

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

11/03/2025 2:26 PM

FEE: \$42.00 8 PGS

INSTRUMENT NUMBER  
2025E0081927



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

DATE OF DOCUMENT: October 23, 2025

DOCUMENT TITLE: Vacation Ordinance

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 64106

LEGAL DESCRIPTION:  
See Page(s) 2 of Exhibit pg. 6 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 3rd day of November, 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



---

**File #: 250874**

---

### ORDINANCE NO. 250874

Vacating approximately 1,168 square feet of public right-of-way in District DX-15 generally located at the northwest corner of Baltimore Avenue and West 20th Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00021)

#### 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 6th day of June, 2025, a petition was filed with the City Clerk of Kansas City by Zachary Marten and Bret Springs for the vacation of south 10.70 feet of the North 11.20 feet of lot 14, Block 2, Goodrich Addition, Kansas City, Jackson County, Missouri, 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 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.

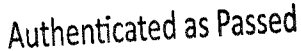
Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That the south 10.70 feet of the north 11.20 feet of lot 14, Block 12, Goodrich Addition, Kansas City, Jackson County, Missouri, 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 Everfast Fiber Network, LLC.
2. The applicant shall retain all utility easements and protect facilities required by AT&T.
3. The applicant shall retain all utility easements and protect facilities required by Evergy.
4. The applicant shall retain all utility easements and protect facilities required by Google Fiber.
5. The applicant shall retain all utility easements and protect facilities or relocate facilities required by Kansas City Public Works Street Lighting Services.
6. The applicant shall retain all utility easements and protect facilities required by Fire Department.
7. The applicant shall retain all utility easements and protect facilities required by Lumen/Level3.
8. The applicant shall retain all utility easements and protect facilities required by Spectrum Charter.

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.



Marilyn Sanders, City Clerk  
OCT 23 2025

**Date Passed**

  
Sarah Baxter  
Senior Associate City Attorney

  
Sara Copeland, FAICP  
Secretary

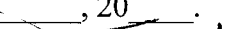
STATE OF MISSOURI )  
 ) SS.  
COUNTY OF Jackson )

On the 3rd day of November, 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.

My term expires: **Public - Notary Seal**  
**STATE OF MISSOURI**  
**Clay County**  
**My Commission Expires: Jan. 17, 2028**  
**Commission # 19883356**

\_\_\_\_\_, 20\_\_\_\_.



\_\_\_\_\_  
Notary Public within and for  
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF )

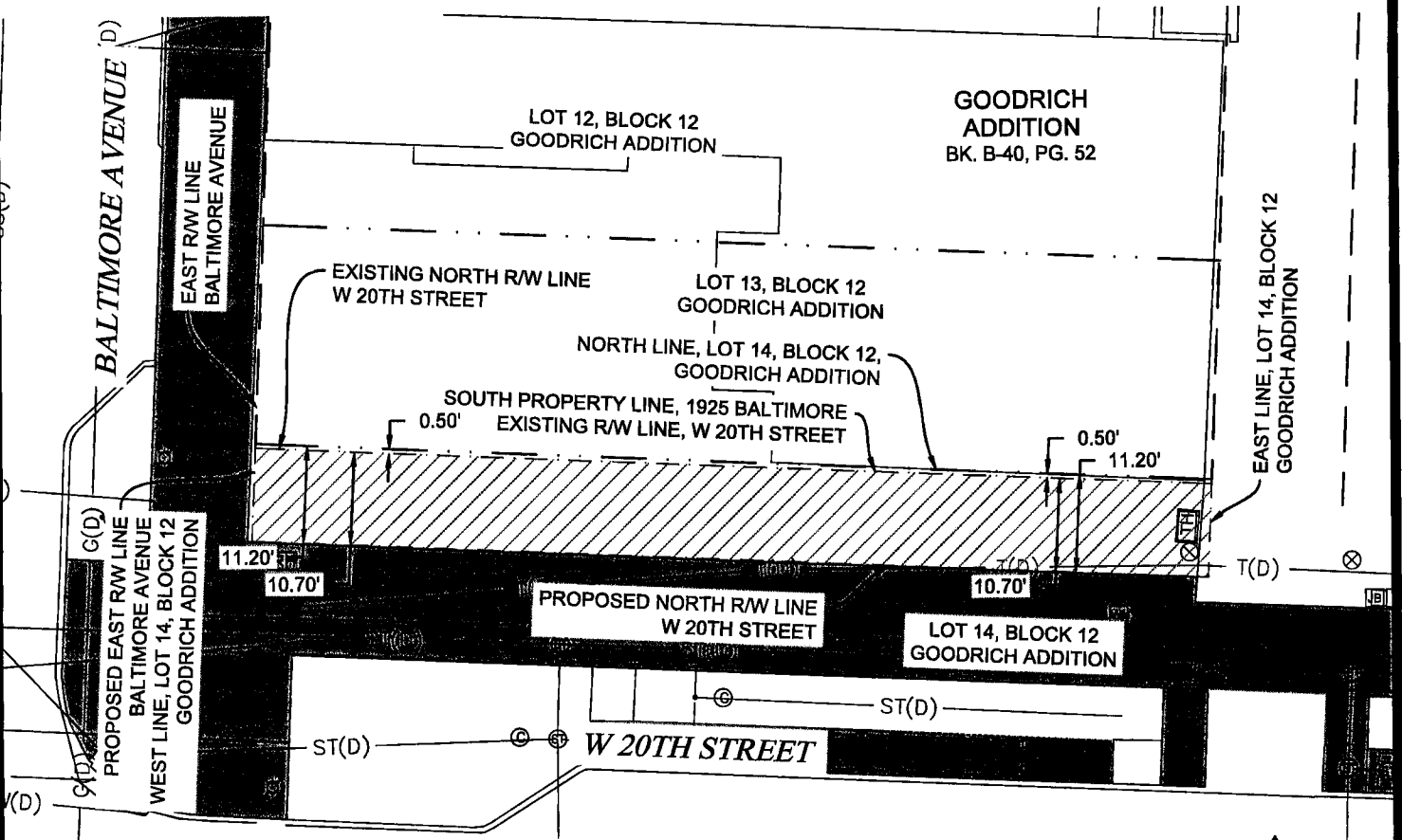
I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes M., duly filed for record in this office, and with certificate of acknowledgment 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

# VACATION OF RIGHT-OF-WAY EXHIBIT



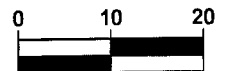
## LEGAL DESCRIPTION:

SOUTH 10.70 FEET OF THE NORTH 11.20 FEET OF LOT 14, BLOCK 12, GOODRICH ADDITION.

DESCRIBED AREA CONTAINS 1,168 SQUARE FEET.



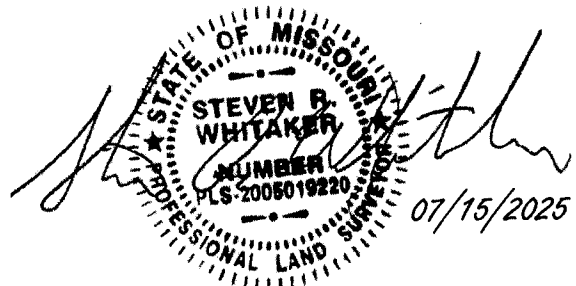
NORTH



(IN FEET)  
1 inch = 20 ft.

## LEGEND

|                   |                    |     |                      |
|-------------------|--------------------|-----|----------------------|
| ---               | LOT LINE           | JB  | JUNCTION BOX         |
| ---               | ROW LINE           | CC  | STORM SEWER CLEANOUT |
| G(D)              | GAS LINE           | ST  | STORM SEWER MANHOLE  |
| ST(D)             | STORM SEWER LINE   | SL  | STREET LIGHT         |
| T(D)              | COMMUNICATION LINE | TH  | TELECOM HANDHOLE     |
| WD                | WATER LINE         | TRH | TRAFFIC HANDHOLE     |
| [Hatched Box]     | EXHIBIT AREA       | UP  | UTILITY POLE         |
| [Solid Black Box] | CONCRETE SIDEWALK  | WM  | WATER METER          |



THE PROPERTY SHOWN AND DESCRIBED HEREON ACCURATELY DESCRIBES A PORTION OF W 20TH STREET RIGHT-OF-WAY THAT IS INTENDED TO BE TRANSFERRED TO PRIVATE OWNERSHIP BY A SEPARATE SURVEY DOCUMENT AUTHORIZED AND APPROVED BY THE CITY PLANNING AND DEVELOPMENT DEPARTMENT



1700 Swift Street, STE 100  
North Kansas City, Missouri 64116  
816-756-0444  
www.mcclurevision.com

REVISIONS

1925 BALTIMORE  
VACATION OF  
RIGHT-OF-WAY  
KANSAS CITY, MISSOURI  
JACKSON COUNTY

7/14/2025

ENGINEER  
SURVEYOR  
S. WHITAKER

DRAWN BY  
C. COOPER  
CREW CHIEF

SKETCH NO.  
EXH-01



## 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. CD-ROW-2025-00021**

In the matter of the vacation of:

South Lot 14 of GOODRICH ADD---LOTS 12 AND 13 AND N .5' LOT 14 BLK 12, generally located between Baltimore Ave to the west, 1924 Main Street (Rieger Building) to the east, 20<sup>th</sup> Street to the South and 1925 Baltimore to the North

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. 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)

### CONSENT OF CORPORATIONS

Case No. CD-ROW-2025-00021

| Owner's name                                                                                                               | Legal description of property                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>SHANE GLAZER</u> (print)<br><u>[Signature]</u> (sign)<br>1925 Baltimore Holdings LLC<br>Shane Glazer<br>Managing Member | Lots 12 and 13, and the North .5 of a foot of Lot 14, Block 12, GOODRICH ADDITION, a subdivision in Kansas City, Jackson County, Missouri<br><br>The Real Property or its address is commonly known as 1925 BALTIMORE AVE., KANSAS CITY, MO 64108 |

STATE OF Kansas )  
COUNTY OF Johnson ) ss.

On this 7<sup>th</sup> day of August, 2025, before me, appeared Shane Glazer, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of 1925 Baltimore Holdings LLC, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 7<sup>th</sup> day of August, 2025

Notary Public in and for Said County and State

[Signature]  
Notary Public

My Commission Expires:

