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**File #:** 230521

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### ORDINANCE NO. 230521

Vacating a portion of public right-of-way in District DC-15 of about 2,100 square feet generally located on the east side of Wyandotte between 13th and 14th street to vacate the east-west alley and directing the City Clerk to record certain documents (CD-ROW-2023-00008).

#### 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 25th day of February, 2023, a petition was filed with the City Clerk of Kansas City by Liam Dai for the vacation of a portion of right-of-way of an alley east of Wyandotte Street, between 13th Street and 12th Street, now established as a tract of land being part of, 2nd Resurvey of Reids Addition, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Lot 12, Block F, said 2nd Resurvey of Reids Addition, said point also being on the East Right-of-Way line of Wyandotte Street, as now established; thence North  $02^{\circ}05'26''$  East, along said East Right-of-Way line, 15.00 feet to the Southwest corner of Lot 25, Block 7, Reids Addition, a subdivision in said Kansas City, Jackson County, Missouri; thence South  $86^{\circ}49'13''$  East, along the South line of said Lot 25, 142.82 feet to the Southeast corner of said Lot 25; thence South  $02^{\circ}05'26''$  West, 15.00 feet to the North line of said Block F, 2nd Resurvey of Reids Addition; thence North  $86^{\circ}49'13''$  West, along said North line, 142.82 feet to the point of beginning, containing 2,142 square feet 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 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 a portion of right-of-way of an alley east of Wyandotte Street, between 13th Street and 12th Street, now established as a tract of land being part of, 2nd Resurvey of Reids Addition, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Lot 12, Block F, said 2nd Resurvey of Reids Addition, said point also being on the East Right-of-Way line of Wyandotte Street, as now established; thence North  $02^{\circ}05'26''$  East, along said East Right-of-Way line, 15.00 feet to the Southwest corner of Lot 25, Block 7, Reids Addition, a subdivision in said Kansas City, Jackson County, Missouri; thence South  $86^{\circ}49'13''$  East, along the South line of said Lot 25, 142.82 feet to the Southeast corner of said Lot 25; thence South  $02^{\circ}05'26''$  West, 15.00 feet to the North line of said Block F, 2nd Resurvey of Reids Addition; thence North  $86^{\circ}49'13''$  West, along said North line, 142.82 feet to the point of beginning, containing 2,142 square feet more or less, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as 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) without first securing the written approval of the Director of Public Works.

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.



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

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI



06/28/2023 2:29 PM

FEE: \$36.00 6 PGS

INSTRUMENT NUMBER

2023E0045399

	<p>CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED JACKSON COUNTY</p>
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DATE OF DOCUMENT: June 22, 2023

DOCUMENT TITLE: 230521 Vacation

Grantor(s): Ryan Anderson  
Name &  
Address:

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

LEGAL DESCRIPTION:  
See Page(s) 1, 2 of Exhibit \_\_\_\_\_ 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 22<sup>nd</sup> day of June, 2023

Marilyn Sanders  
City Clerk

By 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



Kansas City  
Legislation Text

414 E. 12th Street  
Kansas City, MO  
64106

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**File #: 230521**

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ORDINANCE NO. 230521

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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 25th day of February, 2023, a petition was filed with the City Clerk of Kansas City by Liam Dai for the vacation of a portion of right-of-way of an alley east of Wyandotte Street, between 13th Street and 12th Street, now established as a tract of land being part of, 2nd Resurvey of Reids Addition, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Lot 12, Block F, said 2nd Resurvey of Reids Addition, said point also being on the East Right-of-Way line of Wyandotte Street, as now established; thence North  $02^{\circ}05'26''$  East, along said East Right-of-Way line, 15.00 feet to the Southwest corner of Lot 25, Block 7, Reids Addition, a subdivision in said Kansas City, Jackson County, Missouri; thence South  $86^{\circ}49'13''$  East, along the South line of said Lot 25, 142.82 feet to the Southeast corner of said Lot 25; thence South  $02^{\circ}05'26''$  West, 15.00 feet to the North line of said Block F, 2nd Resurvey of Reids Addition; thence North  $86^{\circ}49'13''$  West, along said North line, 142.82 feet to the point of beginning, containing 2,142 square feet 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 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 a portion of right-of-way of an alley east of Wyandotte Street, between 13th Street and 12th Street, now established as a tract of land being part of, 2nd Resurvey of Reids Addition, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Lot 12, Block F, said 2nd Resurvey of Reids Addition, said point also being on the East Right-of-Way line of Wyandotte Street, as now established; thence North 02°05'26" East, along said East Right-of-Way line, 15.00 feet to the Southwest corner of Lot 25, Block 7, Reids Addition, a subdivision in said Kansas City, Jackson County, Missouri; thence South 86°49'13" East, along the South line of said Lot 25, 142.82 feet to the Southeast corner of said Lot 25; thence South 02°05'26" West, 15.00 feet to the North line of said Block F, 2nd Resurvey of Reids Addition; thence North 86°49'13" West, along said North line, 142.82 feet to the point of beginning, containing 2,142 square feet more or less, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as 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) without first securing the written approval of the Director of Public Works.

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  
JUN 22 2023  
Date Passed

Approved as to form:

[Signature]  
Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

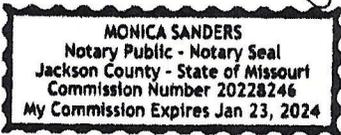
[Signature]  
Secretary

STATE OF MISSOURI )  
                                  ) ss.  
COUNTY OF Jackson )

On the 27<sup>th</sup> day of June, 2023, 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 Jan 23, 2024.



[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

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**File #: 230521**

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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



# Property Ownership Consent and Affidavit Form

State of MICHIGAN )  
County of KENT ) ss

I, RYAN ANDERSON (printed name) who being duly sworn upon his/her oath, does state that he/she is the owner of the property described as 106 W 14TH E 1319 WYANDOTTE  
KANSAS CITY, MO 64105 (address or legal description) in the application for VACATION OF ALLEYWAY (application type) and application/case number \_\_\_\_\_, and acknowledges the submission of said application on behalf of said owner and agree to bind the subject property on behalf of said owner in accordance with the submitted plan and with any representation made by LUX LIVING (representative or agent). Further acknowledges that upon approval of the application the proposed use specified within the application will be a permitted use upon the subject property.

**Business Entity Type:**

- Individual / Private Citizen
  - Missouri Corporation
  - Foreign Corporation
  - Fictitious Name Registration
  - Sole Proprietor
  - Limited Liability Company
  - Partnership
  - Joint Venture
  - Other (Specify): \_\_\_\_\_
- (Affix Corporate Seal)

**Ownership Entity:**

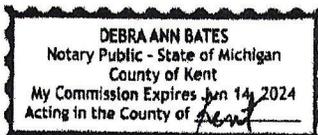
I hereby certify that I have authority to execute this document on behalf of the business entity or individual as owner.

Business Entity / Individual Ownership: RED OAK CAPITAL FUND II, LLC

By (signature): [Signature]

Title: VP OF ASSET MANAGEMENT Date: 4-17-23

Subscribed and sworn to before me a notary public this 17 day of April, 2023.



Notary Seal

[Signature]  
Notary Public

My commission expires: 6/14/24



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

DATE OF DOCUMENT: June 22, 2023

DOCUMENT TITLE: 230521 Vacation Ordinance

Grantor(s): Ryan Anderson  
Name &  
Address:

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

LEGAL DESCRIPTION:  
See Page(s) 1, 2 of Exhibit \_\_\_\_\_ 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 21<sup>st</sup> day of June, 2023

**Marilyn Sanders**  
City Clerk

By 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**



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Business Entity Type:

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  - Sole Proprietor
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  - Other (Specify): \_\_\_\_\_
- (Affix Corporate Seal)

Ownership Entity:

I hereby certify that I have authority to execute this document on behalf of the business entity or individual as owner.  
Business Entity / Individual Ownership: RED OAK CAPITAL FUND II, LLC  
By (signature): [Signature]  
Title: VP OF ASSET MANAGEMENT Date: 4-17-23

Subscribed and sworn to before me a notary public this 17 day of April, 2023.



[Signature]  
Notary Public  
My commission expires: 6/14/24