
STATE OF MISSOURI, COUNTY OF PLATTE

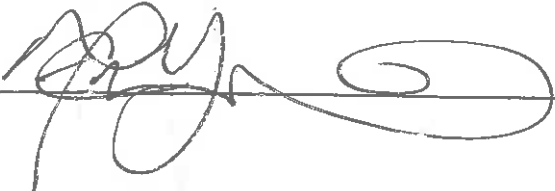
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Book 1387 Page 933

Witness my hand and official seal this 29th

Day of DECEMBER, _____, 2022.

RECORDER OF DEEDS, Gloria Boyer

By  _____ Deputy Recorder

27
3
①

Recorded in Platte County, Missouri

Recording Date/Time: 12/20/2022 at 03:22:07 PM

Instr Number: 2022016461

Book: 1387 Page: 933

Type: DE ORD

Pages: 3

Fee: \$27.00 E



Grantor: KANSAS CITY

Grantee: GREEN HILLS PLAZA FOURTH PLAT

KC



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)

Gloria Boyer
Recorder of Deeds
415 Third St., Suite 70
Platte City, MO 64079

This Page is Part Of The Document – Do Not Detach



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 220470

ORDINANCE NO. 220470

Approving the plat of Green Hills Plaza Fourth Plat, an addition in Platte County, Missouri, on approximately 2.61 acres generally located at the southeast corner of N. Green Hills Road and N.W. Barry Road, creating 2 lots for the purpose of a 2 lot commercial subdivision; 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-2022-00011)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Green Hills Plaza Fourth Plat, 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.

File #: 220470

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 May 3, 2022.

Approved as to form and legality:



Eluard Alegre
Associate 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, December 19, 2022



Authenticated as Passed



Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUN 09 2022

Date Passed

STATE OF MISSOURI, COUNTY OF PLATTE

This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Book 1387 Page 934

Witness my hand and official seal this 29th

Day of DECEMBER, 2022.

RECORDER OF DEEDS, Gloria Boyer

By  Deputy Recorder

82
13
③

Recorded in Platte County, Missouri

Recording Date/Time: 12/20/2022 at 03:22:07 PM

Instr Number: 2022016463

Book: 1387 Page: 934

Type: DE COV

Pages: 19

Fee: \$82.00 N



Grantor: GH14 LLC

Grantee: KANSAS CITY



**PLATTE COUNTY MISSOURI CERTIFICATION
RECORDER OF DEEDS**

NON-STANDARD DOCUMENT

The Recorder of Deeds has added this page to your document
per compliance with State law and you have been charged the fee of \$25.00
for a non-standard Document
RSMo 59.310.3 (effective January 1, 2002)

Gloria Boyer
Recorder of Deeds
415 Third St., Suite 70
Platte City, MO 64079

This Page is Part Of The Document - Do Not Detach

**COVENANT TO MAINTAIN STORM WATER DETENTION FACILITIES
Plat of GREEN HILLS PLAZA FOURTH PLAT**

THIS COVENANT made and entered into this 2ND day of DECEMBER, 2022, by and between Kansas City, Missouri "Grantee", a constitutionally chartered Municipal corporation (City), and GH14, LLC, a Limited Liability Corporation, (Owner of Green Hills Plaza Fourth Plat) and GH14, LLC, a Limited Liability Corporation (Owner of Final Plat of Green Hills Plaza-Replat of Lot 1, Tract A).

WHEREAS, Owner has an interest in certain real estate generally located at the southeast corner of NW Barry Road and N Green Hills Road in Kansas City, Platte County, Missouri, (Property) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Final Plat of Green Hills Plaza FOURTH PLAT (Plat), in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lot 1 and Lot 2 as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 is owned by GH14, LLC.

WHEREAS, the facilities, located on Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 as shown on Exhibits "C" and "D" abutting the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1.
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1.
- c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
- d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.
- e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 to the limits prescribed by the Kansas City Code of Ordinances.
- f. Maintain the grades within Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File 2018-035.
- g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance against Owner, and/or the owner of Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 and/or the owners of Lots 1, 2 of Final Plat of Green Hills Plaza FOURTH PLAT and Lot 1 of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 served by the Facility on Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1.
- b. Assess a lien on either the Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 or on Lot 1 or Lot 2 of Final Plat of Green Hills Plaza FOURTH

PLAT or Lot 1 of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 or all served by the Facility on Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1.

- c. Maintain suit against the Owner, owner of Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 and/or owners of Lot 1 or Lot 2 of **Final Plat of Green Hills Plaza FOURTH PLAT** or Lot 1 of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 served by the Facility on Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify the Owner and/or the then current owners of Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 and Lot 1 or Lot 2 of **Final Plat of Green Hills Plaza FOURTH PLAT** or Lot 1 of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 not less than thirty (30) days before it begins maintenance of the Facilities.

Sec. 3. Owner and/or Owners of Tract A of A FINAL PLAT OF GREEN HILLS PLAZA - REPLAT OF LOT 1 shall not use nor attempt to use in any manner which would interfere with the operation of the Facilities in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and in particular shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development Department
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notice to Owner shall be addressed to:
GH14, LLC
3630 Briarcliff Rd
Kansas City, MO 64116

Fax: 816-817-1009 Phone: (816) 728-0940

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in Platte County, Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain the Facility.

ATTESTATION BY CITY CLERK:

City Clerk

KANSAS CITY, MISSOURI

By: Ann Brickle
Director of City Planning &
Development Department

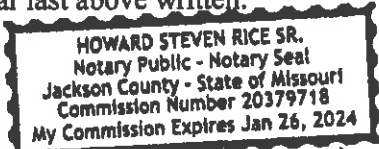
Approved as to form:

Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF Jackson)

BE IT REMEMBERED that on this 13 day of December, 2022, before me, the undersigned, a notary public in and for the county and state aforesaid, came Diane Brickle, Director of City Planning & Development Department, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and Marilyn Sanders, City Clerk of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Howard Steven Rice Sr.
Notary Public

My Commission Expires: January 26, 2024

OWNER

GH14, LLC
3630 Briareliff Rd
Kansas City, MO 64116
Fax: 816-817-1009 Phone: (816) 728-0940

I hereby certify that I have authority to execute this document on behalf of Owner.

By: [Signature]
Shane Danner

Title: Manager

Date: 12-2-22

- Check one: () Sole Proprietor
- () Partnership
- () Corporation
- (X) Limited Liability Company (LLC)

(Attach corporate seal if applicable)

STATE OF Missouri)
) SS
COUNTY OF Platte)

BE IT REMEMBERED, that on the ^{At 2nd} ~~20th~~ day of December, 2022 before me, the undersigned notary public in and for the county and state aforesaid, came **Shane Danner** to me personally known, who being by me duly sworn did say that he is the member of GH14, LLC, and that said instrument was signed on behalf of said **Company** by authority of its **Board of Directors** and acknowledged said instrument to be the free act and deed of said **Company**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[Signature: Aaron Truax]
Notary Public

My commission expires: November 8, 2023



AARON TRUAX
My Commission Expires
November 8, 2023
Platte County
Commission #15627411

OWNER OF GREEN HILLS PLAZA
TRACT A of A FINAL PLAT OF
GREEN HILLS PLAZA- REPLAT OF
LOT 1

GH14, LLC
3630 Briarcliff Rd
Kansas City, MO 64116
Fax: 816-817-1009 Phone: (816) 728-0940

I hereby certify that I have authority to
execute this document on behalf of Owner.

By: [Signature]
Shane Danner

Title: Manager
Date: 12-2-22

Check one: () Sole Proprietor
() Partnership
() Corporation
(X) Limited Liability
Company (LLC)
(Attach corporate seal if applicable)

STATE OF Missouri)
) SS
COUNTY OF Platte)

BE IT REMEMBERED, that on the ^{At 2}~~1st~~ day of December, 2022 before
me, the undersigned notary public in and for the county and state aforesaid, came **Shane Danner**
to me personally known, who being by me duly sworn did say that **he** is the member of GH14,
LLC, and that said instrument was signed on behalf of said **Company** by authority of its **Board**
of Directors and acknowledged said instrument to be the free act and deed of said **Company**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the
day and year last above written.

[Signature]
Notary Public

My commission expires: November 8, 2023



AARON TRUAX
My Commission Expires
November 8, 2023
Platte County
Commission #15627411

Exhibit A
A Final Plat of Green Hills Plaza FOURTH PLAT
Legal Description

PROPERTY DESCRIPTION:

A tract of land being part of the Southeast Quarter, Section 8, Township 51 North, Range 33 West, in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of said Southeast Quarter; Thence South 88°41'47" East, along the North line of said Southeast Quarter, 75.61 feet; Thence South 01°18'13" West, 40.00 feet, to South Right of Way line of Northwest Barry Road, as now established, said point also being the Point of Beginning; Thence South 88°41'47" East, along said South Right of Way line, 378.80 feet, to the Northwest corner of, GREEN HILLS PLAZA SECOND PLAT, a subdivision in said Kansas City, Platte County, Missouri; Thence South 01°18'13" West, along the West line of said GREEN HILLS PLAZA SECOND PLAT, 269.00 feet, to the North line of Lot 1, GREEN HILLS PLAZA REPLAT OF LOT 1, a subdivision in said Kansas City, Platte County, Missouri; Thence North 88°41'47" West, along said North line, 65.90 Feet, to the East line of Tract A, GREEN HILLS PLAZA REPLAT OF LOT 1, a subdivision in said Kansas City, Platte County, Missouri; Thence North 01°18'13" East, along said East line, 14.08 feet, to the Northeast corner of said Tract A; Thence along said North line the following three courses; Thence North 88°41'47" West, 161.00 feet; Thence South 01°18'13" West, 59.00 feet; Then North 88°41'47" West, 172.12 feet, to the East Right of Way line of North Green Hills Road, as now established; Thence North 00°25'51" East, along said East Right of Way line, 292.09 feet; Thence North 49°44'24" East, continuing along said East Right of Way line, 32.97 feet, to the Point of Beginning. Contains 113,280 square feet or 2.60 acres, more or less.

Exhibit B
A Final Plat of Green Hills Plaza FOURTH PLAT

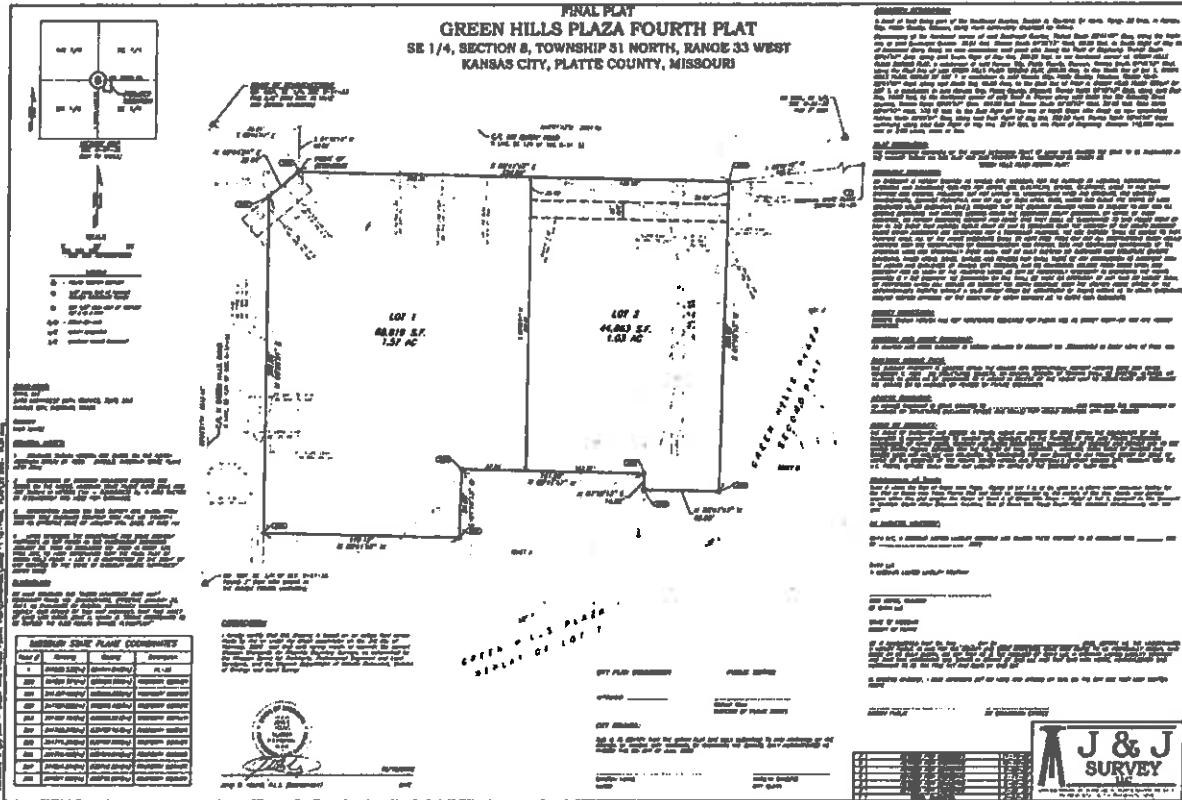


Exhibit C
Legal Description of Tract A of A FINAL PLAT OF GREEN HILLS PLAZA- REPLAT
OF LOT 1

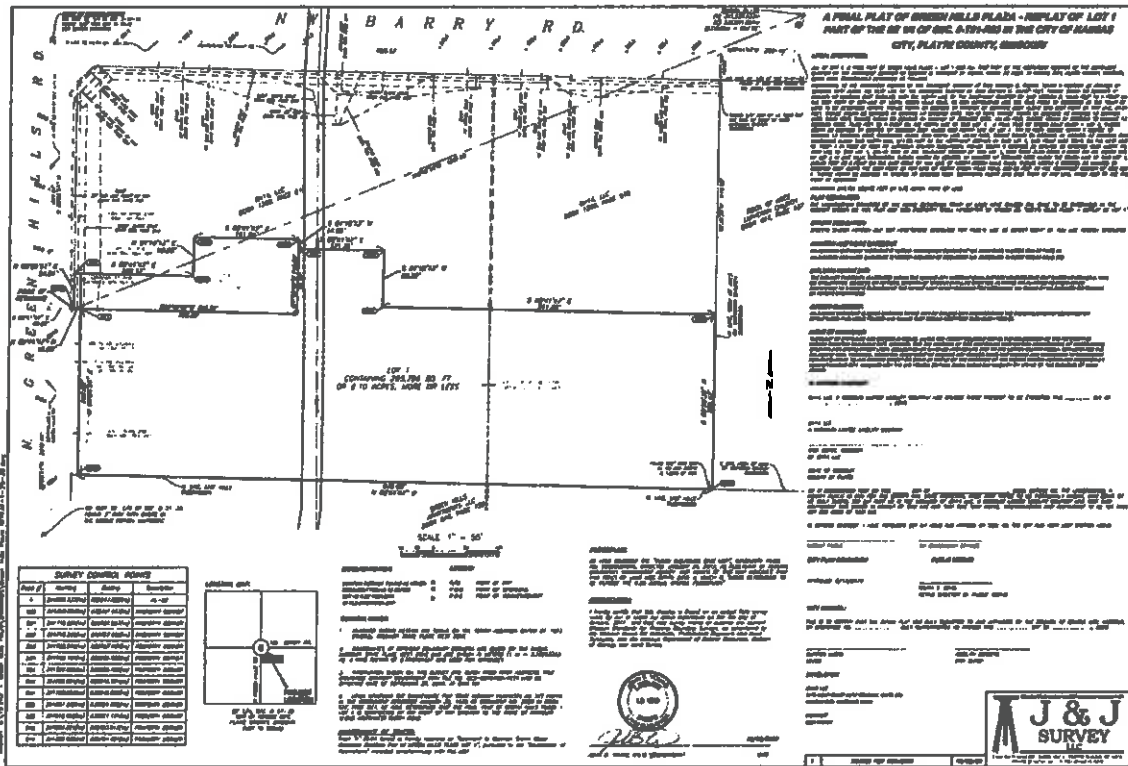
LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

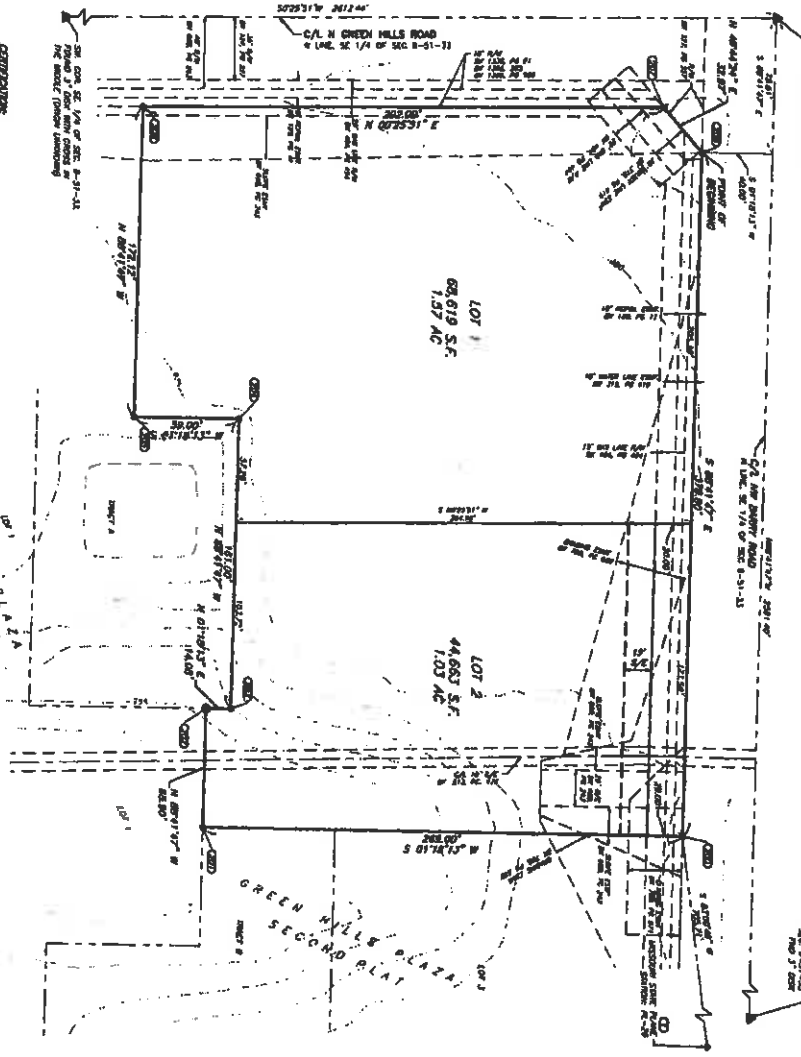
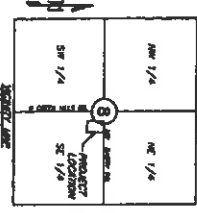
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 25 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 407.97 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, NOW KNOWN AS GREEN HILLS ROAD, AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 25 MINUTES 51 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.00 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF 182.12 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 13 SECONDS EAST, A DISTANCE OF 58.00 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF 161.00 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 13 SECONDS WEST, A DISTANCE OF 113.00 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 47 SECONDS WEST, A DISTANCE OF 342.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, NOW KNOWN AS GREEN HILLS ROAD, AND THE POINT OF BEGINNING.

THE ABOVE CONTAINS 29,006 SQUARE FEET OR 0.64 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY OR ALL RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES, IF ANY.

Exhibit D
A FINAL PLAT OF GREEN HILLS PLAZA- REPLAT OF LOT 1



FINAL PLAT
GREEN HILLS PLAZA FOURTH PLAT
SE 1/4, SECTION 8, TOWNSHIP 51 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI



MISSOURI STATE PLAIN COORDINATES

Point #	Bearing	Distance	Remarks
1	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
2	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
3	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
4	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
5	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
6	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
7	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
8	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
9	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
10	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
11	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
12	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
13	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
14	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
15	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
16	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
17	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
18	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
19	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER
20	S 88° 53' 56.00" W	428.91 (60.00')	PROBATIONARY CORNER

EXPLANATIONS:

1. All bearings and distances are true to the ground and were measured by the Surveyor in the field.

2. All bearings and distances are given in feet and inches to the nearest 1/16 of an inch.

3. All bearings are given in degrees, minutes and seconds to the nearest second.

4. All distances are given in feet and inches to the nearest 1/16 of an inch.

5. All corners are marked with iron pins or other permanent monuments.

6. All lines are shown as solid lines unless otherwise indicated.

7. All areas are shown in square feet and acres to the nearest square foot and hundredth of an acre.

8. All easements are shown as dashed lines.

9. All encroachments are shown as dotted lines.

10. All utility lines are shown as dashed lines with appropriate symbols.

11. All existing structures are shown as solid lines with appropriate symbols.

12. All proposed structures are shown as dashed lines with appropriate symbols.

13. All proposed parking spaces are shown as dashed lines with appropriate symbols.

14. All proposed roads are shown as dashed lines with appropriate symbols.

15. All proposed utilities are shown as dashed lines with appropriate symbols.

16. All proposed easements are shown as dashed lines with appropriate symbols.

17. All proposed encroachments are shown as dotted lines with appropriate symbols.

18. All proposed utility lines are shown as dashed lines with appropriate symbols.

19. All proposed existing structures are shown as solid lines with appropriate symbols.

20. All proposed proposed structures are shown as dashed lines with appropriate symbols.

APPROVED:

BY THE BOARD OF PLAT COMMISSIONERS:

BY THE CITY COUNCIL:

BY THE PLATTEE:

BY THE SURVEYOR:

NOTICE:

This plat is subject to the provisions of the Missouri Plat Act, Chapter 145, R.S.Mo., which provides that a plat of land is not valid unless it is approved by the Board of Plat Commissioners and the City Council.

This plat is also subject to the provisions of the Missouri Surveyor's Act, Chapter 143, R.S.Mo., which provides that a surveyor is not liable for any error or omission in a plat unless it is shown to be the result of gross negligence or willful misconduct.

This plat is also subject to the provisions of the Missouri Eminent Domain Act, Chapter 163, R.S.Mo., which provides that the State may acquire private property for public use upon payment of just compensation.

This plat is also subject to the provisions of the Missouri Homestead Act, Chapter 147, R.S.Mo., which provides that a homestead is exempt from forced sale for the payment of a debt.

This plat is also subject to the provisions of the Missouri Tax Act, Chapter 137, R.S.Mo., which provides that property is subject to taxation.

This plat is also subject to the provisions of the Missouri Lien Act, Chapter 141, R.S.Mo., which provides that a lien may be created by contract or operation of law.

This plat is also subject to the provisions of the Missouri Foreclosure Act, Chapter 146, R.S.Mo., which provides that a mortgage may be foreclosed.

This plat is also subject to the provisions of the Missouri Partition Act, Chapter 148, R.S.Mo., which provides that property may be partitioned.

This plat is also subject to the provisions of the Missouri Escheat Act, Chapter 149, R.S.Mo., which provides that property may be escheated.

This plat is also subject to the provisions of the Missouri Intestacy Act, Chapter 150, R.S.Mo., which provides that property may be distributed to heirs or next of kin.

This plat is also subject to the provisions of the Missouri Wills Act, Chapter 151, R.S.Mo., which provides that property may be distributed by will.

This plat is also subject to the provisions of the Missouri Trust Act, Chapter 152, R.S.Mo., which provides that property may be held in trust.

This plat is also subject to the provisions of the Missouri Guardianship Act, Chapter 153, R.S.Mo., which provides that a guardian may be appointed for a minor or incompetent person.

This plat is also subject to the provisions of the Missouri Conservatorship Act, Chapter 154, R.S.Mo., which provides that a conservator may be appointed for a person who is unable to manage their own affairs.

This plat is also subject to the provisions of the Missouri Probate Act, Chapter 155, R.S.Mo., which provides that a probate court may be established.

This plat is also subject to the provisions of the Missouri Juvenile Code, Chapter 156, R.S.Mo., which provides that the best interests of the child shall be the paramount consideration.

This plat is also subject to the provisions of the Missouri Family Code, Chapter 157, R.S.Mo., which provides that the family is the basic unit of society.

This plat is also subject to the provisions of the Missouri Marriage Act, Chapter 158, R.S.Mo., which provides that marriage is a legal union between two persons.

This plat is also subject to the provisions of the Missouri Divorce Act, Chapter 159, R.S.Mo., which provides that a marriage may be dissolved.

This plat is also subject to the provisions of the Missouri Child Support Act, Chapter 160, R.S.Mo., which provides that a parent is obligated to support their child.

This plat is also subject to the provisions of the Missouri Child Abuse Act, Chapter 161, R.S.Mo., which provides that child abuse is a crime.

This plat is also subject to the provisions of the Missouri Child Neglect Act, Chapter 162, R.S.Mo., which provides that child neglect is a crime.

This plat is also subject to the provisions of the Missouri Child Welfare Act, Chapter 163, R.S.Mo., which provides that child welfare is the responsibility of the State.

This plat is also subject to the provisions of the Missouri Child Protection Act, Chapter 164, R.S.Mo., which provides that child protection services may be provided.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Act, Chapter 165, R.S.Mo., which provides that child abuse and neglect are crimes.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Reporting Act, Chapter 166, R.S.Mo., which provides that child abuse and neglect must be reported.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Investigation Act, Chapter 167, R.S.Mo., which provides that child abuse and neglect must be investigated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Remediation Act, Chapter 168, R.S.Mo., which provides that child abuse and neglect must be remediated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Prevention Act, Chapter 169, R.S.Mo., which provides that child abuse and neglect must be prevented.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Treatment Act, Chapter 170, R.S.Mo., which provides that child abuse and neglect must be treated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Rehabilitation Act, Chapter 171, R.S.Mo., which provides that child abuse and neglect must be rehabilitated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Protection Act, Chapter 172, R.S.Mo., which provides that child abuse and neglect must be protected against.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Prevention Act, Chapter 173, R.S.Mo., which provides that child abuse and neglect must be prevented.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Treatment Act, Chapter 174, R.S.Mo., which provides that child abuse and neglect must be treated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Rehabilitation Act, Chapter 175, R.S.Mo., which provides that child abuse and neglect must be rehabilitated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Protection Act, Chapter 176, R.S.Mo., which provides that child abuse and neglect must be protected against.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Prevention Act, Chapter 177, R.S.Mo., which provides that child abuse and neglect must be prevented.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Treatment Act, Chapter 178, R.S.Mo., which provides that child abuse and neglect must be treated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Rehabilitation Act, Chapter 179, R.S.Mo., which provides that child abuse and neglect must be rehabilitated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Protection Act, Chapter 180, R.S.Mo., which provides that child abuse and neglect must be protected against.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Prevention Act, Chapter 181, R.S.Mo., which provides that child abuse and neglect must be prevented.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Treatment Act, Chapter 182, R.S.Mo., which provides that child abuse and neglect must be treated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Rehabilitation Act, Chapter 183, R.S.Mo., which provides that child abuse and neglect must be rehabilitated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Protection Act, Chapter 184, R.S.Mo., which provides that child abuse and neglect must be protected against.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Prevention Act, Chapter 185, R.S.Mo., which provides that child abuse and neglect must be prevented.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Treatment Act, Chapter 186, R.S.Mo., which provides that child abuse and neglect must be treated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Rehabilitation Act, Chapter 187, R.S.Mo., which provides that child abuse and neglect must be rehabilitated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Protection Act, Chapter 188, R.S.Mo., which provides that child abuse and neglect must be protected against.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Prevention Act, Chapter 189, R.S.Mo., which provides that child abuse and neglect must be prevented.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Treatment Act, Chapter 190, R.S.Mo., which provides that child abuse and neglect must be treated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Rehabilitation Act, Chapter 191, R.S.Mo., which provides that child abuse and neglect must be rehabilitated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Protection Act, Chapter 192, R.S.Mo., which provides that child abuse and neglect must be protected against.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Prevention Act, Chapter 193, R.S.Mo., which provides that child abuse and neglect must be prevented.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Treatment Act, Chapter 194, R.S.Mo., which provides that child abuse and neglect must be treated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Rehabilitation Act, Chapter 195, R.S.Mo., which provides that child abuse and neglect must be rehabilitated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Protection Act, Chapter 196, R.S.Mo., which provides that child abuse and neglect must be protected against.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Prevention Act, Chapter 197, R.S.Mo., which provides that child abuse and neglect must be prevented.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Treatment Act, Chapter 198, R.S.Mo., which provides that child abuse and neglect must be treated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Rehabilitation Act, Chapter 199, R.S.Mo., which provides that child abuse and neglect must be rehabilitated.

This plat is also subject to the provisions of the Missouri Child Abuse and Neglect Protection Act, Chapter 200, R.S.Mo., which provides that child abuse and neglect must be protected against.

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