

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

08/18/2022 10:17 AM

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



INSTRUMENT NUMBER / BOOK & PAGE

2022E0077375

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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ORDINANCE NO. 210391

Approving the plat of Offices at Overlook, an addition in Jackson County, Missouri, on approximately 5.36 acres generally bordered by Swope Parkway to the north, E. 49th Street to the south, Chestnut Avenue to the west, and Agnes Avenue to the east, creating 4 lots for the purpose of constructing a 4 lot multi-use 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-2020-00045)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Offices at Overlook, 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 Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

ORDINANCE NO. 210391

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 February 2, 2021.

Approved as to form and legality:



claw
Euard Alegre
Assistant City Attorney

This is to certify that General Taxes for 2021, 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, August 15, 20 22



Authenticated as Passed



Quinton Lucas, Mayor

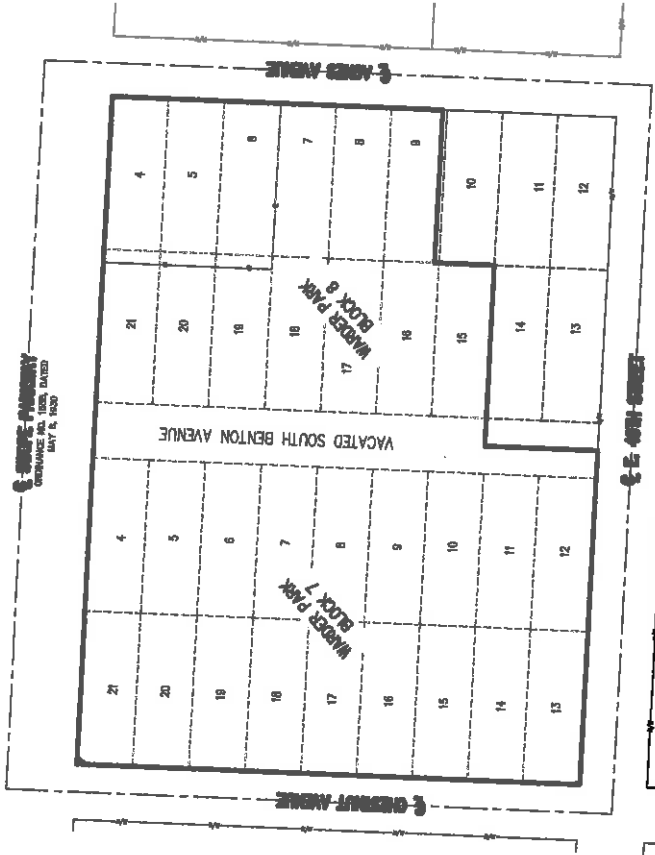
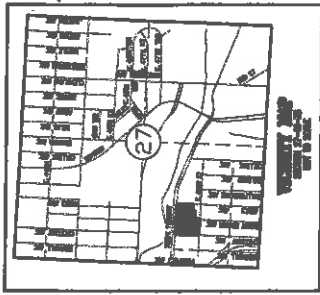
Marilyn Sanders, City Clerk

MAY 06 2021

Date Passed

FINAL PLAT OF OFFICES AT OVERLOOK

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI
NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 33



PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE HEREIN DESCRIBED TRACT OF LAND HAS CAUSED THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF JACKSON COUNTY, MISSOURI, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 120, MISSOURI REVENUE STATUTES, AND THE PROVISIONS OF CHAPTER 120, MISSOURI REVENUE STATUTES, AND THE PROVISIONS OF CHAPTER 120, MISSOURI REVENUE STATUTES.

BASES OF EASEMENTS: THE EASEMENTS SHOWN ON THIS PLAT ARE BASED ON THE RECORDS OF JACKSON COUNTY, MISSOURI, AND THE RECORDS OF JACKSON COUNTY, MISSOURI, AND THE RECORDS OF JACKSON COUNTY, MISSOURI.

RIGHT OF EASEMENT: THE RIGHT OF EASEMENT SHOWN ON THIS PLAT IS BASED ON THE RECORDS OF JACKSON COUNTY, MISSOURI, AND THE RECORDS OF JACKSON COUNTY, MISSOURI, AND THE RECORDS OF JACKSON COUNTY, MISSOURI.

SEWER EASEMENT: A SEWER EASEMENT (S/E) FOR THE LAKESIDE, COMMERCE, INTERCOMMERCIAL, WINDSOR PARK, AND OTHER AREAS IS SHOWN ON THIS PLAT AND ALL APPROPRIATE RECORDS.

FLOOD PLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD MAP NO. 17000-01-0000, DATED JANUARY 25, 2005, THE SUBJECT LAND IS WITHIN FLOOD ZONE X-1, WHICH IS A SPECIAL FLOOD HAZARD AREA. THE SUBJECT LAND IS WITHIN FLOOD ZONE X-1, WHICH IS A SPECIAL FLOOD HAZARD AREA.

CROSS ACCESS: THE RIGHT OF CROSS-ACCESS BETWEEN LOTS 1-4 ALONG THE ACCESS STRIPS OR THROUGH THE FRONT YARDS IS HEREBY GRANTED.

DEVELOPER:
DEVELOPMENT COMPANY, LLC
SHEET PERKINS, JR.
1000 WEST 12TH AVENUE, SUITE 200
KANSAS CITY, MISSOURI 64105

IN TESTIMONY WHEREOF, DE DEVELOPMENT COMPANY, LLC CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____ 20__.

DE DEVELOPMENT COMPANY, LLC
BY: SHEET PERKINS, JR., MANAGING MEMBER

STATE OF MISSOURI }
COUNTY OF JACKSON } SS

DEVELOPMENT COMPANY, LLC
BY: _____

NOTARIAL PUBLIC

STATE OF MISSOURI }
COUNTY OF JACKSON } SS

NOTARIAL PUBLIC

STREET	COMMERCE MA	DATE
WINDSOR PARKWAY	UNAVAILABLE	UNAVAILABLE
FROM CHERRY PARKWAY TO 48TH AVE.	UNAVAILABLE	UNAVAILABLE
E. 48TH STREET FROM 12TH TO 21ST AVE.	UNAVAILABLE	UNAVAILABLE
E. 48TH STREET FROM 12TH TO 21ST AVE.	UNAVAILABLE	UNAVAILABLE
E. 48TH STREET FROM 12TH TO 21ST AVE.	UNAVAILABLE	UNAVAILABLE
E. 48TH STREET FROM 12TH TO 21ST AVE.	UNAVAILABLE	UNAVAILABLE

CITY CLERK: _____
CITY CLERK: _____
CITY CLERK: _____

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CITY CLERK: _____



NOTICE AND NO. L.S. NO. 20__

STATE OF MISSOURI }
COUNTY OF JACKSON } SS

NOTARIAL PUBLIC

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

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INSTRUMENT NUMBER / BOOK & PAGE

2022E0077376

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