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Recorded In Platte County, Missouri

Recording Date/Time: 09/30/2016 at 03:38:04 PM

Instr Number: 2016013402

Book: 1268 Page: 177

Type: DE ORD

Pages: 3

Fee: \$27.00 E



Grantor: KANSAS CITY

Grantee: HEY ESTATES



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

✓Chris Hey - WPK

ORDINANCE NO. 160505

Approving the plat of Hey Estates, an addition in Platte County, Missouri, generally located at the southwest corner of N. Amity Avenue and N.W. Old Tiffany Springs Road; 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. (SD1530A)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Hey Estates, 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 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.

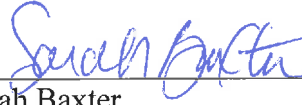
Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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 Platte County, Missouri.

ORDINANCE NO. 160505

Section 5. 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:



Sarah Baxter
Assistant City Attorney

This is to certify that General Taxes for 2015, 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, Sept. 28, 2016



Authenticated as Passed



Sly James, Mayor



Marilyn Sanders, City Clerk

JUL 14 2016

Date Passed

42/1

Recorded in Platte County, Missouri

Recording Date/Time: 09/30/2016 at 03:38:04 PM

Instr Number: 2016013404

Book: 1268 Page: 178

Type: DE AGMT

Pages: 7

Fee: \$42.00 S



Grantor: KANSAS CITY POWER & LIGHT

Grantee: KANSAS CITY CITY OF



Gloria Boyer, *GP*
Recorder of Deeds

SUBORDINATION OF EASEMENT AND RELOCATION AGREEMENT

THIS INDENTURE, made this 13 day of SEPT, 2016, between KANSAS CITY POWER & LIGHT (Grantor), CONNIE R. AND GARY L. HEY, (Developer), and the CITY OF KANSAS CITY, MISSOURI (Grantee).

WITNESSETH:

WHEREAS, KANSAS CITY POWER & LIGHT has certain easement rights, as described in the instrument recorded in the Recorder of Deeds Office of Platte County, Missouri, in Book 847 at Page 85 in Document No. 8259, parts of which are within the boundaries of a proposed street right-of-way to be known as N. AMITY AVE., said street right of way being dedicated as part of the plat of Hey Estates, a subdivision in Kansas City, Platte County, Missouri;

WHEREAS, CONNIE R. AND GARY L. HEY desires to have dedicated for public use as a part of street right of way a portion of said property included in said easement. The street to be dedicated within the easement area is to be known as N. AMITY AVE., as described in the exhibit labeled "Exhibit Drawing", a copy of which is attached hereto and made a part hereof and as more particularly described as follows:

See attached Exhibit "A"

NOW, THEREFORE, in consideration of the amount of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, KCPL hereby agrees that said easement as above described shall be and the same is hereby subordinated to the aforesaid dedication by Developer, for public use as street right-of-way and shall have the same effect as if said dedication had been executed and recorded prior to the date of the execution of said easement, with the following exceptions:

1. Grantor shall have the right to maintain, improve, modify, and add to its existing facilities in said street right-of-way dedicated by Developer to Grantee, subject

✓ Chris Hey - WPLU

to City's Ordinances and Regulations. If Grantor's future improvement, reconstruction or maintenance of its facilities damages the right-of-way, Grantor will repair or replace the existing right-of-way in accordance with the City's standards in effect on the date of damage.

2. Grantee agrees that if future improvements to the right-of-way require the relocation or modification or other adjustment of the Grantor's facilities located in the easement, Grantee will not require the Grantor to relocate or rebuild at Grantor's expense, nor will Grantee or Developer install or require the installation of any street-light poles, arms or luminaries within the easement without the express written consent of Grantor, which consent shall not be unreasonably withheld.

3. In the event that the right-of-way is vacated by the Grantee, then any and all rights herein subordinated shall revert to Grantor.

4. This agreement shall be effective only if executed by all parties and recorded on or before August 1, 2018 [720 days after passage of final plat ordinance by City Council] in the Office of the Recorder of Deeds, Platte County, Missouri; otherwise this agreement shall be null and void.

This indenture shall be binding upon the undersigned and its successors and assigns.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, the parties have entered into this Subordination of Easement and Relocation agreement as of the day and year first above written.

IN WITNESS WHEREOF, these presents have been duly executed and sealed.

KANSAS CITY POWER & LIGHT

By: [Signature]
 Supervisor, Real Estate Department
 Derek A. Ward
 4400 E Front Street
 Kansas City, MO 64120
 816-245-4022

ACKNOWLEDGEMENT

State of MISSOURI)
) Ss:
 County of JACKSON)

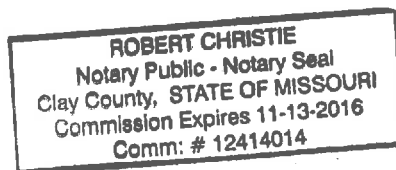
On this 13th day of July, 2016, before me personally appeared Connie R. and Gary L. Hey, to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have set my hand and affixed my notary seal the day and year in this certificate above written.

[Signature]
 Notary Public

My Commission Expires:

11-13-16



DEVELOPER

Connie R. and Gary L. Hey
9100 N. Amity Ave.
Kansas City, Mo 64152
816-507-0321

I hereby certify that we have
 authority to execute this document
 on as owners.

Connie R. Hey
 By: Connie R. Hey, owner
Gary L. Hey
 Gary L. Hey, owner Partnership

ACKNOWLEDGEMENT

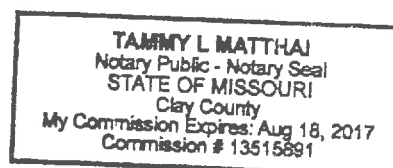
State of Missouri)
) Ss:
 County of Platte)

On this 30th day of June, 2016, before me personally appeared Connie R. and Gary L. Hey, to me known to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they are authorized to do so.

IN WITNESS WHEREOF, I have set my hand and affixed my notary seal the day and year in this certificate above written.

Tammy L. Matthai
 Notary Public

My Commission Expires: Aug 18, 2017



KANSAS CITY, MISSOURI

By: *Jeffrey Williams**pro* Director of City Planning and Development

ATTESTATION BY CITY CLERK:

[Signature]
City Clerk

Approved as to form:

Sarah Byrte
Assistant City Attorney

ACKNOWLEDGEMENT

State of Missouri)
) Ss:
County of Spokane)

On this 13th day of Sept, 2016, before me personally appeared Jeffrey Williams, to me known to be the person described in and who executed the foregoing instrument, and acknowledge that he/she executed the same as the free act and deed of the City of Kansas City, Missouri and that he/she was authorized to do so.

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

Brittney Lacy
Notary Public

My Commission Expires:

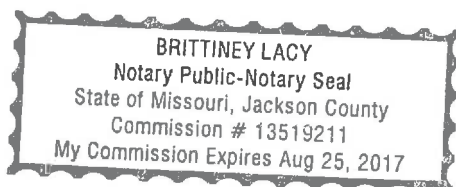


EXHIBIT "A"

NEW RIGHT OF WAY for the street now known as N. AMITY AVE. over the following described land.

All that part of, Hey Estates, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

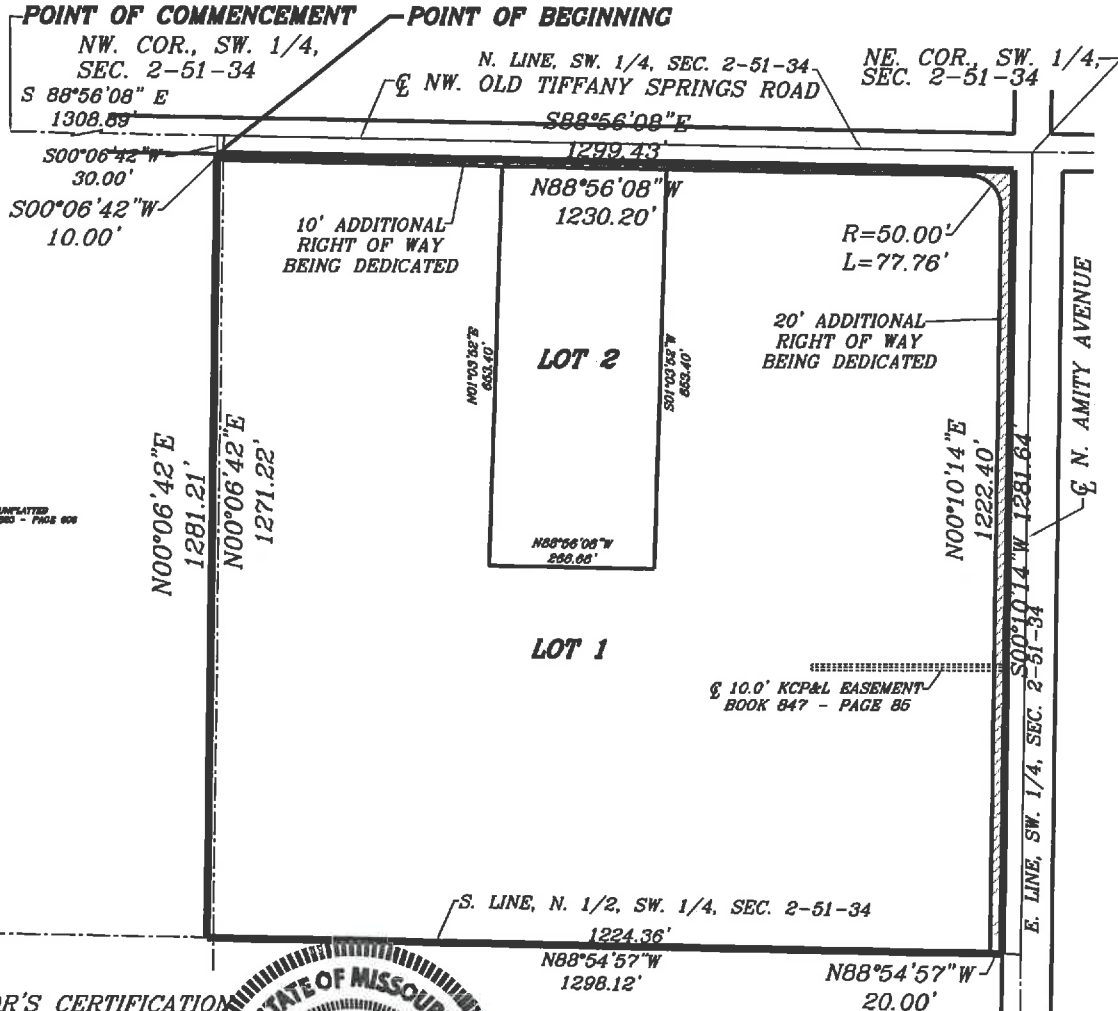
RIGHT-OF-WAY DESCRIPTION

CONTAINING 38,944 SQUARE FEET OR 0.89 ACRES

ALL THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 51 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S88°56'08"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1308.89 FEET; THENCE S00°06'42"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S88°56'08"E, A DISTANCE OF 1299.43 FEET; THENCE S00°10'14"W, A DISTANCE OF 1281.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER; THENCE N88°54'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE N00°10'14"E, A DISTANCE OF 1222.40 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 77.76 FEET; THENCE N88°56'08"W, A DISTANCE OF 1230.20 FEET; THENCE N00°06'42"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

RIGHT-OF-WAY DESCRIPTION
CONTAINING 38,944 SQUARE FEET OR 0.89 ACRES

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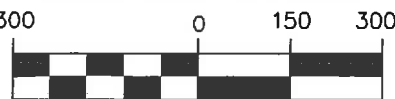
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS RIGHT-OF-WAY EXHIBIT AND THE INFORMATION SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

Robert G. Young
ROBERT G. YOUNG, PLS



06/25/16
DATE

GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.



R.L. Buford & Associates, LLC

LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR

CONNIE HEY

RIGHT-OF-WAY EXHIBIT

SEC.-TWP.-RGE. 2-51-34	COUNTY PLATTE	JOB NO. P-15164
DATE 06/25/2016	FIELD BOOK LOOSE LEAF	PAGE LOOSE LEAF
		DRAWN BY R.G.Y.