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Recorded in Platte County, Missouri

Recording Date/Time: 06/17/2020 at 08:15:27 AM

Instr Number: 2020008749

Book: 1332 Page: 811

Type: DE ORD

Pages: 3

Fee: \$27.00 E



Grantor: KANSAS CITY MISSOURI CITY OF

Grantee: AMBASSADOR PARK 6TH PLAT LOTS 3A & 3B



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

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✓ Steve Wargor - WPU

ORDINANCE NO. 200201

Approving the plat of Ambassador Park Sixth Plat, Lots 3A and 3B, an addition in Platte County, Missouri, on approximately 6.26 acres generally located at 105th and North Ambassador Drive and Interstate I-29, creating 2 lots for the purpose of commercial uses; accepting various easements; 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-2019-00040)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Ambassador Park Sixth Plat, Lots 3A and 3B, 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 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.

ORDINANCE NO. 200201

Section 4. 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 5. 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 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on February 18, 2020.

Approved as to form and legality:

[Handwritten signature]
Eduard Alegre
Assistant City Attorney



Authenticated as Passed

[Handwritten signature]
Quinton Lucas, Mayor

[Handwritten signature]
Marilyn Sanders, City Clerk
MAR 26 2020

Date Passed

This is to certify that General Taxes for 2019, 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 *[Handwritten signature]*

Dated, June 10, 2020

49/2
③
Recorded in Platte County, Missouri

Recording Date/Time: 06/17/2020 at 08:15:27 AM

Instr Number: 2020008751

Book: 1332 Page: 812

Type: DT SUB

Pages: 2

Fee: \$49.00 N



Grantor: MCI PARTNERS LLC

Grantee: AMBASSADOR PARK 6TH PLAT



TJ
Gloria Boyer,
Recorder of Deeds

PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

NON-STANDARD DOCUMENT

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for a non-standard Document
RSMo 59.310.3 (effective January 1, 2002)

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

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Steve Wergen WPU

SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that Wells Bank, a corporation organized and existing under the laws of the State of Missouri, having its principal place of business in Platte County, Missouri, as owner and holder of the note evidencing the debt secured by the Deed of Trust executed by MCI Partners, L.L.C., dated and recorded in the office of the Recorder of Deeds for Platte County, Missouri, as Document No.2015001434, in Book 1239 at Page 143, for value received does hereby subordinate the lien and effect of said Deed of Trust to the easements and building lines and lot lines as shown on the property therein described on the plat of Ambassador Park Sixth Plat, recorded as Document No. 2020008750 in Book 22 at Page 135. Provided, however, that this subordination shall not prejudice the lien of said Deed of Trust on the remaining property therein described.

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 3rd day of April, 2020.



M. SAMPLEY
My Commission Expires
December 20, 2020
Platte County
Commission #12675844

By [Signature]
Robert Barmann, Chief Executive Officer

In the State of MO, County of Platte, on this 3rd day of April, 2020, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Robert Barmann, to me personally known, who being by me duly sworn did say that he/she is CEO of the corporation named in the foregoing deed of release, and that the seal thereto affixed is the corporate seal of the corporation and that said deed of release was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Robert Barmann, CEO acknowledged said instrument to be the free act and deed of said corporation. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

[Signature]
Notary Public

My Commission expires 12/20/2020.