



File #: 220407

ORDINANCE NO. 220407

Approving the plat of Jamestown Square Apartments, an addition in Jackson County, Missouri, on approximately 2.972 acres generally located at the S.E. corner of W. 39th Street and State Line Road, creating 3 lots for the purpose of a 223 unit multi-family development; 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-2021-00060)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Jamestown Square Apartments, a subdivision in Jackson 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 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 4. 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 Jackson County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on February 15, 2022.

Approved as to form and legality:



Eluard Alegre
Associate City Attorney



Authenticated as Passed


Quinton Lucas, Mayor
Marilyn Sanders, City Clerk

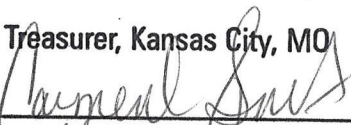
MAY 19 2022

Date Passed

This is to certify that General Taxes for 2024, 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, May 1, 2025

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

05/15/2025 11:41 AM

NON-STANDARD FEE: EXEMPT

FEE: \$24.00

3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0032905

Book: Page:

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

05/15/2025 11:41 AM

NON-STANDARD FEE: EXEMPT FEE: \$116.00 13 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0032906

Book: 223 Page: 26

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

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Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

05/15/2025 11:41 AM

NON-STANDARD FEE: \$25.00

FEE: \$21.00

2 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0032907

Book: Page:

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Non-Standard Document

This document has been recorded and you have been charged
the non-standard fee pursuant to RSMo 59.310.3.

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compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that Bank7, an Oklahoma banking corporation, as owner and holder of the note evidencing the debt secured by the Deed of Trust executed by Cadence Jamestown LLC, dated and recorded in the office of the Recorder of Deeds for Jackson County, Missouri, as Document No.2021E0052682 (the "Deed of Trust"), for value received does hereby subordinate the lien and effect of the Deed of Trust to the easements and building lines and lot lines as shown on the property therein described on the plat of Final Plat of Jamestown Square Apartments, recorded as Document No. 2025E0032906, in Book _____ at Page _____. Provided however, and expressly understood and agreed that nothing herein shall operate in any way to alter, change or modify the terms of the Deed of Trust or in any way to release or affect the validity of the Deed of Trust, or to affect the priority of the Deed of Trust, except as herein provided.


IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 17th day of March, 2025.

Bank7

(SEAL)

By 
Henry Litchfield, Vice President

In the State of Oklahoma, County of Oklahoma on this 17th day of March, 2025 before, the undersigned, a Notary Public, in and for said County and State, personally appeared Henry Litchfield, to me personally known, who being by me duly sworn did say that he/she is 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 Henry Litchfield 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.


Notary Public

My Commission expires 4/9/2026



RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

05/15/2025 11:41 AM

FEE: \$24.00 2 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0032908

Book: Page:

Diana Smith, Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

DOCUMENT PREPARED BY
AND WHEN RECORDED, RETURN TO:
Dinsmore & Shohl LLP
One Indiana Square, Suite 1800
Indianapolis, Indiana 46204
Attention: Samantha R. Hargitt, Esq.

Title of Document: SUBORDINATION OF DEED OF TRUST

Date of Document: May 15, 2025

Grantor(s): SMF REGISTERED SERVICES, INC.
1201 Walnut St., Ste 2900
Kansas City, MO 64106
Attention: Scott P. Smalley

CROSSFIRST BANK
4622 Pennsylvania Avenue, Suite 1500
Kansas City, Missouri 64111

Grantee: Jamestown Square Apartments
Reference Book and Page(s): Instrument Number 2022E0073824

SUBORDINATION OF DEED OF TRUST

This Subordination of Deed of Trust Witnesseth, that CROSSFIRST BANK, a Kansas state-chartered bank, as owner and holder of the note evidencing the debt secured by the Fee and Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by 39TH and STATE LINE ROAD, LLC, a Delaware limited liability company, dated and recorded in the office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2022E0073824, 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 The Final Plat of Jamestown Square Apartments recorded as Document No. 2025E0032906 in Book _____ at Page _____.

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 21 day of February, 2025.

CROSSFIRST BANK

(SEAL)

By: [Signature]
Printed: Andrew Gillenwater
Title: Commercial Real Estate Banker

In the State of Missouri, County of Jackson, on this 21st day of February, 2025, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Andrew Gillenwater, to me personally known, who being by me duly sworn did say that he/she is Officer of CrossFirst Bank, and that the seal thereto affixed is the corporate seal of the corporation and that said subordination of deed of trust was signed and sealed on behalf of said bank and said Andrew Gillenwater acknowledged said instrument to be the free act and deed of said bank. 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 12/10/2028.

AMY NUESSEN NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI MY COMMISSION EXPIRES DECEMBER 10, 2028 JACKSON COUNTY COMMISSION #24974326
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