



City Planning and Development Department –
Development Services

DATE: **October 13, 2015**

TO: **Marilyn Sanders, City Clerk**

FROM: **Dion E. Waldon, MPA, P.E., Manager, Land Development Division (LDD)**
City Planning and Development

SUBJECT: **DOA (SD1495)**

All the requirements of this office have been met.

 Dion E. Waldon, P.E., MPA
Land Development Division
Division Manager

DEW:prp

RECEIVED BY
THE CITY CLERK

OCT 13 2015



PLAT REVIEW GROUP

TAX CLEARANCE MEMO

Date: 10-12-15

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: DDA

The following are the only plat and parcel numbers affecting the above referenced property:

See attached K-PIN

Plat Reviewer: Pamela Powell

Proposed Plat **DOA** Parent Parcels

KIVA_PIN

124713


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Property Account Summary

[Links:](#) [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	29-510-28-04-00-0-00-000	Property Address	950 E 21ST ST , KANSAS CITY, MO 64108
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General Information

Property Description	BOUTON'S ADD---S 382.55' OF E 167.5' OF BLK 2
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	001

Property Characteristics

Property Class	2010
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Parties

Role	Percent	Name	Address
Taxpayer	100	TRUMAN MEDICAL CENTER	2301 HOLMES, KANSAS CITY, MO 64108 UNITED STATES
Owner	100	TRUMAN MEDICAL CENTER	2301 HOLMES, KANSAS CITY, MO 64108 UNITED STATES

Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	289,850	289,850	289,850	289,850	289,850
Taxable Value Total	0	0	0	0	0
Assessed Value Total	92,752	92,752	92,752	92,752	92,752

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - KANSAS CITY	0.000000
JACKSON COUNTY	0.000000
KANSAS CITY LIBRARY	0.000000
KANSAS CITY SCHOOL #33	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
STATE BLIND PENSION	0.000000

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

[Printable Version](#)

REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

**ASSURED QUALITY TITLE COMPANY
1001 WALNUT
KANSAS CITY, MO 64106
(816)221-2880**

SCHEDULE A

1. Commitment Date: **July 27, 2015** at **08:00 AM**

MJ105488

Title Report

2. Policy or Policies to be issued:

() ALTA Owner's Policy: (ALTA Own. Policy 06/17/06)

Proposed Insured:

() ALTA Loan Policy: (ALTA Loan Policy 06/17/06)

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
Fee Simple

4. Title to the estate or interest in said land is at the effective date hereof vested in:

Truman Medical Center, Incorporated, a Missouri not-for-profit corporation

5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT A

indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions, or restrictions violate Title 42, Section 3604 (c), of the United States Codes or any State Statute or Local Ordinance. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (affects Tract 2)

16. Terms and provisions of Warranty Deed filed as Document No. K221203 in Book K502 at Page 404. (affects Tract 2)
17. Sanitary Sewer Easement filed granted to Kansas City filed November 12, 2014 as Document No. 2014E0094521 over a portion of the premises in question, as shown on the recorded plat thereof. (affects Tract 1)
18. Judgments and Tax Liens, if any, against the parties to be insured, Truman Medical Center, Incorporated.
19. Tax records show the subject property to be tax exempt as of the date of this commitment. However, this exemption may not apply after the subject transaction. Our Policy when issued will contain the following exception:

"This policy does not insure that the tax exempt status will remain in effect after the effective date of this policy, and retroactive assessments, penalties and interest arising due to termination of the exempt status are hereby excepted from coverage."

20. Any lien or right to lien by any Real Estate Brokers or Real Estate Appraisers.
21. If there has been construction, improvements or repairs to or on the property in the last 12 months, or a portion or all of the loan proceeds will be used for such, then unrecorded mechanics lien coverage will not be furnished unless arrangements are made prior to closing. If the property is 1-4 family residential and we are being asked to extend mechanic's lien coverage (through date downs or otherwise) on a construction loan, a Mechanic's Lien Indemnity Agreement secured by a satisfactory Letter of Credit will need to be furnished to the company. If the transaction is not a residential construction loan, either the aforesaid secured indemnity or satisfactory financial statements, indemnities, affidavits and possibly lien waivers, will need to be furnished to the company. Failure to notify the company in writing before closing will invalidate any mechanic's lien coverage given in the policy.
22. PLEASE READ THE EXCEPTIONS AND THE TERMS SHOWN OR REFERRED TO HEREIN CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

End of Schedule B2

EXHIBIT A

Tract 1

The East 167.5 feet of Block 2, BOUTON'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, EXCEPT the North 10 feet of the said East 167.5 feet AND ALSO EXCEPT a tract of land described as follows:

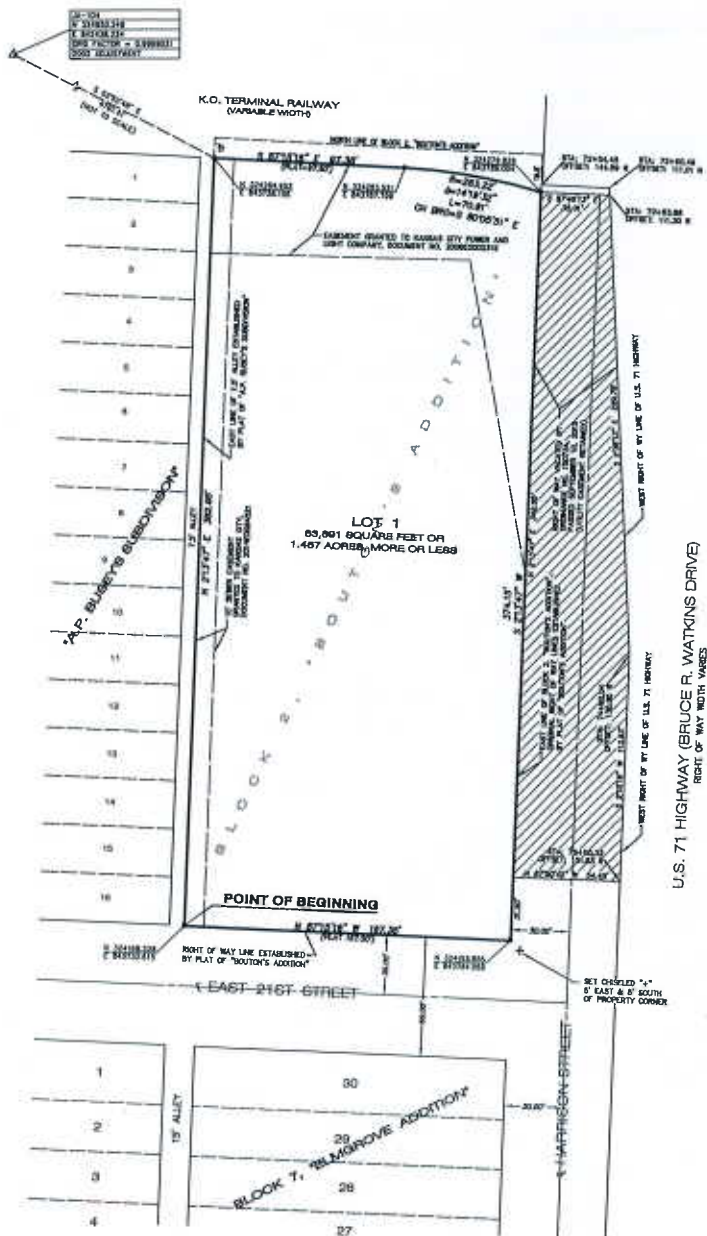
Beginning at a point on the West line of Harrison Street, as now established, 18.8 feet South of the Northeast corner of said Block 2; thence North along said West line of Harrison Street 8.8 feet; thence West 70 feet along the South line of the right-of-way of Kansas City Terminal Railroad Company; thence Southeasterly on the curve with a radius of 283.57 feet, 70.82 feet to the point of beginning.

Tract 2

All of Block 5 BOUTON'S ADDITION, except part in alley and except that part conveyed to the City of Kansas City in Document No. 2004K0080170, together with that part of the South half of 21st Street, as said Street was vacated by Ordinance No. 21525, passed May 17, 1957, from the East line of the North-South alley next West of Charlotte Street to the West line of Charlotte Street lying North of and adjoining Block 5, BOUTON'S ADDITION, both subdivision in Kansas City, Jackson County, Missouri, said part being described as follows: The South 15 feet of the South half of said vacated 21st Street.

FINAL PLAT OF DOA

A MAJOR SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 49, RANGE 33



PROPERTY DESCRIPTION:
THE EAST 1/2 OF LOT 1, BLOCK 7, BUNGALOW ADDITION, A BLOCK IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE NORTH 1/2 OF THE EAST 1/2 OF LOT 1, AND ALSO EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF HARRISON STREET, AS NOW ESTABLISHED, 14.4 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK 7, THENCE NORTH ALONG SAID WEST LINE OF HARRISON STREET 1/4 SECTION 8, TOWNSHIP 49, RANGE 33, TO THE SOUTH LINE OF THE EAST 1/2 OF LOT 1, THENCE SOUTH ALONG SAID SOUTH LINE OF THE EAST 1/2 OF LOT 1, THENCE SOUTH ALONG THE CURVE WITH A RADIUS OF 30.87 FEET, PLUS FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 8,887 SQUARE FEET OR 0.203 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY ASSURED QUALITY TITLE COMPANY, COMMITMENT NO. M010486, DATED JULY 27, 2016.

PLAT DEDICATION:
THE UNDERSIGNED REPRESENTATIVE OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAID TRACT TO BE SHOWN IN THE MAP HEREIN, AND THE ACCOMPANYING PLAT, WHICH IS HEREBY MADE, BE A RECORDED INSTRUMENT.

WARRANTY OF TITLE:
THE UNDERSIGNED REPRESENTATIVE OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAID TRACT TO BE SHOWN IN THE MAP HEREIN, AND THE ACCOMPANYING PLAT, WHICH IS HEREBY MADE, BE A RECORDED INSTRUMENT.

FILED INFORMATION:
THIS INSTRUMENT IS FILED FOR RECORD IN THE PUBLIC RECORDS OF JACKSON COUNTY, MISSOURI, IN THE BOOK OF RECORDS, PAGE 10, DATED JULY 27, 2016.

NOTICE OF INTEREST:
THE RIGHT OF EASE AND ACCESS TO TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND SEWER MAINS, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICE FOR THE DELIVERY OF MAIL, PROVIDED, HOWEVER, SUCH RIGHT OF EASE AND ACCESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXPENSES OF THE ROUTE ESTABLISHED AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET BOUNDARY:
THE STREET BOUNDARY FOR EAST 246TH STREET HAS BEEN ESTABLISHED BY MEASUREMENTS 13,187 FEET, MEASURED ALONG THE WEST LINE OF THE SAID STREET.

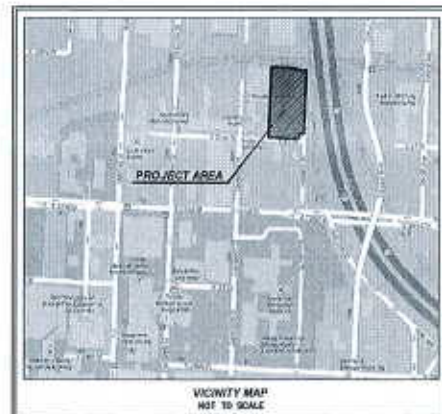
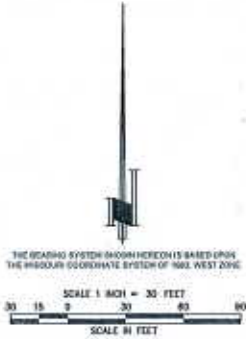
IN WITNESS WHEREOF:
I, MAUREEN R. CHAPMAN, NOTARY PUBLIC, HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED ON JULY 27, 2016.

MAUREEN R. CHAPMAN
NOTARY PUBLIC
STATE OF MISSOURI

NOTARY CERTIFICATION:
I, MAUREEN R. CHAPMAN, NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF MISSOURI, AND THAT I AM THE HOLDER OF A COMMISSION EXPIRING ON AUGUST 19, 2017. I HAVE HERETOFORE BEEN DULY QUALIFIED AND MY COMMISSION IS CURRENTLY IN FULL FORCE AND EFFECT.

MAUREEN R. CHAPMAN
NOTARY PUBLIC
STATE OF MISSOURI

MAUREEN R. CHAPMAN
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: August 19, 2017
Commission Number: 13856514



NOTARY CERTIFICATION:
I, MAUREEN R. CHAPMAN, NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF MISSOURI, AND THAT I AM THE HOLDER OF A COMMISSION EXPIRING ON AUGUST 19, 2017. I HAVE HERETOFORE BEEN DULY QUALIFIED AND MY COMMISSION IS CURRENTLY IN FULL FORCE AND EFFECT.

MAUREEN R. CHAPMAN
NOTARY PUBLIC
STATE OF MISSOURI