

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

05/01/2023 2:29 PM

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



INSTRUMENT NUMBER / BOOK & PAGE

2023E0030200

Book: Page:

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



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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File #: 210918

ORDINANCE NO. 210918

Approving the plat of Carondelet Three Lot Three Replat, an addition in Jackson County, Missouri, on approximately 4.323 acres generally located at south of Interstate 435 at the northeast corner of Carondelet Drive and State Line Road, creating 2 lots for the purpose of creating a two lot commercial subdivision; 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-2021-00042)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Carondelet Three Lot Three Replat, 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 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 4. 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 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 21, 2021.

Approved as to form and legality:



Euard Alegre
Assistant City Attorney



Authenticated as Passed



Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

OCT 21 2021

Date Passed

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 

Dated, April 25, 2023

FINAL PLAT OF CARONDELET THREE LOT THREE REPLAT

**RESURVEY AND REPLAT OF LOT THREE, CARONDELET THREE, A SUBDIVISION OF
LAND IN THE FRACTIONAL SECTION 31, TOWNSHIP 48 NORTH, RANGE 33 WEST,
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI**

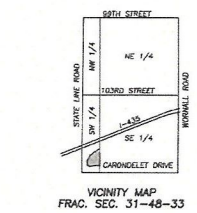
STATE PLANE COORDINATES WERE OBTAINED BY GPS OBSERVATIONS.
1. NAD83-2011 (2011 EDITION)
BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, UTM
MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT JA-121,
WITH A GRID FACTOR OF 0.9999995



NO.	NORTHING (m)	EASTING (m)
1	307281.555	640681.648
2	307335.776	640683.938
3	307390.000	640726.534
4	307444.224	640769.132
5	307498.448	640794.832
6	307552.672	640794.832
7	307606.896	640794.832
8	307661.120	640794.832
9	307715.344	640794.832
10	307769.568	640794.832
11	307823.792	640794.832
12	307878.016	640794.832
13	307932.240	640794.832
14	307986.464	640794.832
15	308040.688	640794.832
16	308094.912	640794.832
17	308149.136	640794.832
18	308203.360	640794.832
19	308257.584	640794.832
20	308311.808	640794.832
21	308366.032	640794.832
22	308420.256	640794.832
23	308474.480	640794.832
24	308528.704	640794.832
25	308582.928	640794.832
26	308637.152	640794.832
27	308691.376	640794.832
28	308745.600	640794.832
29	308799.824	640794.832
30	308854.048	640794.832
31	308908.272	640794.832
32	308962.496	640794.832
33	309016.720	640794.832
34	309070.944	640794.832
35	309125.168	640794.832
36	309179.392	640794.832
37	309233.616	640794.832
38	309287.840	640794.832
39	309342.064	640794.832
40	309396.288	640794.832
41	309450.512	640794.832
42	309504.736	640794.832
43	309558.960	640794.832
44	309613.184	640794.832
45	309667.408	640794.832
46	309721.632	640794.832
47	309775.856	640794.832
48	309830.080	640794.832
49	309884.304	640794.832
50	309938.528	640794.832
51	309992.752	640794.832
52	310046.976	640794.832
53	310101.200	640794.832
54	310155.424	640794.832
55	310209.648	640794.832
56	310263.872	640794.832
57	310318.096	640794.832
58	310372.320	640794.832
59	310426.544	640794.832
60	310480.768	640794.832
61	310534.992	640794.832
62	310589.216	640794.832
63	310643.440	640794.832
64	310697.664	640794.832
65	310751.888	640794.832
66	310806.112	640794.832
67	310860.336	640794.832
68	310914.560	640794.832
69	310968.784	640794.832
70	311023.008	640794.832
71	311077.232	640794.832
72	311131.456	640794.832
73	311185.680	640794.832
74	311239.904	640794.832
75	311294.128	640794.832
76	311348.352	640794.832
77	311402.576	640794.832
78	311456.800	640794.832
79	311511.024	640794.832
80	311565.248	640794.832
81	311619.472	640794.832
82	311673.696	640794.832
83	311727.920	640794.832
84	311782.144	640794.832
85	311836.368	640794.832
86	311890.592	640794.832
87	311944.816	640794.832
88	311999.040	640794.832
89	312053.264	640794.832
90	312107.488	640794.832
91	312161.712	640794.832
92	312215.936	640794.832
93	312270.160	640794.832
94	312324.384	640794.832
95	312378.608	640794.832
96	312432.832	640794.832
97	312487.056	640794.832
98	312541.280	640794.832
99	312595.504	640794.832
100	312649.728	640794.832

PARCEL	AREA (SQ. FT.)	AREA (AC)
1	149077.00	0.3381
2	147402.12	3.3633

- LEGEND**
- DENOTES SET 1/2" X 1/4" REBAR W/HPDS PLASTIC CAP STAMPED "M03320001012"
 - DENOTES FORM MONUMENT AS DESCRIBED NO IDENTIFYING CAP UNLESS DESCRIBED
 - DENOTES UTILITY CORRIDOR
 - DENOTES BUILDING LINE
 - DENOTES DRAINAGE EASEMENT
 - DENOTES SANITARY SEWER EASEMENT
 - DENOTES WATER LINE EASEMENT
 - DENOTES PLATED
 - DENOTES RIGHT-OF-WAY
 - DENOTES LIMITS OF NO ACCESS
 - ① DENOTES STATE PLANE COORDINATE VALUE

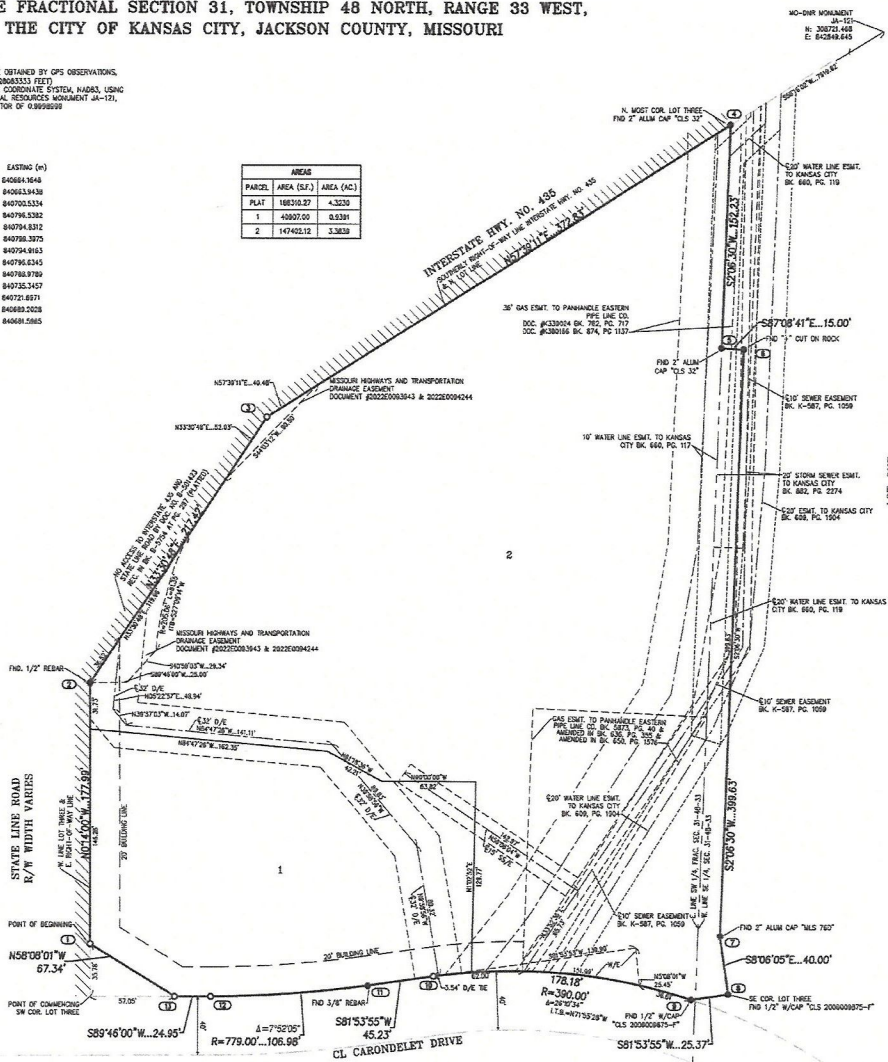


PLAT INFO:
THIS PROPERTY LIES WITHIN ZONE X, DETERMINED AS AREAS DETERMINED TO BE OUTSIDE THE 5% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COUNTY NO. 30073, JACKSON COUNTY, MISSOURI, MAP NO. 300820000000, AND DATED JANUARY 20, 2017.

TITLE INFO:
TITLE INFORMATION SIGNATURE WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COVENANT FOR TITLE INSURANCE, NO. 1830-104254-KCITY AND WITH AN EFFECTIVE DATE OF FEBRUARY 03, 2024, AT 8:30 A.M.

PLAT INFO:
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

OWNER:
United Missouri Bank of Kansas City
1010 Grand Blvd
4th Floor
Kansas City, MO 64108



PROPERTY DESCRIPTION
Resurvey and Replat of Lot Three, CARONDELET THREE, a platted subdivision of land in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:
Commencing at the Southeast corner of said Lot Three, said point also being on the East right-of-way line of State Line Road, as now established; thence N 0°14'00" W along the West line of said Lot Three and the East right-of-way line of said State Line Road, a distance of 45.78 feet to the Point of Beginning; thence S 81°52'35" W along the West line of said Lot Three and the East right-of-way line of said State Line Road, a distance of 177.09 feet to an angle point on the West line of said Lot Three, said point also being on the South right-of-way line of Interstate Highway No. 435, as now established; thence along the West line and Northern line of said Lot Three and the South right-of-way line of said Interstate Highway No. 435, for the following line (2) course: thence N 33°30'48" E, a distance of 217.42 feet; thence N 57°30'17" E, a distance of 372.83 feet to the North corner of said Lot Three; thence along the East line of said Lot Three and the East right-of-way line of said Interstate Highway No. 435, for the following line (3) course: thence S 7°00'30" W, a distance of 150.23 feet; thence S 81°52'35" W, a distance of 15.00 feet; thence S 7°00'30" W, a distance of 398.83 feet; thence S 7°00'30" W, a distance of 40.00 feet; thence S 81°52'35" W, a distance of 25.37 feet; thence West along a curve to the left, said curve having (4) courses: thence S 7°00'30" W, a distance of 100.56 feet; thence S 81°52'35" W, a distance of 178.18 feet; thence S 81°52'35" W, a distance of 25.37 feet; thence West along a curve to the right, said curve being tangent to the last described curve 178.18 feet, on the inside of said curve, a distance of 100.56 feet; thence S 81°52'35" W, a distance of 25.37 feet to the Point of Beginning, containing 4.3220 acres, more or less, as replated last.

PLAT DEDICATION
The Resurvey and Replat of Lot Three, CARONDELET THREE, shall replace and supersede all prior plats as to the property and vacates/releases any prior easements and dedications on the prior plats UNLESS the same are necessary to the plat. The underlined portions of the above described tract of land have caused the same to be sub-divided in the manner shown on the accompanying plat which subdivision shall be known as "CARONDELET THREE LOT THREE REPLAT".

EASEMENT DEDICATION
An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits and mounted transformers, service pedestals, or any of them upon, over, under and along the slope of land designated Utility Easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated Utility Easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that conditions public right of way is dedicated over the location of the utility easement; where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except structures, ponds, snow, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchise utilities from going upon said easement and all of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of all shall be made or operation of any kind or nature shall be performed which will reduce or increase the surface coverage over the utilities above stated or the performance thereof without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

DRAINAGE EASEMENT
A Drainage Easement (D/E) for the purpose of storm water drainage including the right to build, construct, lease, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri, is hereby granted to the City. The City shall have the right of all lines to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary holding such in any way adjacent with the safe and unobstructed use of the lands adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which will interfere with the maintenance and use thereof.

SANITARY SEWER EASEMENT
A Sewer Easement (SSE/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incident thereto, being and situated in Kansas City, Missouri, is hereby granted to the City. By the granting this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, sidewalks, curbs, gutters, sidewalks, roadways, parking, or any other structure or improvement on any portion thereof. However, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, gutters, curbs, sidewalks, or curbs) which would interfere with the proper, safe and continuous maintenance and use of the sewerage system. No excavation of all shall be made or operation of any kind or nature shall be performed which will reduce or increase the surface coverage over the utilities above stated or the performance thereof without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

BUILDING LINES
Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the line of the nearest thereon.

RIGHT OF ENTRANCE
The right of entrance and access in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of law and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and for the United States Postal Service by the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

WATER MAIN EASEMENT
A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto, over, under and through land lying, being, and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land for the purpose of locating, constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-permanent shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in exercising upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incident thereto. No change in the surface cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

CROSS ACCESS
The Right of Ingress-Egress between Lots 1 and 2 along the access drive or through the parking lots is hereby granted.

RESTRICTED ACCESS
No direct vehicular access to State Line Road or to I-435 Highway from Lots 1 and 2 is permitted.

UNDESIRABLE NOISE LEVELS
The area described herein lies adjacent to I-435 Highway as such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through ecological site planning and/or occasional construction to reduce the impact of undesirable noise levels.

STREET GRADES
The Street Grades for Carondelet Drive have been previously established by Ordinance No. 34253 being passed January 30, 1976.
The Street Grades for State Line Road have been previously established by Ordinance No. 320313 being passed January 30, 1992.

EXECUTION
IN TESTIMONY WHEREOF, undersigned preparators has caused this instrument to be executed on this 21st day of MARCH, 2023.
United Missouri Bank of Kansas City, N.A. now known asUMB Bank N.A.
By: Scott Matthews, Vice President

ACKNOWLEDGEMENT
STATE OF KANSAS)
COUNTY OF JACKSON)
BE IT REMEMBERED that on this 21st day of MARCH, 2023, before me, the undersigned, a Notary Public in and for said County and State, some Scott Matthews, Vice President of United Missouri Bank of Kansas City, who is personally known to me to be such a person who executes, as such officer, the within instrument on behalf of said person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: John C. ... My Appointment Expires: ...
Print Name: Jason D. Cawson

CITY PLAT COMMISSION
Approved: September 21, 2021
Director: Michael J. Shaw

PUBLIC WORKS
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 210198, duly substantiated as possible on 09th day of November, 2021.

City Clerk: Marilyn Sanders
Approved by the Jackson County Assessor's Office
Vicent E. Ulica

THE PLAT TITLED "CARONDELET THREE LOT THREE REPLAT", HAS BEEN PREPARED FOR UNITED MISSOURI BANK OF KANSAS CITY, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT DATED FEBRUARY 03, 2024, AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD OF SURVEYING AND LAND SURVEYING PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS, AND THE DEPARTMENT OF LAND SURVEYING PROFESSIONAL SURVEYORS. THE INSTRUMENT HAS COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF KANSAS
PLANNING
ENGINEERING
IMPLEMENTATION

PHILIPS ENGINEERING, INC.
1320 N. Winchesler
Olathe, Kansas 66061
(913) 939-7022
Fax (913) 939-1665