

Recorded in Platte County, Missouri

Recording Date/Time: 09/26/2023 at 03:39:13 PM

Book: 1397 Page: 766

Instr #: 2023009586

Pages: 3

Fee: \$27.00



Electronically Recorded
Stewart Title Company - Midwest Divi...

Christopher L. Wright
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE

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.

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT--DO NOT REMOVE THIS PAGE



File #: 220469

ORDINANCE NO. 220469

Approving the plat of Tremont Square East 2nd Plat, an addition in Platte County, Missouri, on approximately 5.86 acres generally located at the northeast corner of N. Chatham Avenue and N.W. Prairie View Road, creating 4 lots and 3 tracts for the purpose of a 4 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-2022-00008)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Tremont Square East 2nd 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.

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 March 15, 2022.

Approved as to form and legality:

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.


Eluard Alegre
Associate City Attorney

City Treasurer, Kansas City, MO

By 

Dated, 9/7, 2023



Authenticated as Passed


Quinton Davis, Mayor

Marilyn Sanders, City Clerk

JUN 09 2022

Date Passed.

Recorded in Platte County, Missouri

Recording Date/Time: 09/22/2023 at 12:38:35 PM

Book: 1397 Page: 620

Instr #: 2023009439
Pages: 3
Fee: \$30.00



Electronically Recorded
Stewart Title Company - Midwest Divi...

Christopher L. Wright
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

Stewart Title
1517566-2

Title of Document: Subordination of Deed of Trust (Partial – Corporation)

Date of Document: August 25th, 2023

Grantor(s): Great American Bank

Grantee(s): Tremont KC Two, LLC and 1421 Belton Associates – Tremont LLC

Grantee(s) Mailing Address: 605 W 47th Street, Ste 200
Kansas City, MO 64112

Legal Description:
See Exhibit "A" attached hereto and made a part hereof.

Reference Book and Page(s): 1284/956
23/65

If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.

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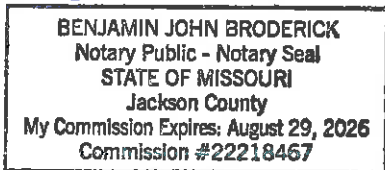
**SUBORDINATION OF DEED OF TRUST
(PARTIAL - CORPORATION)**

This Subordination of deed of trust Witnesseth, that Great American Bank, a corporation organized and existing under the laws of the State of Kansas, having its principal place of business in Lawrence, Kansas, as owner and holder of the note evidencing the debt secured by the Deed of Trust executed by Tremont KC Two, LLC and 1421 Belton Associates – Tremont LLC, dated and recorded in the office of the Recorder of Deeds for Platte County, Missouri, as Document No. 2017012171, in Book 1284 at Page 956, for value received does hereby subordinate the lien and effect of said Deed of Trust to the easements and building lines and lot lines as shown on the property therein described on the plat of TREMONT SQUARE East 2ND PLAT, recorded as Document No. ~~202300018~~ in Book 23 at Page 66. Provided, however, that this subordination shall not prejudice the lien of said 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 25 day of August, 2023.

Benjamin John Broderick

(SEAL)



By *[Signature]*
(Title) *Senior Vice President*

In the State of MO, County of Jackson, on this 25th day of August, 2023, before, the undersigned, a Notary Public, in and for said County and State, personally appeared *Matthew P. Weber*, to me personally known, who being by me duly sworn did say that he/she is *SVP* 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 *Matthew Weber, SVP* 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.

Exhibit "A"

All of Lots 6, 7, 8, and Tract A of the Certificate of Survey as recorded in Book B at Page 363 in the Office of the Recorded of Deeds in Platte County, Missouri, TREMONT SQUARE EAST, a subdivision in Kansas City, Platte County, Missouri.

Recorded in Platte County, Missouri

Recording Date/Time: 09/22/2023 at 12:38:35 PM

Book: 1397 Page: 619

Instr #: 2023009438

Pages: 3

Fee: \$30.00



Electronically Recorded
Stewart Title Company - Midwest Divi...

Christopher L. Wright
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

Stewart Title
1517566-2

Title of Document: Subordination of Deed of Trust (Partial – Corporation)

Date of Document: August 2nd, 2023

Grantor(s): Stryv Bank

Grantee(s): Tremont WSS, LP, a Missouri limited partnership

Grantee(s) Mailing Address: 4420 Madison Ave, Ste 104
Kansas City, MO 64111

Legal Description:
See Exhibit "A" attached hereto and made a part hereof.

Reference Book and Page(s): 1392/417
23/65

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See Exhibit "A" attached hereto and made a part hereof.

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23/65

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**SUBORDINATION OF DEED OF TRUST
(PARTIAL - CORPORATION)**

This Subordination of deed of trust Witnesseth, that STRYV BANK ("Lender") and Pacific Coast Bankers Bank dba PCBB ("PCBB"; collectively, Lender and PCBB are referred to herein as Beneficiary"; and Joel B Laner, whose address is 2000 Kentucky Avenue, Ste B, Platte City, MO 64079, 64079 (referred to a "Trustee") a corporation organized and existing under the laws of the State of Kansas, having its principal place of business in Wichita, Kansas, as owner and holder of the note evidencing the debt secured by the Construction Deed of Trust executed by Genesis Realty & Development, LLC, Primary Manager of WSS Tremont, LLC, a General Partner of Tremont WSS, LP, dated and recorded in the office of the Recorder of Deeds for Platte County, Missouri, as Document No. 2023004192, in Book 1392 at Page 417, for value received does hereby subordinate the lien and effect of said Deed of Trust to the easements and building lines and lot lines as shown on the property therein described on the plat of TREMONT SQUARE East 2ND PLAT, recorded as Instrument No. 202300908 in Book 23 at Page 65. Provided, however, that this subordination shall not prejudice the lien of said 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 2 day of August, 2023.

Stryv Bank

By [Signature]
Cuy Mauck, President/CEO

State of Kansas,
County of Sedgwick, (ss)

On this 2 day of August, 2023, before, the undersigned, a Notary Public, in and for said County and State, personally appeared CUY MAUCK, to me personally known, who being by me duly sworn did say that he/she is PRESIDENT/CEO of the corporation named in the foregoing Subordination of Deed of Trust, signed on behalf of said corporation by authority of its Board of Directors and said CUY MAUCK, PRESIDENT/CEO 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.

My commission expires: 3-23-2025

[Signature]
Notary Public



EXHIBIT "A" LEGAL DESCRIPTION

TRACT I

Part of Lots 5 and 6, TREMONT SQUARE EAST, a subdivision of land in the Northwest Quarter of Section 29 and Northeast Quarter of Section 30, Township 51 North, Range 33 West of the 5th principal Meridian in Kansas City, Platte County, Missouri recorded July 13, 1992 as Instrument Number 1992009162 in Book 18 at Page 123 and part of Tract A, of Certificate of Survey of Lots 4 & 5, TREMONT SQUARE EAST, a subdivision of land in said Kansas City recorded April 15, 1998 as instrument number 0006409 in Book B at Page 363 each recorded in the Office of Recorder of Deeds, Platte county, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows:

Beginning at the Southern most Southeast corner of said Tract A; thence North 89 degrees 28 minutes 10 seconds West, on the South line of said Tract A, 290.00 feet to the Southwest corner of said Tract A, also being the Southeast corner of said Lot 6; thence North 89 degrees 28 minutes 10 seconds West on the South line of said Lot 6, a distance of 118.96 feet; thence leaving said South line North 00 degrees 00 minutes 00 seconds West, 191.22 feet; thence North 90 degrees 00 minutes 00 seconds East, 47.13 feet; thence continuing North 90 degrees 00 minutes 00 seconds East along said line, 23.81 feet; thence North 00 degrees 02 minutes 26 seconds East, 22.42 feet; thence North 90 degrees 00 minutes 00 seconds East, 363.43 feet; thence North 00 degrees 02 minutes 19 seconds East, 31.66 feet; thence South 89 degrees 14 minutes 50 seconds East, 68.42 feet to a point on the Easterly line of said Tract A; thence South 00 degrees 02 minutes 26 seconds West, on said easterly line, 1.08 feet; thence South 88 degrees 11 minutes 25 seconds East, on said Easterly line, 23.40 feet; thence South 00 degrees 31 minutes 50 seconds West, on said Easterly line, 175.01 feet; thence North 88 degrees 11 minutes 25 seconds West, on said easterly line, 115.00 feet; thence South 00 degrees 31 minutes 50 seconds West, on said Easterly line, 75.00 feet to the Point of Beginning.

The aforementioned legal description is to be known as Lot 3, TREMONT SQUARE EAST 2ND PLAT, a subdivision in Kansas City, Platte County, Missouri.

TRACT II

Non-exclusive easement for pedestrian and vehicular ingress and egress in, to, upon, over, and across the Private Roads as set forth in the Declaration of Access, Utility, and Drainage Easements recorded May 5, 2023 as Document No. 2023004185 in Book 1392 at Page 410.