

Recorded in Clay County, Missouri



Recording Date/Time: 03/16/2023 at 11:51:02 AM

Instr #: 2023005908

Book: 9531 Page: 73

Type: ORD

Pages: 3

Fee: \$27.00 E 20230005039

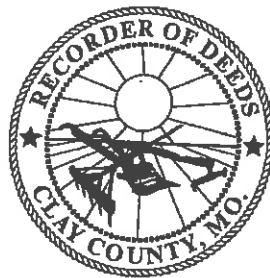


Sandra Brock
Recorder of Deeds

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

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File #: 220113

ORDINANCE NO. 220113

Approving the plat of Staley Corners East First Plat, an addition in Clay County, Missouri, on approximately 21.553 acres generally located at the northeast corner of N.E. Barry Road and N. Indiana Avenue, creating 41 lots and 7 tracts for the purpose of creating a 41 lot multi-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-2020-00035)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Corners East First 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 December 1, 2020.

Approved as to form and legality:

Eduard Alegre

Eduard Alegre
Assistant City Attorney

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 *Carmelita*

Dated, *March 13*, 2023



Authenticated as Passed

Quintin Lucas
Quintin Lucas, Mayor

Marilyn Sanders
Marilyn Sanders, City Clerk

Feb 10 2022

Date Passed

Title of Document:	Release of Easements
Date of Document:	4/27/2021
Submitted By:	Evergy Metro, Inc.
Grantor:	Evergy Metro, Inc. f/k/a Kansas City Power & Light Company
Statutory Address:	4400 E. Front St, Kansas City, Missouri 64120
Grantee:	Staley Comers LLC
Legal Description:	Sec. 7, Twp. 51 Rng. 32
Reference Book and Page:	Book 323 Page 168

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is given this 29th day of April, 2021, by Evergy Metro, Inc., a Missouri corporation, whose mailing address is PO Box 418679, Kansas City, Missouri 64141-9679 ("Evergy"), with respect to the following facts and objectives:

RECITALS:

WHEREAS, Evergy, was granted an easement by Floyd E. Johnson & Sarah F. Johnson husband & wife, dated April 18, 1938, over certain tracts and parcels of ground in Clay County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on July 8, 1938, in the Office of the Recorder of Deeds for Clay County, Missouri as Document No. 64669 Book 323 Page 168 (the "Easement(s)");

WHEREAS, Evergy is willing to provide this release and disclaimer to facilitate the development of the property upon which the Easement is located.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evergy hereby disclaims and releases any easement rights that it may possess with respect to the easement referenced above.

Every Metro, Inc., a Missouri Corporation

By: Cindy Broxterman

Printed Name: Cindy Broxterman

Title: Senior Manager Real Estate Services

ACKNOWLEDGMENT

STATE OF Kansas)
) ss.
COUNTY OF Shawnee)

On this 29th day of April, 2021, before me a Notary Public, appeared Cindy Broxterman, to me personally known, who being by me duly sworn, did say that she is the Senior Manager of Real Estate Services for Every Metro, Inc. , who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 12-14-2021

Donna Pool
Notary Public Donna Pool

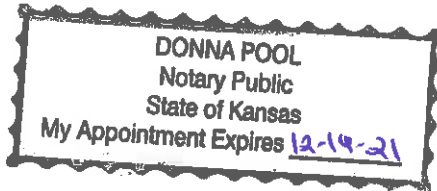


EXHIBIT A

Legal Description of Easement to be Disclaimed

A three (3) foot strip of land the center line of which is described as follows; Beginning at a point on the west line Eight hundred eighty nine (889) feet north of the south line, thence in a northeasterly direction Two hundred seven (207) feet to a point which is nine hundred forty five (945) feet north of the south line being a part of the North half of the Northeast Quarter of Section Seven (7) in Township No. Fifty-one (51) of Range Thirty-two (32), being the same property described in a warranty deed recorded in Book 208 at Page 84 of the Clay County, Missouri Deed Records.

Title of Document: Release of Easements
Date of Document: 4/27/2021
Submitted By: Evergy Metro, Inc.
Grantor: **Evergy Metro, Inc.
f/k/a Kansas City Power & Light Company**
Statutory Address: 4400 E. Front St, Kansas City, Missouri 64120
Grantee: Staley Comers LLC
Legal Description: Sec. 7, Twp. 51 Rng. 32
Reference Book and Page: Book 945 Page 95

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is given this 29th day of April, 2021, by Evergy Metro, Inc., a Missouri corporation, whose mailing address is PO Box 418679, Kansas City, Missouri 64141-9679 ("Evergy"), with respect to the following facts and objectives:

RECITALS:

WHEREAS, Evergy, was granted an easement by H.J. Hixon & Esther E. Hixson, his wife, dated August 8, 1967, over certain tracts and parcels of ground in Clay County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on August 14, 1967, in the Office of the Recorder of Deeds for Clay County, Missouri as Document No. C 13656 Book 945 Page 95 (the "Easement(s)");

WHEREAS, Evergy is willing to provide this release and disclaimer to facilitate the development of the property upon which the Easement is located.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evergy hereby disclaims and releases any easement rights that it may possess with respect to the easement referenced above.

Evergy Metro, Inc., a Missouri Corporation

By: Cindy Broxterman

Printed Name: Cindy Broxterman

Title: Senior Manager Real Estate Services

ACKNOWLEDGMENT

STATE OF Kansas)
) ss.
COUNTY OF Shawnee)

On this 29th day of April, 2021, before me a Notary Public, appeared Cindy Broxterman, to me personally known, who being by me duly sworn, did say that she is the Senior Manager of Real Estate Services for Evergy Metro, Inc. , who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 12-14-2021

Donna Pool
Notary Public Donna Pool

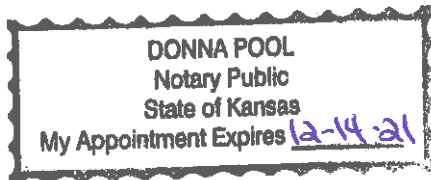


EXHIBIT A

Legal Description of Easement to be Disclaimed

A tract of land ten (10) feet in width the center line of which is described as follows:

Beginning on the West right of way line of North Indiana Street, as now established, at a point which is four hundred thirty (430) feet South of the North line of the Northwest Quarter (NW¹/₄) of Section Seven (7), Township Fifty-one (51), Range Thirty-two (32), Kansas City, Clay County, Missouri, thence West parallel with said North Quarter Section line a distance of three hundred eleven (311) feet.

Title of Document: Release of Easements
Date of Document: 4/27/2021
Submitted By: Evergy Metro, Inc.
Grantor: **Evergy Metro, Inc.**
f/k/a Kansas City Power & Light Company
Statutory Address: 4400 E. Front St, Kansas City, Missouri 64120
Grantee: Staley Corners LLC
Legal Description: Sec. 6&7, Twp. 51 Rng. 32
Reference Book and Page: Book 323 Page 165

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is given this 29th day of April, 2021, by Evergy Metro, Inc., a Missouri corporation, whose mailing address is PO Box 418679, Kansas City, Missouri 64141-9679 ("Evergy"), with respect to the following facts and objectives:

RECITALS:

WHEREAS, Evergy, was granted an easement by Roy L. Akin & Anna E. Akin husband & wife, dated April 18, 1938, over certain tracts and parcels of ground in Clay County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on July 8, 1938, in the Office of the Recorder of Deeds for Clay County, Missouri as Document No. 61663 Book 323 Page 165 (the "Easement(s)");

WHEREAS, Evergy is willing to provide this release and disclaimer to facilitate the development of the property upon which the Easement is located.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evergy hereby disclaims and releases any easement rights that it may possess with respect to the easement referenced above.

Every Metro, Inc., a Missouri Corporation

By: Cindy Broxterman

Printed Name: Cindy Broxterman

Title: Senior Manager Real Estate Services

ACKNOWLEDGMENT

STATE OF Kansas)
) ss.
COUNTY OF Shawnee)

On this 29th day of April, 2021, before me a Notary Public, appeared Cindy Broxterman, to me personally known, who being by me duly sworn, did say that she is the Senior Manager of Real Estate Services for Every Metro, Inc. , who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 12-14-2021

Donna Pool
Notary Public Donna Pool



EXHIBIT A

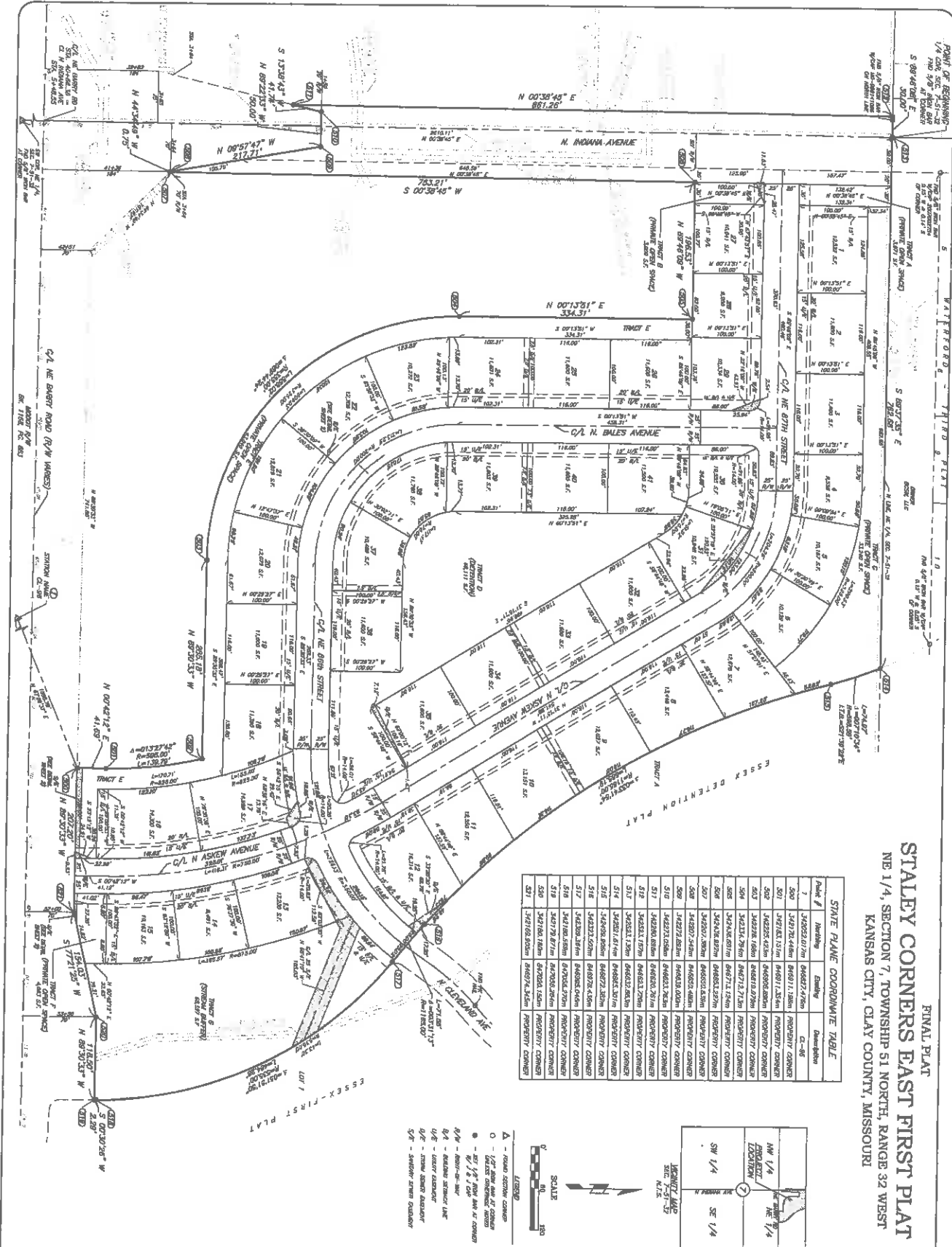
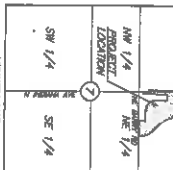
Legal Description of Easement to be Disclaimed

The north half of the Northwest Quarter of Section No. Seven (7) and the west thirty three (33) acres of the south forty six and two-thirds (46-2/3) acres of the west half of the Southwest Quarter of Section No. Six (6), all in Township No. Fifty-one (51) of Range No. Thirty-two (32) and containing 113 acres more or less.

FINAL PLAT
STALEY CORNERS EAST FIRST PLAT
 NE 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI

STATE PLANE COORDINATE TABLE

Point #	Address	Easting	Northing
1	340252.0170	646627.2920	61,448
2	340252.0170	646627.2920	61,448
3	340252.0170	646627.2920	61,448
4	340252.0170	646627.2920	61,448
5	340252.0170	646627.2920	61,448
6	340252.0170	646627.2920	61,448
7	340252.0170	646627.2920	61,448
8	340252.0170	646627.2920	61,448
9	340252.0170	646627.2920	61,448
10	340252.0170	646627.2920	61,448
11	340252.0170	646627.2920	61,448
12	340252.0170	646627.2920	61,448
13	340252.0170	646627.2920	61,448
14	340252.0170	646627.2920	61,448
15	340252.0170	646627.2920	61,448
16	340252.0170	646627.2920	61,448
17	340252.0170	646627.2920	61,448
18	340252.0170	646627.2920	61,448
19	340252.0170	646627.2920	61,448
20	340252.0170	646627.2920	61,448
21	340252.0170	646627.2920	61,448
22	340252.0170	646627.2920	61,448
23	340252.0170	646627.2920	61,448
24	340252.0170	646627.2920	61,448
25	340252.0170	646627.2920	61,448
26	340252.0170	646627.2920	61,448
27	340252.0170	646627.2920	61,448
28	340252.0170	646627.2920	61,448
29	340252.0170	646627.2920	61,448
30	340252.0170	646627.2920	61,448
31	340252.0170	646627.2920	61,448
32	340252.0170	646627.2920	61,448
33	340252.0170	646627.2920	61,448
34	340252.0170	646627.2920	61,448
35	340252.0170	646627.2920	61,448
36	340252.0170	646627.2920	61,448
37	340252.0170	646627.2920	61,448
38	340252.0170	646627.2920	61,448
39	340252.0170	646627.2920	61,448
40	340252.0170	646627.2920	61,448
41	340252.0170	646627.2920	61,448
42	340252.0170	646627.2920	61,448
43	340252.0170	646627.2920	61,448
44	340252.0170	646627.2920	61,448
45	340252.0170	646627.2920	61,448
46	340252.0170	646627.2920	61,448
47	340252.0170	646627.2920	61,448
48	340252.0170	646627.2920	61,448
49	340252.0170	646627.2920	61,448
50	340252.0170	646627.2920	61,448



1	INITIAL SUBMITTAL	8-28-20
2	REVISED PER COMMENTS	3-24-21
3	REVISED PER COMMENTS	11-14-22
4	REVISED PER COMMENTS	2-20-23

SHEET 1 OF 2

Location: S:\15.226-STALEY CORNERS\DRAWINGS\2023.02.20-FINAL PLAT\15.226-PLAT.dwg

J & J
SURVEY
 LLC
 4800 HWY TOURS OIL, SUITE 102 • PLATTE WOODS, MO 64081
 PHONE (314) 941-1517 • FAX (314) 941-1019

CERTIFICATION

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 15th day of June, 2020 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

6-7-27
Date
John D. Young PLS-2000010847

STALEY CORNERS EAST FIRST PLAT
FINAL PLAT
 NE 1/4 SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI

GENERAL NOTES:

1. THIS PLAT IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) ASSUMING STATE PLANE COORDINATES.
2. COORDINATES OF EXISTING BOUNDARY CORNERS ARE BASED ON THE NAVAL OBSERVATORY STATE PLANE COORDINATES. THE STATE PLANE COORDINATES FOR THE STATE PLANE COORDINATE SYSTEM ARE LISTED ON SHEET 1 OF THIS PLAT.
3. DIMENSIONS SHOWN ON THIS PLAT ARE FROM CORNER TO CORNER UNLESS OTHERWISE NOTED.
4. THE TOTAL AREA OF SECTION 7 IS 320 ACRES. THE TOTAL AREA OF THIS PLAT IS 160 ACRES.
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EXEMPTION FROM RECORDING ACT:

THIS PLAT IS EXEMPT FROM RECORDING ACT UNDER SECTION 122.04, MISSOURI REVISED STATUTES, BECAUSE IT IS A PLAT OF LAND AND IS NOT A DEED OR OTHER INSTRUMENT.

RECORDING ACT:

THIS PLAT IS SUBJECT TO RECORDING ACT UNDER SECTION 122.04, MISSOURI REVISED STATUTES, BECAUSE IT IS A PLAT OF LAND AND IS NOT A DEED OR OTHER INSTRUMENT.

CONVEYANCE OF INTEREST:

THE CONVEYANCE OF INTEREST IN THE LAND SHOWN ON THIS PLAT IS SUBJECT TO THE RECORDING ACT UNDER SECTION 122.04, MISSOURI REVISED STATUTES.

ADJACENT OWNERS:

THE ADJACENT OWNERS OF THE LAND SHOWN ON THIS PLAT ARE AS FOLLOWS:

ADJACENT OWNERS:

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ADJACENT OWNERS:

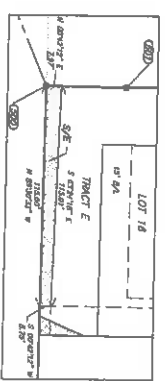
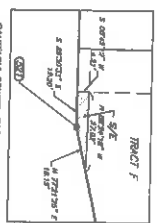
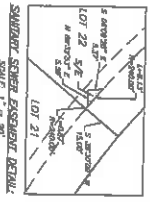
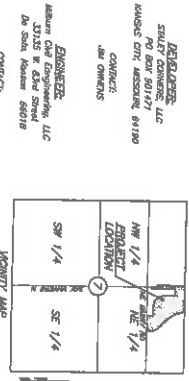
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ADJACENT OWNERS:

THE ADJACENT OWNERS OF THE LAND SHOWN ON THIS PLAT ARE AS FOLLOWS:



LINE	BEARING	DISTANCE	AREA
1	N 89° 51' 30" E	150.00	22500.00
2	S 89° 51' 30" W	150.00	22500.00
3	N 00° 00' 00" E	300.00	45000.00
4	S 00° 00' 00" W	300.00	45000.00
TOTAL			135000.00

LINE	BEARING	DISTANCE	AREA
1	N 89° 51' 30" E	150.00	22500.00
2	S 89° 51' 30" W	150.00	22500.00
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TOTAL			135000.00

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ADJACENT OWNERS:

THE ADJACENT OWNERS OF THE LAND SHOWN ON THIS PLAT ARE AS FOLLOWS:

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 4th day of March, 2023, and that said survey made or assisted by me or under my direct supervision was made in accordance with the current Missouri Standards for Professional Surveyors, as established by the Missouri Board for Architectural, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

3-1-23
Date
John E. Young PLS-2020016847



NO.	REVISION	DATE
1	INITIAL SUBMITTAL	6-26-20
2	REVISED PER COMMENTS	7-24-21
3	REVISED PER COMMENTS	11-14-22
4	REVISED PER COMMENTS	2-20-23

SHEET 2 OF 2

Location: S:\19.226-STALEY CORNERS\DRAWINGS\2023.02.20-FINAL PLAT\19.226-PLAT.dwg

DEED OF RELEASE
(PARTIAL – CORPORATION)

This Deed of Release Witnesseth, that Union State Bank, a corporation organized and existing under the laws of the State of Kansas, have/having its principle place of business in Atchison County, Kansas, owner and holder of the note evidencing the debt secured by the Deed of Trust executed by Staley Corners, LLC, dated and recorded in the office of the Recorder of Deeds for Clay County, Missouri, as Document No. 2022019514, in Book 9385 at Page 183 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 STALEY CORNERS EAST FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. _____, Book _____, Page _____.

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 20th day of December, 2022.



(SEAL)

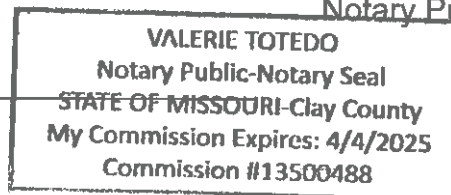
By: Darin Miles
Vice President of
Commercial Lending

In the State of Missouri, County of Clay, on this 20th day of December, 2022, before, the undersigned, a Notary Public, in and to me personally know, who being by me duly sworn did say that he/she is Darin Miles 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 Darin Miles 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 _____



**SUBORDINATION OF EASEMENT AND RELOCATION
AGREEMENT**

THIS INDENTURE, made this 12 day of MAY, 2021, between EVERGY METRO, INC. (Evergy) f/k/a KANSAS CITY POWER & LIGHT COMPANY a Missouri Corporation (KCP&L) (Grantor), Staley Corners LLC, (Developer), and the CITY OF KANSAS CITY, MISSOURI (Grantee).

WITNESSETH:

WHEREAS, Evergy has certain easement rights, as described in the instrument recorded in the Recorder of Deeds Office of Clay County, Missouri, in Document No. C 48980, Book 1049 at Page 40, parts of which are within the boundaries of a proposed street right-of-way to be known as NORTH INDIANA AVENUE, said street right of way being dedicated as part of the plat of *STALEY CORNERS EAST FIRST PLAT*, a subdivision in Kansas City, CLAY County, Missouri;

WHEREAS, The Developer, desires to have dedicated for public use a portion of said property included in said easement. The street to be dedicated within the easement area is to be known as NORTH INDIANA AVENUE, as illustrated in the exhibit labeled Subordination Exhibit 9, a copy of which is attached hereto and made a part hereof and as more particularly described as follows:

See attached Subordination Exhibit 9

NOW, THEREFORE, in consideration of the amount of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Evergy hereby agrees that said easement as above described shall be and the same is hereby subordinated to the aforesaid dedication by Developer, for public use as street right-of-way and shall have the same effect as if said dedication had been executed and recorded prior to the date of the execution of said easement, with the following exceptions: