



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #: 220282**

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### ORDINANCE NO. 220282

Approving the plat of Better Wash at Tremont Square, an addition in Platte County, Missouri, on approximately 1.61 acres generally located on N. Chatham Avenue approximately 270 feet south of N.W. 64th Street, creating 1 lot for the purpose of a 1 lot commercial development; accepting various easements; 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-2021-00055)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Better Wash at Tremont Square, a subdivision in Platte 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.

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Section 3. 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 4. 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 5. 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 Platte County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 7, 2021.

Approved as to form and legality:

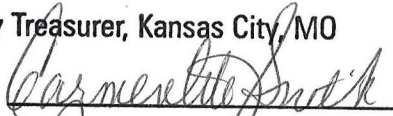
This is to certify that General Taxes for 2024, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

  
Eluard Alegre  
Associate City Attorney

City Treasurer, Kansas City, MO

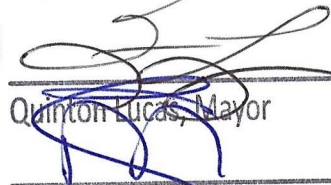
By

Dated,

  
January 15, 2025



Authenticated as Passed

  
Quinton Lucas, Mayor

Marilyn Sanders, City Clerk  
APR 14 2022

Date Passed

Recorded in Platte County, Missouri



Recording Date/Time: 01/16/2025 at 10:07:01 AM

Book: 1414 Page: 543

Instr #: 2025000423

Pages: 3

Fee: \$27.00 E 20250000384

NORTHPOINT HOLDINGS LLC



Christopher L. Wright  
Recorder of Deeds

## PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

### EXEMPT DOCUMENT

The Recorder of Deeds has added this page to your document per  
compliance with State law under Exempt Status.  
RSMo 59.310.4 (effective January 1, 2002)

Christopher L. Wright  
Recorder of Deeds  
415 Third St., Suite 70  
Platte City, MO 64079

This Page is Part Of The Document – Do Not Detach

Recorded in Platte County, Missouri



Recording Date/Time: 01/16/2025 at 10:07:01 AM

Book: 1414 Page: 544

Instr #: 2025000425

Pages: 2

Fee: \$49.00 N 20250000384

NORTHPOINT HOLDINGS LLC



Christopher L. Wright  
Recorder of Deeds

## PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

### NON-STANDARD DOCUMENT

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Christopher L. Wright  
Recorder of Deeds  
415 Third St., Suite 70  
Platte City, MO 64079

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**SUBORDINATION OF DEED OF TRUST  
(PARTIAL - CORPORATION)**

This Subordination of Deed of Trust Witnesseth, that GREAT AMERICAN BANK, having a place of business at 888A New Hampshire Street, Lawrence, KS 66044, as owner and holder of the note evidencing the debt secured by that certain Deed of Trust executed by TREMONT KC TWO, LLC, a Missouri limited liability company, and 1421 BELTON ASSOCIATES-TREMONT LLC, a Missouri limited liability company, dated September 12, 2017, and recorded September 12, 2017, in the office of the Recorder of Deeds for Platte County, Missouri, as Instrument Number 2017012171, in Book 1284 at Page 956, 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 FINAL PLAT OF BETTER WASH AT TREMONT SQUARE, 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 29 day of April, 2024.

GREAT AMERICAN BANK

By: [Signature] SVP  
Name: Matthew P. Hoefler  
Title: SVP

STATE OF Missouri )  
 ) ss:  
COUNTY OF Jackson )

On this 29<sup>th</sup> day of April, 2024, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Matthew Hoefler, to me personally known, who being by me duly sworn did say that he/she is the SVP of Great American Bank and that said document was signed and sealed in behalf of said corporation by authority of its board of directors and said Matthew Hoefler acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

[Signature]  
Notary Public

My Commission expires: 9/9/2024

