



Legislation Text

File #: 210594

ORDINANCE NO. 210594

Approving the plat of Staley Heights Second Plat, an addition in Clay County, Missouri, on approximately 25.37 acres generally located at the southwest corner of the intersection of N. Woodland Avenue and N.E. 106th Street, creating 52 lots and 3 tracts for the purpose of a 52 lot single family 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-2021-00010)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Heights Second 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.

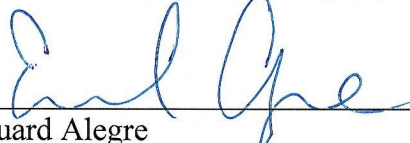
Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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 June 15, 2021.

Approved as to form and legality:


Eluard Alegre
Assistant City Attorney

This is to certify that General Taxes for 2024, 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, 6/17/25, 20 25



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

JUL 22 2021

Date Passed

Recorded in Clay County, Missouri



Recording Date/Time: 06/18/2025 at 11:50:22 AM

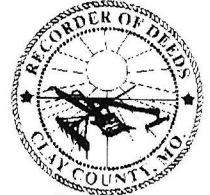
Book: 9957 Page: 92

Instr #: 2025014793

Pages: 3

Fee: \$27.00 E

BALDWIN PROPERTIES

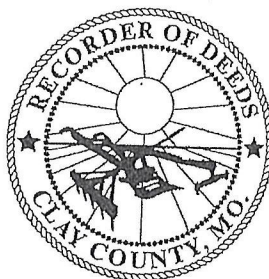


Sandra Brock
Recorder of Deeds

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

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

Recorded in Clay County, Missouri



Recording Date/Time: 06/18/2025 at 11:50:22 AM

Book: 9957 Page: 96

Instr #: 2025014798

Pages: 13

Fee: \$60.00 S

BALDWIN PROPERTIES

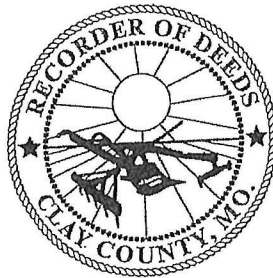


Sandra Brock
Recorder of Deeds

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

**COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF STALEY HEIGHTS SECOND PLAT**

THIS COVENANT made and entered into this 24th day of April, 2025, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of Barry Ridge Homes, LLC, a Missouri Limited Liability Company and Baldwin Properties, LLC, a Missouri Limited Liability Company, (**Owners**).

WHEREAS, Owners have an interest in certain real estate generally located at the at southwest corner of NE 106th Street and N. Woodland Ave in Kansas City, of Clay County, Missouri, (**Property**) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owners intend to cause the Property to be platted as Plat of Staley Heights Second Plat, (**Plat**), in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owners intend to subdivide the Property and create pursuant to the Plat Lots of 54 to 105 and Tracts of G, H and I as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owners on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tracts of B, C and E within the Staley Heights Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owners agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

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

Sec. 1. Owners at their sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tracts of B, C and E within the Staley Heights Plat .
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tracts of B, C and E within the Staley Heights Plat .
- c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
- d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

- e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tracts of B, C and E within the Staley Heights Plat to the limits prescribed by the Kansas City Code of Ordinances.
- f. Maintain the grades within Tracts of B, C and E within the Staley Heights Plat pursuant to the approved plan on file in the office of the Director of KC Water and identified as File No 2021-045.
- 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 Tracts of B, C and E within the Staley Heights Plat in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owners fail 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, repair, or replacement against Owners, and/or the owner of Tracts of B, C and E within the Staley Heights Plat , and/or the owners of Lots 54 to 105 of Staley Heights Second Plat served by The Facility on Tracts of B, C and E within the Staley Heights Plat;
- b. Assess a lien on either the Tracts of B, C and E within the Staley Heights Plat or on the Lots 54 to 105 of Staley Heights Second Plat served by The Facility on Tracts of B, C and E within the Staley Heights Plat ;
- c. Maintain suit against Owners, and/or the owner of Tracts of B, C and E within the Staley Heights Plat and/or the owners of Lots 54 to 105 of Staley Heights Second Plat served by The Facility on Tracts of B, C and E within the Staley Heights Plat for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owners and/or the then-current owners of Tracts of B, C and E within the Staley Heights Plat and Lots 54 to 105 of Staley Heights Second Plat not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owners and/or the owner of Tracts of B, C and E within the Staley Heights Plat 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." Owners shall remain liable under the terms of this Covenant unless and until Owners assign their 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 KC Water
4800 E 63rd Street
Kansas City, MO 64130

Notices to Owners shall be addressed to:
Barry Ridge Homes, LLC
Limited Liability Corporation
PO Box 25140
Kansas City, Missouri 64119
Brian Baldwin
816-914-7585
and
Baldwin Properties, LLC (Second Plat Owner)
Limited Liability Corporation
PO Box 25140
Kansas City, Missouri 64119
Brian Baldwin
816-914-7585

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 Clay County, Missouri, and shall be binding on Owners, its successors, assigns and transferees.

Sec. 11. Owners 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 Owners or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

ATTESTATION BY CITY CLERK:

City Clerk

KANSAS CITY, MISSOURI

By: Kenneth C. Morgan
Director of KC Water

Approved as to form:

Assistant City Attorney

STATE OF MISSOURI)

) SS

COUNTY OF Jackson)

BE IT REMEMBERED that on this 24th day of April, 2025, before me, the undersigned, a notary public in and for the county and state aforesaid, came Kenneth Morgan, Director of KC Water, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and Marilyn Sanders, City Clerk 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.

Monica Sanders
Notary Public

My Commission Expires: Jan 23, 2028

MONICA SANDERS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Jan. 23, 2028
Commission # 20228246

OWNER

Barry Ridge Homes, LLC
Limited Liability Corporation
PO Box 25140
Kansas City, Missouri 64119
Brian Baldwin
816-914-7585

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

By: 

Title: 4-9-25

Date: Owner

Check one:

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

Attach corporate seal if applicable

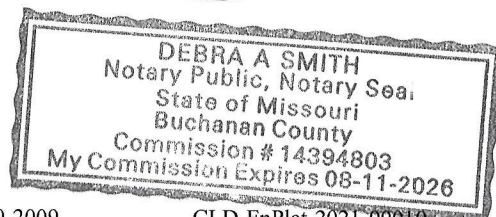
STATE OF Missouri)
COUNTY OF Clay) SS

BE IT REMEMBERED, that on the 9th day of April, 2015,
before me, the undersigned notary public in and for the county and state aforesaid, came
Brian Baldwin, to me personally known, who being by me
duly sworn did say that he is the member of Baldwin Properties, and that said instrument was
signed on behalf of said LLC by authority of its members of said LLC and acknowledged said
instrument to be the free act and deed of said LLC.

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: 08-11-2026



OWNER

Baldwin Properties, LLC
Limited Liability Corporation
PO Box 25140
Kansas City, Missouri 64119
Brian Baldwin
816-914-7585

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

By: _____

Title: 4-9-25

Date: owner

Check one:

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

Attach corporate seal if applicable

STATE OF Missouri)
COUNTY OF Clay) SS

BE IT REMEMBERED, that on the 9th day of April, 2025
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Brian Baldwin, to me personally known, who being by me
duly sworn did say that he is the member of Baldwin Properties, and that said instrument was
signed on behalf of said LLC by authority of its members of said LLC and acknowledged said
instrument to be the free act and deed of said LLC.

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: 08/11/26

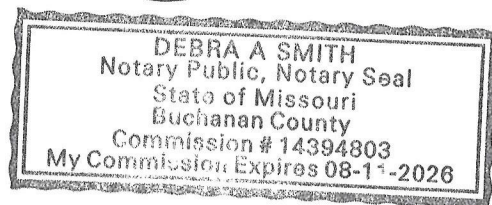
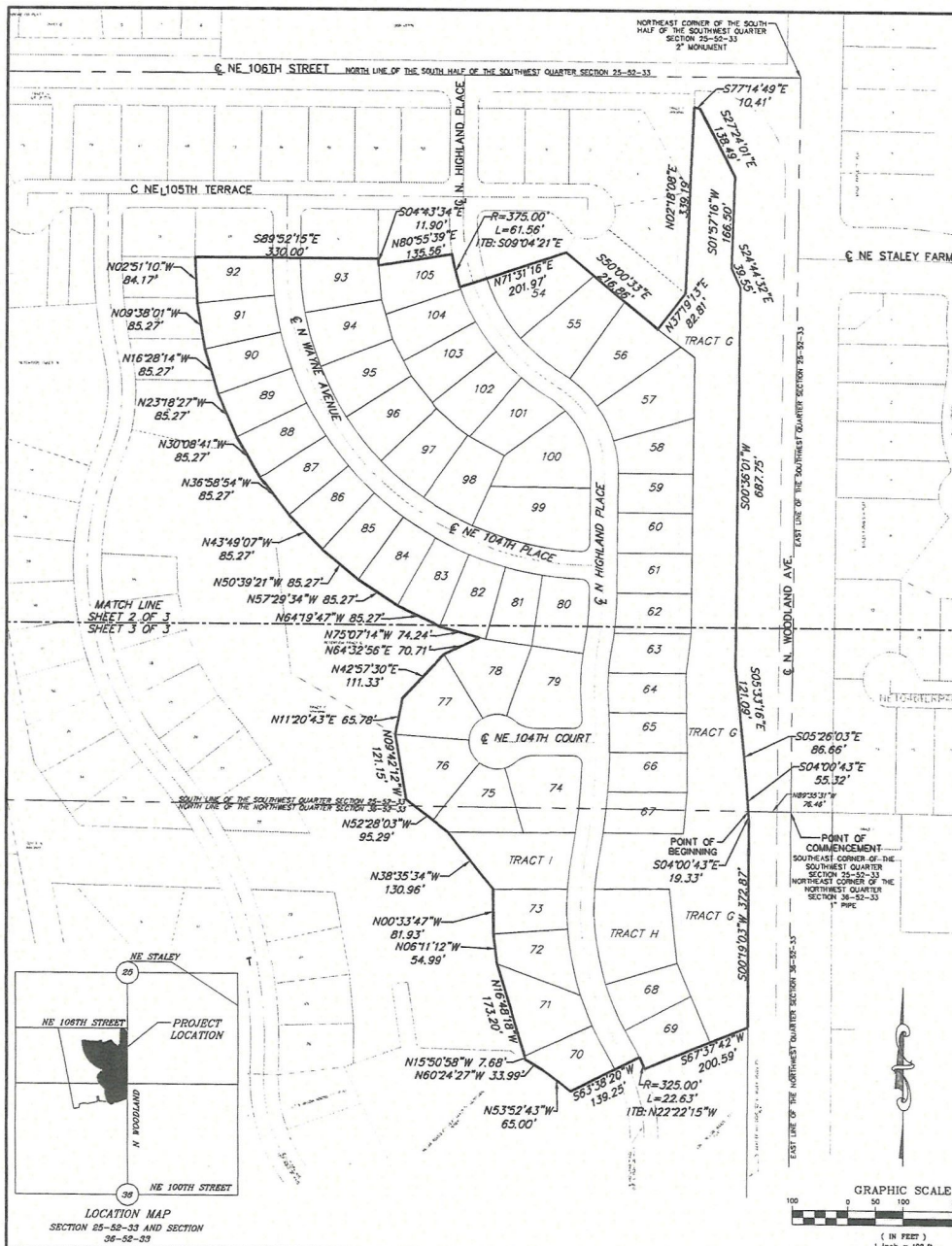


EXHIBIT "A"

LEGAL DESCRIPTION:
CONTAINING 981,298 SQUARE FEET OR 22.53 ACRES

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 52, RANGE 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N89°35'31"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 76.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH WOODLAND AVENUE AS DEDICATED IN DOCUMENT NO. 2018039862 RECORDED IN BOOK 8335 AT PAGE 2, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S04°00'43"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 19.33 FEET; THENCE S00°19'03"W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 372.87 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, WILLOW WOODS 7TH PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S67°37'42"W, ALONG SAID LINE, A DISTANCE OF 200.59 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HIGHLAND PLACE; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N22°22'15"W, A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 22.63 FEET; THENCE S63°38'20"W, ALONG THE NORTHERLY END OF THE RIGHT OF WAY OF SAID NORTH HIGHLAND PLACE, AND ALONG THE NORTHERLY LINE OF TRACT A, WILLOW WOODS 6TH PLAT, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 139.25 FEET; THENCE N53°52'43"W, CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 65.00 FEET; THENCE N60°24'27"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 33.99 FEET TO THE SOUTHEASTERLY CORNER OF STALEY HEIGHTS, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N15°50'58"W, ALONG THE EASTERLY LINE OF SAID STALEY HEIGHTS, A DISTANCE OF 7.68 FEET; THENCE N16°48'18"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 173.20 FEET; THENCE N06°11'12"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 54.99 FEET; THENCE N00°33'47"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 81.93 FEET; THENCE N38°35'34"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 130.96 FEET; THENCE N52°28'03"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 95.29 FEET; THENCE N09°42'12"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 121.15 FEET; THENCE N11°20'43"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 65.78 FEET; THENCE N42°57'30"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 111.33 FEET; THENCE N64°32'56"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 70.71 FEET; THENCE N75°07'14"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 74.24 FEET; THENCE N64°19'47"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N57°29'34"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N50°39'21"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N43°49'07"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N36°58'54"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N30°08'41"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N23°18'27"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N16°28'14"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N09°38'01"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N02°51'10"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 84.17 FEET TO THE SOUTHWEST CORNER OF LOT 10, SAID STALEY HEIGHTS; THENCE S89°52'15"E, ALONG THE SOUTHERLY LINE OF SAID LOT 10 AND THE SOUTHERLY LINE OF LOT 9, SAID STALEY HEIGHTS, A DISTANCE OF 330.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 8, SAID STALEY HEIGHTS; THENCE S04°43'34"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 11.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N80°55'39"E, ALONG THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 135.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NORTH HIGHLAND PLACE; THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S09°04'21"E, A RADIUS OF

375.00 FEET, AN ARC DISTANCE OF 61.56 FEET; THENCE N71°31'16"E, ALONG THE SOUTHERLY END OF THE RIGHT OF WAY OF SAID NORTH HIGHLAND PLACE, AND ALONG THE SOUTHERLY LINE OF LOT 7, SAID STALEY HEIGHTS, A DISTANCE OF 201.97 FEET TO THE WESTERLY MOST CORNER OF LOT 6, SAID STALEY HEIGHTS; THENCE S50°00'33"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 216.86 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 6; THENCE N37°19'13"E, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6, A DISTANCE OF 82.81 FEET TO THE SOUTHERLY MOST CORNER OF LOT 5, SAID STALEY HEIGHTS; THENCE N02°18'08"E, ALONG THE EASTERLY LINE OF SAID LOT 5, AND ALONG THE EASTERLY LINE OF TRACT F, SAID STALEY HEIGHTS, A DISTANCE OF 339.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST 106TH STREET AS DEDICATED IN DOCUMENT NO. 2018039862 RECORDED IN BOOK 8335 AT PAGE 2; THENCE S77°14'49"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH WOODLAND AVENUE AS DEDICATED IN SAID DOCUMENT; THENCE S27°24'01"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 138.49 FEET; THENCE S01°57'16"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 166.50 FEET; THENCE S24°44'32"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 39.55 FEET; THENCE S00°36'01"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 687.75 FEET; THENCE S05°33'16"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 121.09 FEET; THENCE S05°26'03"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 86.66 FEET; THENCE S04°00'43"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 55.32 FEET TO THE POINT OF BEGINNING.



PLAT DEDICATION:
STALEY HEIGHTS SECOND PLAT
PRIVATE OPEN SPACE DEDICATION:
\$24,480.48
RECORDED AS:
PLAT

FINAL PLAT
STALEY HEIGHTS
SECOND PLAT

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 25
AND THE NORTHWEST QUARTER OF SECTION 36
TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 1 OF 3

OWNER/DEVELOPER:
BALDWIN PROPERTIES, LLC
BRIAN BALDWIN
PO BOX 25140
KANSAS CITY, MO 64119
CURRENTLY ZONED R-7.5

LEGAL DESCRIPTION:
CONTAINING 981,298 SQUARE FEET OR 22.53 ACRES

[illegible]

BOUNDARY SURVEY NOTES

1. THE POSITION OF EXISTING MONUMENTATION AS INDICATED, IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
2. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A TITLE REPORT ISSUED BY EVERHART TITLE, LLC, FILE NO.: 257116, EFFECTIVE DATE OF FEBRUARY 28, 2025 AT 8:00 AM.
3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, FIELD DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 69 OF 625, MAP NUMBER 290506C006, BOTH MAPS REVISED JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE K, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GRADE POINT	ELEVATION	DESCRIPTION
10+00	1000.82	START
11+00	999.07	PM
18+90.00	1023.05	PM
23+50.00	1018.45	PM
25+20.82	1015.49	PM END

GRADE POINT	ELEVATION	DESCRIPTION
0+00	1021.78	START
0+65.00	1020.48	PM
1+85.00	1013.24	PM
6+50.00	1017.89	PM
8+95.70	1027.84	END
9+00.00	1028.24	PM

GRADE POINT	ELEVATION	DESCRIPTION
2+20.00	1014.94	START
3+60.23	1013.53	PM
4+00	1014.33	END

- ① $N \begin{smallmatrix} 3 \\ 8 \end{smallmatrix}$
 $E \begin{smallmatrix} 8 \\ 4 \end{smallmatrix}$
- ② $N \begin{smallmatrix} 3 \\ 8 \end{smallmatrix}$
 $E \begin{smallmatrix} 8 \\ 4 \end{smallmatrix}$
- ③ $N \begin{smallmatrix} 3 \\ 8 \end{smallmatrix}$
 $E \begin{smallmatrix} 8 \\ 4 \end{smallmatrix}$

300

⑦ $N \begin{smallmatrix} 3 \\ E \end{smallmatrix} B$

COORDINATE TABLE
BEARINGS AND COORDINATES ARE BASED ON THE MISSOURI COORDINATE SYSTEM
1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT PL-07, GRID
FACTOR=0.9998971, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.

836	N	345617.149	16	N	34581.272	23	N	34581.614	30	N	34601.266
837	N	345622.2930	16	N	34584.7753	23	N	34582.0560	30	N	34602.8660
838	N	345625.7013	16	N	34585.2722	23	N	34582.0560	30	N	34602.8660
839	N	345627.0313	16	N	34585.2722	23	N	34582.0560	30	N	34602.8660
840	N	345629.3518	16	N	34586.3668	23	N	34582.0560	30	N	34602.8660
841	N	345630.7013	16	N	34586.3668	23	N	34582.0560	30	N	34602.8660
842	N	345630.7013	16	N	34586.3668	23	N	34582.0560	30	N	34602.8660
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 R.L. BALDWIN & ASSOCIATES
 A U.S. PATENT & TRADEMARK OFFICE
 REGISTRATION

R.L. BALDWIN & ASSOCIATES
 R.L. BALDWIN
 R.L. BALDWIN

P.O. BOX 100
 BALDWIN PROPERTIES,
 FINAL PLAT-STALEY HILL

FOR


SUBURBAN CERTIFICATION

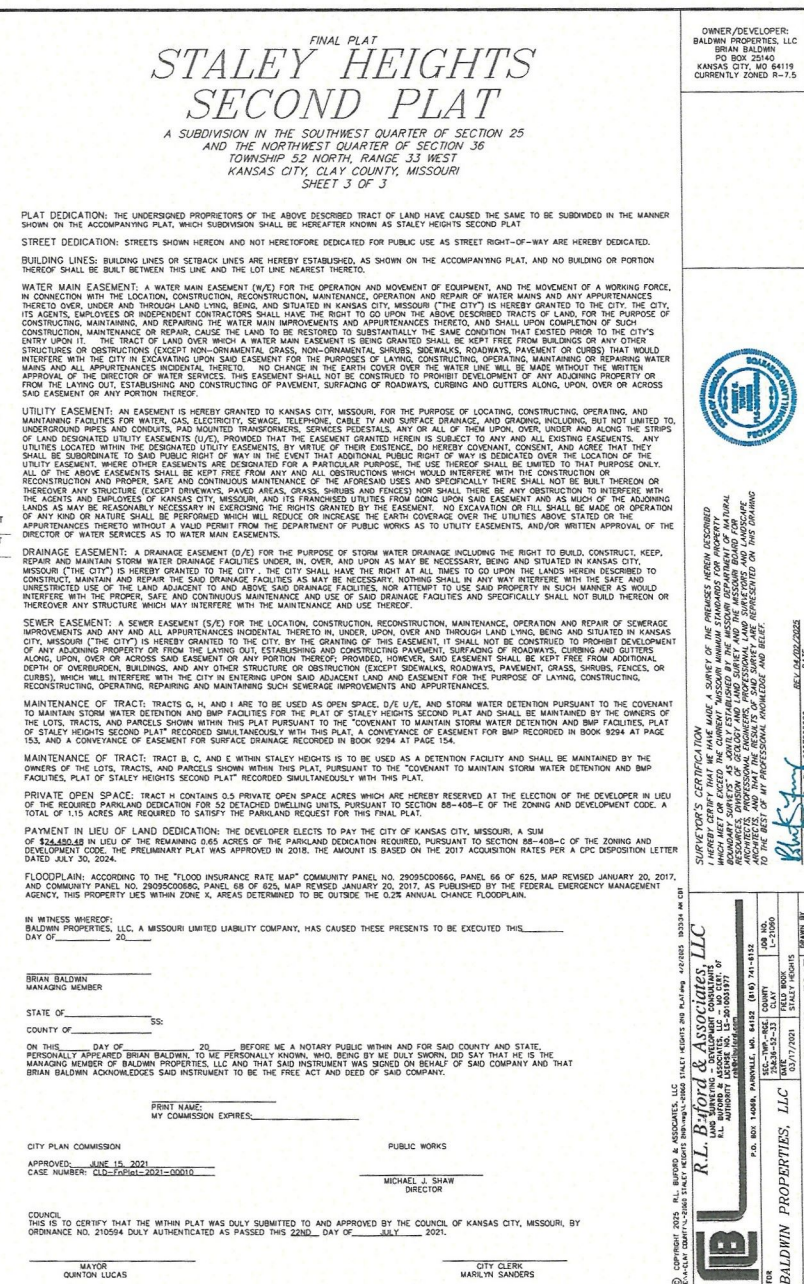
I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Robert C. Thomas

ROBERT C. THOMAS, P.E. 200-700-0089

DATE: 06/11/2012/2023

	FOR		P.O. BOX 14089, PARKVILLE, MO. 64152		741-4152
	BALDWIN PROPERTIES, LLC		SEC.-TWP.-RGE.	COUNTY	JOB NO.
K.L. Buford & Associates, LLC 1400 N. W. 10th St., Suite 100 Ft. Lauderdale, FL 33304 TEL. 954-575-1100 FAX 954-575-1101 E-MAIL: KL@KLBFA.COM WWW.KLBFA.COM		DATE	9-13-2001	STATE	FL
K.L. Buford & Associates, LLC - NO. CERT. OF SALE AUTHORITY LICENSE NO. LS-2000031977 PROFESSIONAL ENGINEER		FIELD BOOK	5217/17231	STALEY HEIGHTS	
FINAL PLAT-STALEY HEIGHTS SECOND PLAT					DRAWN BY J.S.L.Y.



Recorded in Clay County, Missouri



Recording Date/Time: 06/18/2025 at 11:50:22 AM

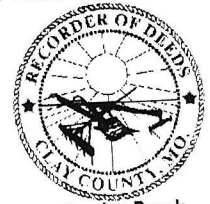
Book: 9957 Page: 94

Instr #: 2025014796

Pages: 6

Fee: \$39.00 S

BALDWIN PROPERTIES



Sandra Brock
Recorder of Deeds

RECORDING COVER SHEET

Title of Document: Extension of Declaration of Restrictions of Staley Heights – Staley Heights Second Plat

Date of Document: MAY 16th, 2025

Grantor(s): Baldwin Properties, LLC

Grantee(s): Baldwin Properties, LLC, and
Staley Heights Homeowners Association

Mailing Address: Baldwin Properties, LLC
Attn: Brian Baldwin
P.O. Box 25140
Kansas City, MO 64119

Legal Description: See Exhibit A

Reference Book
and Page

Doc.# 2020043486 Plat Book I / Page 118.1

Doc.# 2020043491 Book 8865 / Page 95

Doc.# 2020043492 Book 8865 / Page 96

Doc.# 2025014975 Book 9957 / Page 3

Doc.# 2025014894 Plat Book J / Page 78.2

**EXTENSION OF DECLARATION OF RESTRICTIONS OF STALEY HEIGHTS
STALEY HEIGHTS SECOND PLAT**

THIS EXTENSION is made this 16th day of MAY 2025, by Baldwin Properties, LLC, f/k/a Barry Ridge Homes, LLC, a limited liability company duly organized and existing under the laws of the State of Missouri ("**Developer**").

WITNESSETH:

WHEREAS, Developer filed in the Office of the Recorder of Deeds for Clay County, Missouri, a plat of the subdivision known as STALEY HEIGHTS, a subdivision in the City of Kansas City, Clay County, Missouri, on the 12th day of November, 2020, in Plat Book I at Page 118.1 under Document No. 2020043486, said plat having been previously approved by the City of Kansas City, Missouri ("**First Plat**"); and

WHEREAS, Developer assigned all of Developer's development and declarant rights to Staley Meadows, LLC, a Missouri limited liability company ("**Staley Meadows**") by virtue of an Assignment of Developer Rights filed in the office of the Recorder of Deeds for Clay County, Missouri on November 12, 2020, in Book 8865 at Page 95 under Document No. 2020043491; and

WHEREAS, Staley Meadows filed in the office of the Recorder of Deeds for Clay County, Missouri, a Declaration of Restrictions of Staley Heights on November 12, 2020, in Book 8865 at Page 96 under Document No. 2020043492 ("**Declaration**"); and

WHEREAS, Barry Ridge Homes, LLC, filed Articles of Amendment with the Missouri Secretary of State on December 20, 2021, changing its name from Barry Ridge Homes, LLC, to Baldwin Properties, LLC; and

WHEREAS, Staley Meadows assigned all of its development and declarant rights to Developer by virtue of an Assignment of Developer Rights filed in the office of the Recorder of Deeds for Clay County, Missouri on 6/18/25, 2025, in Book 9957 at Page 93 under Document No. 2025014795 and

WHEREAS, Developer filed in the Office of the Recorder of Deeds for Clay County, Missouri, a plat of the subdivision known as STALEY HEIGHTS SECOND PLAT, a subdivision in the City of Kansas City, Clay County, Missouri, on the 18 day of June, 2025, in Plat Book J at Page 78.2 under Document No. 2025014794 ("**Second Plat**"), said plat having been previously approved by the City of Kansas City, Missouri and being composed of the following described lots and tracts in said subdivision, to-wit:

Lots 54 through 105 and Tracts G, H, and I, STALEY HEIGHTS SECOND 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 the aforementioned lots and tracts of land so

shown on the Second Plat, now desires to subject said land to all the terms, covenants, and provisions of the Declaration, all for the use, benefit, and betterment of Developer and for its future grantees, successors, and assigns.

NOW, THEREFORE, in consideration of the premises, Developer, for itself and for its successors and assigns and for their future grantees, hereby confirms that all of the lots and tracts of land shown on the above described STALEY HEIGHTS SECOND PLAT, shall be and they are hereby made subject to all of the terms, covenants, and conditions of the 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 STALEY HEIGHTS SECOND PLAT.

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

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

[Signature Page Follows]

DEVELOPER

Baldwin Properties, LLC, f/k/a Barry Ridge Homes, LLC,
a Missouri limited liability company

By: 

Name: Brian Baldwin
Title: Member


STATE OF MISSOURI)
)
COUNTY OF CLAY)

On this 16 day of May, 2025, before me personally appeared Brian Baldwin, as Member of Baldwin Properties, LLC, known to me to be the person who executed the foregoing instrument on behalf of said limited liability company and acknowledged to me that he 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:

08/11/2026


Debra A. Smith

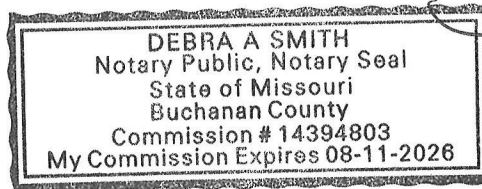


EXHIBIT A

PROPERTY BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 52, RANGE 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N89°35'31"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH WOODLAND AVENUE, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S00°19'03"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 371.16 FEET; THENCE S67°37'42"W, ALONG THE NORTHEASTERLY PROLONGATION AND THE NORTHERLY LINE OF LOT 1, WILLOW WOODS 7TH PLAT, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 254.87 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HIGHLAND PLACE; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N22°22'15"W, A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 22.63 FEET; THENCE S63°38'20"W, ALONG THE NORTHERLY END OF THE RIGHT OF WAY OF SAID NORTH HIGHLAND PLACE, AND ALONG THE NORTHERLY LINE OF TRACT A, WILLOW WOODS 6TH PLAT, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 139.25 FEET; THENCE N53°52'43"W, CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 65.00 FEET; THENCE N60°24'27"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 33.99 FEET TO THE SOUTHEASTERLY CORNER OF STALEY HEIGHTS, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N15°50'58"W, ALONG THE EASTERLY LINE OF SAID STALEY HEIGHTS, A DISTANCE OF 7.68 FEET; THENCE N16°48'18"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 173.20 FEET; THENCE N06°11'12"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 54.99 FEET; THENCE N00°33'47"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 81.93 FEET; THENCE N38°35'34"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 130.96 FEET; THENCE N52°28'03"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 95.29 FEET; THENCE N09°42'12"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 121.15 FEET; THENCE N11°20'43"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 65.78 FEET; THENCE N42°57'30"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 111.33 FEET; THENCE N64°32'56"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 70.71 FEET; THENCE N75°07'14"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 74.24 FEET; THENCE N64°19'47"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N57°29'34"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N50°39'21"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N43°49'07"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N36°58'54"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N30°08'41"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N23°18'27"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N16°28'14"W, CONTINUING ALONG

SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N09°38'01"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N02°51'10"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 84.17 FEET TO THE SOUTHWEST CORNER OF LOT 10, SAID STALEY HEIGHTS; THENCE S89°52'15"E, ALONG THE SOUTHERLY LINE OF SAID LOT 10 AND THE SOUTHERLY LINE OF LOT 9, SAID STALEY HEIGHTS, A DISTANCE OF 330.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 8, SAID STALEY HEIGHTS; THENCE S04°43'34"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 11.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N80°55'39"E, ALONG THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 135.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NORTH HIGHLAND PLACE; THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S09°04'21"E, A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 61.56 FEET; THENCE N71°31'16"E, ALONG THE SOUTHERLY END OF THE RIGHT OF WAY OF SAID NORTH HIGHLAND PLACE, AND ALONG THE SOUTHERLY LINE OF LOT 7, SAID STALEY HEIGHTS, A DISTANCE OF 201.97 FEET TO THE WESTERLY MOST CORNER OF LOT 6, SAID STALEY HEIGHTS; THENCE S50°00'33"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 216.86 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 6; THENCE N37°19'13"E, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6, A DISTANCE OF 82.81 FEET TO THE SOUTHERLY MOST CORNER OF LOT 5, SAID STALEY HEIGHTS; THENCE N02°18'08"E, ALONG THE EASTERLY LINE OF SAID LOT 5, AND ALONG THE EASTERLY LINE OF TRACT F, SAID STALEY HEIGHTS, A DISTANCE OF 368.72 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST 106TH STREET; THENCE S89°52'15"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 14.08 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID NORTH WOODLAND AVENUE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 236.85 FEET; THENCE S00°36'01"W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID NORTH WOODLAND AVENUE, A DISTANCE OF 1155.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,104,916 SQUARE FEET OR 25.37 ACRES

Recorded in Clay County, Missouri



Recording Date/Time: 06/18/2025 at 12:24:37 PM

Book: 9957 Page: 103

Instr #: 2025014805

Pages: 5

Fee: \$58.00 N

BALDWIN PROPERTIES

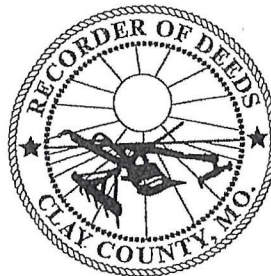


Sandra Brock
Recorder of Deeds

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

SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that Nodaway Valley Bank, a corporation organized and existing under the laws of the State of Missouri, having its principle place of business in Platte County, Missouri, as owner and holder of the note evidencing the debt secured by the Deed of Trust executed by Baldwin Properties, LLC, dated and recorded in the office of the Recorder of Deeds for Clay County, Missouri, as Document No. 2024025626, in Book 9835 at Page 32, for value received does hereby subordinate the lien and effect of said Deed of Trust to the easements and building lines and lot lines as shown on the property therein described on the plat of Staley Heights Second Plat, recorded as Document No. _____, in Book _____ at Page _____. Provided, however, that this subordination shall not prejudice the lien of said 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 18th day of June, 2025.

(SEAL)



By

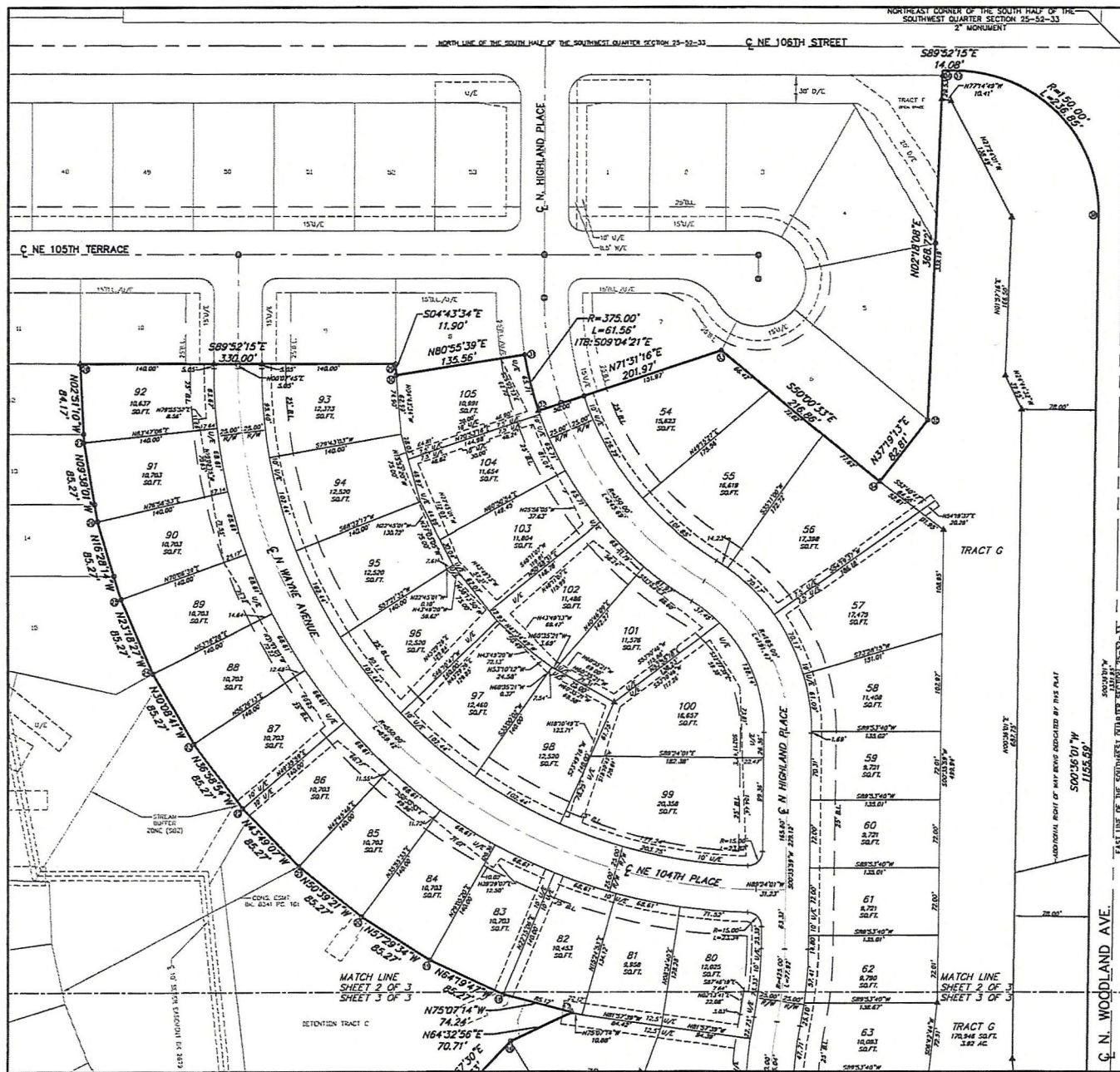

Senior Vice President

In the State of Missouri, County of Clay, on this 18th day of March, 2025, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Marvin Davis, to me personally known, who being by me duly sworn did say that he/she is Senior Vice President of the corporation named in the foregoing Subordination of Deed of Trust, and that the seal thereto affixed is the corporate seal of the corporation and that said Subordination of Deed of Trust was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Marvin 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.




Notary Public

My Commission expires 5/12/28.



FINAL PLAT **STALEY HEIGHTS SECOND PLAT**

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 25
 AND THE NORTHWEST QUARTER OF SECTION 36
 TOWNSHIP 52 NORTH, RANGE 13 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI
 SHEET 2 OF 3

OWNER/DEVELOPER:
 BARRY RIDGE HOMES
 8301 N. BRIDLEWAY AVENUE
 KANSAS CITY, MO 64156
 CURRENTLY ZONED R-1.5



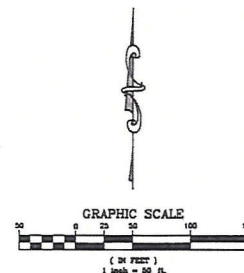
SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED
 IN ACCORDANCE WITH THE CURRENT MISSOURI SURVEYING STANDARDS FOR PROFESSIONAL
 SURVEYING, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING
 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert E. Wood
 PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 NO. 000000000

R.L. Buford & Associates, LLC
 LAND SURVEYORS - KANSAS CITY, MISSOURI
 1100 N. GARDEN AVENUE, SUITE 100
 KANSAS CITY, MISSOURI 64108
 PHONE: 816.441.1100
 FAX: 816.441.1101
 EMAIL: RLB@RLB-LLC.COM
 WWW.RLB-LLC.COM

BARRY RIDGE HOMES
 8301 N. BRIDLEWAY AVENUE
 KANSAS CITY, MISSOURI 64156
 PHONE: 816.441.1100
 FAX: 816.441.1101
 EMAIL: BARRY@BARRYRIDGECOM
 WWW.BARRYRIDGECOM

FINAL PLAT - STALEY HEIGHTS SECOND PLAT





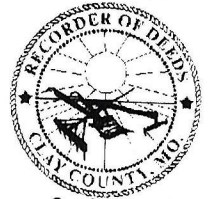
Recording Date/Time: 06/18/2025 at 11:50:22 AM

Book: 9957 Page: 93

Instr #: 2025014795

Pages: 3

Fee: \$30.00 S



Sandra Brock
Recorder of Deeds

BALDWIN PROPERTIES

RECORDING COVER SHEET

Title of Document: Assignment of Developer Rights

Date of Document: MAY 16th, 2025

Grantor(s): Staley Meadows, LLC

Grantee(s): Baldwin Properties, LLC

Mailing Address: Baldwin Properties, LLC
Attn: Brian Baldwin
P.O. Box 25140
Kansas City, MO 64119

Legal Description: See Exhibit A

Reference Book
and Page Doc.# 2020043486 Plat Book I / Page 118.1
Doc.# 2020043491 Book 8865 / Page 95
Doc.# 2020043492 Book 8865 / Page 96

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STALEY MEADOWS, LLC'S ASSIGNMENT OF DEVELOPER RIGHTS

Staley Meadows, LLC, a Missouri limited liability company, as the current "**Developer**" of the Staley Heights residential subdivision in Kansas City, Clay County, Missouri, hereby irrevocably assigns and transfers to Baldwin Properties, LLC, a Missouri limited liability company ("**New Developer**"), all of Staley Meadows's rights, powers, and obligations as the "Developer" or "Declarant" existing in and under the documents listed on the cover page hereto (which have been recorded in the office of the Recorder of Deeds of Clay County, Missouri) ("**Recorded Documents**") with respect to the real property legally described on Exhibit A attached hereto ("**Property**").

New Developer hereby accepts the foregoing assignment and transfer and assumes the "Developer's" and "Declarant's" rights, powers, and obligations under the Recorded Documents.

Developer agrees to execute any and all documents hereafter reasonably requested by the New Developer to further evidence this Assignment. This Assignment shall bind the successors and assigns of the parties hereto.

DEVELOPER

Staley Meadows, LLC, a Missouri limited liability company

By: 

Name: Brian Baldwin
Title: Member

NEW DEVELOPER

Baldwin Properties, LLC, a Missouri limited liability company

By: 

Name: Brian Baldwin
Title: Member

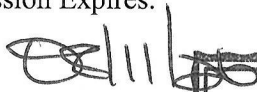
STATE OF MISSOURI)

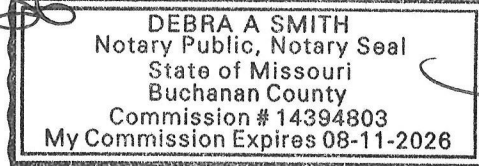
COUNTY OF CLAY)

On this 16 day of May, 2025, before me personally appeared Brian Baldwin, in his respective roles as Member of Staley Meadows, LLC, and Member of Baldwin Properties, LLC, known to me to be the person who executed the foregoing instrument on behalf of said limited liability companies and acknowledged to me that he 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:





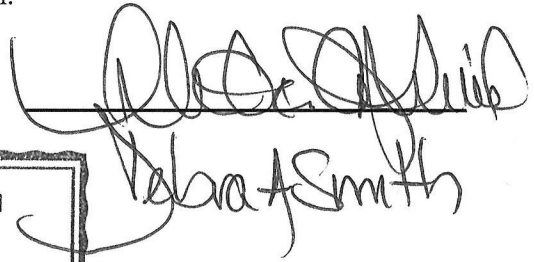


EXHIBIT A

PROPERTY BOUNDARY DESCRIPTION

All that part of the Southwest Quarter of Section 25, Township 52, Range 33, and all that part of the Northwest Quarter of Section 36, Township 52, Range 33, Kansas City, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 36, also being the Southeast corner of the Southwest Quarter of said Section 25; thence North 89 degrees 35 minutes 31 seconds West along the North line of the Northwest Quarter of said Section 36, also being the South line of the Southwest Quarter of said Section 25, a distance of 25.00 feet to the Point of Beginning of the tract of land herein to be described said point being on the Westerly right-of-way line of North Woodland Avenue; thence South 00 degrees 19 minutes 03 seconds West along and parallel to the East line of the Northwest Quarter of said Section 36, a distance of 371.16 feet to the North line of Willow Woods 7th Plat, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 67 degrees 37 minutes 42 seconds West along the Northerly line of said Willow Woods 7th Plat, a distance of 254.87 feet to the Easterly right-of-way line of North Highland Place; thence Northwesterly along the Easterly right-of-way line of said North Highland Place along a curve to the left having an initial tangent bearing of North 24 degrees 21 minutes 59 seconds West and a radius of 325.00 feet, an arc distance of 22.63 feet; thence South 63 degrees 38 minutes 20 seconds West along the Northerly line of said Willow Woods 7th Plat and along the Northerly line of Willow Woods 6th Plat, a distance of 139.25 feet; thence continuing along the Northerly line of said Willow Woods 6th Plat, North 53 degrees 52 minutes 43 seconds West, a distance of 65.00 feet; thence continuing along said line North 60 degrees 24 minutes 27 seconds West, a distance of 66.89 feet; thence continuing along said line North 88 degrees 45 minutes 29 seconds West, a distance of 167.77 feet; thence continuing along said line North 08 degrees 08 minutes 33 seconds West, a distance of 119.97 feet; thence continuing along said line Westerly along a curve to the left having an initial tangent bearing of South 84 degrees 59 minutes 00 seconds West and a radius of 275.00 feet, an arc distance of 30.01 feet; thence continuing along said line South 08 degrees 08 minutes 33 seconds East, a distance of 115.01 feet; thence along said line South 70 degrees 59 minutes 19 seconds West, a distance of 108.48 feet to the Northwest corner of said Willow Woods 6th Plat; thence South 82 degrees 50 minutes 35 seconds West along the Northerly line of said Willow Woods 7th Plat, a distance of 119.64 feet; thence continuing along said line North 88 degrees 45 minutes 29 seconds West, a distance of 145.00 feet; thence continuing along said line South 75 degrees 42 minutes 49 seconds West, a distance of 90.39 feet; thence continuing along said line South 06 degrees 52 minutes 37 seconds West, a distance of 94.91 feet; thence continuing along said line South 78 degrees 18 minutes 10 seconds West, a distance of 123.67 feet to the Easterly line of Fox Hill 7th Plat, a subdivision of land in Kansas City, Clay County, Missouri; thence North 10 degrees 53 minutes 51 seconds West along the Easterly line of said Fox Hill 7th Plat and along the Easterly line of Fox Hill 6th Plat, a subdivision of land in Kansas City, Clay County, Missouri; a distance of 1968.42 feet to a point 25.00 feet (as measured perpendicular) South of the North line of the South Half of the Southwest Quarter of said Section 25, said point being on the Southerly right-of-way line of Northeast 106th Street; thence South 89 degrees 52 minutes 15 seconds East along said right-of-way line and parallel to the North line of the South Half of the Southwest Quarter of said Section 25, a distance of 1501.54 feet; thence Southeasterly along said right-of-way line along a curve to the right being tangent to the last described course and having a radius of 150.00 feet, an arc distance of 236.85 feet to the Westerly right-of-way line of said North Woodland Avenue; thence South 00 degrees 36 minutes 01 seconds West along said Right of Line and parallel to the Southwest Quarter of said Section 25, a distance of 1155.59 feet to the Point of Beginning.



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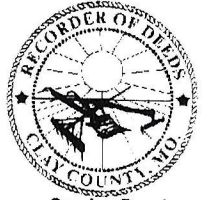
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Pages: 4

Fee: \$33.00 S

BALDWIN PROPERTIES

Sandra Brock
Recorder of Deeds

AVIATION AND NOISE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Baldwin Properties, LLC, hereinafter referred to as GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby confessed and acknowledged, hereby grant, bargain, sell, convey and confirm unto KANSAS CITY, MISSOURI, a Municipal Corporation, hereinafter referred to as GRANTEE, its successors and assigns forever, a perpetual public use easement or right-of-way for the free and unobstructed passage and effect of the flight of aircraft, of whatever ownership and whether now known or hereafter used for navigation of or flight in the air, in, through, over and across the airspace above the following described parcel of real property, lying, being, and situated in the County of Clay, State of Missouri, to-wit:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 52, RANGE 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N89°35'31"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 76.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH WOODLAND AVENUE AS DEDICATED IN DOCUMENT NO. 2018039862 RECORDED IN BOOK 8335 AT PAGE 2, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S04°00'43"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 19.33 FEET; THENCE S00°19'03"W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 372.87 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, WILLOW WOODS 7TH PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S67°37'42"W, ALONG SAID LINE, A DISTANCE OF 200.59 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HIGHLAND PLACE; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N22°22'15"W, A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 22.63 FEET; THENCE S63°38'20"W, ALONG THE NORTHERLY END OF THE RIGHT OF WAY OF SAID NORTH HIGHLAND PLACE, AND ALONG THE NORTHERLY LINE OF TRACT A, WILLOW WOODS 6TH PLAT, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 139.25 FEET; THENCE N53°52'43"W, CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 65.00 FEET; THENCE N60°24'27"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 33.99 FEET TO THE SOUTHEASTERLY CORNER OF STALEY HEIGHTS, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N15°50'58"W, ALONG THE EASTERLY LINE

OF SAID STALEY HEIGHTS, A DISTANCE OF 7.68 FEET; THENCE N16°48'18"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 173.20 FEET; THENCE N06°11'12"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 54.99 FEET; THENCE N00°33'47"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 81.93 FEET; THENCE N38°35'34"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 130.96 FEET; THENCE N52°28'03"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 95.29 FEET; THENCE N09°42'12"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 121.15 FEET; THENCE N11°20'43"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 65.78 FEET; THENCE N42°57'30"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 111.33 FEET; THENCE N64°32'56"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 70.71 FEET; THENCE N75°07'14"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 74.24 FEET; THENCE N64°19'47"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N57°29'34"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N50°39'21"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N43°49'07"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N36°58'54"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N30°08'41"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N23°18'27"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N16°28'14"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N09°38'01"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 85.27 FEET; THENCE N02°51'10"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 84.17 FEET TO THE SOUTHWEST CORNER OF LOT 10, SAID STALEY HEIGHTS; THENCE S89°52'15"E, ALONG THE SOUTHERLY LINE OF SAID LOT 10 AND THE SOUTHERLY LINE OF LOT 9, SAID STALEY HEIGHTS, A DISTANCE OF 330.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 8, SAID STALEY HEIGHTS; THENCE S04°43'34"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 11.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N80°55'39"E, ALONG THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 135.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NORTH HIGHLAND PLACE; THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S09°04'21"E, A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 61.56 FEET; THENCE N71°31'16"E, ALONG THE SOUTHERLY END OF THE RIGHT OF WAY OF SAID NORTH HIGHLAND PLACE, AND ALONG THE SOUTHERLY LINE OF LOT 7, SAID STALEY HEIGHTS, A DISTANCE OF 201.97 FEET TO THE WESTERLY MOST CORNER OF LOT 6, SAID STALEY HEIGHTS; THENCE S50°00'33"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 216.86 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 6; THENCE N37°19'13"E, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6, A DISTANCE OF 82.81 FEET TO THE SOUTHERLY MOST CORNER OF LOT 5, SAID STALEY HEIGHTS; THENCE N02°18'08"E, ALONG THE EASTERLY LINE OF SAID LOT 5, AND ALONG THE EASTERLY LINE OF TRACT F, SAID STALEY HEIGHTS, A DISTANCE OF 339.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST 106TH STREET AS DEDICATED IN DOCUMENT NO. 2018039862 RECORDED IN BOOK 8335 AT PAGE 2; THENCE S77°14'49"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH WOODLAND AVENUE AS DEDICATED IN SAID DOCUMENT; THENCE S27°24'01"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 138.49 FEET; THENCE S01°57'16"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 166.50 FEET; THENCE S24°44'32"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 39.55 FEET; THENCE S00°36'01"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 687.75 FEET; THENCE S05°33'16"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 121.09 FEET; THENCE S05°26'03"E, CONTINUING ALONG SAID LINE, A

DISTANCE OF 86.66 FEET; THENCE S04°00'43"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 55.32 FEET TO THE POINT OF BEGINNING.

This easement for the free and unobstructed passage and effect of the flight of aircraft shall not be applied so as to deny to the Grantor the right of and privilege to build, install, or erect buildings and other structures and improvements on said property in accordance with the approved zoning plan therefore: and any amendments thereto.

The rights herein granted shall include the right in such airspace or other airspace, to allow, make and emit such noise as may be inherent to the operation of aircraft now known or hereafter used for navigation of or flight in the air; reserving, however, to the Grantor, during the term of said easement, such use, rights, and privileges in said land or real property as may be exercised and enjoyed without interference with or abridgment of the rights hereby granted.

The Grantor, and for and on behalf of the Grantor's successors and assigns, covenants, bargains and agrees that the Grantor is the owner in fee simple of the above described premises and that at the time of the ensiling and delivery of these presents has full ownership right and power to grant, bargain, sell and convey the easement as aforesaid free and clear from all other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature, and the Grantor covenants and agrees with the Grantee, its successors and assigns, to warrant and forever defend against all and every person or persons.

IN WITNESS WHEREOF:

Baldwin Properties, LLC, a Missouri Limited Liability Company, authorized to do business in the State of Missouri, has caused these presents to be executed this 16 day of May, 2020- 2025

Baldwin Properties, LLC,
a Missouri Limited Liability Company


Brian Baldwin, Managing Member

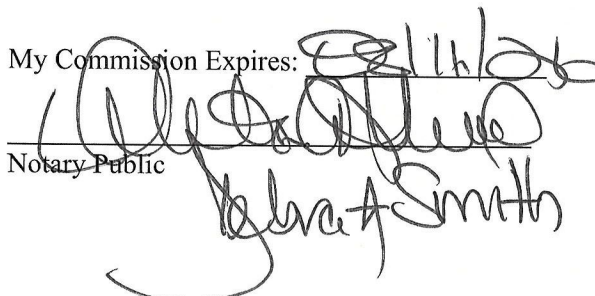
STATE OF Missouri SS:
COUNTY OF Clay

Be it remembered that on this 16 day of May, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came **Brian Baldwin** to me personally known, who being by me duly sworn, did say that he is Managing Member of **BALDWIN PROPERTIES, LLC**, and that said instrument was signed in behalf of said corporation and that said Brian Baldwin acknowledged and said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: 08/11/2026


Notary Public

