



City Planning and Development Department –
Development Services

DATE: September 23, 2016
TO: Marilyn Sanders, City Clerk
FROM: Brett A. Cox, P.E., Division Manager, Land Development Division (LDD)
City Planning and Development
SUBJECT: Hey Estates (SD1530A)

All the requirements of this office have been met.

Brett A. Cox, P.E.
Land Development Division
Division Manager

BAC:prp

RECEIVED BY
THE CITY CLERK

SEP 23 2016



PLAT REVIEW GROUP

TAX CLEARANCE MEMO

Date: 9-23-16

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: HEY ESTATES

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

See attached K-PIN

Plat Reviewer: Pamela Powell

Proposed Plat	Hey Estates	Parent Parcels
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KIVA_PIN		
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167522		
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PLATTE COUNTY TAX RECEIPT

2015 REAL ESTATE

Sheila L. Palmer, Collector

Online @ www.plattecountycollector.com

Administrative Building

415 Third St. Room 212

Platte City, MO 64079

PHONE: 816-858-3356

HEY, GARY LYNN & CONNIE RUTH
9100 NW AMITY
KANSAS CITY MO 64153

PARCEL ID#: 20-1.0-02-000-000-016.000
SEC, TWN, RNG: 2-51-34
ACRES: 38.25
TAX DISTRICT#: 12
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS: 9100 AMITY AVE
TOTAL APPRAISED: 299,096

Property Description

NE 1/4 OF SW 1/4 OF SEC 2 EXC THE W 73 FT 1

KC MISC

	Assessed Land	Assessed Structure	SUBTOTALS
Residential	2,850	50,744	53,594
Agricultural	2,042	0	2,042
Commercial	0	0	0
SUBTOTALS	4,892	50,744	55,636
TOTAL ASSESSED VALUATION			55,636

PAID

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	16.69
County	0.0600	33.38
Health Department	0.0800	44.51
PC Board of Svcs for Dev Disabled	0.1300	72.33
Mental Health	0.1000	55.64
Mid-Continent Public Library	0.3146	175.03
Senior Citizen Levy	0.0500	27.82
Park Hill School	5.5650	3,096.14
Platte City Special Road	0.2150	119.62
Kansas City	1.5806	879.38
Metropolitan Community Colleges	0.2343	130.36
		4,650.90

Date Printed: 01/01/2016

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/31/2015 AMOUNT PAID: 4,650.90 TRANSACTION #: 2011307

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Date Printed: 01/01/2016

**Property Search » My Accounts****Important Reminder**

Assessed value of property is provided for information only and should not be relied upon for a final determination value. For the most updated assessed value information, please contact the County Assessor for the county in which the property is located.

NAME AND ADDRESSES

Location Address: 9100 N AMITY AVE KANSAS CITY MO 64153
Mailing Address: 9100 N AMITY AVE KANSAS CITY MO 641531616
Owner Name: HEY, GARY LYNN & CONNIE RUTH

PARCEL BALANCE

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS***PENDING ASSESSMENTS*****PARCEL DESCRIPTION****ACTIVE SPECIAL ASSESSMENTS****HISTORICAL ASSESSMENTS**

There are no active special assessments for this parcel.



Continental

TITLE COMPANY

www.ctitle.com

SCHEDULE A

CTC File No.: 16237243

INFORMATIONAL REPORT

1. Effective Date: September 8, 2016 at 8:00 A.M. revised 1
2. Fee Simple interest in the Land described in this Report is owned, at the Report Date, by:

Gary Lynn Hey and Connie Ruth Hey
3. The land referred to in this Commitment is described as follows:

All that part of the North 1/2 of the Southwest 1/4 of Section 2, Township 51, Range 34, Kansas City Platte County, Missouri, Described as follows: Beginning at a point on the North line of said Southwest 1/4, said point being South 88 degrees 56 minutes 08 seconds East along said line 1308.89 feet from the Northwest corner of said Southwest 1/4; Thence South 88 degrees, 56 minutes 08 seconds East along the North line of said Southwest 1/4, 1329.47 feet to the Northeast corner of said Southeast 1/4; Thence South 00 degrees 10 minutes 14 seconds West along the East line of said Southwest 1/4, 1311.65 feet to the Southeast corner of the North 1/2 of said Southwest 1/4, said corner being North 00 degrees 10 minutes 14 seconds East, 1311.65 feet from the Southeast corner of said Southwest 1/4; Thence North 88 degrees 54 minutes 57 seconds west, along the South line of said North 1/2, 1328.13 feet to a point that is South 88 degrees 54 minutes 57 seconds East, 1307.55 feet from the Southwest corner of the North 1/2 of said Southwest 1/4; Thence North 00 degrees 06 minutes 42 seconds East, parallel with and 10.29 feet West of the West line of the Northeast 1/4 of said Southwest 1/4, 1311.22 feet to the point of beginning.

By: _____
Title Officer: Tina Palmer

NOTE: This is an Informational Report and has been issued as a report as to the status of title and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this informational report.

If a commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company and this Company will issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy as well as any additional exceptions which may be taken.

1. The following Requirements must be met: NONE

SCHEDULE BII - EXCEPTIONS

CTC File No.: 16237243

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Right or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Loss or damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final Policy.
7. Assessments, Dues or Fees levied by the Homeowners Association of said Subdivision, if any.
8. State, County and City general taxes for the year 2016, and subsequent years.
9. Tenancy rights, either as month to month or by virtue of written lease of any party now in possession of the premises in question.
10. Easement granted to Kansas City, as more fully set forth in the instrument recorded as Document No. 013411 in Book 777 at Page 627.
11. Easement granted to City of Kansas City for Water Main and Appurtenances, as more fully set forth in the instrument recorded as Document No. 17195 in Book 781 at Page 495.
12. Easement granted to Kansas City Power and Light Company as more fully set forth in the instrument recorded as Document No. 8259 in Book 847 at Page 85.

NOTE: For informational purposes only we submit the following tax figures and property address, if known. We assume no liability for the correctness of the same.

Commonly known as: See Legal, Kansas City, MO 64151

Tax Year: 2015

Tax ID No.: 20-1.0-02-000-000-016.000

Assessed Value: \$55,636

Tax Amount: \$4,650.90 paid

City Taxes: included

Delinquent Taxes, if any: none



CITY OF KANSAS CITY, MISSOURI

Receipt is hereby acknowledged of cash, or other items as described.
This receipt is issued subject to compliance with all applicable city ordinances or other authority.

RECEIVED FROM TAMM S. HEY

186578

AMOUNT ~~600~~ 674.00 DESCRIPTION IF OTHER THAN CASH 1026

PURPOSE PKLD FEE - CASE SD 1530

DATE RECEIVED 4-25-16

DISTRIBUTION

1. White - Payer
 2. Yellow - Optional
 3. Pink - Receipt Book
- 1271-319 (Rev 3-01)

TAMM S. HEY
Department, Division or other Activity
Financial Services

Signature