



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 TOWNSHIP 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

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



ibhc.com



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



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CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2024-00015

Owner's name	Legal description of property
<p><i>Langley Enterprises LLC</i></p> <p><i>Michael Langley</i></p> <p><i>7-3-2024</i></p>	<p>1 tracton East side of Topping Avenue:</p> <p>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)
COUNTY OF Clay) ss.

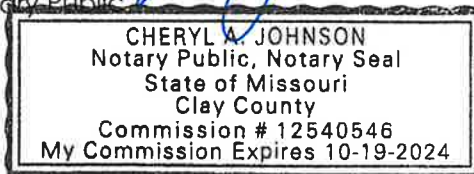
On this 3 day of July, 2024, before me, a Notary Public in and for said state, personally appeared Michael Langley, general partner of Langley Realty LLC, a Limited Liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to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





CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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Case No. CD-ROW-2024-00015

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<p><i>Langley Enterprises LLC</i></p> <p><i>Michael Langley</i></p> <p><i>Michael Langley</i></p> <p><i>7-3-2024</i></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>

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STATE OF *Missouri*)
COUNTY OF *Clay*) ss.

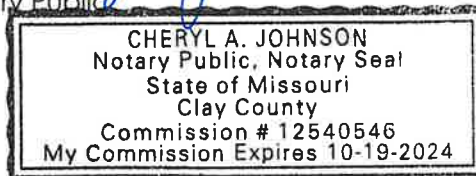
On this 3 day of July, 2024 before me, a Notary Public in and for said state, personally appeared Michael Langley, general partner of Langley Realty LLC, a Limited Liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to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

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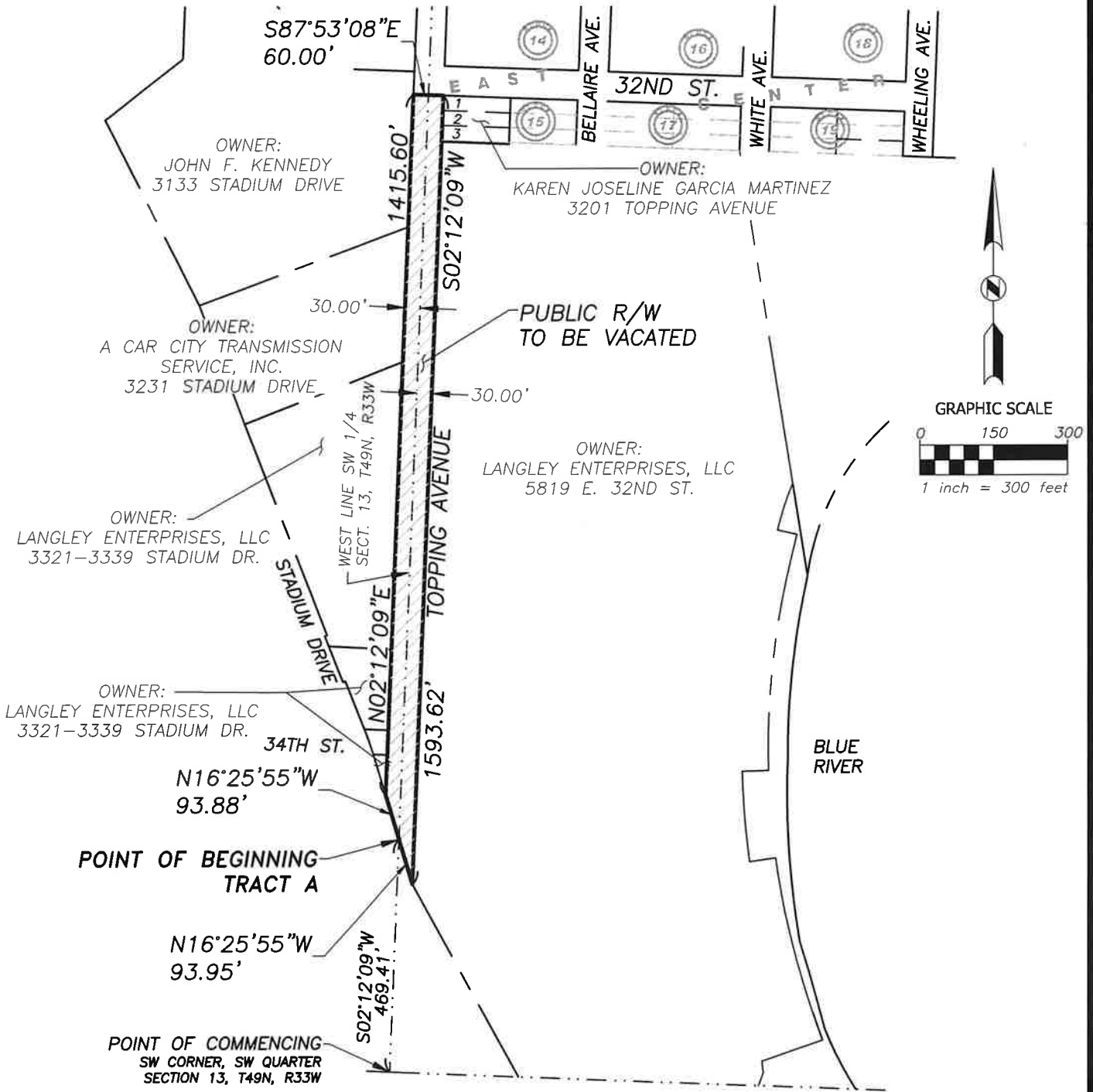
Notary Public in and for Said County and State

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.shafer I:\039980.00.01 3445 Roytown Road, KCMO\DWG\Survey\039980-VACATE-XHBTS.dwg

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