

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

11/18/2015 02:05:35 PM

INSTRUMENT TYPE: ORDI FEE: \$27.00 4 PGS
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER / BOOK & PAGE

2015E0104062

Robert T. Kelly, Director, 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.



Robert T. Kelly, 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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ORDINANCE NO. 150706

Approving the plat of Walnut Addition, an addition in Jackson County, Missouri; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and authorizing the City Clerk to record this ordinance and attached documents. (SD1506A)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Walnut Addition, 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 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 3. 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 4. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 7, 2015.



Authenticated as Passed

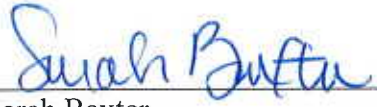

Sly James, Mayor


Marilyn Sanders, City Clerk

AUG 27 2015

Date Passed

Approved as to form and legality:


Sarah Baxter
Assistant City Attorney

This is to certify that General Taxes for 2014, 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 Mark T. P.

Dated, November 10, 2015

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
11/18/2015 02:05:35 PM
INSTRUMENT TYPE: SUB FEE: \$24.00 2 PGS



INSTRUMENT NUMBER / BOOK & PAGE
2015E0104064

Robert T. Kelly, Director, Recorder Of Deeds

SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that BOSWACHTER, LLC, a Missouri limited liability company, having an address of 4000 LEES SUMMIT RD, KANSAS CITY MO 64139, as owner and holder and (Grantee) of the note evidencing the debt secured by the Deed of Trust executed by 4728 Holly, LLC, dated and recorded in the office of the Recorder of Deeds for Jackson County, Missouri, as Document No. **2014E0096541**, 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 Final Plat of WALNUT ADDITION, a replat of all of Lot 91, Ivanhoe Heights, a subdivision in Kansas City, Jackson County, Missouri, recorded as Document No. 2015E0104063.

Provided, however, that this subordination shall not prejudice the lien of said Deed of Trust on the remaining property therein described.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed, pursuant to due authority, this 28 day of September, 2015.

Boswachter, LLC

By

Name:

Title:

Jill Forster
JILL FORSTER
SPECIAL AGENT

STATE OF MISSOURI
COUNTY OF JACKSON

On this 28th day of September, 2015, before me, the undersigned, a Notary Public, in and for said state, personally appeared Jeffrey L. Forster, Special Agent, known to me to be the person described in and who executed the foregoing instrument on behalf of Boswachter t LLC, and acknowledged that he/she executed the same as the free act and deed on behalf of said limited liability company.

WITNESS my hand and notary seal subscribed and affixed in said County and State, the day and year first above written.

My Commission Expires: 4/3/17

Hillary D. Tindle
Print Name: Hillary D. Tindle
Notary Public in and for said County and State



HILLARY D. TINDLE
My Commission Expires
April 3, 2017
Johnson County
Commission #13690381



Office of the City Clerk

25th Floor, City Hall
 414 East 12th Street
 Kansas City, Missouri 64106

(816) 513-3360
 Fax: (816) 513-3353

PLAT NAME: Walnut Addition

The following items are included in the packet to be recorded with the appropriate County Office:

- Jackson County Recorder's Office
- Clay County Recorder's Office
- Platte County Recorder's Office

<input checked="" type="checkbox"/> Original Ordinance <u>150706</u>	<input checked="" type="checkbox"/> Location Maps
<input checked="" type="checkbox"/> Subordination of Deed of Trust	<input type="checkbox"/> Mylar Maps <u>2</u>
<input type="checkbox"/> Partial Release of Deed of Trusts	<input type="checkbox"/> Paper Maps <u>5</u>
<input type="checkbox"/> Aviation and Noise Easement	<input type="checkbox"/> Subordination of Easements
<input type="checkbox"/> Covenant to Maintain Storm Water Detention	<input type="checkbox"/> Declaration of Covenants, Conditions & Restrictions
<input type="checkbox"/> Others:	<input type="checkbox"/> Deed of Release
	<input type="checkbox"/> Declaration of Condominium
	<input type="checkbox"/> Covenant to Maintain PH Facility

I acknowledge receipt of the above items and understand that I am responsible for recording these documents at the specified County Recorder's Office. I fully understand that **ALL original recorded documents (including 1 recorded plat map)** are to be returned **ONLY** to the City Clerk's Office and that I am solely responsible for the return of the recorded documents to this office. I further understand that these documents **will not be considered recorded by the City** until **ALL** documents are returned to the City Clerk's Office, 414 E. 12th St, 25th Floor, KCMO 64106. Furthermore, I understand that if the documents cannot be recorded, then all items must be returned to the City Clerk's Office.

Date: 11-17-15
 Company Name: 4728 Hawk LLC
 Printed Name: STEVE WILSON
 Signature: [Signature]
 Phone #: 816-728-7923