

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

04/15/2026 2:27 PM

NON-STANDARD FEE: EXEMPT FEE: \$24.00 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2026E0027618

Book: Page:

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

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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 #: 250511

ORDINANCE NO. 250511

Approving the plat of Fareway Meat Market, an addition in Jackson County, Missouri, on approximately 1.7 acres generally located at the southeast corner of West 79th Street and Ward Parkway, creating two (2) lots for the purpose of a commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00006)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Fareway Meat Market, 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 grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 21, 2025.

Approved as to form:

Euard Alegre
Associate City Attorney



Authenticated as Passed

Quinton Lewis, Mayor

Marilyn Sanders, City Clerk

JUL 17 2025

Date Passed

This is to certify that General Taxes for 2025, 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 6, 2024

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

04/15/2026 2:35 PM

NON-STANDARD FEE: \$25.00 FEE: \$42.00 9 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2026E0027624

Book: Page:

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
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**COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF FAREWAY MEAT MARKET**

THIS COVENANT made and entered into this ^{1st} ~~4th~~ day of ^{December} ~~November~~, 2025, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (City), and of Fareway Stores, Inc. a corporation, (Owner).

WHEREAS, Owner has an interest in certain real estate generally located at the 1307 W 79th Street in Kansas City, of Jackson 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 Plat of Fareway Meat Market, (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 Lots of Lot 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, The Facilities, located on Lot 2 within 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 and provide BMP(s) to treat the stormwater 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 Lot 2.
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Lot 2.
- 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 Lot 2 to the limits prescribed by the Kansas City Code of Ordinances.
- f. Maintain the grades within Lot 2 pursuant to the approved plan on file in the office of the Director of KC Water and identified as File No 2025-077.
- 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 Lot 2 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, repair, or replacement against Owner, and/or the owners of Lot 1 served by the Facility on Lot 2;
- b. Assess a lien on either the Lot 1 or Lot 2 or both served by the Facility on Lot 2;
- c. Maintain suit against Owner, and/or the owners of Lot 1 served by the Facility on Lot 2 for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Lot 1 and Lot 2 not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owner and/or the owner of Lot 2 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 KC Water
4800 East 63rd Street
Kansas City, Missouri 64130

Notices to Owner shall be addressed to:
Fareway Stores, Inc.
Corporation
2300 Industrial Park Road
Boone, IA 50036
Mike McCormick
515-432-2623

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 Jackson, 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 Facilities.

ATTESTATION BY CITY CLERK:

Monica Sanders for
City Clerk

KANSAS CITY, MISSOURI

By: Kenneth C. Morgan
Director of KC Water

Approved as to form:

[Signature]
Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF Jackson)

BE IT REMEMBERED that on this 1st day of December, 2025, before me, the undersigned, a notary public in and for the county and state aforesaid, came Kenneth Morgan, Director of KC Water, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and Monica Sanders, Chief Deputy 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.

[Signature]
Notary Public

My Commission Expires: January 17, 2028

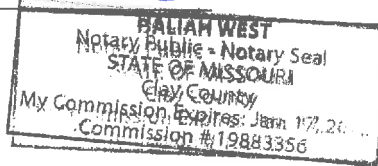
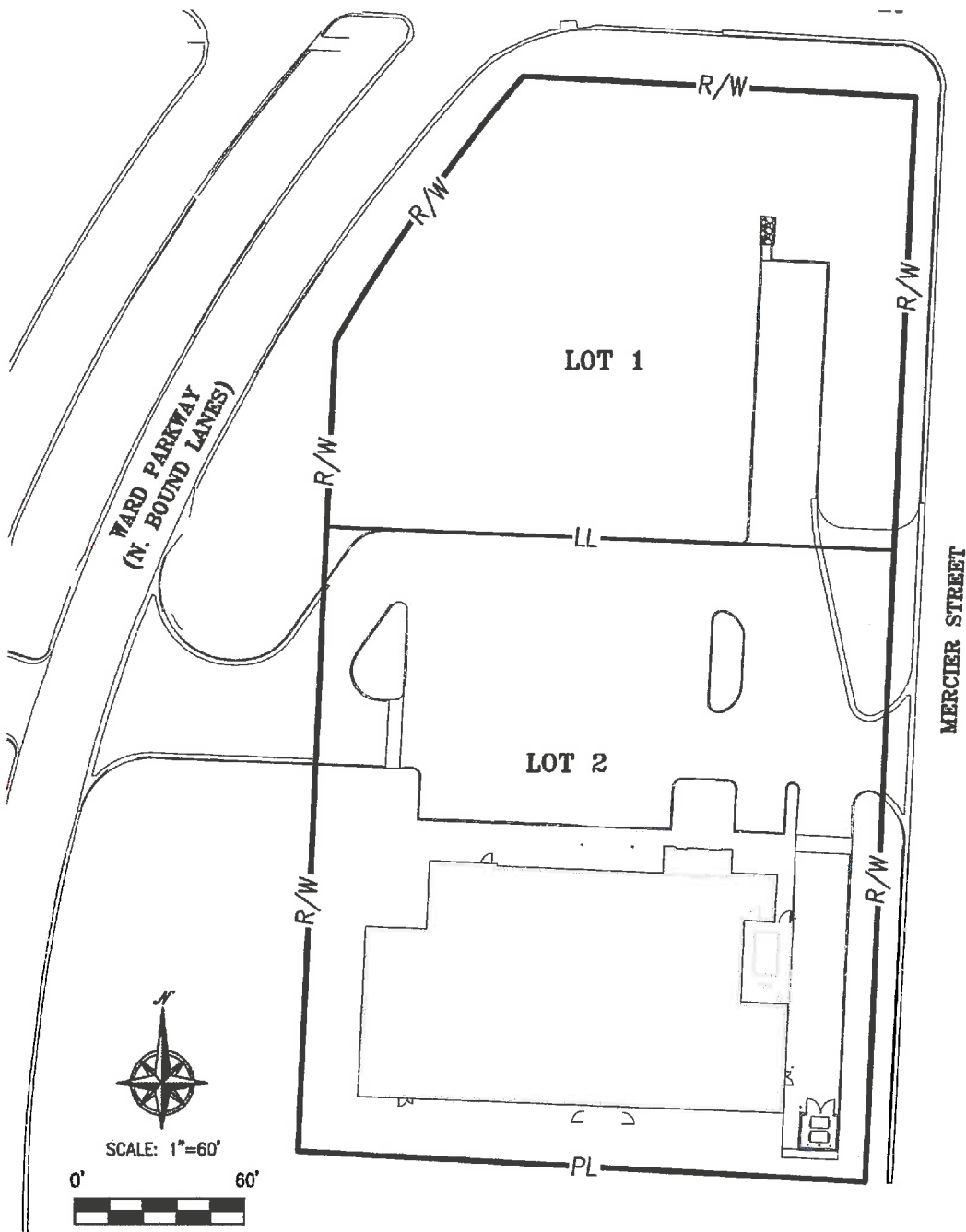


EXHIBIT "A"

Lot 1 and Lot 2, Fareway Meat Market, a subdivision in the City of Kansas City, Jackson County,
Missouri.

EXHIBIT "B" PROPERTY EXHIBIT



PLANNING
ENGINEERING
IMPLEMENTATION

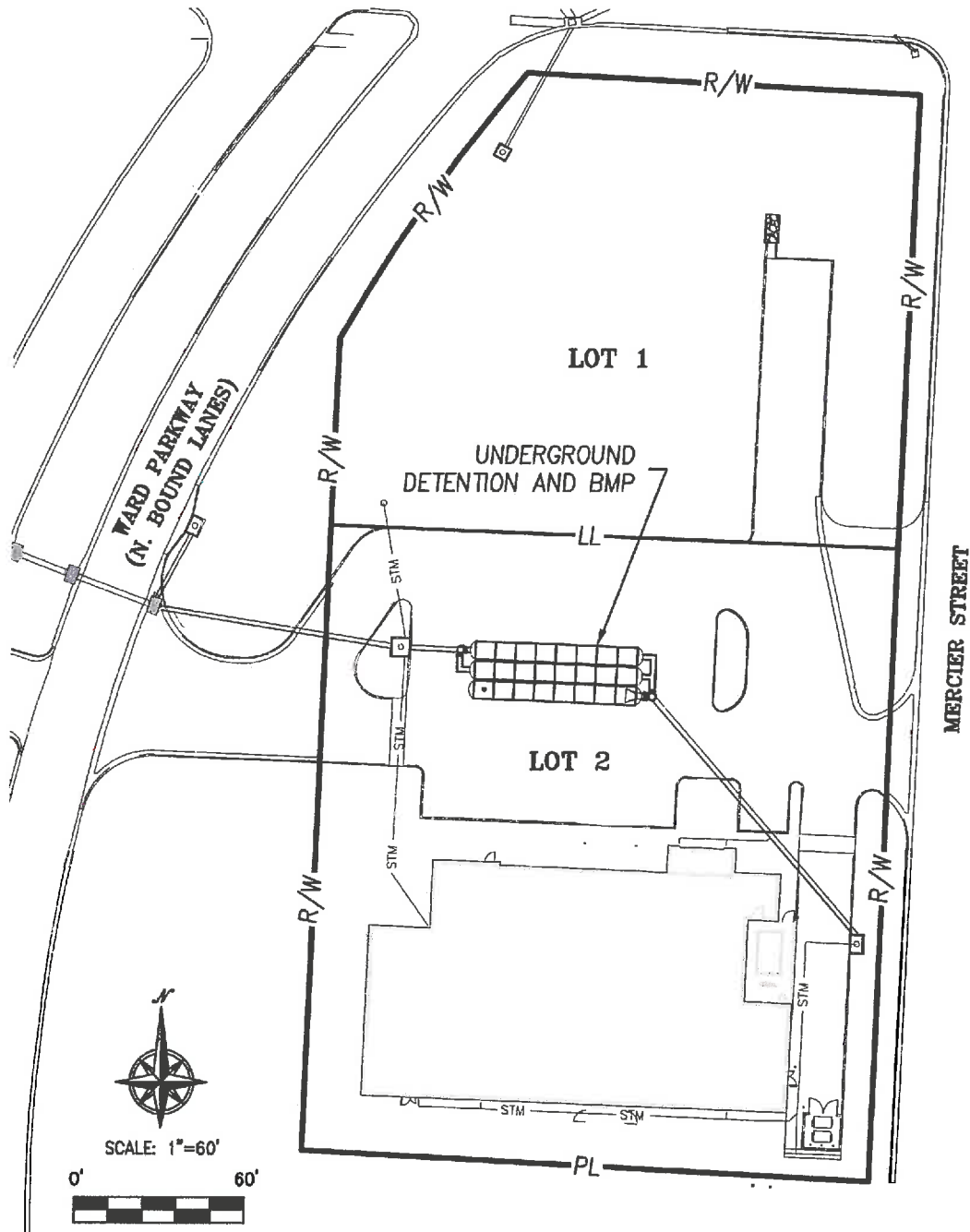
PHELPS ENGINEERING, INC (913) 393-1155
1270 N. Winchester Fax (913) 393-1166
Olathe, Kansas 66061 www.phelpsengineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND
SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PROJECT NO. 241029
DATE: 9/7/25
BY: egc

EXHIBIT "C"

DETENTION & BMP LOCATION



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC (913) 393-1155
 1270 N. Winchester Fax (913) 393-1166
 Olathe, Kansas 66061 www.phelpsengineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82
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Book: 229 Page: 77

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Tax Certificate

415 E 12th Street
Kansas City, MO 64106
Taxpayer Services: (816) 881-3232
Business Taxes: (816) 881-3186

INSTRUCTIONS TO TAXPAYER

- 1. Have Part I of this Tax Certificate completed by the GIS Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description: (RTS or Sub)

FAREWAY MEAT MARKET

Current Parcel ID: 47-930-02-06-00-0-00-000

Years: 2023 - 2025

GIS Staff: Vincent Brice

Date: 04/13/2026

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years. Attach document if paid. Attach bill if taxes due.

Table with 4 columns: YEAR, AMOUNT DUE, DATE PAID, VERIFIED BY. Rows for years 2023, 2024, and 2025, all showing 0.00 amount due and verified by Altha Young.

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2023-2025 and all prior years for the above described property.)

Date: 4/15/2026

Supervisor: Altha Young



Tax Certificate

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Kansas City, MO 64106
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Business Taxes: (816) 881-3186

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PART I: TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description: (RTS or Sub)

FAREWAY MEAT MARKET

Current Parcel ID: 47-930-02-25-00-0-00-000

Years: 2023 - 2025

GIS Staff: Vincent Brice

Date: 04/13/2026

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Legal Description: (RTS or Sub)

FAREWAY MEAT MARKET

Current Parcel ID: 47-930-02-04-00-0-00-000

Years: 2023 - 2025

GIS Staff: Vincent Brice

Date: 04/13/2026

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FAREWAY MEAT MARKET

Current Parcel ID: 47-930-02-05-00-0-00-000
GIS Staff: Vincent Brice

Years: 2023 - 2025
Date: 04/13/2026

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