

21/3

Recorded in Platte County, Missouri

Recording Date/Time: 09/07/2022 at 08:23:42 AM

Instr Number: 2022012345

Book: 1383 Page: 845

Type: DE ORD

Pages: 3

Fee: \$27.00 E



Grantor: KANSAS CITY MISSOURI CITY OF

Grantee: SILVERBROOKE 3RD PLAT



PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

EXEMPT DOCUMENT

The Recorder of Deeds has added this page to your document per compliance with State law under Exempt Status.
RSMo 59.310.4 (effective January 1, 2002)

Gloria Boyer
Recorder of Deeds
415 Third St., Suite 70
Platte City, MO 64079

This Page is Part Of The Document – Do Not Detach

Boyer

ORDINANCE NO. 200202

Approving the plat of Silverbrooke 3rd Plat, an addition in Platte County, Missouri, on approximately 17.78 acres generally located at N. Green Hills Road and N.W. 77th Street, creating 48 lots for the purpose of constructing single family homes and 3 tracts for the purpose of private open space; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2019-00043)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Silverbrooke 3rd Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

ORDINANCE NO. 200202

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 3, 2020.

Approved as to form and legality:

[Signature]
for Eluar Alegre
Assistant City Attorney



Authenticated as Passed

[Signature]
Quinton Lewis, Mayor

Marilyn Sanders, City Clerk
MAR 26 2020

Date Passed

This is to certify that General Taxes for 20___, and special assessments for local improvements currently due if any, on property described

City Treasurer, Kansas City, MO

By _____

Dated, _____

This is to certify that General Taxes for 2021, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO

By *[Signature]*

Dated, August 4, 2022

42
Recorded In Platte County, Missouri

Recording Date/Time: 09/07/2022 at 08:23:42 AM

Instr Number: 2022012346

Book: 1383 Page: 846

Type: DE ANNEX

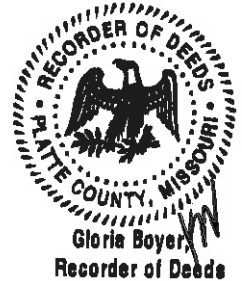
Pages: 7

Fee: \$42.00 \$



Grantor: QUALITY LAND HOLDINGS LLC

Grantee: QUALITY LAND HOLDINGS LLC



**ANNEXATION OF PLAT OF SILVERBROOKE 3RD AND ADDITIONAL
PROPERTY TO THE DECLARATION OF COVENANTS AND RESTRICTIONS
OF SILVERBROOKE**

Grantor/

Developer: Quality Land Holdings, L.L.C., Grantee: Quality Land Holdings, L.L.C.,
a Missouri limited liability company a Missouri limited liability
company

Address: 6014 N. Highway 9, Suite A
Parkville, MO 64152

Address: 6014 N. Highway 9, Suite A
Parkville, MO 64152

Date of this Document: _____, 2022

Affected Document: Declaration of Covenants and Restrictions of Silverbrooke dated the 16th day of January, 2008 and recorded February 29, 2008 as Document No. 002869 in Book 1118 at Page 588 of the Platte County, Missouri deed records.

Legal Description: The following described real estate located in Platte County, Missouri:

All that part of the Northeast Quarter of Section 17, Township 51, Range 33 in the City of Kansas City, Platte County, Missouri described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 17; thence North 00 degrees 19 minutes 40 seconds East, along the West line of the Northeast Quarter of said Section 17,

a distance of 471.74 feet; thence South 89 degrees 40 minutes 20 seconds East, a distance of 38.59 feet to the Northwest corner of SILVERBROOKE POOL TRACT, a subdivision of land in the City of Kansas City, Platte County, Missouri, said point also being the Point of Beginning of the tract of land herein to be described; thence North 00 degrees 06 minutes 20 seconds West, a distance of 400.32 feet; thence North 87 degrees 05 minutes 20 seconds East, a distance of 219.42 feet; thence North 33 degrees 39 minutes 43 seconds East, a distance of 15.06 feet; thence North 87 degrees 02 minutes 09 seconds East, a distance of 137.00 feet; thence North 03 degrees 12 minutes 44 seconds West, a distance of 248.35 feet; thence North 52 degrees 00 minutes 58 seconds West, a distance of 91.06 feet; thence North 00 degrees 05 minutes 52 seconds West, a distance of 116.94 feet to a point on the South line of AMHERST, a subdivision of land in the City of Kansas City, Platte County, Missouri; thence South 88 degrees 34 minutes 00 seconds East, along the South line of said AMHERST and the South line of AMHERST 2ND PLAT, a subdivision of land in the City of Kansas City, Platte County, Missouri also being the North line of the Southwest Quarter of the Northeast Quarter of said Section 17, a distance of 1173.83 feet; thence South 01 degrees 26 minutes 10 seconds West, a distance of 53.75 feet; thence South 28 degrees 57 minutes 11 seconds East, a distance of 171.64 feet; thence South 42 degrees 30 minutes 37 seconds West, a distance of 33.16 feet to the most Northerly corner of Lot 64, SILVERBROOKE 1ST PLAT, a subdivision of land in the City of Kansas City, Platte County, Missouri; thence South 45 degrees 08 minutes 07 seconds West, along the Northerly line of said SILVERBROOKE 1ST PLAT, a distance of 148.74 feet; thence South 44 degrees 51 minutes 53 seconds East, along said line, a distance of 16.39 feet; thence South 45 degrees 08 minutes 07 seconds West, along said line, a distance of 151.56 feet; thence North 55 degrees 23 minutes 31 seconds West, along said line, a distance of 169.50 feet; thence South 79 degrees 27 minutes 07 seconds West, along said line, a distance of 129.46 feet; thence South 44 degrees 44 minutes 32 seconds West, along said line, a distance of 106.26 feet; thence South 02 degrees 35 minutes 43 seconds West, along said line, a distance of 25.28 feet; thence South 77 degrees 15 minutes 18 seconds West, along said line, a distance of 144.03 feet; thence South 73 degrees 21 minutes 18 seconds West, along said line, a distance of 50.44 feet; thence Northerly along said line, along a curve to the left having an initial tangent bearing of North 16 degrees 38 minutes 42 seconds West and a radius of 475.00 feet, an arc distance of 15.98 feet; thence South 86 degrees 17 minutes 02 seconds West, along said line, a distance of 104.28 feet; thence South 03 degrees 42 minutes 58 seconds East, along said line, a distance of 196.70 feet; thence Southwesterly along said line, along a curve to the left having an initial tangent bearing of South 87 degrees 43 minutes 03 seconds West and a radius of 360.00 feet, an arc distance of 262.42 feet; thence South 45 degrees 57 minutes 07 seconds West, along said line, a distance of 117.63 feet; thence Southwesterly along said line, along a curve to the right being tangent to the last described course having a radius of 268.50 feet, an arc distance of 17.74 feet to a point on the North line of said SILVERBROOKE POOL TRACT; thence North 64 degrees 03 minutes 23 seconds West, along the North line of said SILVERBROOKE POOL TRACT, a distance of 121.94 feet; thence North 00 degrees 06 minutes 31 seconds West,

along said line, a distance of 33.10 feet; thence South 89 degrees 53 minutes 29 seconds West, along said line, a distance of 238.17 feet to the Point of Beginning. Said tract of land contains 17.78 acres, more or less.

Comes now Quality Land Holdings, L.L.C., a Missouri limited liability company, and hereby extends the covenants and restrictions of the Declaration of Covenants and Restrictions of Silverbrooke dated the 16th day of January, 2008 and recorded as Document No. 002869 in Book 1118 at Page 588 of the Platte County deed records to the property described in the Legal Description above. The annexed property as described in the Legal Description set forth above shall be subject to said Declaration as fully as the property set forth in Article II of said Declaration.


The annexation of the property described in the Legal Description above is done pursuant to Article VIII, Section 6 of said Declaration. All of the real estate as described in the Legal Description is hereby annexed into and shall become a part of Silverbrooke, a subdivision of land located in Platte County, Missouri.

All of the terms, conditions, covenants and restrictions of the Declaration as may be in effect as of this date or as may from time to time hereinafter amended in conformance with the Declaration, shall apply to the annexed real estate.

This annexation is binding upon the undersigned Developer and its successors and assigns and upon the owner of the annexed real estate and its successors and assigns.

Dated this _____ day of _____, 2022.

Quality Land Holdings, L.L.C.

By: 
David Barth

Title: Manager

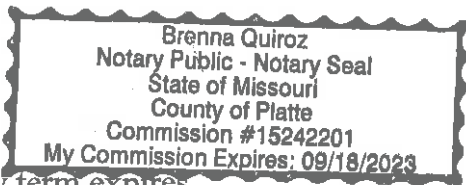
By: 
John Barth

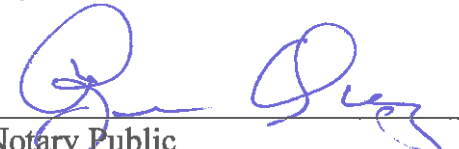
Title: Manager

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this 20th day of July, 2022, before me appeared David Barth, to me personally known, who being by me did say that he is a Manager of Quality Land Holdings, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Missouri, in the day and year last above written.




Notary Public

My term expires _____.

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this 20th day of July, 2022, before me appeared John Barth, to me personally known, who being by me did say that he is a Manager of Quality Land Holdings, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Missouri, in the day and year last above written.

Deborah A. Harris
Notary Public

My term expires 10/20/2025

DEBORAH A HARRIS
Notary Public - Notary Seal
State of Missouri - Clay County
Commission #13690560
My Commission Expires 10/20/2025

DEVELOPER'S CONSENT

Comes now Quality Land Holdings, L.L.C., the Developer of the real estate described in the Legal Description set forth herein, and hereby consents to the annexation thereof to Silverbrooke, a subdivision of land located in Platte County, Missouri, making said real estate subject to all terms, conditions, covenants and restrictions of the Declaration of Covenants and Restrictions of Silverbrooke dated the 16th day of January, 2008 and recorded as Document No. 002869 in Book 1118 at Page 588 of the Platte County deed records in effect as of this date and as from time to time hereinafter amended in conformance with the Declaration.

Quality Land Holdings, L.L.C.

By: [Signature]
David Barth

Title: Manager

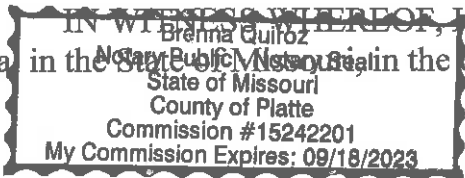
By: [Signature]
John Barth

Title: Manager

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this 20th day of July, 2022, before me, the undersigned, a Notary Public, personally appeared David Barth to me personally known, who by me duly sworn, did say that he is a Manager of Quality Land Holdings, L.L.C., a Missouri limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Missouri, in the day and year last above written.



[Signature]
Notary Public

My term expires _____.

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On this 20th day of July, 2022, before me, the undersigned, a Notary Public, personally appeared John Barth to me personally known, who by me duly sworn, did say that he is a Manager of Quality Land Holdings, L.L.C., a Missouri limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Missouri, in the day and year last above written.

Deborah A. Harris
Notary Public

My term expires 10/20/2025

DEBORAH A HARRIS
Notary Public - Notary Seal
State of Missouri - Clay County
Commission #13690560
My Commission Expires 10/20/2025

33/4

Recorded in Platte County, Missouri

Recording Date/Time: 09/07/2022 at 08:23:42 AM

Instr Number: 2022012347

Book: 1383 Page: 847

Type: DE ADDEND

Pages: 4

Fee: \$33.00 S



Grantor: KANSAS CITY MISSOURI

Grantee: QUALITY LAND HOLDINGS LLC



**SECOND ADDENDUM TO COVENANT TO MAINTAIN STORM WATER
DETENTION FACILITY**

PLAT OF SILVERBROOKE 3RD

Grantor/

City: Kansas City, Missouri, a
constitutionally chartered
municipal corporation

Grantee/

Developer: Quality Land Holdings,
L.L.C., a Missouri
limited liability company

Address: City Hall
414 East 12th Street
Kansas City, MO 64106

Address: 6014 Highway 9
Parkville, MO 64152

Date of this Document: _____, 2022

Affected Documents: Covenant to Maintain Storm Water Detention Facility, Plat of Silverbrooke 1st dated February 13, 2008 and recorded as Document No. 002868 on February 29, 2008 in Book 1118 at Page 0587 of the Platte County deed records and Addendum to Covenant to Maintain Storm Water Detention Facility, Plat of Silverbrooke 1st dated May 10, 2015 and recorded as Document No. 2015012043 on September 4, 2015 in Book 1249 at Page 707 of the Platte County deed records.

Legal Description: The following described real estate located in Platte County, Missouri:

Lots 142 through 189 of Silverbrooke, 3rd Plat and Tracts "B" and "C" of Silverbrooke – 1st Plat, a subdivision in the City of Kansas City, Platte County, Missouri.

Bentk

THIS SECOND ADDENDUM TO THE Covenant to Maintain Storm Water Detention Facility - Plat of Silverbrooke 1st entered into on this ____ day of _____, 2022 by and between Kansas City, Missouri, a constitutionally chartered municipal corporation (City) and Quality Land Holdings, LLC, a Missouri limited liability company (Developer).

WHEREAS, City and Developer entered into a Covenant to Maintain Stormwater Detention Facility, Plat of Silverbrooke 1st on the 13th day of February, 2008 which was recorded in Book 1118 at Page 0587 of the Platte County deed records (the "Covenant"); and

WHEREAS, an Addendum to the Covenant was recorded in Book 1249 at Page 707 of the Platte County deed records ("Addendum"); and

WHEREAS, the subject of the Covenant is certain Property as more specifically described in the Covenant; and

WHEREAS, Developer has platted and is annexing additional lands which shall be subject to the Declaration of Covenants and Restrictions of Silverbrooke, which are dated the 16th day of January, 2008 and which is recorded in Book 1118 at Page 0588 of the Platte County deed records (the "Declaration").

BE IT HEREBY AGREED by City and Developer that the Property as described in the Covenant shall include the lots to be annexed pursuant to the terms of the Declaration, to-wit: the Lots 142 through 189 of Silverbrooke, 3rd Plat, and Tracts "B" and "C" of Silverbrooke – 1st Plat, all of which shall all be subject to all of the covenants, terms and conditions of the Covenant and all of which shall be included in the terms and definitions of "Lots" and "Tracts" as defined in the 2008 Covenant.

1. This Second Addendum shall not be amended, modified, cancelled or abrogated without the prior written consent of City.
2. Invalidation of any part or parts of this Second Addendum by judgment or other Court action shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.
3. This Second Addendum shall be construed and enforced in accordance with the laws of the State of Missouri.
4. Upon final approval of the final plat of Silverbrooke – 3rd Plat, this Second Addendum shall be filed in the office for recording real estate documents in Platte County, Missouri and it shall be binding upon Developer, its successors, assigns and transferees.

5. Developer shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Developer or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain the Facilities as defined by the Covenant.

QUALIFY LAND HOLDINGS, L.L.C.

By: [Signature]
David Barth

Title: Manager

By: [Signature]
John Barth

Title: Manager

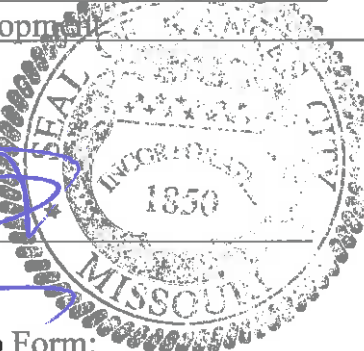
KANSAS CITY, MISSOURI

By: [Signature]

Title: Director of City Planning and Development

ATTEST:

[Signature]
City Clerk

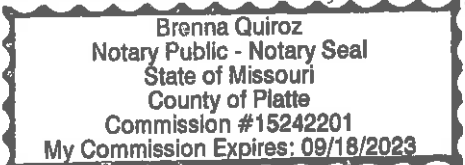


Approved as to Form:
[Signature]
Assistant City Attorney

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this 20th day of July, 2022, before me appeared David Barth, to me personally known, who being by me did say that he is a Manager of Quality Land Holdings, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Missouri, in the day and year last above written.



[Signature]
Notary Public

My term expires _____.

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this 20th day of July, 2022, before me appeared John Barth, to me personally known, who being by me did say that he is a Manager of Quality Land Holdings, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Missouri, in the day and year last above written.

Deborah A. Harris
Notary Public

My term expires 10/20/2025.

DEBORAH A HARRIS
Notary Public - Notary Seal
State of Missouri - Clay County
Commission #13690560
My Commission Expires 10/20/2025

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On this 28 day of July, 2022, before me, the undersigned, a Notary Public, personally appeared Jeffrey M. Williams to me personally known, who by me duly sworn, did say that he is the Director of City Planning and Development of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and Maureen Sanders City Clerk of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Missouri, in the day and year last above written.

Kristy Cheri Tyson Pugh
Notary Public

My term expires Sept 3, 2022

KRISTY CHERI TYSON PUGH
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 14973498
My Commission Expires Sep 3, 2022

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