

Recorded in Clay County, Missouri



Recording Date/Time: 04/10/2026 at 12:45:02 PM

Book: 10144 Page: 136

Instr #: 2026009426

Pages: 3

Fee: \$27.00 E

DON JULIAN BUILDERS



Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
CLAY COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMO 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.



Sandra Brock
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068



File #: 221022

ORDINANCE NO. 221022

Approving the plat of Staley Farms – Fourteenth Plat, an addition in Clay County, Missouri, on approximately 25.65 acres generally located at the northeast corner of Northeast Staley Farms Drive and Northeast 100th Street, creating 52 lots and 1 tract for the purpose of creating a 52 lot single family home subdivision; accepting various easements; establishing grades on public ways; 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-2022-00039)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Farms – Fourteenth Plat, a subdivision in Clay 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 and BMP Facilities 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 Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on November 15, 2022.

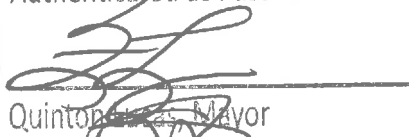
Approved as to form:



Eluard Alegre
Associate City Attorney



Authenticated as Passed

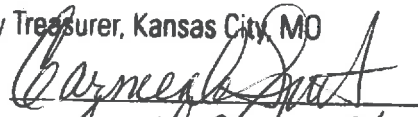


Quinton Lewis, Mayor

Marilyn Sanders, City Clerk
DEC 08 2022

Date Passed

This is to certify that General Taxes for 20~~25~~²⁶, 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, April 27, 2026

Recorded in Clay County, Missouri



Recording Date/Time: 04/10/2026 at 12:45:02 PM

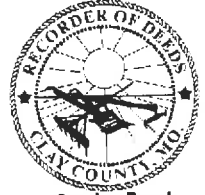
Book: 10145 Page: 1

Instr #: 2026009430

Pages: 3

Fee: \$52.00 N

DON JULIAN BUILDERS

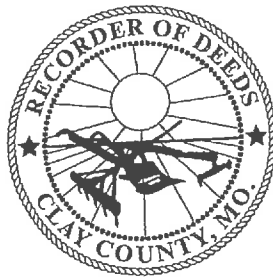


Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
CLAY COUNTY, MISSOURI

NON-STANDARD DOCUMENT

This document has been recorded and you have been charged
the \$25.00 non-standard fee pursuant to RSMO 59.310.3
and this certificate has been added to your document in compliance
with the laws of the State of Missouri.



Sandra Brock
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068

DEED OF RELEASE
(PARTIAL – CORPORATION)

This Deed of Release Witnesseth, that Security Bank of Kansas City, a corporation organized and existing under the laws of the State of Kansas, have/having its principal place of business as 7th Street, 701 Minnesota, Kansas City, KS 66101 and SMF Registered Services, Inc. a Missouri Corporation whose address is 1201 Walnut Avenue: Attn: Karl Phares, Kansas City, MO 64106 owner and holder of the note evidencing the debt secured by the Deed of Trust with Future Advances and Future Obligations Governed by Section 443.055 RSMO executed by DON JULIAN BUILDERS, INC., dated March 12, 2025 and recorded March 24, 2025 in the office of the Recorder of Deeds for Clay County, Missouri, as Instrument Number 2025006307 in Book 9903 at Page 4, for value received does hereby release from the lien and effect of said Deed of Trust with Future Advances and Future Obligations Governed by Section 443.055 RSMO the following part of the property therein described, to-wit:

The streets as shown on the plat of STALEY FARMS – FOURTEENTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. 2026009427
Book J, Page 100.2

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 with Future Advances and Future Obligations Governed by Section 443.055 RSMO 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 28th day of May, 2025.

(SEAL)

By: 
James S. Lewis, Chief Executive Officer

In the State of Kansas, County of Wynndotte, on this 28th day of May, 2025, before, the undersigned, a Notary Public, in and to me personally know, who being by me duly sworn did say that he/she is C.E.O. 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 C.E.O. 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 5/26/27



Recorded in Clay County, Missouri



Recording Date/Time: 04/10/2026 at 12:45:02 PM

Book: 10144 Page: 137

Instr #: 2026009428

Pages: 11

Fee: \$54.00 S

DON JULIAN BUILDERS



Sandra Brock
Recorder of Deeds

PUBLIC USE AND REIMBURSEMENT AGREEMENT

THIS AGREEMENT, entered into by and between SPIRE MISSOURI INC., 7500 E. 35th Terrace, Kansas City, Missouri 64129 ("MGE"), WOODLAND PROPERTY HOLDINGS, LLC (Developer), and the CITY OF KANSAS CITY, MISSOURI, a municipal corporation ("City"), WITNESSETH:

WHEREAS, MGE (or its predecessors in interest) acquired certain easement rights for pipelines and appurtenances thereto by an Agreement for Easement executed and titled 'Gas Easement G' recorded in Book 3703 at Page 516; also an Agreement for Easement executed and titled 'Gas Easement H' recorded in Book 4063 at Page 001 of the Clay County, Missouri Records, and

WHEREAS, the present owners of the property now desire to dedicate for public use as part of STALEY FARMS – FOURTEENTH PLAT, a portion of the property in said easement now held by MGE; and

WHEREAS, MGE is amenable to allowing a portion of its aforesaid easement property to be utilized for public purposes as put forth herein; and

WHEREAS, City is willing to accept usage of the easement area per the terms and conditions herein;

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, both Parties agree to the following terms:

1. The portion of the easement described as:

See Attached "Exhibits 1 through 6"

shall be allowed by MGE to be utilized by the City for the public purposes set forth herein.

2. The public improvements to be constructed on MGE's easement as described herein shall consist of road surfacing, curbs, gutters, sidewalks, streetlights, storm sewers, sanitary sewers, and appurtenances thereto, and no improvements shall be constructed, approved or accepted by the City, the existence of which would interfere with or endanger the facilities of the MGE.

3. In the event MGE initiates future improvement, reconstruction or maintenance of its facilities located in the easement which damages non-paving improvements dedicated for public use, MGE will repair or replace the improvements at MGE's expense, in accordance with reasonable and lawful City standards in effect on the date of damage.

4. In the event these or future improvements to said street necessitate adjustments to MGE's facilities, including a relocation of pipeline, MGE shall be compensated by the City for such adjustments, including easement acquisition costs, to the extent allowed by law, and will request a permit from City which will be granted without cost to MGE. City agrees to pay for such adjustments/costs if the following conditions are met:

(a) The adjustments comply with the Standard Operating Procedure of MGE. Documentation of said standards are on file with the Missouri Public Service Commission.

(b) The adjustments affect the portion of MGE's facilities which were initially located on private easement and which as a result of this Agreement are now located or relocated on the roadway or other area of public improvement.

Provided, however, that if future public improvements to the original easement area require MGE to adjust or relocate its facilities or pipeline, MGE's obligation shall be contingent upon payment by the City.

5. If the City ever abandons its use of the original easement area, it will remove all public improvements that are deemed by MGE to interfere with its original easement rights.

6. Nothing contained herein shall be construed to reduce or diminish or subordinate MGE's rights in and to its easement, nor as a dedication of MGE's easement rights to the public right-of-way.

This Agreement shall be effective only if executed by both parties and filed by WOODLAND PROPERTY HOLDINGS, LLC with the Recorder of Deeds in the county in which the real estate is located; otherwise, this Agreement shall be null and void.

SPIRE MISSOURI INC.

By: Craig R. Hoeflerlin

Printed Name: Craig R. Hoeflerlin

Title: VP, Ops Services & SMS

Approved as to form:

David P. Abernathy
David P. Abernathy (Oct 1, 2024 12:36 CD)

Spire Legal

STATE OF MISSOURI)
) ss.
CITY OF ST. LOUIS)

On this 2 day of October, 2024, before me, a Notary

Public, personally appeared Craig R. Hoeflerlin, to me personally known, who, being by me duly sworn, did say that he is the Vice President, Operations Services and Safety Management Systems for SPIRE MISSOURI INC. and that he executed the above and foregoing instrument on behalf of said SPIRE MISSOURI INC. and acknowledged the execution of same as the free and voluntary 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.

John Lair
Notary Public

Printed Name

My Commission Expires: 1/29/2026

JOHN LAIR
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Jan. 29, 2026
Commission #18103602

DEVELOPER

WOODLAND PROPERTY HOLDINGS, LLC
5900 Julian Drive
Parkville, MO 64152

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

By: [Signature]

Title: Manager

Date: 9/20/24

- Check one:
- () Sole Proprietor
 - () Partnership
 - () Corporation
 - (X) Limited Liability Company (LLC)

(Attach corporate seal if applicable)

ACKNOWLEDGEMENT

State of Kansas)
County of Johnson)

ss: **NOTARY PUBLIC- State of Kansas**
CYNTHIA H. HALL
My Appt. Exp. 7/16/28

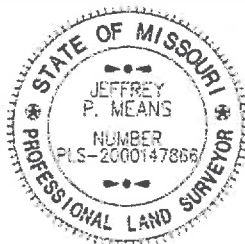
On this 20 day of September, 2023, before me personally appeared Donald Julian, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he she/he was authorized to do so.

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

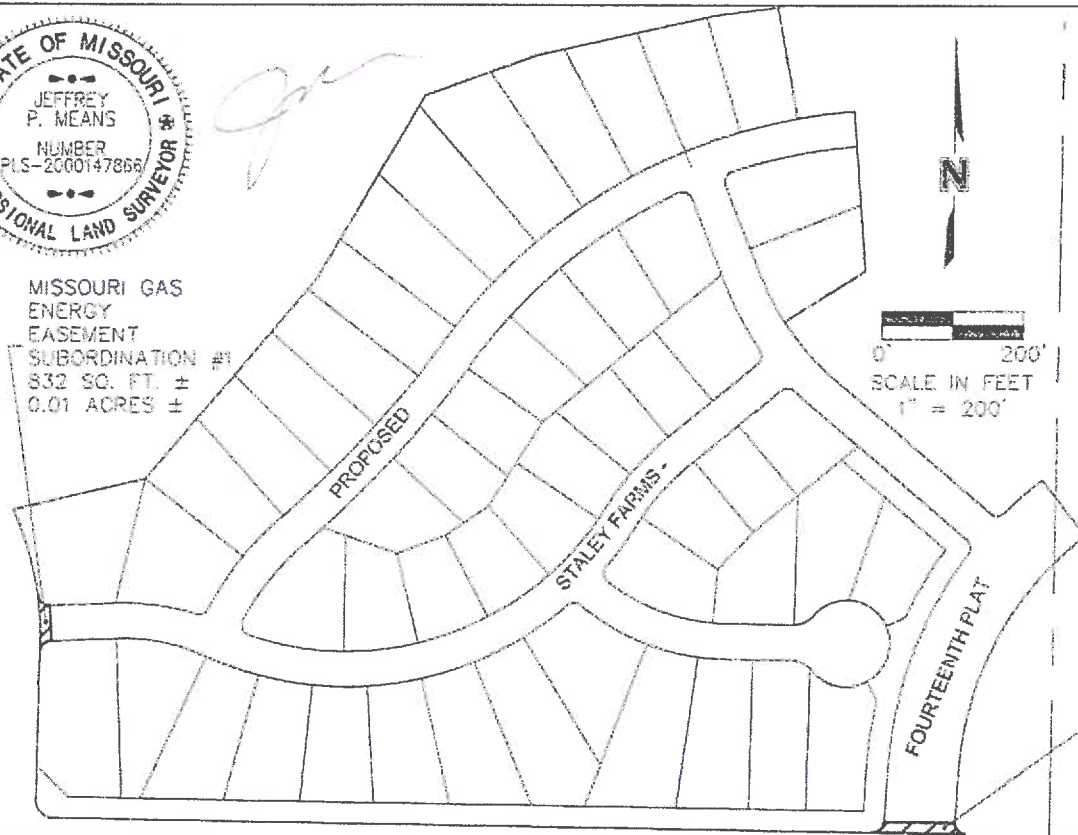
Notary Public [Signature]

My Commission Expires: 7/16/28

DWG: F:\2022\02501-03000\022-02962\10-31\right\Survey\DWG\Staley Farms Subordination\022-02962.MXD Eamr Subordination #1.dwg USER: pmidugby
 DATE: Dec 30, 2022 9:51am

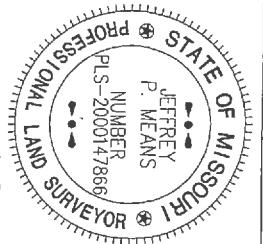


MISSOURI GAS
 ENERGY
 EASEMENT
 SUBORDINATION #1
 832 SQ. FT. ±
 0.01 ACRES ±



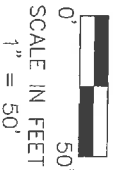
MISSOURI GAS ENERGY EASEMENT
 SUBORDINATION #1
 1,598 SQ. FT. ± / 0.04 ACRES ±

PROJECT NO: 022-02962	MISSOURI GAS ENERGY OVERALL SUBORDINATION EXHIBIT	<p> 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com </p>	EXHIBIT	
DRAWN BY: NRW	STALEY FARMS - FOURTEENTH PLAT		Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	1 of 6
DATE: 2022-12-30	NW 1/4, SEC 31, T62N, R32W KANSAS CITY, CLAY COUNTY, MISSOURI			



Handwritten signature of Jeffrey P. Means

- A-R=15.00', D=60'00"00", ITB=S60°58'55"W, L=15.71'
- B-N00°58'55"E
- (P-N01°06'54"E), 16.67'
- C-R=408.00', D=8°35'29", ITB=N0°58'55"E, L=61.18'
- D-R=15.00', D=84°34'26", ITB=S7°36'34"E, L=22.14'
- E-N87°49'00"E, 1.16'
- F-R=423.00', D=6°33'13", ITB=S05°34'18"E, L=48.38'
- G-S00°58'55"W, 1.65'
- H-S87°49'00"W, 0.83'
- I-R=15.00', D=26°50'05", L=7.03'



POINT OF COMMENCEMENT
SW CORNER NW 1/4,
SEC 31, T52N, R32W

NE. STALEY FARMS DRIVE

EASTERLY RIGHT-OF-WAY LINE NE STALEY FARMS DRIVE WESTERLY LINE 15' MGE EASEMENT

S89°01'05"E 30.45'
N00°58'55"E 37.50'
S89°01'05"E 1,119.60'

PROPOSED LOT 1 STALEY FARMS - FOURTEENTH PLAT

NE. 100TH TERRACE

POINT OF BEGINNING

N00°58'55"E 203.77'
(E-N01°06'54"E)

15' MGE EASEMENT "H" BK 3703 PG 516

N89°01'05"W 30.10'
(E-N88°53'06"W)

N00°58'55"E 35.88'
(E-N01°06'54"E)

PROPOSED LOT 52 STALEY FARMS - FOURTEENTH PLAT

NE. 100TH STREET
SOUTH LINE, NW 1/4,
SEC 31, T52N, R32W

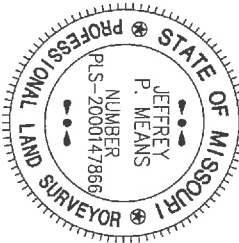
PROJECT NO. 022-02962	MISSOURI GAS ENGINEER	Olsson 1301 Burlington Street North St. Louis, MO 63116 TEL: 816 361 1177 www.olsosn.com	EXHIBIT
DRAWN BY NRW	SUBORDINATION IN EXHIBIT		2 of 6
DATE 2022-12-30	STALEY FARMS - FOURTEENTH PLAT	Olsson - Land Surveying - MO 366, KS 114 MO Certificate of Authority 2001592	

STALEY FARMS - FOURTEENTH PLAT
 OLSSON NO. 022-02962
 MISSOURI GAS EASEMENT SUBORDINATION #1
 DECEMBER 30, 2022

SUBORDINATION OF A PORTION OF MISSOURI GAS ENERGY EASEMENT AS DESCRIBED AS MISSOURI GAS ENERGY EASEMENT "H" RECORDED JULY 29, 2002 AS INSTRUMENT NUMBER R25358 IN BOOK 3703 AT PAGE 516 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI

EASEMENT SUBORDINATION DESCRIPTION:

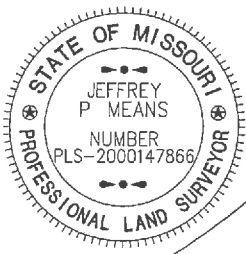
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866 AS AN EASEMENT SUBORDINATION AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°01'05" EAST, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1,119.60 FEET, THENCE LEAVING SAID SOUTH LINE, NORTH 00°58'55" EAST, 37.50 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF NE, STALEY FARMS DRIVE, AS ESTABLISHED BY STALEY FARMS FIRST PLAT RECORDED NOVEMBER 5, 2001 AS INSTRUMENT NUMBER 078399 IN CABINET E AT SLEEVE 195, IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; SAID POINT BEING CENTERLINE OF 15 FEET WIDE EASEMENT TO MISSOURI GAS ENERGY AS DESCRIBED AS MISSOURI GAS ENERGY EASEMENT "H" RECORDED ON JULY 29, 2002 AS DOCUMENT NUMBER R25538 IN BOOK 3703 AT PAGE 516 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE SOUTH 89°01'05" EAST (EASEMENT-S88°53'08"E), ON SAID CENTERLINE, 30.45 FEET, THENCE NORTH 00°38'55" EAST (EASEMENT-N01°06'54"E), ON SAID CENTERLINE, 35.88 FEET, THENCE NORTH 89°01'05" WEST (EASEMENT-N88°53'06"W), ON SAID CENTERLINE, 30.10 FEET, THENCE NORTH 00°58'55" EAST (EASEMENT-N01°06'54"E), ON SAID CENTERLINE, 203.77 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID CENTERLINE, SOUTHWESTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 60°58'55" WEST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 60°09'00" AND AN ARC DISTANCE OF 15.71 FEET TO A POINT ON THE WESTERLY LINE OF SAID 15 FEET EASEMENT ALSO BEING SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF NE, STALEY FARMS DRIVE; THENCE ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, ON A LINE NON-TANGENT TO SAID CURVE, NORTH 00°58'55" EAST (PLAT-N01°06'54"E), A DISTANCE OF 16.67 FEET, THENCE NORTHERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, ON A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 408.00 FEET, A CENTRAL ANGLE OF 08°35'29" AND AN ARC DISTANCE OF 61.18 FEET; THENCE LEAVING SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 07°36'34" EAST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 84°34'26" AND AN ARC DISTANCE OF 22.14 FEET, THENCE NORTH 87°49'00" EAST, 1.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID 15 FEET WIDE EASEMENT; THENCE SOUTHERLY, ON SAID EASTERLY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 05°34'18" EAST WITH A RADIUS OF 423.00 FEET, A CENTRAL ANGLE OF 06°33'13" AND AN ARC DISTANCE OF 48.38 FEET; THENCE SOUTH 00°58'55" WEST, ON SAID EASTERLY LINE, 1.65 FEET, THENCE LEAVING SAID EASTERLY LINE, SOUTH 87°49'00" WEST, 0.83 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 28°50'05" AND AN ARC DISTANCE OF 7.03 FEET TO THE POINT OF BEGINNING CONTAINING 832 SQUARE FEET OR 0.02 ACRES, MORE OR LESS



[Handwritten Signature]

PROJECT NO. 022-02962	MISSOURI GAS ENERGY SUBORDINATION #1 LEGAL	<p>Olsson - Land Surveying - MO 386, KS 114 1301 Burlington Street North Burlington, MO 64605 TEL 816 261 1177 www.olsson.com</p>	EXHIBIT
DRAWN BY: NRW	STALEY FARMS - FOURTEENTH PLAT		3 of 6
DATE: 2022-12-30	INV FOR SEC 31, T50N, R34W KANSAS CITY, CLAY COUNTY, MISSOURI MO Certificate of Authority: 2017592		

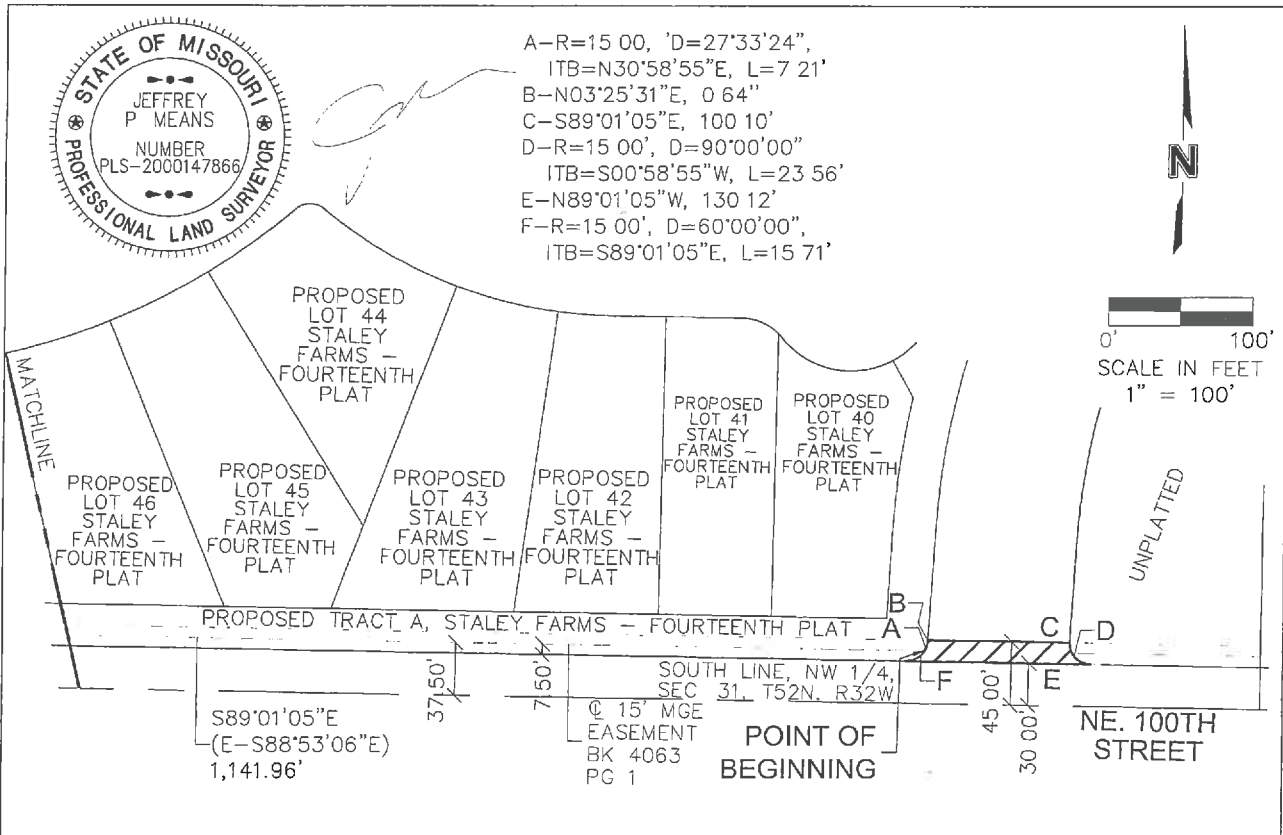
F:\2022\02501-03000\022-02962\0-Design\Survey\SRV\Sheets\Subordinations\022-02962 MGE Esmt. Subordination #2.dwg
 USER: nwilloughby
 DATE: Dec 30, 2022 10:24am



A-R=15 00, 'D=27'33'24",
 ITB=N30'58'55"E, L=7 21'
 B-N03'25'31"E, 0 64"
 C-S89'01'05"E, 100 10'
 D-R=15 00', D=90'00'00"
 ITB=S00'58'55"W, L=23 56'
 E-N89'01'05"W, 130 12'
 F-R=15 00', D=60'00'00",
 ITB=S89'01'05"E, L=15 71'



0' 100'
 SCALE IN FEET
 1" = 100'



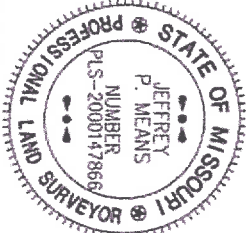
PROJECT NO 022-02962	MISSOURI GAS ENERGY SUBORDINATION #2 EXHIBIT	 1301 Burlington Street North Kansas City, MO 64116 TEL 816 381 1177 FAX 816 381 1888 www.olsson.com Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	EXHIBIT
DRAWN BY NRW	STALEY FARMS - FOURTEENTH PLAT		5 of 6
DATE 2022-12-30	NW 1/4, SEC 31, T52N, R32W KANSAS CITY, CLAY COUNTY, MISSOURI		

STALEY FARMS - FOURTEENTH PLAT
 OLSSON NO. 022-02962
 MISSOURI GAS EASEMENT SUBORDINATION #2
 DECEMBER 30, 2022

SUBORDINATION OF A PORTION OF MISSOURI GAS ENERGY EASEMENT RECORDED APRIL 8, 2003 AS DOCUMENT NUMBER R81434 IN BOOK 4063 AT PAGE 1 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI

EASEMENT SUBORDINATION DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS AN EASEMENT SUBORDINATION AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°01'05" EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1.119.60 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°58'59" EAST, 37.50 FEET TO THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF NE STALEY FARMS DRIVE, ESTABLISHED BY STALEY FARMS FIRST PLAT A SUBDIVISION OF LAND RECORDED NOVEMBER 5, 2001 AS INSTRUMENT NUMBER 078399 IN CABINET E AT SLEEVE 195 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI ALSO BEING A POINT ON THE CENTERLINE OF A 15 FEET WIDE EASEMENT TO MISSOURI GAS ENERGY AS DESCRIBED AS MISSOURI GAS ENERGY EASEMENT "H" RECORDED JULY 29, 2002 AS DOCUMENT NUMBER R25538 IN BOOK 3703 AT PAGE 516 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE SOUTH 89°01'05" EAST (EASEMENT--S88°53'06"E), ON SAID CENTERLINE, 30.45 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°01'05" EAST, 7.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID MISSOURI GAS ENERGY EASEMENT "H", ALSO BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A 15 FEET WIDE SAID MISSOURI GAS ENERGY EASEMENT RECORDED AS DOCUMENT NUMBER R81434 IN BOOK 4063 AT PAGE 1; THENCE SOUTH 89°01'05" EAST (EASEMENT--S88°53'06"E), 37.50 FEET NORTHERLY AND PARALLEL TO SAID SOUTH LINE OF SAID NORTHWEST QUARTER, ALSO BEING 7.50 FEET NORTHERLY OF THE EXISTING NORTHERLY RIGHT-OF-WAY LINE NE 100TH STREET AS ESTABLISHED DOCUMENT NUMBER B--7767 IN BOOK 604 AT PAGE 61 ON SAID CENTERLINE, 1.141.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 30°38'55" EAST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 27°33'24" AND AN ARC DISTANCE OF 7.21 FEET; THENCE NORTH 03°29'31" EAST, 0.64 FEET TO A POINT ON THE NORTHERLY LINE OF SAID MISSOURI GAS ENERGY EASEMENT RECORDED AS DOCUMENT NUMBER R81434 IN BOOK 4063 AT PAGE 1; THENCE SOUTH 89°01'05" EAST, ON SAID NORTHERLY LINE, 45 FEET NORTHERLY AND PARALLEL TO SAID SOUTH LINE OF SAID NORTHWEST QUARTER, ALSO BEING 15 FEET NORTHERLY AND PARALLEL TO SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 100.10 FEET; THENCE LEAVING SAID NORTHERLY LINE, SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 00°58'55" WEST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 23.56 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID MISSOURI GAS ENERGY EASEMENT ALSO BEING A POINT ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°01'05" WEST, 30.00 FEET NORTHERLY AND PARALLEL TO SAID SOUTH LINE OF SAID NORTHWEST QUARTER, ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.12 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 89°01'05" EAST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 60°00'00" AND AN ARC DISTANCE OF 15.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1.598 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.



[Handwritten Signature]

PROJECT NO: 022-02962	MISSOURI GAS ENERGY EASEMENT SUBORDINATION #2	<p>1301 Boulevard, Street North Kansas City, MO 64116 Phone: 816.234.1118 www.olsson.com</p>	EXHIBIT
DRAWN BY: NRW	STALEY FARMS - FOURTEENTH PLAT		
DATE: 2022-12-30	MISSOURI GAS ENERGY EASEMENT SUBORDINATION #2 WAY 14, SEC 31, T52N, R23W KANSAS CITY, CLAY COUNTY, MISSOURI	6 of 6	



Recording Date/Time: 04/10/2026 at 12:45:02 PM

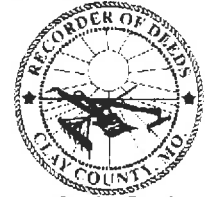
Book: 10144 Page: 138

Instr #: 2026009429

Pages: 4

Fee: \$33.00 S

DON JULIAN BUILDERS



Sandra Brock
Recorder of Deeds

**SUPPLEMENTAL DECLARATION AND ATTESTATION OF PROPERTY
FOR STALEY FARMS – FOURTEENTH PLAT**

THIS SUPPLEMENTAL DECLARATION ("Supplemental Declaration") is made on 5/29, 2025, by Don Julian Builders, Inc ("Successor Declarant"), who is both Grantor and Grantee, and whose address is c/o FirstService Residential Missouri, Inc., 11500 N. Ambassador Drive, Ste. 360, Kansas City, Missouri 64153.

Reference Books/Pages: Instrument #: S42360, Book 4441 at Page 875

Legal Description: Attached as Exhibit A.

Recitals

1. WHEREAS, on or about November 6, 2003, Intell Staley Farms, ("Declarant") executed and recorded in Book 4441 at Page 875, Instrument Number S42360, in the Office of Clay County Recorder of Deeds that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements and Disclosures for Staley Farms ("Amended and Restated Declaration of Covenants") affecting real property therein described.
2. WHEREAS, on or about November 6, 2003, Declarant recorded in Book 4441 at Page 875, Instrument Number S42360 in the office of Clay County Recorder of Deeds that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements and Disclosures for Staley Farms.
3. WHEREAS, on or about November 13, 2003, Declarant recorded that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements and Disclosures for Staley Farms in Book 4441 at Page 914 in the Office of Clay County Recorder of Deeds.

4. WHEREAS, Declarant recorded a Declaration of Covenants, Conditions and Restrictions in Book 3456 at Page 70 in the Office of Clay County Recorder of Deeds;
5. WHEREAS, Declarant recorded a Supplemental Declaration in Book 3891 at Page 738 in the Office of Clay County Recorder of Deeds;
6. WHEREAS, Declarant recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions in Book 4441 at Page 875 in the Office of Clay County Recorder of Deeds;
7. WHEREAS, Declarant recorded an Amended and Restated Homes Association Declaration in Book 4441 at Page 914 in the Office of Clay County Recorder of Deeds;
8. WHEREAS, Declarant recorded that Release of Property from Covenants, Conditions and Restrictions in Book 4710 at Page 713 in the Office of Clay County Recorder of Deeds;
9. WHEREAS, Declarant recorded that Amendment to and Amendment to Covenants, Conditions and Restrictions in Book 5030 at Page 34 in the Office of Clay County Recorder of Deeds;
10. WHEREAS, Declarant recorded an Amended and Restated Covenants, Conditions and Restrictions in Book 5063 at Page 12 in the Office of Clay County Recorder of Deeds;
11. WHEREAS, Declarant recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions in Book 5063 at Page 13 in the Office of Clay County Recorder of Deeds;
12. WHEREAS, Declarant recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions in Book 4163 at Page 566 in the Office of Clay County Recorder of Deeds;
13. WHEREAS, Declarant recorded Covenants, Conditions and Restrictions in Book 4174 at Page 455 in the Office of Clay County Recorder of Deeds;
14. WHEREAS, Declarant recorded Covenants, Conditions and Restrictions in Book 9094 at Page 88 in the Office of Clay County Recorder of Deeds;
15. WHEREAS, Declarant recorded an Assignment of Developer Rights in Book 4926 at Page 14 in the Office of Clay County Recorder of Deeds

Article 1

Incorporation by Reference

Except as otherwise provided herein to the contrary, all definitions contained in the Declaration, and all terms of the Declaration (as previously and concurrently amended and supplemented), are incorporated by reference herein except that:

1. The "Declaration" shall include the original Declaration, any amendments and supplements thereto and this and any subsequent Supplemental Declaration.
2. The "Property" shall be that real property described in the Declaration (as supplemented and amended), the Annexed Property, and such additional property as may hereafter be subjected to the terms of the Declaration pursuant to one or more Supplemental Declarations.

Article 2

Expansion of Declaration – Annexation of Property

1. The Declaration, and all provisions thereof (as heretofore and herein supplemented and amended), is hereby extended to bind, burden and extend to each and every part of the Annexed Property, the same as if each and every part of the Annexed Property had originally been made subject to the Declaration and had been therein defined as a part of the "Property."

Article 3

Ratification and Confirmation

In all other respects, the Declaration is ratified and confirmed.

IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year first above written, the corporate parties by their officers authorized in the premises.

**Don Julian Builders, Inc, a Kansas
Corporation**

By: 

Don Julian, President

Missouri Acknowledgment

STATE OF KANSAS)
COUNTY OF Johnson)

On May 29, 2025, before me, the undersigned Notary Public, personally appeared Don Julian to me known, who, being by me duly sworn, did say that he is, respectively, the President of Don Julian Builders, Inc a Kansas Corporation and that said instrument was signed in behalf of said Corporation by authority of its Members, and the said individuals last named acknowledged that they executed the same as the free act and deed of such Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state, the day and year last above written.

Cynthia H. Hall
Notary Public
Cynthia Hall
(printed name)

My commission expires:

7/16/28

NOTARY PUBLIC- State of Kansas
CYNTHIA H. HALL
My. Appt. Exp. 7/16/28