



File #: 220009

ORDINANCE NO. 220009

Approving the plat of Terrapin, an addition in Jackson County, Missouri, on approximately 2.40 acres generally located at the northeast corner of Indiana Avenue and E. 23rd Street, creating 1 lot for the purpose of medical marijuana cultivation and extraction facility; accepting and releasing various easements; vacating a portion of a street; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00032)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Terrapin, a subdivision in Jackson 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 north-south alley east of Indiana Avenue and west of Interstate 70 from E. 22nd Street to E. 23rd Street along with a portion of E. 23rd Street which is identified on

the plat as right of way "to be vacated by this plat," is hereby vacated because the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby. This vacation does not become effective until the final plat is recorded.

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 Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 21, 2021.

This is a
2021, and all other
special assessments for
improvements currently due if any on
property described have been paid.

City Treasurer, Kansas City, MO

By [Signature]
Dated, 2-9, 20 22

Approved as to form and legality:

[Signature]
Eluard Alegre
Assistant City Attorney



Authenticated as Passed

[Signature]
Quinten [Name]

Marilyn Sanders, City Clerk

JAN 13 2022

Date Passed

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

02/14/2022 11:41 AM

NON-STANDARD FEE: EXEMPT FEE: \$27.00 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2022E0014476

Book: Page:

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

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Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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JACKSON COUNTY, MISSOURI

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2022E001477

Book: 199 Page: 4

Diana Smith, Recorder of Deeds

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RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

02/14/2022 11:41 AM

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INSTRUMENT NUMBER / BOOK & PAGE

2022E0014478

Book: Page:

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
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Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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DEED OF RELEASE
(PARTIAL – LIMITED LIABILITY COMPANY)

This Deed of Release Witnesseth, that 5425 Prospect Ave, LLC, a limited liability company organized and existing under the laws of the State of Missouri, having its principal place of business in Clay County, Missouri, owner and holder of the note evidencing the debt secured by the Deed of Trust executed by First Option Bank, dated and recorded in the office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2021E0110314 for value received does hereby release from the lien and effect of said Deed of Trust the following part of the property therein described, to-wit:

The streets as shown on the plat of Terrapin, a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. 2022E0014477, Book 09, Page 09.

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 8th day of November, 2021.

(SEAL)

By: 
Jennifer L. Wagner, Sr. VP

In the State of Kansas, County of Miami, on this 8th day of November, 2021, before, the undersigned, a Notary Public, in and to me personally know, who being by me duly sworn did say that he/she is Senior 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 Jennifer L. Wagner, Sr VP 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 8-1-2022



