




City Planning and Development Department –  
Development Services

DATE: October 7, 2015  
TO: Marilyn Sanders, City Clerk  
FROM: Dion E. Waldon, MPA, P.E., Manager, Land Development Division (LDD)  
City Planning and Development  
SUBJECT: Hope Avenue Estates (SD0831E)

All the requirements of this office have been met.

*For*   
Dion E. Waldon, P.E., MPA  
Land Development Division  
Division Manager

DEW:prp

RECEIVED BY  
THE CITY CLERK

OCT 07 2015



# PLAT REVIEW GROUP

## TAX CLEARANCE MEMO

Date: 10-7-15

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: HOPE AVENUE ESTATES

The following are the only plat and parcel numbers affecting the above referenced property:

See attached K-PIN

Plat Reviewer: Pamela Powell

Proposed Plat **Hope Avenue Estates** Parent Parcels

KIVA\_PIN

211425



# PLATTE COUNTY TAX RECEIPT

## 2014 REAL ESTATE

**Sheila L. Palmer, Collector**

Administrative Building  
415 Third St. Room 212  
Platte City, MO 64079  
PHONE: 816-858-3356

**SICKS, TOBY & HEATHER**  
5008 N KENSINGTON AVE  
KANSAS CITY MO 64119

PARCEL ID#: 19-5.0-16-000-000-003.000  
SEC, TWN, RNG: 16-51-33  
ACRES: 23.13  
TAX DISTRICT#: 8  
GROUP CD: 0 M-CODE: 0  
PHYSICAL ADDRESS:  
TOTAL APPRAISED: 6,997

### Property Description

THAT PART OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC 16 EXC THAT PART  
PLATTED AS HUNTERS RIDGE 1ST  
KC MISC

	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	840	0	840
Commercial	0	0	0
<b>SUBTOTALS</b>	<b>840</b>	<b>0</b>	<b>840</b>
<b>TOTAL ASSESSED VALUATION</b>			<b>840</b>

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	0.25
County	0.0600	0.50
Health Department	0.0800	0.67
PC Board of Svcs for Dev Disabled	0.1300	1.09
Mental Health	0.1000	0.84
Mid-Continent Public Library	0.3200	2.69
Senlor Cltizen Levy	0.0500	0.42
Platte County R-3 School	4.5989	38.63
County Road #1	0.3239	2.72
Kansas City	1.5997	13.44
		<b>61.25</b>

Date Printed: 08/17/2015

# PAID

VALIDATED BY  
PLATTE COUNTY COLLECTOR  
PLATTE COUNTY AUDITOR

DATE: 12/26/2014 AMOUNT PAID: 61.25 TRANSACTION #: 138241

## REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

**ALTA Commitment Form**  
**COMMITMENT FOR TITLE INSURANCE**  
Issued by  
**STEWART TITLE GUARANTY COMPANY**

STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

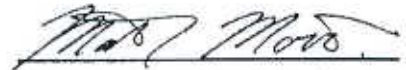


Authorized Countersignature

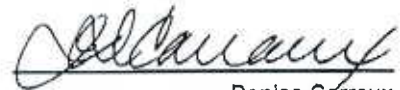
**stewart**  
title guaranty company



Stewart Title Company  
2000 Kentucky, Suite B  
Platte City, MO 64079  
(816) 988-9400



Matt Morris  
President and CEO



Denise Carraux  
Secretary

## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

File No.: 01109-1019 D

**Inquiries Should Be Directed To:**

Stewart Title Company  
2000 Kentucky, Suite B  
Platte City, MO 64079  
Jamie Karr, Email: jamie.karr@stewart.com  
Phone: (816) 988-9388 Fax: (816) 988-9389

1. **Effective Date:** August 05, 2015 at 8:00 A.M.

2. **Policy or Policies to be issued:**

**Amount of Insurance**

(a) A.L.T.A. Owner's Policy      2006 (Standard)

(b) A.L.T.A. Loan Policy      2006 (Standard)

\$145,800.00  
**Total Charge:**

**Proposed Insured:** Missouri Electric Cooperatives Employees' Credit Union, its successors and/or assigns as their interest may appear (FOR ENDORSEMENT PURPOSES ONLY)

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

4. **Title to the said estate or interest in said land is at the effective date hereof vested in:**

Toby Sicks and Heather Sicks, husband and wife

5. **The land referred to in this Commitment is described as follows:**

SEE EXHIBIT "A" ATTACHED HERETO

CME/CME/CME/anw/red 8/19/2015



## EXHIBIT "A" LEGAL DESCRIPTION

All of the Northwest Quarter of the Northeast Quarter of Section 16, Township 51, Range 33, Kansas City, Platte County, Missouri, subject to that part, if any, in streets, roads or public rights of way;

ALSO described as follows: A tract of land in the Northeast Quarter of Section 16, Township 51, Range 33, Kansas City, Platte County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence South 89 degrees 33 minutes 07 seconds East, along the North line of said Northeast Quarter; 1298.97 feet to the Northeast corner of the Northwest Quarter of said Northeast Quarter; thence South 0 degrees 31 minutes 38 seconds West along the East line of the Northwest Quarter of said Northeast Quarter, 1309.91 feet to the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 25 minutes 05 seconds West, along the South line of the Northwest Quarter of said Northeast Quarter, 1304.37 feet to a point on the West line of said Northeast Quarter; thence North 0 degrees 45 minutes 51 seconds East, along said West line, 1306.88 feet to the Point of Beginning, subject to that part, if any, in streets, roads or public rights of way.

EXCEPT A subdivision of land in the Northeast Quarter of Section 16, Township 51, Range 33, Kansas City, Platte County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence South 89 degrees 33 minutes 07 seconds East, along the North line of said Northeast Quarter, 1298.97 feet to the Northeast corner of the Northwest Quarter of said Northeast Quarter; thence South 0 degrees 31 minutes 38 seconds West, along the East line of the Northwest Quarter of said Northeast Quarter, 141.40 feet; thence South 72 degrees 08 minutes 16 seconds West, 159.03 feet; thence Southeasterly on a curve to the right, having an initial tangent bearing of South 17 degrees 51 minutes 44 seconds East, a radius of 375.00 feet, an arc distance of 37.51 feet; thence South 77 degrees 52 minutes 06 seconds West, 200.70 feet; thence South 07 degrees 53 minutes 22 seconds East, 12.93 feet; thence North 89 degrees 33 minutes 07 seconds West, 417.15 feet; thence South 89 degrees 43 minutes 23 seconds West, 74.68 feet; thence South 50 degrees 11 minutes 35 seconds West, 127.47 feet; thence South 36 degrees 35 minutes 40 seconds West, 50.00 feet; thence North 53 degrees 24 minutes 20 seconds West, 11.02 feet; thence South 36 degrees 35 minutes 40 seconds West, 68.20 feet; thence North 79 degrees 45 minutes 15 seconds West, 165.00 feet; thence Northeasterly, on a curve to the right, having an initial tangent bearing of North 10 degrees 14 minutes 45 seconds East, a radius of 375.00 feet, an arc distance of 63.55 feet; thence 70 degrees 02 minutes 41 seconds West, 160.44 feet to a point on the West line of said Northeast Quarter; thence North 0 degrees 45 minutes 51 seconds East, along said West line, 313.21 feet to the Point of Beginning, also known as HUNTERS RIDGE - FIRST PLAT, a subdivision in Kansas City, Platte County, Missouri.

ALSO EXCEPT A subdivision of land in the Northeast Quarter of Section 16, Township 51, Range 33, Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter, thence South 89 degrees 33 minutes 07 seconds East, along the North line of said Northeast Quarter, 1298.97 feet to the Northeast corner of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 31 minutes 38 seconds West, along the East line of the Northwest quarter of said Northeast Quarter, 141.40 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 00 degrees 31 minutes 38 seconds West along said East line 614.70 feet; thence North 89 degrees 28 minutes 22 seconds West, 167.30 feet; thence North 22 degrees 30 minutes 31 seconds East, 80.51 feet; thence North 56 degrees 23 minutes 27 seconds West, 137.50 feet; thence South 33 degrees 36 minutes 33 seconds West 44.02 feet; thence North 56 degrees 23 minutes 27 seconds West, 122.43 feet; thence North 89 degrees 23 minutes 42 seconds West 626.67 feet; thence North 00 degrees 45 minutes 44 seconds East, 43.80 feet; thence North 02 degrees 58 minutes 43 seconds East, 74.22 feet to a point on the Southerly line of HUNTERS RIDGES - FIRST PLAT, a subdivision in Kansas City, Platte county, Missouri; thence North 36 degrees 35 minutes 40 seconds East, along said Southerly line, 68.20 feet; thence South 53 degrees 24 minutes 20 seconds East, along said Southerly line, 11.02 feet; thence North 36 degrees 35 minutes 40 seconds East, along said Southerly line, 50 feet; thence North 50 degrees 11 minutes 35 seconds East, along said Southerly line 127.47 feet; thence North 89 degrees 43 minutes 23 seconds East, along said Southerly line 74.68 feet; thence South 89 degrees 33 minutes 07 seconds East along said Southerly line, 417.15 feet; thence North 07 degrees 53 minutes 22 seconds West, along said Southerly line, 12.93 feet; thence North 77 degrees 52 minutes 06 seconds East, along said Southerly line 200.70 feet; thence Northerly on a curve to the left, said Southerly line, having an initial tangent bearing of North 12 degrees 07 minutes 54 seconds West, a radius of 375.00 feet, a central angle of 05 degrees 43 minutes 50 seconds, an arc distance

CME/CME/CME/anw/red 8/19/2015





of 37.51 feet; thence North 72 degrees 08 minutes 16 seconds East, along said Southerly line, 159.03 feet to the True Point of Beginning, also known as HUNTERS RIDGE - SECOND PLAT, a subdivision in Kansas City, Platte County, Missouri.

CME/CME/CME/anw/red 8/19/2015

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File No. 01109-1019  
STG ALTA Commitment Sch A SKG

Page 3 of 3      STEWART TITLE  
GUARANTY COMPANY



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART I

File No.: 01109-1019

Requirements:

1. Instruments in insurable form which must be executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. THIS COMMITMENT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.
4. EXTENDED COVERAGE FOR POLICY: This Title Company has additional requirements for requests to remove standard exceptions, such as the standard exceptions for survey matters, mechanic's liens, taxes not appearing of record, parties in possession, etc. Please contact the Company immediately with request for removal of any of the standard exceptions or other extended coverage so that underwriting requirements may be evaluated and satisfied.
5. ADDED:

This commitment is issued pursuant to a request for issuance of an endorsement to our existing Loan Policy No. M-9302-003778936 to insure a proposed modification and/or extension agreement for the Deed of Trust shown at exception number 15 of this commitment. In this regard we require for our review a copy of the proposed modification/extension agreement. Upon receipt thereof, we reserve the right to make such further requirements and/or exceptions as we deem necessary.

6. AMENDED:

Properly executed Modification securing the proposed loan. If title will be held by husband and wife, we require that both husband and wife be named as grantors or mortgagors in the body of the modification, and that both spouses execute the modification.

7. DELETED.

8. MECHANIC'S LIEN COVERAGE FOR POLICY: If loan proceeds and/or owner's funds will be used for the construction or renovation of improvements on the land, and if the Company is requested to provide mechanic's lien coverage, (deletion of standard exception 2D), the Company must be advised prior to closing in order to determine whether or not such coverage may be made available. The Company may require additional information to underwrite the request, and there will be charges for any additional services such as construction draw procedures, lien inspections, etc. Please contact our Escrow Officer regarding the availability of mechanic's lien coverage as soon as possible so that we may begin our evaluation and provide quotes for our services.
9. CLOSING INFORMATION NOTE: If the closing for the subject property is to be conducted or disbursed by Stewart Title of Kansas City, Inc., we require all monies due from the purchase/loan to be in the form of a Cashier's Check or Wire Transfer as required by law. The above information applies to all closings. Due to wide variances in banking practices and lack of control over funds "on the wire" we do not accept financial responsibility for delays in the clearing of funds.

10. NOTE: The Company requires that all documents to be recorded pursuant to this commitment be recorded at the



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART I

Platte County Courthouse in Platte City, and that all such documents comply with the formatting requirements for recordability under Missouri Revised Code section 59.310, any violation of which may result in the Recorder's rejection of a non-conforming document or imposition of an additional \$25.00 recording fee. Any such consequences shall be the responsibility of the parties to the non-conforming document.

11. Please forward your closing packages to:  
STEWART TITLE COMPANY, MIDWEST DIVISION., 2000 Kentucky Avenue, Suite B  
Platte City, MO 64079.

For Closing questions regarding your escrow closing requirements please call JAMIE KARR  
(816) 988-9388, FAX (816) 988-9389 or e-mail [jamie.karr@stewart.com](mailto:jamie.karr@stewart.com)

NOTE: ATTENTION LENDERS: loan packages should be e-mailed to [STKCl oan@stewart.com](mailto:STKCl oan@stewart.com)

**NOTE REGARDING TAX MATTERS - FOR INFORMATIONAL PURPOSES ONLY**

**AMENDED:**

Real Estate Taxes for the year 2014 are paid in the amount of \$61.25. TAX I.D. # 19-5.0-16-000-000-003-000.

The currently available assessed valuation shown in the tax records is \$840.00.

**ADDED:**

**CURRENT VESTING DEED(S) - SHOWN FOR INFORMATIONAL PURPOSES ONLY:**

Missouri Warranty Deed by and between Hunters Ridge Properties, L.L.C., grantor(s), and Toby Sicks and Heather Sicks, husband and wife, grantee(s), recorded 4/2/2013 under Document No. 2013005005 in Book 1208 at Page 736.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

File No. 01109-1019

1. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
  - a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
  - a. Rights or claims of parties in possession not shown by the public records.
  - b. Easements, or claims of easements, not shown by the public records.
  - c. Any encroachments, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land.
  - d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - e. Taxes or special assessments which are not shown as existing liens by the public records.

Special Exceptions:

3. Taxes 2015 and subsequent years.
4. Easement granted to the City of Kansas City as set forth in the instrument recorded in Book 535 at Page 81.
5. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0001252 in Book 875 at Page 727 .
- 6.
7. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0016847 in Book 914 at Page 681 .
8. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0016851 in Book 914 at Page 685 .
9. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0000153 in Book 919 at Page 900 .
10. Storm Drainage Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019173 in Book 981 at Page 144 .
11. Storm Drainage Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019174 in Book 981 at Page 145 .
12. Storm Drainage Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019175 in Book 981 at Page 146 .
13. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019176 in Book 981 at Page 147 .



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

14. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019179 in Book 981 at Page 150 .
15. AMENDED TO READ:  
Deed of Trust executed by Toby Sicks and Heather Sicks, husband and wife to Kusnetzky, Schwartz, Rosenfeld, Sailler and Lilla, P.C., Trustee or Missouri Electric Cooperatives Employees' Credit Union, dated 3/29/2013 and recorded 4/2/2013, as Document No. 2013005006 in Book 1208 at Page 737, stating that is secures \$145,800.00 and interest.
16. ADDED:

Any documents linked herein are provided for convenience only. Linked documents are not an abstract or attempt to abstract and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action.



## STG Privacy Notice Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

Hunters Ridge Third plat

4. Easement granted to the City of Kansas City as set forth in the instrument recorded in Book 535 at Page 81. This item does not affect the subject property.

5. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0001252 in Book 875 at Page 727. This Item affects the subject property.

6.

7. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0016847 in Book 914 at Page 681. This Item affects the subject property.

8. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0016851 in Book 914 at Page 685. This Item affects the subject property but its term has expired.

9. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0000153 in Book 919 at Page 900. This Item affects the subject property.

10. Storm Drainage Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019173 in Book 981 at Page 144. This Item affects the subject property.

11. Storm Drainage Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019174 in Book 981 at Page 145. This Item affects the subject property.

12. Storm Drainage Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019175 in Book 981 at Page 146. This Item affects the subject property.

13. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019176 in Book 981 at page 147. This Item affects the subject property but its term has expired.

14. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. 0019179 in Book 981 at Page 150. This Item affects the subject property but its term has expired.

# HOPE AVENUE ESTATES

A SUBDIVISION IN  
FINAL PLAT  
KANSAS CITY, PLATE COUNTY, MISSOURI

**EXHIBIT B - PLAT** The plat contains a description of the plat and of the lots contained therein, and the boundaries of the plat and the lots, and the names of the persons by whom the plat was made, and the names of the persons by whom the lots are owned, and the names of the persons by whom the plat was recorded.

**EXHIBIT C - CERTIFICATE** This certificate is a copy of the plat as recorded, and it is certified that it is a true and correct copy of the plat as recorded.

**COPIES OF THIS PLAT** The purchaser shall pay to the City of Kansas City, Missouri, a sum of three hundred and twenty dollars for the purchase of each copy of this plat as recorded.

**EXHIBIT D - GENERAL NOTES** These notes are intended to provide information to the purchaser of the plat, and they shall be read in connection with the plat as recorded.

**EXHIBIT E - LEGAL NOTES** These notes are intended to provide information to the purchaser of the plat, and they shall be read in connection with the plat as recorded.

**EXHIBIT F - SURVEY DATA** This exhibit contains the survey data used in the preparation of the plat, and it shall be read in connection with the plat as recorded.

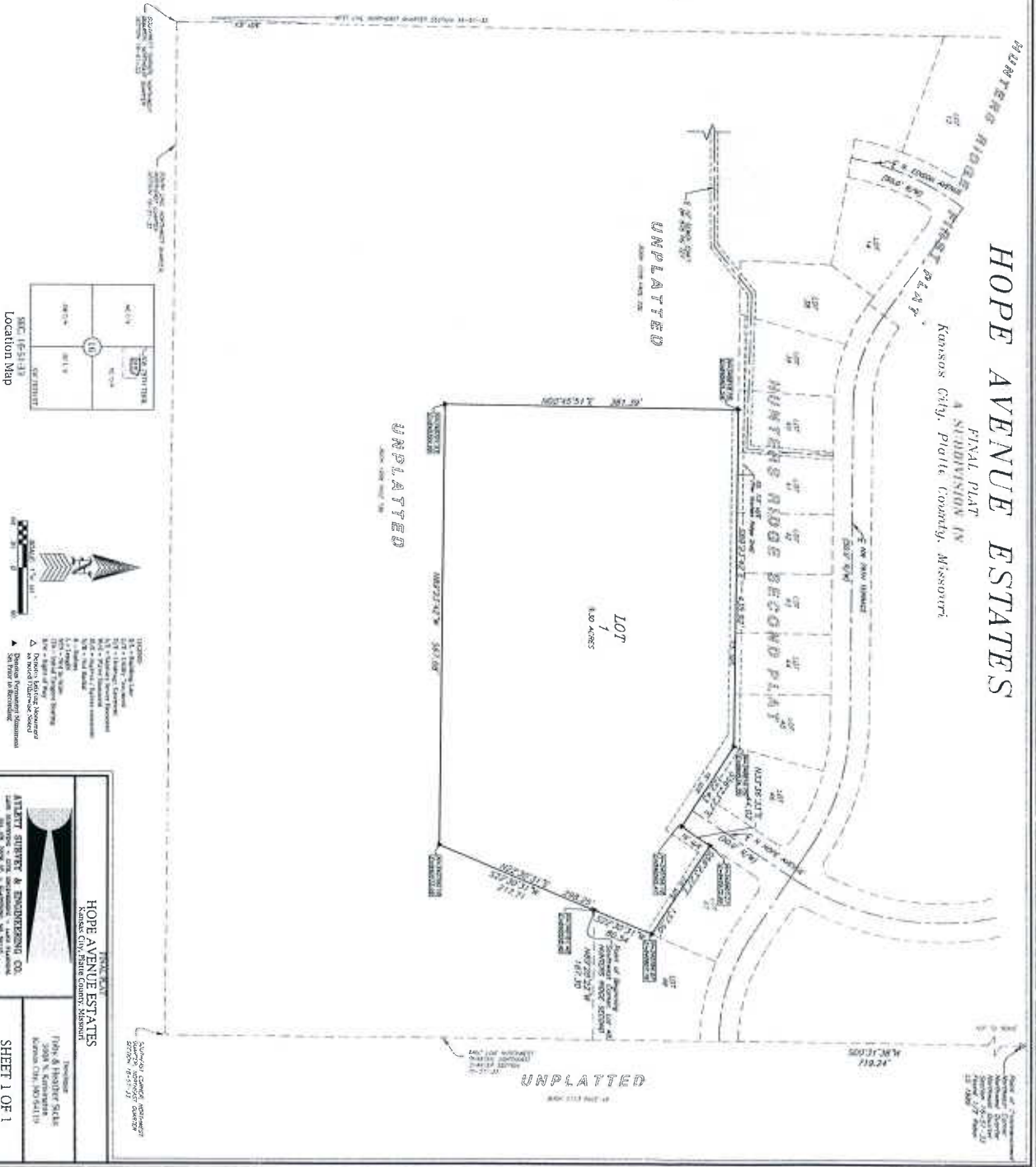
**EXHIBIT G - LEGAL NOTES** These notes are intended to provide information to the purchaser of the plat, and they shall be read in connection with the plat as recorded.

**EXHIBIT H - SURVEY DATA** This exhibit contains the survey data used in the preparation of the plat, and it shall be read in connection with the plat as recorded.

**EXHIBIT I - LEGAL NOTES** These notes are intended to provide information to the purchaser of the plat, and they shall be read in connection with the plat as recorded.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_



**HOPE AVENUE ESTATES**

KANSAS CITY, PLATE COUNTY, MISSOURI

**PLATTING ENGINEER**

**ATLANTY SURVEY & ENGINEERING, INC.**

2008 N. SOUTHERN BLVD.  
KANSAS CITY, MO 64111





**CITY OF KANSAS CITY, MISSOURI**

Receipt is hereby acknowledged of cash, or other items as described.  
This receipt is required subject to compliance with all applicable city ordinances or other authority.

186295

RECEIVED FROM

*Toby Siers*

AMOUNT

*375*

DESCRIPTION IF OTHER THAN CASH

*3541*

PURPOSE

*Franklano Fee*

*NW 79<sup>th</sup> & N. Hopewell*

DATE RECEIVED

*8-18-15*

DISTRIBUTION

Write - Payor

Yielder - Optional

Hook - Receipt Book

71-319 (Rev. 3-01)

Department, Division or other Activity

Signature

*PER Fee Siers*  
*Michael S. Siers*