



File #: 240714

ORDINANCE NO. 240714

Approving the plat of Staley Farms Villas – First Plat, an addition in Clay County, Missouri, on approximately three acres generally located at the northwest corner of Northeast Staley Road and North Olive Avenue, creating eight lots and one tract for the purpose of a residential development; 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 facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00019)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Farms Villas – 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 Stormwater 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 facilitate the recordation 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 August 7, 2024.

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.

City Treasurer, Kansas City, MO

By Carmen [Signature]

Dated, July 28, 2025

Approved as to form:

[Signature]
Eluard Alegre
Associate City Attorney



Authenticated as Passed

[Signature]
Quinton [Name], Mayor

[Signature]
Marilyn [Name], City Clerk

SEP 12 2024

Date Passed

Recorded in Clay County, Missouri



Recording Date/Time: 08/27/2025 at 03:09:20 PM

Book: 10001 Page: 95

Instr #: 2025021902

Pages: 3

Fee: \$27.00 E

SECURITY LAND TITLE

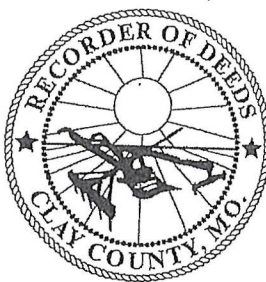


Sandra Brock
Recorder of Deeds

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

Recorded in Clay County, Missouri



Recording Date/Time: 08/27/2025 at 03:09:20 PM

Book: 10001 Page: 97

Instr #: 2025021905

Pages: 3

Fee: \$30.00 S



Sandra Brock
Recorder of Deeds

SECURITY LAND TITLE

Missouri Recording Coversheet

Security Land Title Agency, LLC

MO-SLT-505811

Title of Document: Partial Deed of Release

Date of Document: 05/28/2025

Grantor: Security Bank of Kansas City

Grantee: Don Julian Builders, Inc., a Kansas Corporation

Grantee's Address: 7805 Barton Street, Lenexa, KS 66214

Legal Description: STALEY FARMS VILLAS- FIRST PLAT, a subdivision in Kansas City,
Clay County, Missouri

Book 9903 page 4

DEED OF RELEASE
(PARTIAL – CORPORATION)

This Deed of Release Witnesseth, that Security Bank of Kansas City, a corporation organized and existing under the laws of the State of Kansas, have/having its principal place of business as 7th Street, 701 Minnesota, Kansas City, KS 66101 and SMF Registered Services, Inc. a Missouri Corporation whose address is 1201 Walnut Avenue: Attn: Karl Phares, Kansas City, MO 64106 owner and holder of the note evidencing the debt secured by the Deed of Trust with Future Advances and Future Obligations Governed by Section 443.055 RSMO executed by DON JULIAN BUILDERS, INC., dated March 12, 2025 and recorded March 24, 2025 in the office of the Recorder of Deeds for Clay County, Missouri, as Instrument Number 2025006307 in Book 9903 at Page 4, for value received does hereby release from the lien and effect of said Deed of Trust with Future Advances and Future Obligations Governed by Section 443.055 RSMO the following part of the property therein described, to-wit:

The streets as shown on the plat of STALEY FARMS VILLAS – 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. 202502903 Book 9, Page 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 with Future Advances and Future Obligations Governed by Section 443.055 RSMO 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 28th day of May, 2025.

(SEAL)

By: 

James S. Lewis, Chief Executive Officer

In the State of Kansas, County of Wyandotte, on this 28th day of May, 2025, before, the undersigned, a Notary Public, in and to me personally know, who being by me duly sworn did say that he/she is C.E.O. 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 C.E.O. 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 5/26/27



Recorded in Clay County, Missouri



Recording Date/Time: 08/27/2025 at 03:09:20 PM
Book: 10001 Page: 96

Instr #: 2025021904
Pages: 4
Fee: \$33.00 S



Sandra Brock
Recorder of Deeds

SECURITY LAND TITLE

SUPPLEMENTAL DECLARATION AND ATTESTATION OF PROPERTY FOR STALEY FARMS VILLAS – FIRST PLAT

THIS SUPPLEMENTAL DECLARATION ("Supplemental Declaration") is made on 5/29, 2025, by Don Julian Builders, Inc. ("Declarant"), who is both Grantor and Grantee, and whose address is c/o FirstService Residential Missouri, Inc., 11500 N. Ambassador Drive, Ste. 360, Kansas City, Missouri 64153.

Reference Books/Pages: Instrument #: S42361 Book 4441 at Page 914

Legal Description: Attached as Exhibit A.

Recitals

1. On or about November 6, 2003, Intell Staley Farms, ("Declarant") executed and recorded in Book 4441 at Page 914, Instrument Number S42361, Clay County Recorder of Deeds that certain Amended and Restated Staley Farms Homeowners Association Declaration ("Amended and Restated Declaration") affecting real property therein described.
2. In or about November 6, 2003, Declarant recorded in Book 4441 at Page 914, Instrument Number S42361 in the office of the Clay County Recorder of Deeds that certain Amended and Restated Staley Farms Homeowners Association Declaration.
3. In or about November 6, 2003, Declarant recorded that certain Amended and Restated Staley Farms Homeowners Association Declaration in Book 4441 at Page 914 in the Office of Clay County Recorder of Deeds.
4. WHEREAS, Declarant recorded a Declaration of Covenants, Conditions and Restrictions in Book 3456 at Page 70 in the Office of Clay County Recorder of Deeds;

5. WHEREAS, Declarant recorded a Supplemental Declaration in Book 3891 at Page 738 in the Office of Clay County Recorder of Deeds;
6. WHEREAS, Declarant recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions in Book 4441 at Page 875 in the Office of Clay County Recorder of Deeds;
7. WHEREAS, Declarant recorded an Amended and Restated Homes Association Declaration in Book 4441 at Page 914 in the Office of Clay County Recorder of Deeds;
8. WHEREAS, Declarant recorded that Release of Property from Covenants, Conditions and Restrictions in Book 4710 at Page 713 in the Office of Clay County Recorder of Deeds;
9. WHEREAS, Declarant recorded that Amendment to and Amendment to Covenants, Conditions and Restrictions in Book 5030 at Page 34 in the Office of Clay County Recorder of Deeds;
10. WHEREAS, Declarant recorded an Amended and Restated Covenants, Conditions and Restrictions in Book 5063 at Page 12 in the Office of Clay County Recorder of Deeds;
11. WHEREAS, Declarant recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions in Book 5063 at Page 13 in the Office of Clay County Recorder of Deeds;
12. WHEREAS, Declarant recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions in Book 4163 at Page 566 in the Office of Clay County Recorder of Deeds;
13. WHEREAS, Declarant recorded Covenants, Conditions and Restrictions in Book 4174 at Page 455 in the Office of Clay County Recorder of Deeds;
14. WHEREAS, Declarant recorded Covenants, Conditions and Restrictions in Book 9094 at Page 88 in the Office of Clay County Recorder of Deeds;
15. WHEREAS, Declarant recorded an Assignment of Developer Rights in Book 4926 at Page 14 in the Office of Clay County Recorder of Deeds

Article 1

Incorporation by Reference

Except as otherwise provided herein to the contrary, all definitions contained in the Declaration, and all terms of the Declaration (as previously and concurrently amended and supplemented), are incorporated by reference herein except that:

1. The "Declaration" shall include the original Declaration, any amendments and supplements thereto and this and any subsequent Supplemental Declaration.
2. The "Property" shall be that real property described in the Declaration (as supplemented and amended), the Annexed Property, and such additional property as may hereafter be subjected to the terms of the Declaration pursuant to one or more Supplemental Declarations.

Article 2

Expansion of Declaration – Annexation of Property

1. The Declaration, and all provisions thereof (as heretofore and herein supplemented and amended), is hereby extended to bind, burden and extend to each and every part of the Annexed Property, the same as if each and every part of the Annexed Property had originally been made subject to the Declaration and had been therein defined as a part of the "Property."

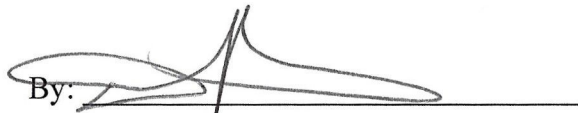
Article 3

Ratification and Confirmation

In all other respects, the Declaration is ratified and confirmed.

IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year first above written, the corporate parties by their officers authorized in the premises.

Don Julian Builders, Inc.
A Kansas Corporation

By: 
Don Julian, President

Missouri Acknowledgment

STATE OF KANSAS)
COUNTY OF Johnson)

On May 29, 2025, before me, the undersigned Notary Public, personally appeared Don Julian to me known, who, being by me duly sworn, did say that he is, respectively, the President of Don Julian Builders, Inc, a Kansas Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Members, and the said individuals last named acknowledged that they executed the same as the free act and deed of such Corporation and the said individuals last named stated that the aforesaid Corporation has no corporate seal.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state, the day and year last above written.

Cynthia Hall
Notary Public
Cynthia Hall
(printed name)

My commission expires:

7/14/28

NOTARY PUBLIC- State of Kansas
CYNTHIA H. HALL
My. Appt. Exp. 7/14/28