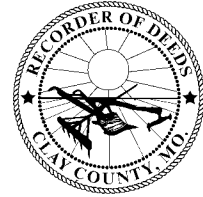


Recorded in Clay County, Missouri

Recording Date/Time: 03/12/2026 at 12:25:58 PM

Book: 10123 Page: 124

Instr #: 2026006428
Pages: 12
Fee: \$54.00



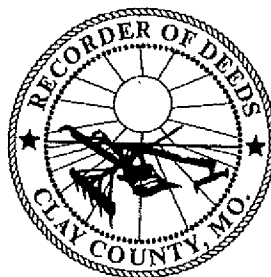
Electronically Recorded
CITY OF KANSAS CITY, MO - CLERKS OFF...

Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMO 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.



Sandra Brock
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068



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

DATE OF DOCUMENT: March 5, 2026

DOCUMENT TITLE: Vacation Ordinance 260241

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

Grantee(s): City of Kansas City, Missouri
Name & 414 E 12th Street
Address: 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, 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 12th day of March, 2026

Marilyn Sanders
City Clerk

By Marilyn Sanders City Clerk



Return all Recorded Originals To:
OFFICE OF THE CITY CLERK, 414 E. 12th Street
Kansas City, Missouri 64106



File #: 260241

ORDINANCE NO. 260241

Vacating an approximately 4 acre plat and associated right-of-way in District UR generally located at the southwest corner of Highway 9 and Northwest Briarcliff Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2025-00042)

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 seventh day of January, 2026, a petition was filed with the City Clerk of Kansas City by Qiyamah Muhammad for the vacation of All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows: COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 453.35 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, a non-tangent curve, the POINT OF BEGINNING; thence on said South right-of-way line, in a Southeasterly direction, on a curve to the right whose initial tangent bears South 74 degrees 16 minutes 54 seconds East, having a radius of 2709.79 feet,

through a central angle of 1 degrees 26 minutes 29 seconds, an arc distance of 68.17 feet to a point on a non-tangent line; thence South 48 degrees 26 minutes 29 seconds East, continuing on said South right-of-way line a distance of 469.81 feet to the Northwest corner of said South right-of-way line conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right-of-way line of last said instrument a distance of 94.84 feet to a point; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of said Tullison Road, also conveyed in last said instrument, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 338.86 feet to the POINT OF BEGINNING and containing 139,430 Square Feet or 3.2009 acres, more or less, giving the distinct description of the right-of-way 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 right-of-way 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 Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows: COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 453.35 feet to a point on the South right of way line of Missouri State

Highway No. 9, as now established, a non-tangent curve, the POINT OF BEGINNING; thence on said South right-of-way line, in a Southeasterly direction, on a curve to the right whose initial tangent bears South 74 degrees 16 minutes 54 seconds East, having a radius of 2709.79 feet, through a central angle of 1 degrees 26 minutes 29 seconds, an arc distance of 68.17 feet to a point on a non-tangent line; thence South 48 degrees 26 minutes 29 seconds East, continuing on said South right-of-way line a distance of 469.81 feet to the Northwest corner of said South right-of-way line conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right-of-way line of last said instrument a distance of 94.84 feet to a point; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of said Tullison Road, also conveyed in last said instrument, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 338.86 feet to the POINT OF BEGINNING and containing 139,430 Square Feet or 3.2009 acres, more or less, be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by AT&T.
2. The applicant shall retain all utility easements and protect facilities required by Spire.
3. The applicant shall retain all utility easements and protect facilities or relocate facilities if found to be in conflict at the applicant's expense as required by Spectrum Charter.
4. The applicant shall retain all existing utility easements and protect all facilities required by Evergy. Any relocation of utilities shall only occur if service is maintained, all associated costs are reimbursed by the applicant, and any necessary easements are granted.
5. Streetlights found adjacent to the plat to be vacated shall not be removed.
6. The applicant shall retain all utility easements and protect facilities as required by Kansas City Water Services. No structures shall be built within the easements.



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-AA-2025-00117

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:

Property Description- Darby Townhouses of Clay County

All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 20, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being a point on the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 389.03 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, the POINT OF BEGINNING; thence South 66 degrees 57 minutes 04 seconds East on said South right of way line a distance of 135.05 feet to a point; thence South 58 degrees 27 minutes 03 seconds East, continuing on said South right of way line a distance of 92.59 feet to a point; thence South 53 degrees 24 minutes 32 seconds East, continuing on said South right of way line a distance of 78.95 feet to a point; thence South 48 degrees 37 minutes 01 seconds East, continuing on said South right of way line a distance of 133.64 feet to a point; thence South 41 degrees 32 minutes 51 seconds East, continuing on said South right of way line a distance of 98.48 feet to a point; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right of way line of said Highway 9 a distance of 181.19 feet to the North corner of Tullison Road, as now established and conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of Tullison Road, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section and said county line; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 403.18 feet to the POINT OF BEGINNING and containing 179,635 Square Feet or 4.1239 acres, more or less.

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

CONSENT OF CORPORATIONS

CASE NO. CD-AA-2025-00117

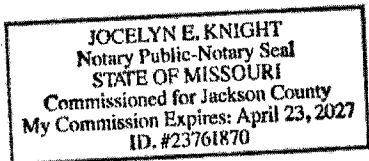
Table with 2 columns: Owner's name and Legal description of property. Includes signatures of Jon D. Stephens (Vice President and Secretary) and a detailed legal description of property in Clay County, Missouri.

(additional sheets attached as required)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 16 day of December, 2025, before me, appeared Jon D. Stephens, to me personally known, who being by me personally sworn, did say that he is the President & CEO of the Port Authority of Kansas City, Missouri, a political subdivision, and that the seal affixed to the foregoing instrument is the seal of said political subdivision, and that said instrument was signed and sealed in behalf of said political subdivision by authority of its Board of Commissioners, and said Jon D. Stephens acknowledged said instrument to be the free act and deed of said political subdivision.

Subscribed and sworn to before me on this 16 day of December, 2025.



Notary Public in and for Said County and State

Signature of Jocelyn E. Knight, Notary Public

My Commission Expires:

April 23 2027

Property Description- Darby Townhouses of Clay County

All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 453.35 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, a non-tangent curve, the POINT OF BEGINNING; thence on said South right-of-way line, in a Southeasterly direction, on a curve to the right whose initial tangent bears South 74 degrees 16 minutes 54 seconds East, having a radius of 2709.79 feet, through a central angle of 1 degrees 26 minutes 29 seconds, an arc distance of 68.17 feet to a point on a non-tangent line; thence South 48 degrees 26 minutes 29 seconds East, continuing on said South right-of-way line a distance of 469.81 feet to the Northwest corner of said South right-of-way line conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right-of-way line of last said instrument a distance of 94.84 feet to a point; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of said Tullison Road, also conveyed in last said instrument, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 338.86 feet to the POINT OF BEGINNING and containing 139,430 Square Feet or 3.2009 acres, more or less.