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Recorded in Platte County, Missouri

Recording Date/Time: 02/01/2018 at 08:40:15 AM

Instr Number: 2018001349

Book: 1291 Page: 383

Type: DE ORD

Pages: 3

Fee: \$27.00 E



Grantor: KANSAS CITY CITY OF

Grantee: OVERLAND RIDGE THIRD PLAT

KC



Gloria Boyer,
Recorder of Deeds

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

Rec 1st

ORDINANCE NO. 160507

Approving the plat of Overland Ridge Third Plat, an addition in Platte County, Missouri, generally located at the southeast corner of the intersection of N.W. 72nd Street and N. Overland Drive; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and authorizing the City Clerk to record this ordinance and attached documents. (SD1252B)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Overland Ridge Third 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.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Facilities

ORDINANCE NO. 160507

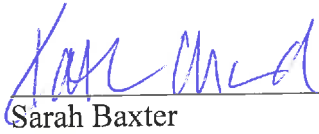
Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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 June 21, 2016.

Approved as to form and legality:

 for
Sarah Baxter
Assistant City Attorney

This is to certify that General Taxes for 2017, 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 

Dated, January 30, 2018



Authenticated as Passed


Sly James, Mayor


Marilyn Sanders, City Clerk

JUL 14 2016

Date Passed

52/3

Recorded in Platte County, Missouri

Recording Date/Time: 02/01/2018 at 08:40:15 AM

Instr Number: 2018001351

Book: 1291 Page: 384

Type: DR PART

Pages: 3

Fee: \$52.00 N



Grantor: NORTH AMERICAN SAVINGS BANK FSB

Grantee: MO-45 PROPERTIES LLC



Gloria Boyer,
Recorder of Deeds

PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

NON-STANDARD DOCUMENT

The Recorder of Deeds has added this page to your document
per compliance with State law and you have been charged the fee of \$25.00
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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DEED OF RELEASE
(PARTIAL – CORPORATION)

This Deed of Release Witnesseth, that North American Savings Bank, F.S.B. (Grantor), a banking corporation organized and existing under the laws of the State of Missouri; have/having its principal place of business in Jackson County, Missouri, owner and holder of the note evidencing the debt secured by the Deed of Trust executed by MO-45 Properties, L.L.C. a Kansas limited liability company (Grantee), dated and recorded in the office of the Recorder of Deeds for Platte County, Missouri, as Document No. 001569, in Book 1051 at Page 0404, for value received does hereby release from the lien and effect of said Deed of Trust the following part of the property therein described, to-wit:

The streets as shown on the plat of Overland Ridge, Third Plat, a subdivision of land in Kansas City, Platte County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. 2018001350 Book 21, Page 336

and the undersigned hereby subordinates the lien and effect of said Deed of Trust to the easements, lot lines and building lines as shown on said plat. Provided, however, that this partial release shall not prejudice the lien of Deed of Trust on the remaining property therein described.

INWITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 4th day of August, 2017.

(SEAL)

By: 

Michael G. Anderson, Senior Vice President



In the State of Missouri, County of Jackson, on this 4th day of August, 2017, before, the undersigned, a Notary Public, in and to me personally know, who being by me duly sworn did say that he/she is Senior Vice President 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 Michael G. Anderson 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.

Robert L. Payne
Notary Public

My commission expires 12/1/17

ROBERT L. PAYNE
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Dec. 1, 2017
Commission # 13902121

52/3

Recorded in Platte County, Missouri

Recording Date/Time: 02/01/2018 at 08:40:15 AM

Instr Number: 2018001352

Book: 1291 Page: 385

Type: DR PART

Pages: 3

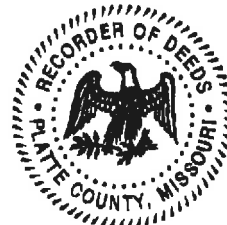
Fee: \$52.00 N



Grantor: NORTH AMERICAN SAVINGS BANK FSB

Grantee: MO-45 PROPERTIES LLC

KL



Gloria Boyer,
Recorder of Deeds

PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

NON-STANDARD DOCUMENT

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

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DEED OF RELEASE
(PARTIAL – CORPORATION)

This Deed of Release Witnesseth, that North American Savings Bank, F.S.B. (Grantor), a banking corporation organized and existing under the laws of the State of Missouri, have/having its principal place of business in Jackson County, Missouri, owner and holder of the note evidencing the debt secured by the Deed of Trust executed by MO-45 Properties, L.L.C. a Kansas limited liability company (Grantee), dated and recorded in the office of the Recorder of Deeds for Platte County, Missouri, as Document No. 2007 015338, in Book 1111 at Page 401, for value received does hereby release from the lien and effect of said Deed of Trust the following part of the property therein described, to-wit:

The streets as shown on the plat of Overland Ridge, Third Plat, a subdivision of land in Kansas City, Platte County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. 2018001350 Book 21, Page 336

and the undersigned hereby subordinates the lien and effect of said Deed of Trust to the easements, lot lines and building lines as shown on said plat. Provided, however, that this partial release shall not prejudice the lien of 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 4th day of August, 2017.

(SEAL)

By: 

Michael G. Anderson, Senior Vice President



In the State of Missouri, County of Jackson, on this 4th day of August, 2017, before, the undersigned, a Notary Public, in and to me personally know, who being by me duly sworn did say that he/she is Senior Vice President 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 Michael G. Anderson 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.

My commission expires 12/1/17

Robert L. Payne
Notary Public

ROBERT L. PAYNE
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Dec. 1, 2017
Commission # 13902121

70/9

Recorded in Platte County, Missouri

Recording Date/Time: 02/01/2018 at 08:40:15 AM

Instr Number: 2018001353

Book: 1291 Page: 386

Type: DE COV

Pages: 9

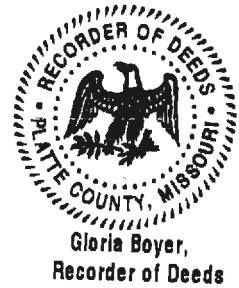
Fee: \$70.00 N



Grantor: KANSAS CITY MISSOURI

Grantee: JULIAN DEVELOPMENT CO

KL



PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

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

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**COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF OVERLAND RIDGE 3rd PLAT**

THIS COVENANT made and entered into this 12th day of January, 2018, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of Julian Development Company a Division of Don Julian Builders, Inc, a Kansas Corporation, (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the southeast corner of the intersection of N. Londaon and NW 70th Terrace in Kansas City, of Platte County, Missouri, (**Property**) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of Overland Ridge 3rd Plat, (**Plat**), in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of 63-97 and Tracts of E and F as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tracts of D and E within Overland Ridge Second Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tracts D and E Overland Ridge Second Plat.
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tracts D and E Overland Ridge Second Plat.
- c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
- d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

- e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract(s) D and E Overland Ridge Second Plat to the limits prescribed by the Kansas City Code of Ordinances.
- f. Maintain the grades within Tract(s) D and E Overland Ridge Second Plat pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No 2014-027B.
- g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract(s) D and E Overland Ridge Second Plat in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract(s) D and E Overland Ridge Second Plat , and/or the owners of Lots 39 to 68 served by the Facility on Tract(s) D and E;
- b. Assess a lien on either the Tract(s) D and E Overland Ridge Second Plat or on the Lots 39 to 68 or both served by the Facility on Tract(s) D and E Overland Ridge Second Plat;
- c. Maintain suit against Owner, and/or the owner of Tract(s) D and E Overland Ridge Second Plat and/or the owners of Lots 63-97 and Tracts of E and F served by the Facility on Tract(s) D and E Overland Ridge Second Plat for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract(s) D and E Overland Ridge Second Plat and Lots 63-97 and Tracts of E and F not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owner and/or the owner of Tract(s) D and E Overland Ridge Second Plat shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any other address by giving the other party ten (10) days notice thereof. Unless a party to this

Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:
Julian Development Company
a Division of Don Julian Builders Inc.
15521 W. 110th Street
Lenexa, Kansas 66219
Don W Julian
913-894-6300 Phone
913-894-6321 Fax

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in Platte, Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner 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 Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

ATTESTATION BY CITY CLERK:

Kelly Varner
City Clerk

KANSAS CITY, MISSOURI

By: Jeff Williams
Director of City Planning and Development

Approved as to form:

[Signature]
Assistant City Attorney

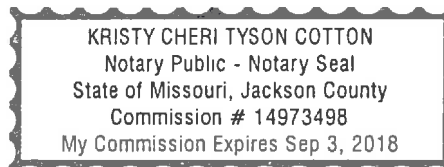
STATE OF MISSOURI)
) SS
COUNTY OF Jackson)

BE IT REMEMBERED that on this 12 day of January, 2018, before me, the undersigned, a notary public in and for the county and state aforesaid, came Jeffrey Williams, 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 Kelly Varner, Chief Deputy 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, the day and year last above written.

Kristy Cheri Tyson Cotton
Notary Public

My Commission Expires: September 3, 2018



OWNER

Julian Development Company
 a Division of Don Julian Builders Inc.
15521 W. 110th Street
 Lenexa, Kansas 66219
 Don W Julian
 913-894-6300 Phone
 913-894-6321 Fax

I hereby certify that I have authority to execute
 this document on behalf of Owner.

By: [Signature]

Title: President

Date: Nov 20th, 2017

Check one:

- () Sole Proprietor
 () Partnership
 (✓) Corporation
 () Limited Liability Company (LLC)

Attach corporate seal if applicable

STATE OF Kansas)
) SS
 COUNTY OF Johnson)

NOTARY PUBLIC- State of Kansas

CYNTHIA H. HALL

My. Appt. Exp. 7/16/20

BE IT REMEMBERED, that on the 20 day of November, 2 017, before me,
 the undersigned notary public in and for the county and state aforesaid, came
Don Julian, to me personally known, who being by me duly sworn did
 say that he is the president of Don Julian Development Company, and that said instrument was
 signed on behalf of said corporation by authority of its Board of Directors and acknowledged
 said instrument to be the free act and deed of said corporation.

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

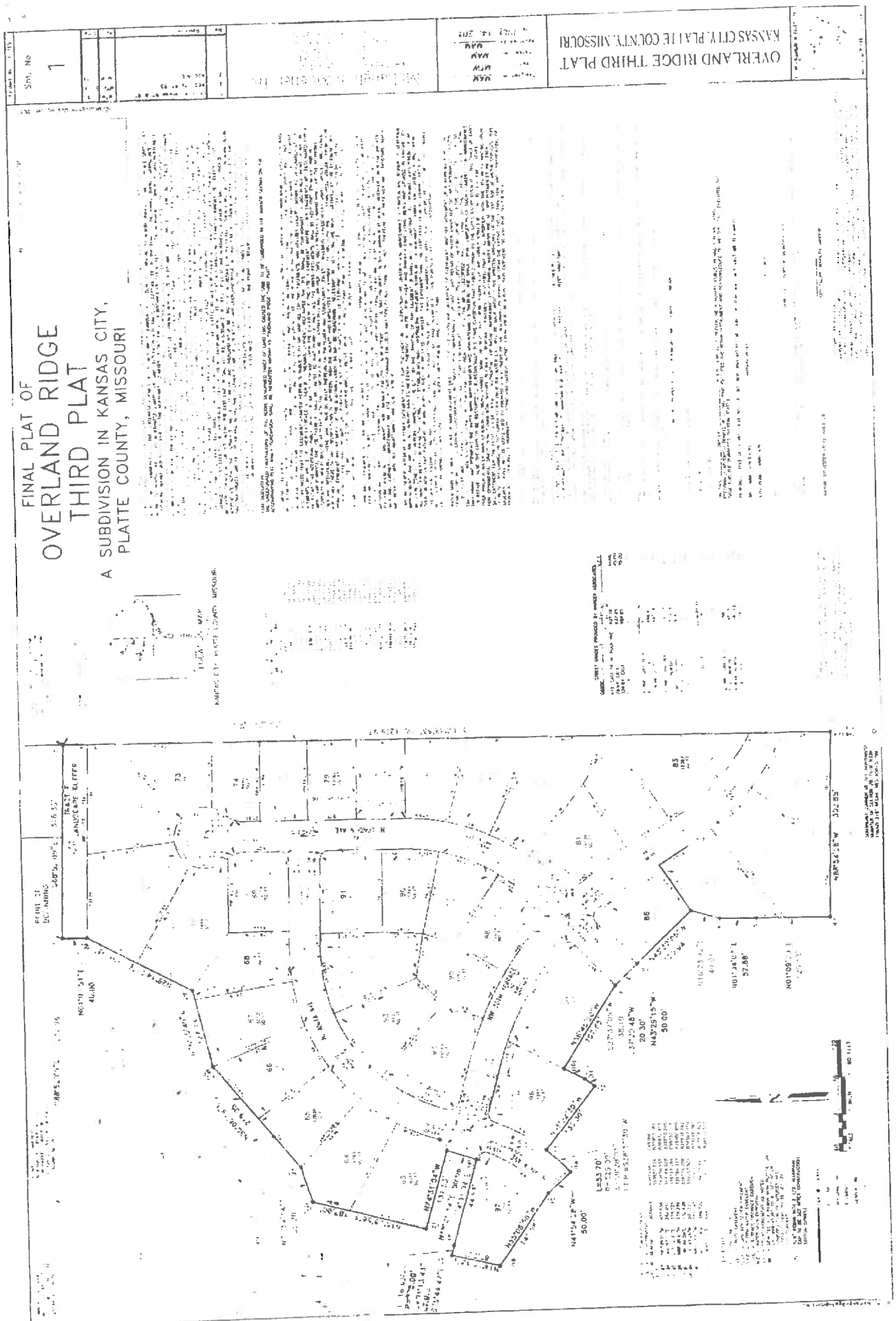
[Signature]
 Notary Public

My commission expires: 7/16/20

EXHIBIT "A"

PLAT DESCRIPTION:

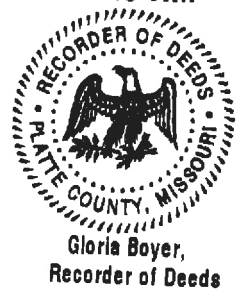
A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 51 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 51 NORTH, RANGE 33 WEST; THENCE S88°52'09"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 A DISTANCE OF 2277.96 FEET TO THE POINT OF BEGINNING; THENCE S88°52'09"E, CONTINUING ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, A DISTANCE OF 316.30 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE S00°48'53"W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 887.27 FEET; THENCE S57°06'18"W, A DISTANCE OF 220.26 FEET; THENCE N32°44'00"W, A DISTANCE OF 55.15 FEET; THENCE S57°16'00"W, A DISTANCE OF 90.00 FEET; THENCE N43°32'05"W, A DISTANCE OF 120.94 FEET; THENCE N43°29'15"W, A DISTANCE OF 50.00 FEET; THENCE N43°32'05"W, A DISTANCE OF 165.78 FEET; THENCE N27°37'05"E, A DISTANCE OF 64.57 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N69°59'36"W, A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 04°31'28"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 37.51 FEET; THENCE N74°31'04"W, A DISTANCE OF 79.97 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 83°56'26"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 21.98 FEET; THENCE N78°37'50"W, A DISTANCE OF 50.95 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N23°25'00"E, A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 97°56'04"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 25.64 FEET; THENCE N18°21'14"E, A DISTANCE OF 50.06 FEET; THENCE N74°31'04"W, A DISTANCE OF 131.53 FEET TO THE SOUTHEAST CORNER OF LOT 62, OVERLAND RIDGE SECOND PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE N15°28'56"E, ALONG THE EAST LINE OF SAID LOT 62, A DISTANCE OF 187.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE N72°54'14"E, ALONG THE SOUTHEAST LINE OF LOT 48 OF SAID OVERLAND RIDGE SECOND PLAT, A DISTANCE OF 59.70 FEET; THENCE N50°06'19"E, CONTINUING ALONG SAID SOUTHEAST LINE OF LOT 48 AND ALONG THE SOUTHEAST LINE OF LOT 47 OF SAID OVERLAND RIDGE SECOND PLAT, A DISTANCE OF 219.05 FEET TO THE SOUTHWEST CORNER OF TRACT D, OF SAID OVERLAND RIDGE SECOND PLAT; THENCE N76°10'40"E, ALONG THE SOUTH LINE OF SAID TRACT D, A DISTANCE OF 127.74 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D; THENCE N28°14'27"E, ALONG THE EAST LINE OF SAID TRACT D, A DISTANCE OF 191.03 FEET; THENCE N01°07'51"E, CONTINUING ALONG SAID EAST LINE OF TRACT D, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12.17 ACRES, MORE OR LESS.



36/5

Recorded in Platte County, Missouri
Recording Date/Time: 02/01/2018 at 08:40:15 AM
Instr Number: 2018001354
Book: 1291 Page: 387
Type: DE DEC
Pages: 5
Fee: \$36.00 S
KC

Grantor: MO-45 PROPERTIES LLC
Grantee: MO-45 PROPERTIES LLC



RECORDING COVER SHEET

Title of Document: Extension of Declaration of Restrictions and Homeowners Association Declaration Overland Ridge Third Plat

Date of Document: September __, 2017

Grantors: MO-45 Properties, LLC, a Kansas limited liability company

Grantee(s): MO-45 Properties, LLC, a Kansas limited liability company

Mailing Address(es): c/o Don Julian
15521 W. 110th St.
Lenexa, KS 66219-1317

Legal Description: See Exhibit "A"

Reference Book and Page:

Instrument #	Book	Page
2008016470	20	305
2008016475	1132	143
2008016476	1130	144
2015005979	21	140
2015005980	1243	666
2017010690	1283	484

**EXTENSION OF DECLARATION OF RESTRICTIONS AND
HOMEOWNERS ASSOCIATION DECLARATION
OVERLAND RIDGE THIRD PLAT**

THIS EXTENSION made and entered into as of the 12 day of September, 2017, by MO-45 Properties, LLC, a Kansas limited liability company (**Original Developer**).

WITNESSETH:

WHEREAS, Julian Development Company, a division of Don Julian Builders, Inc., a Kansas corporation, filed in the Office of the Recorder of Deeds for Platte County, Missouri, at Platte City, a Plat of the subdivision known as **OVERLAND RIDGE FIRST PLAT**, a subdivision in the City of Kansas City, Platte County, Missouri, on the 5th day of December, 2008, in Book 20 at Page 305 as Document No. 2008016470, said plat having been previously approved by the City of Platte City, Missouri; and

WHEREAS, Julian Development Company, a division of Don Julian Builders, Inc., a Kansas corporation, filed in the office of Recorder of Deeds for Platte County, Missouri, a **DECLARATION OF RESTRICTIONS FOR OVERLAND RIDGE FIRST PLAT**, hereinafter referred to as "Restrictions", on the 5th day of December, 2008, in Book 1132 at Page 143 under Document No. 2008016475; and

WHEREAS, Julian Development Company, a division of Don Julian Builders, Inc., a Kansas corporation, filed in the office of the Recorder of Deeds for Platte County, Missouri, a **HOMEOWNERS ASSOCIATION DECLARATION – OVERLAND RIDGE FIRST PLAT**, (hereinafter referred to as the "Declaration") on the 5th day of December, 2008, under Document No. 2008016476 in Book 1132 at Page 144; and

WHEREAS, Julian Development Company, a division of Don Julian Builders, Inc., a Kansas corporation, filed in the office of Recorder of Deeds for Platte County, Missouri, at Platte City, a Plat of the subdivision known as **OVERLAND RIDGE - SECOND PLAT**, a subdivision in the City of Kansas City, Platte County, Missouri on the 11th day of May, 2015 in Book 21 at Page 140 under Document No. 2015005979, said Plat having been previously approved by the City of Kansas City, Missouri; and

WHEREAS, Julian Development Company, a division of Don Julian Builders, Inc., a Kansas corporation, filed in the office of Recorder of Deeds for Platte County, Missouri, a **DECLARATION OF RESTRICTIONS FOR OVERLAND RIDGE - SECOND PLAT**, hereinafter referred to as "The Second Plat Extension", on the 11th day of May, 2015, in Book 1243 at Page 666 under Document No. 2015005980; and

WHEREAS, Julian Development Company, a division of Don Julian Builders, Inc., a Kansas corporation, **ORIGINAL DEVELOPER** did assign all rights of the **DEVELOPER**

under the Restrictions and the Declaration in that certain Assignment of Development Rights dated August 1, 2017 and recorded in the Office of the Recorder of Deeds for Platte County, Missouri on August 11, 2017 as Instrument No. 2017010690 in Book 1283 at Page 484 (hereinafter referred to as the "Assignment").

WHEREAS, MO-45 Properties, LLC, assignee under the Assignment (hereinafter referred to as "**NEW DEVELOPER**"), filed in the Office of the Recorder of Deeds for Platte County, Missouri a plat of the subdivision known as Overland Ridge Third Plat on the ____ day of _____, 2017 in Book 21 at Page 336 under Document No. 2018001350, said Plat having been previously approved by the City of Kansas City, Missouri; and

WHEREAS, said Plat creates **OVERLAND RIDGE THIRD PLAT** composed of the following described Lots and Tracts in said subdivision, to-wit:

Lots 63 through 97, and Tracts E and F, **OVERLAND RIDGE THIRD PLAT**, a subdivision in Kansas City, Platte County, Missouri, said real property being more particularly described on Exhibit "A."

WHEREAS, **NEW DEVELOPER**, as the owner of all of the aforementioned lots and tracts of land so shown on the aforesaid **OVERLAND RIDGE THIRD PLAT** now desires to subject said land to all the terms, covenants and provisions of the Restrictions and the Declaration described hereinabove, all for the use, benefit and betterment of the **NEW DEVELOPER** and for its future grantees, successors and assigns.

NOW, THEREFORE, in consideration of the premises, **NEW DEVELOPER**, for itself and for its successors and assigns and for its future grantees, hereby confirms that all of the lots and tracts of land shown on the above described **OVERLAND RIDGE THIRD PLAT**, shall be and they are hereby made subject to all of the terms, covenants and conditions of the Restrictions and the Declaration described above herein and duly recorded in the office of the Recorder of Deeds for Platte County, Missouri, just as if these instruments were set out herein in full so that all the terms and provisions thereof will apply to **OVERLAND RIDGE THIRD PLAT**.

The terms, agreements and conditions of this instrument shall be binding upon the successors, grantees or assigns of the **NEW DEVELOPER**.

IN WITNESS WHEREOF, **NEW DEVELOPER** has caused this instrument to be executed the day and year first above written.

MO-45 PROPERTIES, LLC, a Kansas

limited liability company

By: _____

Don Julian, Manager

ACKNOWLEDGMENT

STATE OF Kansas)
) ss.
County of Johnson)

On this 12 day of September, 2017, before me, personally appeared **Don Julian**, Manager of MO-45 Properties, LLC, a Kansas limited liability company, known to me to be the person who executed the foregoing instrument in behalf of said company and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Lenexa, KS, the day and year last above written.

Cynthia H. Hall
Notary Public

My Commission Expires:

NOTARY PUBLIC- State of Kansas
CYNTHIA H. HALL
My. Appt. Exp. 7/16/20

EXHIBIT "A"

The land referred to herein is described as follows:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 51 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 51 NORTH, RANGE 33 WEST; THENCE S88°52'09"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 A DISTANCE OF 2277.96 FEET TO THE POINT OF BEGINNING; THENCE S88°52'09"E, CONTINUING ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, A DISTANCE OF 316.30 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE S00°48'53"W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 887.27 FEET; THENCE S57°06'18"W, A DISTANCE OF 220.26 FEET; THENCE N32°44'00"W, A DISTANCE OF 55.15 FEET; THENCE S57°16'00"W, A DISTANCE OF 90.00 FEET; THENCE N43°32'05"W, A DISTANCE OF 120.94 FEET; THENCE N43°29'15"W, A DISTANCE OF 50.00 FEET; THENCE N43°32'05"W, A DISTANCE OF 165.78 FEET; THENCE N27°37'05"E, A DISTANCE OF 64.57 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N69°59'36"W, A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 04°31'28"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 37.51 FEET; THENCE N74°31'04"W, A DISTANCE OF 79.97 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 83°56'26"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 21.98 FEET; THENCE N78°37'50"W, A DISTANCE OF 50.95 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N23°25'00"E, A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 97°56'04"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 25.64 FEET; THENCE N18°21'14"E, A DISTANCE OF 50.06 FEET; THENCE N74°31'04"W, A DISTANCE OF 131.53 FEET TO THE SOUTHEAST CORNER OF LOT 62, OVERLAND RIDGE SECOND PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE N15°28'56"E, ALONG THE EAST LINE OF SAID LOT 62, A DISTANCE OF 187.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE N72°54'14"E, ALONG THE SOUTHEAST LINE OF LOT 48 OF SAID OVERLAND RIDGE SECOND PLAT, A DISTANCE OF 59.70 FEET; THENCE N50°06'19"E, CONTINUING ALONG SAID SOUTHEAST LINE OF LOT 48 AND ALONG THE SOUTHEAST LINE OF LOT 47 OF SAID OVERLAND RIDGE SECOND PLAT, A DISTANCE OF 219.05 FEET TO THE SOUTHWEST CORNER OF TRACT D, OF SAID OVERLAND RIDGE SECOND PLAT; THENCE N76°10'40"E, ALONG THE SOUTH LINE OF SAID TRACT D, A DISTANCE OF 127.74 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D; THENCE N28°14'27"E, ALONG THE EAST LINE OF SAID TRACT D, A DISTANCE OF 191.03 FEET; THENCE N01°07'51"E, CONTINUING ALONG SAID EAST LINE OF TRACT D, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.