

ORDINANCE NO. 180871

Approving the plat of Northview Meadows Fourth Plat, an addition in Clay County, Missouri, on approximately 20.11 acres generally located at the southwest corner of N.E. 92nd Street and N. Brighton Avenue, creating 47 lots for the purpose of constructing single family homes and 4 tracts for the purpose of private open space and detention; 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. (SD1369C)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Northview Meadows Fourth 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 Stormwater Detention Facilities

Customer P/4

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ORDINANCE NO. 180871

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 May 1, 2018.

Approved as to form and legality:

  
\_\_\_\_\_  
Katherine Chandler  
Associate City Attorney



Authenticated as Passed

  
\_\_\_\_\_  
City James, Mayor

  
\_\_\_\_\_  
Marilyn Sanders, City Clerk

Nov. 29, 2018

This is to certify that General  
2021, and all prior years,  
special assessments and  
improvements currently on  
property described have been

City Treasurer, Kansas City, Mo.

By 

Dated, 1-31, 2022

Recorded in Clay County, Missouri



Recording Date/Time: 02/07/2022 at 11:07:54 AM

Instr #: 2022004358

Book: 9298 Page: 54

Type: ORD

Pages: 3

Fee: \$27.00 E 20220003870

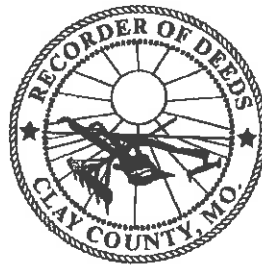


Katee Porter  
Recorder of Deeds

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.



Katee Porter  
Recorder of Deeds  
Clay County Courthouse  
Liberty, MO 64068

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT-DO NOT REMOVE THIS PAGE



Recording Date/Time: 02/07/2022 at 11:07:54 AM

Instr #: 2022004360

Book: 9298 Page: 55

Type: PTREL

Pages: 5

Fee: \$58.00 N 20220003870

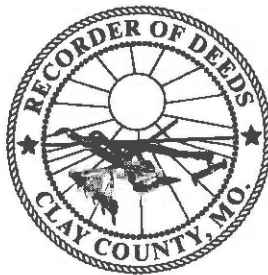


Katee Porter  
Recorder of Deeds

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.



Katee Porter  
Recorder of Deeds  
Clay County Courthouse  
Liberty, MO 64068

DEED OF RELEASE  
(PARTIAL - CORPORATION)

This Deed of Release Witnesseth, that Nodaway Valley Bank, a corporation organized and existing under the laws of the State of Missouri, have/having its principal place of business in Platte County, Missouri, owner and holder of the note evidencing the debt secured by the Deed of Trust executed by Barry Ridge Homes, LLC, dated and recorded in the office of the Recorder of Deeds for Clay County, Missouri, as Document No. 2020025418, in Book 8744 at Page 93, for value received does hereby release from the lien and effect of said Deed of Trust the following part of the property therein described, to-wit:

The streets as shown on the plat of Northview Meadows Fourth Plat, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. 2022004359 Book F, Page 160.3

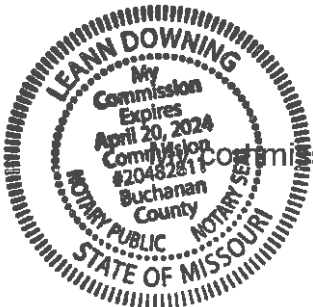
and the undersigned hereby subordinates the lien and effect of said Deed of Trust to the easements, lot lines and building lines as shown on said plat. Provided, however, that this partial release shall not prejudice the lien of Deed of Trust on the remaining property therein described.

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 17 day of May, 2021.



By: [Signature]  
(Title) SVP

In the State of MO, County of Platte, on this 17 day of May, 2021, before, the undersigned, a Notary Public, in and to me personally know, who being by me duly sworn did say that he/she is \_\_\_\_\_ 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 Mevin Davis 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.



[Signature]  
Notary Public

My Commission expires 4/20/2024

Customer P14

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N

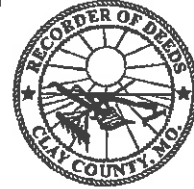




Recorded in Clay County, Missouri

Date and Time: 07/24/2020 at 11:25:29 AM  
Instrument Number: 2020025418  
Book: 8744 Page: 93

Instrument Type: DT  
Page Count: 11  
Recording Fee: \$54.00 S



Electronically Recorded

Katee Porter, Recorder

- 1. TITLE OF DOCUMENT: Deed of Trust
- 2. DATE OF DOCUMENT: July 7, 2020
- 3. GRANTOR(S): Barry Ridge Homes, L.L.C.
- 4. GRANTEE(S): Nodaway Valley Bank
- 5. STATUTORY MAILING ADDRESS(ES):

GRANTOR'S ADDRESS:  
8901 N. Brighton Ave, Kansas City, MO 64156

GRANTEE'S ADDRESS:  
Platte City, P.O. Box 950, 2425 NW Prairie View Road,  
Platte City, MO 64079

RECORDATION REQUESTED BY:  
Nodaway Valley Bank, Platte City, P.O. Box 950, 2425 NW  
Prairie View Road, Platte City, MO 64079

WHEN RECORDED MAIL TO:  
Nodaway Valley Bank, Platte City, P.O. Box 950, 2425 NW  
Prairie View Road, Platte City, MO 64079

SEND TAX NOTICES TO:  
Barry Ridge Homes, L.L.C.; 8901 N. Brighton Ave; Kansas  
City, MO 64156

- 6. LEGAL DESCRIPTION:  
Legal description of the property is set out on page 1.
- 7. REFERENCE BOOK AND PAGE(S):



Secured Title of Kansas City  
9233 N. Oak Trafficway  
Kansas City, MO 64155

SK0059677





Recording Date/Time: 02/07/2022 at 11:07:54 AM

Instr #: 2022004361

Book: 9298 Page: 56

Type: REST

Pages: 5

Fee: \$36.00 S 20220003870



Katee Porter  
Recorder of Deeds

RECORDING COVER SHEET

Title of Document: Third Extension of Northview Meadows Homeowners Association Declaration

Date of Document: June 30<sup>th</sup>, 2021

Grantor(s): Barry Ridge Homes, LLC

Grantee(s): Barry Ridge Homes, LLC

Mailing Address(es): c/o Brian Baldwin  
8901 N. Brighton Avenue  
Kansas City, MO 64156

Legal Description: See Exhibit A

Reference Book and Page:  
Doc. # 2011018397 Book H / Page 23  
Doc. # 2011018400 Book 6636 / Page 23  
Doc. # 2011024203 Book 6662 / Page 40

Customer Plu

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**THIRD EXTENSION OF NORTHVIEW MEADOWS  
HOMEOWNERS ASSOCIATION DECLARATION**

THIS EXTENSION is made this 30<sup>th</sup> day of June, 2021, by BARRY RIDGE HOMES, LLC, hereinafter referred to as "Developer", a Limited Liability Company duly organized and existing under the laws of the State of Missouri.

WITNESSETH:

WHEREAS, BPI MIDWEST, LLC, filed in the Office of the Recorder of Deeds for Clay County, Missouri, a Plat of the subdivision known as NORTHVIEW MEADOWS FIRST PLAT, a subdivision in the City of Kansas City, Clay County, Missouri, on the 14<sup>th</sup> day of June, 2011, in Plat Book "H" at Page 23 under Document No. 2011018397, said plat having been previously approved by the City of Kansas City, Missouri; and

WHEREAS, BPI MIDWEST, LLC, filed in the Office of the Recorder of Deeds for Clay County, Missouri, a Northview Meadows Homeowners Association Declaration, on June 14, 2011, in Book 6636 at Page 23 under Document No. 2011018400; and

WHEREAS, BPI MIDWEST, LLC, filed in the office of the Recorder of Deeds for Clay County, Missouri, a Declaration of Restrictions of Northview Meadows on August 3, 2011, in Book 6662 at Page 40 under Document No. 2011024203; and

WHEREAS, BPI MIDWEST, LLC, filed in the Office of the Recorder of Deeds for Clay County, Missouri, a Plat of the subdivision known as NORTHVIEW MEADOWS SECOND PLAT, a subdivision in the City of Kansas City, Clay County, Missouri, on the 30<sup>th</sup> day of June, 2015, in Plat Book "H" at Page 133 under Document No. 2015021319, said plat having been previously approved by the City of Kansas City, Missouri; and

WHEREAS, BPI MIDWEST, LLC, filed in the Office of the Recorder of Deeds for Clay County, Missouri, an Extension of the Northview Meadows Homeowners Association Declaration, on June 30, 2015, in Book 7525 at Page 158 under Document No. 2015021322; and

WHEREAS, BPI MIDWEST, LLC, filed in the office of the Recorder of Deeds for Clay County, Missouri, an Extension of the Declaration of Restrictions of Northview Meadows on June 30, 2015, in Book 7525 at Page 157 under Document No. 2015021321; and

WHEREAS, BPI MIDWEST, LLC, filed in the Office of the Recorder of Deeds for Clay County, Missouri, a Plat of the subdivision known as NORTHVIEW MEADOWS THRID PLAT, a subdivision in the City of Kansas City, Clay County, Missouri, on the 13<sup>th</sup> day of October, 2015, in Plat Book "H" at Page 142 under Document No. 2015034645, said plat having been previously approved by the City of Kansas City, Missouri; and

WHEREAS, BPI MIDWEST, LLC, filed in the Office of the Recorder of Deeds for Clay County, Missouri, a Second Extension of the Northview Meadows Homeowners Association

Declaration, on October 13, 2015, in Book 7591 at Page 111 under Document No. 2015034648; and

WHEREAS, BPI MIDWEST, LLC, filed in the office of the Recorder of Deeds for Clay County, Missouri, a Second Extension of the Declaration of Restrictions of Northview Meadows on October 13, 2015, in Book 7591 at Page 110 under Document No. 2015034647; and

WHEREAS, BPI MIDWEST, LLC, assigned all of that company's development and declarant rights to BARRY RIDGE HOMES, LLC, by virtue of an Assignment of Developer Rights filed in the office of the Recorder of Deeds for Clay County, Missouri on July 12<sup>th</sup>, 2021, in Book 9110 at Page 84 under Document No. 2021029905; and

WHEREAS, BARRY RIDGE HOMES, LLC, as the owner of all land described therein has filed in the office of the Recorder of Deeds of Clay County, Missouri, a plat of the subdivision known as NORTHVIEW MEADOWS FOURTH PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri, as Document No. 2022004359, appearing at Plat Cabinet I at Sleeve 160.3 on the 7<sup>th</sup> day of Feb., 2022, said plat having previously been approved by the City of Kansas City, Missouri; and

WHEREAS, said plat creates said NORTHVIEW MEADOWS FOURTH PLAT, composed of the following described lots and tracts in said subdivision, to-wit:

Lots 106 thru 152 and Tracts M, N, O, P, and Q, NORTHVIEW MEADOWS FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri, said real property being more particularly described on Exhibit A.

WHEREAS, DEVELOPER, as the owner of all of the aforementioned lots and tracts of land so shown on the aforesaid Plat now desires to subject said land to all the terms, covenants and provisions of the Northview Meadows Homeowners Association Declaration, all for the use, benefit and betterment of the DEVELOPER and for its future grantees, successors and assigns.

NOW, THEREFORE, in consideration of the premises, the DEVELOPER for itself and for its successors and assigns and for its future grantees, hereby confirms that all of the lots and tracts of land shown on the above described to NORTHVIEW MEADOWS FOURTH PLAT, shall be and they are hereby made subject to all of the terms, covenants and conditions of the Northview Meadows Homeowners Association Declaration described above herein and duly recorded in the office of the Recorder of Deeds for Clay County, Missouri, just as if these instruments were set out herein in full so that all the terms and provisions thereof will apply to NORTHVIEW MEADOWS FOURTH PLAT.

The terms, agreements and conditions of this instrument shall be binding upon the successors, grantees or assigns of the DEVELOPER.

IN WITNESS WHEREOF, DEVELOPER has caused this instrument to be executed the day and year first above written.

**BARRY RIDGE HOMES, LLC,  
a Missouri Limited Liability Company**

By: Ron Baldwin  
Name: Ronald O. Baldwin  
Title: Member

By: [Signature]  
Name: Brian Baldwin  
Title: Member

Dated: 6-30-21

Dated: 6-30-21

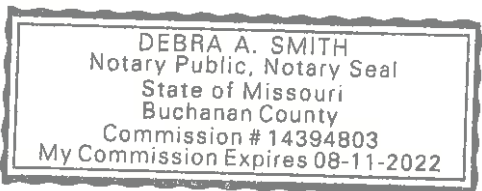
STATE OF MISSOURI )  
                                  ) ss.  
COUNTY OF CLAY )

On this 30<sup>th</sup> day of June, 2021, before me personally appeared Ronald O. Baldwin and Brian Baldwin, as Members of Barry Ridge Homes, LLC, known to me to be the persons who executed the foregoing instrument on behalf of said limited liability company and acknowledged to me that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal In the County and State aforesaid, the day and year first-above written.

My commission expires:  
[Signature]

[Signature]  
Notary Public  
[Signature]



PROPERTY BOUNDARY DESCRIPTION:

All that part of the Southwest Quarter of Section 5, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Northeast corner of said Southwest Quarter-Section; Thence South  $0^{\circ}22'09''$  West, along the East line of said Quarter-Section, a distance of 981.85 feet to the Southeast corner of NORTHVIEW MEADOWS THIRD PLAT, a subdivision in said City and State, said point also being the Point of Beginning; Thence continuing South  $0^{\circ}22'09''$  West, along said East line, a distance of 1336.07 feet; Thence North  $89^{\circ}37'51''$  West, a distance of 359.37 feet; Thence North  $44^{\circ}23'53''$  West, a distance of 128.49 feet; Thence South  $84^{\circ}17'46''$  West, a distance of 110.51 feet; Thence North  $65^{\circ}09'45''$  West, a distance of 130.97 feet; Thence North  $44^{\circ}20'39''$  West, a distance of 85.02 feet; Thence North  $2^{\circ}12'19''$  West, a distance of 191.12 feet; Thence South  $59^{\circ}19'51''$  East, a distance of 11.19 feet; Thence South  $65^{\circ}24'17''$  East, a distance of 90.60 feet; Thence North  $21^{\circ}33'29''$  East, a distance of 180.00 feet to a point on a curve having a radius of 675.00 feet; Thence Easterly along said curve to the left, to which the preceding course is radial, an arc distance of 53.18 feet; Thence North  $17^{\circ}02'38''$  East, along a line radial to the preceding course, a distance of 132.57 feet; Thence South  $73^{\circ}41'11''$  East, a distance of 53.79 feet; Thence South  $86^{\circ}06'36''$  East, a distance of 91.21 feet; Thence North  $2^{\circ}07'52''$  East, a distance of 125.26 feet to a point on a curve having a radius of 425.00 feet; Thence Westerly, along said curve to the right, to which the preceding course is radial, an arc distance of 54.34 feet; Thence North  $9^{\circ}27'25''$  East, along a line radial to the preceding course, a distance of 146.50 feet; Thence North  $0^{\circ}22'09''$  East, a distance of 90.00 feet; Thence North  $89^{\circ}37'51''$  West, a distance of 103.81 feet; Thence North  $54^{\circ}39'58''$  West, a distance of 72.10 feet; Thence North  $45^{\circ}42'50''$  West, a distance of 418.51 feet; Thence North  $50^{\circ}34'39''$  West, a distance of 49.11 feet; Thence North  $72^{\circ}35'13''$  West, a distance of 115.96 feet to a point on the East right-of-way of N. Lawn Avenue, said point also being on the East boundary of NORTHVIEW MEADOWS SECOND PLAT, a subdivision in said City and State, said point also being on a curve having a radius of 575.00 feet; Thence Northerly along said curve to the left, to which the preceding course is radial, an arc distance of 86.38 feet to a point of reverse curvature, this and the following four (4) courses being along said right-of-way and boundary; Thence Northeasterly along a curve to the right, sharing a common tangent with the last described course, having a radius of 15.00 feet, an arc distance of 23.11 feet; Thence North  $7^{\circ}04'10''$  East, along a line radial to the preceding course, a distance of 50.00 feet; Thence Northwesterly, along a curve to the right, to which the preceding course is radial, having a radius of 15.00 feet, an arc distance of 23.50 feet to a point of tangency; Thence North  $6^{\circ}48'51''$  East, a distance of 110.00 feet to a point on the South boundary of NORTHVIEW MEADOWS FIRST PLAT, a subdivision in said City and State; Thence South  $83^{\circ}11'09''$  East, a distance of 232.47 feet, this and the following three (3) courses being along the boundary of said NORTHVIEW MEADOWS FIRST and THIRD PLATS; Thence South  $45^{\circ}08'53''$  East, a distance of 314.34 feet; Thence South  $44^{\circ}55'16''$  East, a distance of 72.56 feet; Thence South  $89^{\circ}37'51''$  East, a distance of 451.90 feet to the Point of Beginning.  
Containing 20.11 acres, more or less.



Recording Date/Time: 02/07/2022 at 11:07:54 AM

Instr #: 2022004362

Book: 9298 Page: 57

Type: SUB

Pages: 6

Fee: \$39.00 S 20220003870



Katee Porter  
Recorder of Deeds

**SUBORDINATION OF EASEMENT AND RELOCATION  
AGREEMENT**

THIS INDENTURE, made this 7th day of SEPTEMBER, 2021, between EVERGY METRO, INC. a Missouri Corporation F/K/A KANSAS CITY POWER & LIGHT COMPANY (Evergy), BARRY RIDGE HOMES, LLC, (Developer), and the CITY OF KANSAS CITY, MISSOURI (Grantee).

WITNESSETH:

WHEREAS, Evergy has certain easement rights, as described in the instrument recorded in the Recorder of Deeds Office of Clay County, Missouri, in Book 267 at Page 109, parts of which are within the boundaries of a proposed street right-of-way to be known as N. BRIGHTON AVENUE, said street right of way being dedicated as part of the plat of *NORTHVIEW MEADOWS FOURTH PLAT*, a subdivision in Kansas City, Clay County, Missouri;

WHEREAS, BARRY RIDGE HOMES, LLC, desires to have dedicated for public use as a part of N. BRIGHTON AVENUE, a portion of said property included in said easement. The street to be dedicated within the easement area is to be known as N. BRIGHTON AVENUE, as described in the exhibit labeled "Subordination Sketch", 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, Evergy 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:

Customer Plu

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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 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 \_\_\_\_\_ [740 days after passage of final plat ordinance by City Council] in the Office of the Recorder of Deeds Clay 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**





**DEVELOPER**

**BARRY RIDGE HOMES, LLC.**

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

Name: Brian Baldwin

By: 

Title: 7.13.21

Date: owner

Check one:

- Sole Proprietor
- Partnership
- Corporation
- Limited Liability Company (LLC)

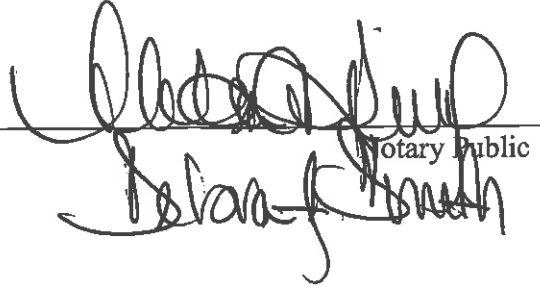
**ACKNOWLEDGEMENT**

State of Missouri  
County of Clay ) Ss:

On this 13th day of July, 2021, before me personally appeared Ronald O. Baldwin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of BARRY RIDGE HOMES, LLC. and that 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.

My Commission Expires: 

  
Notary Public





# WEISKIRCH & PARKS ENGINEERS, INC.

MO. CERTIFICATE OF AUTHORITY No. 001060

111 NORTH MAIN, SUITE #10

INDEPENDENCE, MISSOURI 64050

(816)254-5000 FAX: (816)252-9712

WPKE@WPKE.COM

## SUBORDINATION SKETCH

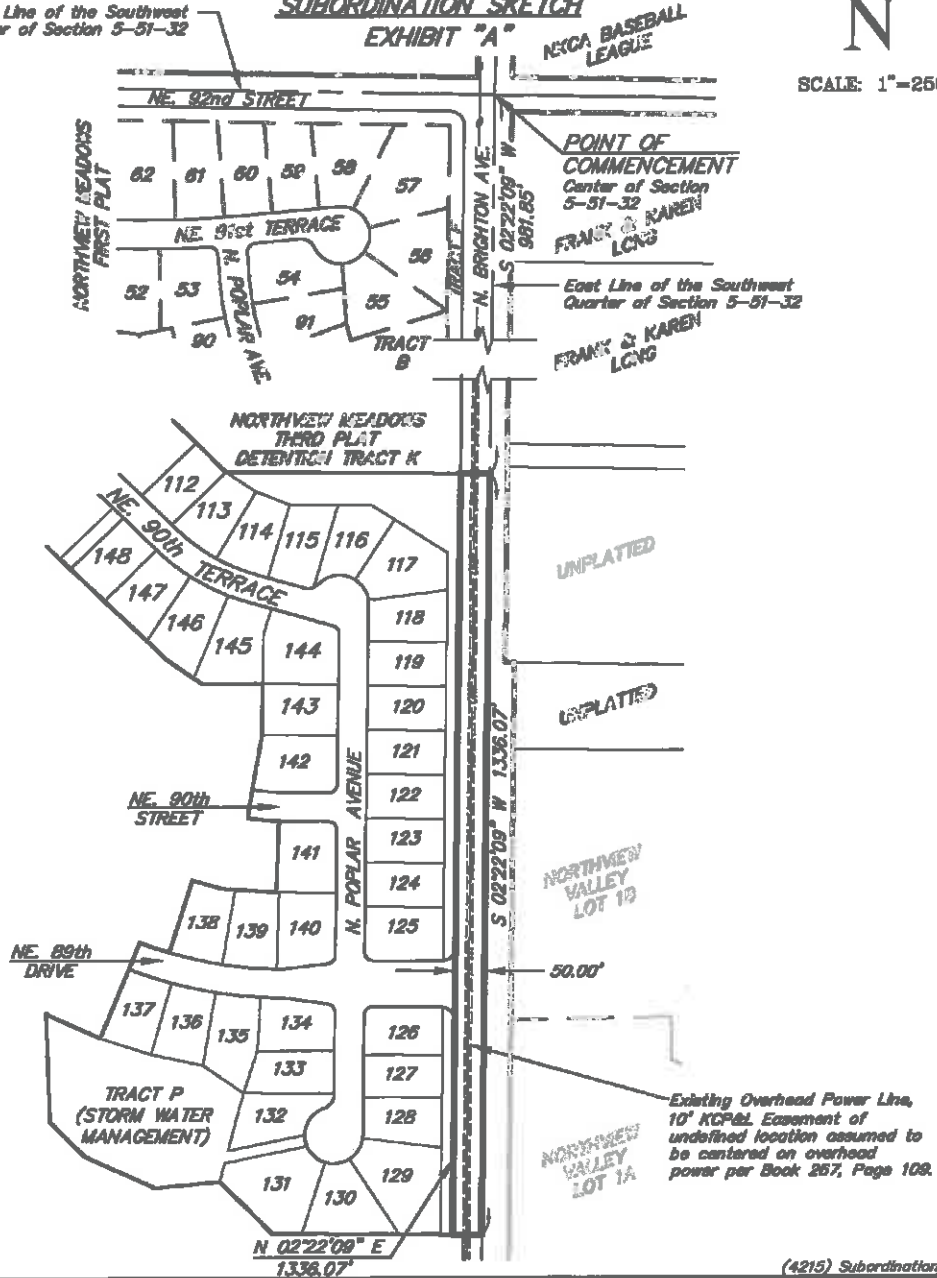
### EXHIBIT "A"

North Line of the Southwest  
Quarter of Section 5-51-32

NECA BASEBALL  
LEAGUE



SCALE: 1"=250'



Drawn By: T.K.G.

(4215) Subordination Sketch