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Title of Document: Covenant to Maintain Storm Water Detention Facility

Date of Document:

Grantor: Summit View Farms Development Group, LLC

Grantor's Address: P.O. Box 291
Lee's Summit, MO 64063

Grantee: City of Kansas City, Missouri

Grantee's Address: 414 E 12th St.
Kansas City, MO 64106

Legal Description: See Exhibit "A" attached hereto

**COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY
PLAT OF SUMMIT VIEW FARMS 2ND PLAT~~[insert PLAT NAME in caps]~~**

THIS COVENANT made and entered into this ____ day of _____, 2____, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of Summit View Farms Development Group, LLC~~[company name]~~, a Missouri Limited Liability Company~~[insert company type]~~, (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at ~~the south of E 139th St and west of SW Arthur Drive~~~~[insert location description from Planning Staff Report]~~ in Kansas City, of Jackson~~[insert county]~~ County, Missouri, (**Property**) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of Summit View Farms 2nd Plat~~[insert plat name]~~, (**Plat**), in accordance with Chapter ~~66~~88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat ~~Lots of~~ ~~[insert lot numbers]~~ and Tract(s) of A~~[insert tract name(s)]~~ as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water control to serve Amended Summit View Farms 1st Plat Lots 1 through 20 and 32 through 50 ~~of~~ ~~[insert lot numbers]~~ and require preservation and maintenance of storm water detention facilities, located on Tract(s) of A~~[insert tract name(s)]~~ within the Plat, in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water for the benefit of the Property and surrounding areas; and

WHEREAS, the provisions for the maintenance of the storm water detention facility is necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of the storm water detention facilities and appurtenances (Facilities) within the storm water detention facilities located on of Tract(s) A~~[insert tract name(s)]~~.
- b. Maintain the pipes, structures, grounds, and appurtenances for the Facilities located on Tract(s) A~~[insert tract name(s)]~~.
- c. Keep the pipes, structures and appurtenances open and free of silt and vegetation.
- d. Keep the pipes, structures and appurtenances in good working condition or replace same if necessary.

- e. Mow the grass area within Tract(s) A[insert tract name(s)].
- f. Maintain the grades within Tract(s) E[insert tract name(s)] pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No 2015-024_____. ~~[leave blank]~~
- g. Obtain all necessary improvement and repair permits prior to performing any work on the Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract(s) A[insert tract name(s)] in order to maintain the Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance against Owner, and/or the owner of Tract(s) A[insert tract name(s)], and/or the owners of Amended Summit View Farms 1st Plat Lots 1 through 20 and 32 through 50 ~~[insert lot numbers - Note: just those lots served by the facility - not necessarily all plat lots]~~ served by the Facility on Tract(s) A[insert tract name(s)];
- _____ b. Assess a lien on either the Tract(s) A[insert tract name(s)] or on the Amended Summit View Farms 1st Plat Lots 1 through 20 and 32 through 50 ~~[insert same lot numbers as above]~~ or both served by the Facility on Tract(s) A[insert tract name(s)];
- c. Maintain suit against Owner, and/or the owner of Tract(s) A[insert tract name(s)] and/or the owners of Amended Summit View Farms 1st Plat Lots 1 through 20 and 32 through 50 ~~[insert same lot numbers as above]~~ served by the Facility on Tract(s) E[insert tract name(s)] for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract(s) A[insert tract name(s)] and Amended Summit View Farms 1st Plat Lots 1 through 20 and 32 through 50 ~~[insert same lot numbers as above]~~ not less than thirty (30) days before it begins maintenance of the Facilities.

Sec. 3. Owner and/or the owner of Tract(s) A[insert tract name(s)] shall not use, nor attempt to use, in any manner which would interfere with the operation of the Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as

hereinafter specified. Each party shall have the right to specify that notice be addressed to any other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:
~~[insert name of business]~~ Summit View Farms Development Group, LLC
~~[sole proprietorship, partnership, corporation, LLC]~~
P.O. Box 291, Lee's Summit, MO, 64063 ~~[insert City, State, Zip]~~
William P. Kenney ~~[insert name(s) of signer(s)]~~
816.838.0552 ~~[insert fax and phone number]~~

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in Jackson County ~~[insert county]~~, Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain the Facility.

ATTESTATION BY CITY CLERK:

KANSAS CITY, MISSOURI

City Clerk

By: _____
Director of City Planning and Development

Approved as to form:

Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this ____ day of _____, 2____, before me, the undersigned, a notary public in and for the county and state aforesaid, came _____, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and _____ of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

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

Notary Public

My Commission Expires: _____

EXHIBIT "A"

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LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 26, Township 47 North, Range 32 West, situate in the City of Kansas City, Jackson County, Missouri, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence North 88°06'19" West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of said Northwest Quarter, a distance of 1,145.24 feet to the intersection with the Northerly prolongation of the West line of the plat of SUMMIT VIEW FARMS AMENDED 1ST PLAT, a subdivision of record filed with the Jackson County, Missouri Recorder of Deeds as Instrument No. 2017E0048627 on May 31, 2017; thence South 2°22'18" West, along the Northerly prolongation of the West line of said SUMMIT VIEW FARMS AMENDED 1ST PLAT, a distance of 20.00 feet to the intersection with the South line of the North 20.00 feet of said Northwest Quarter, said point also being the Point of Beginning; thence South 2°22'18" West, along the West line of said SUMMIT VIEW FARMS AMENDED 1ST PLAT and its Northerly prolongation, a distance of 946.26 feet to the Northeast corner of Tract E, SUMMIT VIEW FARMS 5TH PLAT, a subdivision of record filed with said Recorder of Deeds as Instrument No. 2023E0088190 on December 11, 2023; thence North 87°37'16" West, along the North line of said Tract E, a distance of 371.54 feet to the Northwest corner thereof; thence North 16°32'20" East, departing the North line of said Tract E, a distance of 128.61 feet; thence North 2°22'28" East a distance of 346.22 feet; thence North 1°53'54" East a distance of 472.45 feet to the intersection with the South line of the North 20.00 feet of said Northwest Quarter; thence South 88°06'19" East, along the South line of the North 20.00 feet of said Northwest Quarter, a distance of 343.96 feet to the Point of Beginning.

Containing 324,169 square feet or 7.44 acres, more or less.

EXHIBIT "B"

