03° 26' 12" West, a distance of 75.09 feet; Thence North 86° 21' 35" West, a distance of 101.39 feet; Thence along a curve to the right tangent to the preceding course and having a radius of 337.90 feet, an arc distance of 242.29 feet; Thence North 45° 16' 35" West, a distance of 1100.23 feet to the East right of way line of Noland Road; Thence North 03° 21' 24" East along the the said east right of way line, a distance of 66.62 feet to the Point of Beginning.

Exhibit

**ROW
Vacation
Exhibit**

SHEET 1 OF 1

DATE:

9/5/2025

PROJECT NUMBER:

Noland & Bannister

REV. TO DWG.:

N/A

SCALE:

1"=200'

Exhibit

Noland and Bannister

ROW Vacation
Kansas City, Jackson County, Missouri



**ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS**

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-5888 F: (816) 623-9849

DESCRIPTIONS PER DEED (1997K0028794)

Tract I

Lots 33 and 34., together with the northeasterly half of abandoned Hollow Road (also known as Boggs Hollow Road and as Old Oiled Road; Lying Southwesterly of and adjoining said Lot 34, Unity Ridge And Gardens, A subdivision in Kansas City, Jackson County Missouri.

Tract II

All the part of Lots 35 lying East of the East Line of Noland Road, together with the Northwesterly half of abandoned Hollows Road (also known as Boggs Hollow Road and as Oiled Road) lying Southwesterly of adjoining part of Lot 25, Unity Ridge and Gardens, a subdivision in Kansas City, Jackson County, Missouri.

Tract III

All the part of the Southwest Quarter of Section 26, Township 48, range 32, Kansas City, Missouri, Described as follows: Beginning at the intersection of the East Right-of-Way line of Noland Street Highway and the center of the old Oiled road , Said intersection being 896.8 feet East of and 527.9 feet South of the Northwest corner of the Southwest Quarter of said Section 26: thence South 1 Degree 15 Minutes West following the East line of Noland Street Highway 340.6 feet: thence North 75 Degrees 55 Minutes East 295.00 feet to the center of the Old Oiled Road ; Thence North 47 Degrees 48 Minutes West with the center of the Old Oiled Road 401.4 feet to the point of beginning.

Tract IV

All that part of the following described tract of land lying North of the North line of Bannister Road: Beginning at a point 205.33 feet East and 389.01 feet South of the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 26, Township 48, Range 32: thence West 285 feet; thence North to the center of the Lee's Summit and Hickman Mills road; thence Southwesterly along the centerline of said road to the intersection of the South line of the Northeast Quarter of the Southwest Quarter of Section 26, Township 48, Range 32, thence West along said South line to beginning, in Kansas City, Jackson County, Missouri.

Tract V

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 26, Township 48, Range 32, described as follows; Beginning at a point 206.22 feet East of the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 26, Township 48, range 32: thence North to the centerline of Lee's Summit and Hickman Mills Road: thence Southwesterly along the centerline of said road to the intersection of the South line of the Northeast Quarter of the Southwest Quarter of Section 26, Township 48, Range 32: thence West along said South line to beginning, in Kansas City, Jackson County, Missouri.

Tract VI

All that part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 48, Range 32, in Kansas City, Jackson County, Missouri, described as follows:

Beginning at a point 78.7 feet West and 24.4 feet North of the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 48, Range 32, said point being on the North Right-of-Way of Bannister Road; thence North 474 feet to the center of old Boggs Hollow Road; thence North 47 Degrees 40 minutes West with said road 78.4 feet; thence South 76 degrees 55 Minutes West 317.7 feet to the East line of Noland Road: thence South with said East line 331 feet: thence South 41 Degrees 00 Minutes East 98 feet to the North line of Bannister Road ; thence with the North line South 81 Degrees 36 Minutes East 302.7 feet to the point of beginning, except that part of described tract lying West of the following described line; Beginning at a point on the North line of Bannister Road which point is 97.5 feet Northwesterly of the point of beginning of the above described tract of the above described tract measured along the North line of said Bannister Road; thence North along a line parallel to the East line of the above described tract 503.21 feet, more or less, to a point in the Northwesterly line of the above described tract which point is 38 feet, more or less Southwesterly from the most Northerly point of the above described tract measured along the Northwesterly line

DESCRIPTION PER DEED (198710792099)

All that part of Lot 2, R.K. White Addition, lying North of Bannister Rd, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof. Known and numbered as 13700 Bannister.