

Recorded in Clay County, Missouri



Recording Date/Time: 11/02/2023 at 08:20:14 AM

Book: 9650 Page: 67

Instr #: 2023026662

Pages: 3

Fee: \$27.00 E 20230023820



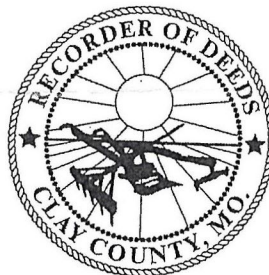
Sandra Brock
Recorder of Deeds

STEWART TITLE

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

STEWART TITLE
PO BOX 798
PIATTE CITY MO 64079



File #: 220524

ORDINANCE NO. 220524

Approving the plat of Rosewood Reserve, an addition in Clay County, Missouri, on approximately 38.79 acres generally located at the southeast corner of N.E. 108th Street and N. Reinking Road, creating 10 lots and 2 tracts for the purpose of a 10 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2202-00020)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Rosewood Reserve, 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 7, 2022.

Approved as to form and legality:


Euard Alegre
Associate City Attorney



Authenticated as Passed

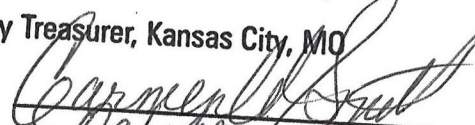

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUN 23 2022

Date Passed

This is to certify that General Taxes for 2022, 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, OCT 23 2023

Recorded in Clay County, Missouri

Recording Date/Time: 11/02/2023 at 10:15:25 AM

Book: 9650 Page: 144

Instr #: 2023026740

Pages: 11

Fee: \$54.00

Electronically Recorded
Stewart Title Company - Midwest Divi...

Sandra Brock
Recorder of Deeds



Stewart Title #2070887

Title of Document: COVENANT TO MAINTAIN PRIVATE SANITARY SEWER FACILITIES

PLAT OF ROSEWOOD RESERVE

Date of Document: October 18, 2023

Grantor: Kansas City, Missouri, constitutionally chartered Municipal corporation

Grantee: Rosewood Reserve, LLC

Grantee Address: 924 Oak Street, Kansas City, MO 64106

Legal Description: See attached Exhibit "A"

(Space above reserved for Recorder of Deeds certification)

(Space above reserved for Recorder of Deeds certification)

Stewart Title #2070887

Title of Document: COVENANT TO MAINTAIN PRIVATE SANITARY SEWER FACILITIES
PLAT OF ROSEWOOD RESERVE

Date of Document: October 18, 2023

Grantor: Kansas City, Missouri, constitutionally chartered Municipal corporation

Grantee: Rosewood Reserve, LLC

Grantee Address: 924 Oak Street, Kansas City, MO 64106

Legal Description: See attached Exhibit "A"

**COVENANT TO MAINTAIN PRIVATE SANITARY SEWER FACILITIES
PLAT OF ROSEWOOD RESERVE**

THIS COVENANT made and entered into this 18 day of October, 2023, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and Rosewood Reserve, LLC, a Limited Liability Company, (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the southeast corner of NE Reinking Road and NE 108th Street in Kansas City, of Clay 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 Rosewood Reserve, (**Plat**), in accordance with Chapter 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 1 through 10 and Tracts of A and B, as shown on Exhibit "B", attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant private sanitary sewer, to be located on Lots 1 through 10, as depicted on Exhibit B and legally described on Exhibit C, both attached hereto and incorporated herein by reference, and to serve Lots 1 through 10 (the "Facilities"), which require preservation and maintenance in order to ensure conditions and perpetual operation and effectiveness in providing sanitary sewer service; and

WHEREAS, the City and Owner agree that it is in the public interest to provide private sanitary sewer facilities for the benefit of the Property; and

WHEREAS, the provisions for the maintenance of the private sanitary sewer facilities 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 Facilities located within the Plat.
- b. Maintain the pipes, structures, grounds, and appurtenances for the Facilities located within the Plat.
- c. Keep the pipes, structures, and appurtenances in good working condition or replace same if necessary.
- d. 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 the Plat 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 owners of Lots 1 through 10 served by the Facilities located within the Plat;
- b. Assess a lien on the Lots 1 through 10 served by the Facilities located within the Plat.
- c. Maintain suit against Owner, and/or the owners of Lots 1 through 10 served by the Facilities located within the Plat 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 Lots 1 through 10 not less than thirty (30) days before it begins maintenance of the Facilities.

Sec. 3. Owner and/or the owners of Lots 1 through 10 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:
Rosewood Reserve, LLC
924 Oak St
Kansas City, Missouri 64106
Andrew Homoly
816-215-3633
ahomoly@homoly.com

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.

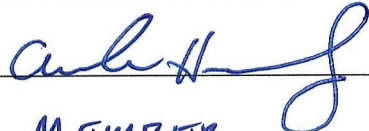
Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in Clay County, Missouri, and shall be binding on Owner, its successors, assigns and transferees.

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.

[Signature Pages Follow]

OWNER
 Rosewood Reserve, LLC
 924 Oak Street
 Kansas City, Missouri 64106
 Andrew Homoly
 816-215-3633
ahomoly@homoly.com

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

By: 
 Title: MEMBER
 Date: 9/12/23

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

Attach corporate seal if applicable

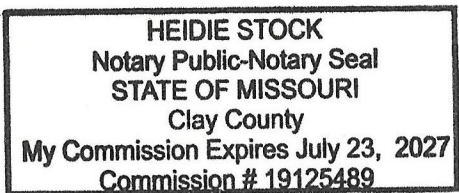
STATE OF Missouri)
) SS
 COUNTY OF Clay)

BE IT REMEMBERED, that on the 12 day of September, 2023, before me, the undersigned notary public in and for the county and state aforesaid, came Andrew Homoly, to me personally known, who being by me duly sworn did say that he is the Member of Rosewood Reserve, LLC, and that said instrument was signed on behalf of said LLC by authority of its LLC members 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: July 23, 2027



ATTESTATION BY CITY CLERK:

City Clerk

Approved as to form:

Assistant City Attorney

STATE OF MISSOURI

) SS

COUNTY OF Jackson)

Director of City Planning and Development

KANSAS CITY, MISSOURI

By: Diana Birkley

BE IT REMEMBERED that on this 10th day of October, 2023, before me, the

undersigned, a notary public in and for the county and state aforesaid, came Diana Birkley, Director of City Planning and

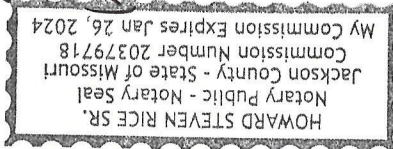
Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and

of Markus Sanders, City Clerk, 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 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

Howard Steven Rice SR.

My Commission Expires:

January 26, 2024

EXHIBIT "A"

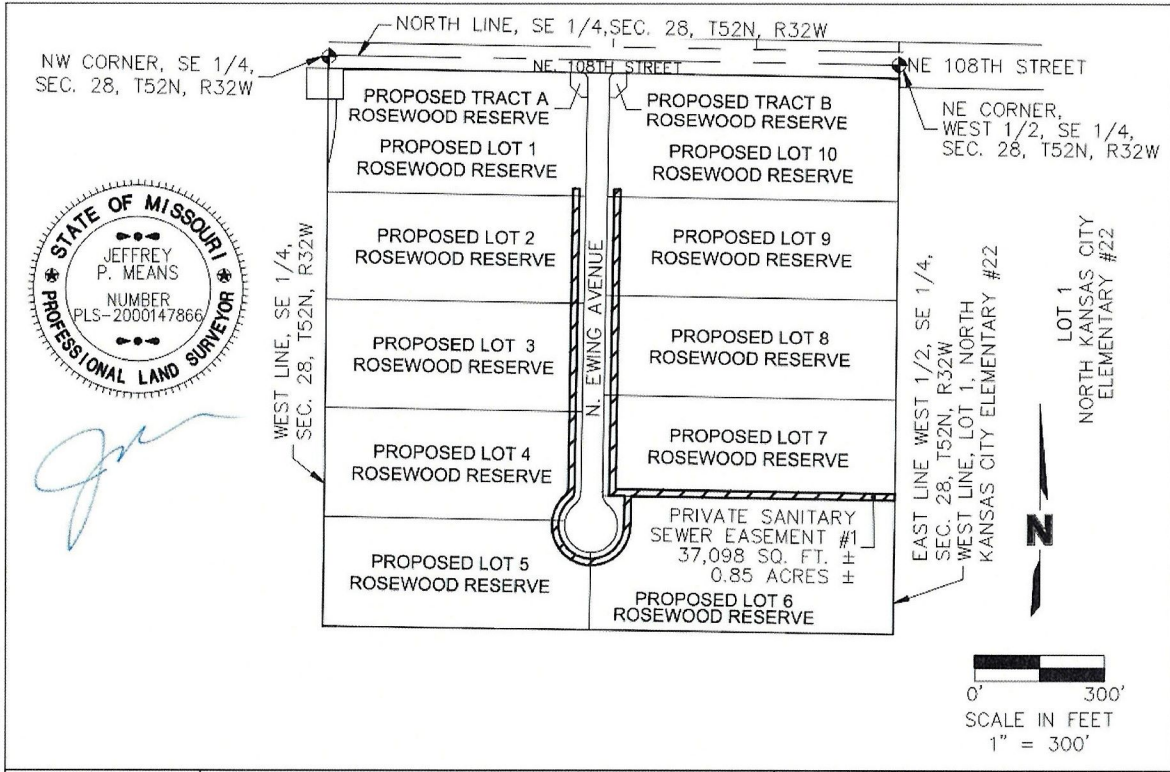
Metes and Bounds legal description for the plat/property boundary

A tract of land in the Southeast Quarter of Section 28, Township 52 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092, as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 00°32'44" East, on the West line of said Southeast Quarter 1,315.08 feet to the Southwest corner of the Northwest Quarter of said Southeast Quarter, also being the Northwest corner of Minor Subdivision Lot Line Adjustment recorded as Instrument Number 2014026702 in Book H, at Page 103, in Clay County Recorder of Deeds Office also being the Northeast corner of Minor Subdivision Lot Line Adjustment recorded as Instrument 2019024669 in Book I at Page 75.2, also being the Northwest corner of Northeast Reinking Road as established by General Warranty Deed recorded as Instrument Number 2014025285 in Book 7359 at Page 11 each recorded in Clay County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence North 00°32'44" East on said West line, 1,215.35 feet to the Southeast corner of Northeast Reinking Road as established by General Warranty Deed recorded as Instrument 2011025929 in Book 6669 at Page 134, also being the Southwest corner of said Northeast Reinking Road as established by General Warranty Deeds recorded as Instrument Number 2011025917 in Book 6669 at Page 122 each recorded in said Clay County Recorder of Deeds Office; thence South 89°23'42" East, on the Existing Easterly right-of-way line of said Northeast Reinking Road of said Instrument Number 2011025929, a distance of 35.00 feet; thence North 00°32'44" East, on said Existing Easterly right-of-way line, 69.53 feet to a point on the Existing Southerly right-of-way line of Northeast 108th Street, as established Document Number A20914 in Book 446 at Page 265 in said Clay County Recorder of Deeds Office; thence South 89°04'41" East, on said Existing Southerly right-of-way line, 1,283.90 feet to a point on the East line of said Northwest Quarter of said Southeast Quarter, also being on a point on said Existing Southerly right-of-way line established by NORTH KANSAS CITY ELEMENTARY #22, a subdivision of land in said Kansas City recorded as Instrument Number 2018025847 in Book I at Page 44.1 in said Clay County Recorder of Deeds Office; thence South 00°34'50" West, on said Existing Southerly right-of-way line and said East line, 20.00 feet to the Northeast corner of Lot 1 of said NORTH KANSAS CITY ELEMENTARY #22; thence leaving said Existing Southerly right-of-way line, South 00°34'50" West on said East line and West line of said Lot 1, a distance of 1,261.45 feet to the Southeast corner of said Northwest Quarter of said Southeast Quarter, also being the Northeast corner of Tract A of said Minor Subdivision Lot Line Adjustment of said Instrument Number 2014026702; thence North 89°14'08" West, on the South line of said Northwest Quarter of said Southeast Quarter, also being the North line of said Tract A, 1,288.10 feet to the Northwest corner of said Tract A, also being the Northeast corner of Northeast Reinking Road, established by said General Warranty Deed said Instrument Number 2014025285; thence North 89°14'08" West on said South line of said Northwest Quarter of said Southeast Quarter, also on the existing Easterly right-of-way line of said Northeast Reinking Road established by said Instrument Number 2014025285, a distance of 30.00 to the Point of Beginning. Containing 1,689,519 square feet or 38.79 acres, more or less.

EXHIBIT "B"

Copy of Final Plat of Rosewood Reserve

DWG: F:\2023\08000-08500\021-08077-A\40-Design\Survey\SRVY\Sheets\Easements\Private Sewer\A21-08077 Private SE 1.dwg
 USER: mwilloughby
 DATE: Jun 16, 2023 8:43am



PROJECT NO: A21-08077	PRIVATE SANITARY SEWER EASEMENT OVERALL EXHIBIT	 <small>1301 Darlington Street North Kansas City, MO 64116 TEL 816 351-1177 FAX 816 351-1585 www.olsson.com</small>	EXHIBIT
DRAWN BY: NRW	ROSEWOOD RESERVE		
DATE: 2023-06-16	SE 1/4, SEC 28, T52N, R32W - KANSAS CITY, CLAY COUNTY, MISSOURI		1

EXHIBIT "C"

USER: nwilloughby

DWG: F:\2021\08001-08500\021-08077-A\40-Design\Survey\SRV\Sheets\Easements\Private Sewer\A21-08077 Private SE 1.dwg
 DATE: Jun 16, 2023 8:49am

ROSEWOOD RESERVE
 OLSSON NO. A21-08077
 PRIVATE SANITARY SEWER EASEMENT #1
 JUNE 16, 2023

PRIVATE SANITARY SEWER EASEMENT DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28 TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS A PRIVATE SANITARY SEWER EASEMENT AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°34'50" WEST, ON THE EAST LINE OF SAID WEST HALF, 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, OF NORTH KANSAS CITY ELEMENTARY #22, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AUGUST 8, 2018 AS INSTRUMENT NUMBER 2018025847 IN BOOK 1 AT PAGE 44.1 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE CONTINUING SOUTH 00°34'50" WEST ON SAID EAST LINE AND WEST LINE OF SAID LOT 1, A DISTANCE OF 939.76 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00°34'50" WEST ON SAID EAST LINE AND SAID WEST LINE, 15.00 FEET; THENCE LEAVING SAID EAST LINE AND SAID WEST LINE, NORTH 89°04'41" WEST, 608.64 FEET; THENCE SOUTH 00°55'19" WEST, 68.80 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 230°12'29" AND AN ARC DISTANCE OF 365.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 9.00 FEET, A CENTRAL ANGLE OF 50°12'29" AND AN ARC DISTANCE OF 7.89 FEET; THENCE NORTH 00°55'19" EAST, 700.96 FEET; THENCE SOUTH 89°04'41" EAST, 15.00 FEET; THENCE SOUTH 00°55'19" WEST, 700.96 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 50°12'29" AND AN ARC DISTANCE OF 21.03 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 230°12'29" AND AN ARC DISTANCE OF 305.36 FEET; THENCE NORTH 00°55'19" EAST, 68.80 FEET; THENCE NORTH 89°04'41" WEST, 36.00 FEET; THENCE NORTH 00°55'19" EAST, 709.00 FEET; THENCE SOUTH 89°04'41" EAST, 15.00 FEET; THENCE SOUTH 00°55'19" WEST, 694.00 FEET; THENCE SOUTH 89°04'41" EAST, 644.55 FEET TO THE POINT OF BEGINNING. CONTAINING 37,098 SQUARE FEET OR 0.85 ACRES, MORE OR LESS.



PROJECT NO: A21-8077	PRIVATE SANITARY SEWER EASEMENT #1 LEGAL	olsson 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com Olsson - Land Surveying - MO 398, KS 114, MO Certificate of Authority 001592	EXHIBIT
DRAWN BY: NRW	ROSEWOOD RESERVE		6
DATE: 2023-06-16	SE 1/4, SEC 28, T52N, R32W KANSAS CITY, CLAY COUNTY, MISSOURI		

EXHIBIT "D"

POINT OF COMMENCING
NW. COR., EAST 1/2, SE 1/4,
SEC. 28, T52N, R32W

S00°34'50"W
50.00'

NW. CORNER
LOT 1,
NORTH KANSAS CITY
ELEMENTARY #22

WEST LINE,
EAST 1/2, SE 1/4
SEC. 28, T52N, R32W
WEST LINE, LOT 1

LOT 1,
NORTH KANSAS CITY ELEMENTARY #22
INSTRUMENT # 2018025847
BK. 1 PG. 44.1

PROPOSED LOT 7,
ROSEWOOD RESERVE

S00°34'50"W
939.76'

POINT OF BEGINNING

N00°34'50"E
15.00'

S89°04'41"E
19.14'

PROPOSED LOT 6,
ROSEWOOD RESERVE

N89°04'41"W
17.58'

PRIVATE SANITARY
SEWER EASEMENT #1
7,854 SQ. FT. ±
0.18 ACRES ±

505.96'
S77°49'41"E
504.48'

S12°10'19"W
15.00'



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

PROJECT NO. A21-08077
DRAWN BY: NRW
DATE: 2022-09-15

PRIVATE SANITARY SEWER EASEMENT #1 EXHIBIT
ROSEWOOD RESERVE
LOT 1, NORTH KANSAS CITY ELEMENTARY #22 | SE 1/4, SEC 28, T52N, R32W - KANSAS CITY, CLAY COUNTY, MISSOURI

olsson

1501 Burlington Street
North Kansas City, MO 64116
TEL: 913-301-1175
FAX: 913-301-1825
www.olsson.com
Missouri Professional Land Surveyor License #001590

EXHIBIT
1 of 2

USER: nrw\roughly

F:\2021\08001-08500\021-08077-A-40-Drawings\Survey\KANSAS\Systems\Elements\Exhibits\A21-08077_SE 1.dwg
 DWG: F:\2021\08001-08500\021-08077-A-40-Drawings\Survey\KANSAS\Systems\Elements\Exhibits\A21-08077_SE 1.dwg
 DATE: 9/15/2022 10:05:00

EXHIBIT "E"

USER: nwilloughby

SE 1.dwg

F:\2021\08001-08500\021-08077-A\40-Design\Survey\SRV\Sheets\Easements\SE\A21-08077

DATE: Sep 15, 2022 10:06am

ROSEWOOD RESERVE
 OLSSON NO. A21-08077
 PRIVATE SANITARY SEWER EASEMENT #1
 SEPTEMBER 15, 2022

PRIVATE SANITARY SEWER EASEMENT DESCRIPTION

PART OF LOT 1, NORTH KANSAS CITY ELEMENTARY #22, A SUBDIVISION OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI RECORDED AUGUST 8, 2018 AS INSTRUMENT NUMBER 2018025847 IN BOOK 1 AT PAGE 44.1 IN THE OFFICE OF THE RECORDED OF DEEDS, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS A PRIVATE SANITARY SEWER EASEMENT AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°34'50" WEST, ON THE WEST LINE OF SAID EAST HALF OF SAID SOUTHEAST QUARTER, 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°34'50" WEST ON SAID WEST LINE, ALSO BEING THE WEST LINE OF SAID LOT 1, A DISTANCE OF 939.76 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID WEST LINES, SOUTH 89°04'41" EAST, 19.14 FEET; THENCE SOUTH 77°49'41" EAST, 505.96 FEET; THENCE SOUTH 12°10'19" WEST, 15.00 FEET; THENCE NORTH 77°49'41" WEST, 504.48 FEET; THENCE NORTH 89°04'41" WEST, 17.58 FEET TO A POINT ON SAID WEST LINES; THENCE NORTH 00°34'50" EAST, ON SAID WEST LINES, 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7,854 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.



Handwritten signature in blue ink.

PROJECT NO: A21-8077	PRIVATE SANITARY SEWER EASEMENT #1 LEGAL	olsson 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT
DRAWN BY: NRW	ROSEWOOD RESERVE		2 of 2
DATE: 2022-09-15	LOT 1, NORTH KANSAS CITY ELEMENTARY #22 SE 1/4, SEC 28, 152N, R32W KANSAS CITY, CLAY COUNTY, MISSOURI	Olsson - Land Surveyors - MO 385, KS 114, MO Certificate of Authority 001592	

Recorded in Clay County, Missouri



Recording Date/Time: 11/02/2023 at 08:20:14 AM

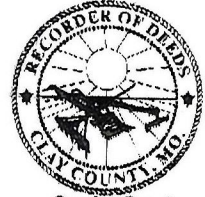
Book: 9650 Page: 68

Instr #: 2023026664

Pages: 2

Fee: \$27.00 S 20230023820

STEWART TITLE



Sandra Brock
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

Stewart Title #2070887

Title of Document: DEED OF RELEASE (PARTIAL – CORPORATION)

Date of Document: September 11, 2023

Grantor: Nodaway Valley Bank

Grantee: Rosewood Reserve, LLC

Grantee Address: 924 Oak Street, Kansas City, MO 64106

Legal Description: The streets as shown on the plat of ROSEWOOD RESERVE, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. 2023026663, Book J, Page 27.1.

S/MG

2

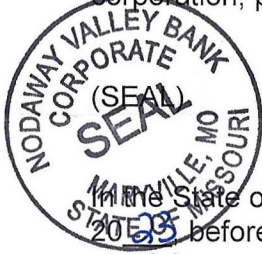
DEED OF RELEASE
(PARTIAL – CORPORATION)

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 Rosewood Reserve, LLC, dated January 5, 2022 and recorded January 11, 2022 in the office of the Recorder of Deeds for Clay County, Missouri, as Instrument Number 2022001135, in Book 9279 at Page 65, and Modification Deed of Trust executed by Rosewood Reserve, LLC, dated November 10, 2022 and recorded November 15, 2022 in the office of the Recorder of Deeds for Clay County, Missouri, as Instrument Number 2022036482 in Book 9480 at Page 8, for value received does hereby release from the lien and effect of said Deed of Trust and Modification Deed of Trust the following part of the property therein described, to-wit:

The streets as shown on the plat of ROSEWOOD RESERVE, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. 2023026663
Book J, Page 27.1.

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 11th day of September, 2023.



By: Kelly Vanhook
Executive Vice President

In the State of Missouri, County of Platte, on this 11 day of September, 2023 before, the undersigned, a Notary Public, in and to me personally know, who being by me duly sworn did say that he/she is Executive Vice President 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 Kelly Parkhurst 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.

Leann Downing
Notary Public

My commission expires 4-20-2024

