

Recorded in Platte County, Missouri



Recording Date/Time: 04/28/2026 at 01:18:46 PM

Book: 1433 Page: 77

Instr #: 2026004796

Pages: 3

Fee: \$27.00 E 20260004244

KANSAS CITY



Christopher L. Wright
Recorder of Deeds

PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

EXEMPT DOCUMENT

The Recorder of Deeds has added this page to your document per compliance with State law under Exempt Status.
RSMo 59.310.4 (effective January 1, 2002)

Christopher L. Wright
Recorder of Deeds
415 Third St., Suite 70
Platte City, MO 64079

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Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 250471

ORDINANCE NO. 250471

Approving the plat of Northland Workforce Development Center, an addition in Platte County, Missouri, on approximately 19 acres generally located at the northwest corner of Northwest 95th Street and North Platte Purchase Drive, creating one lot for the purpose of an educational facility; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00005)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Northland Workforce Development Center, 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.

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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 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 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 Platte County, Missouri.

Section 6. 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:

Eluard Alegre
Associate City Attorney

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 27, 2026



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUN 12 2025

Date Passed

Recorded in Platte County, Missouri



Recording Date/Time: 04/28/2026 at 01:18:46 PM

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Christopher L. Wright
Recorder of Deeds

KANSAS CITY

PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

NON-STANDARD DOCUMENT

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AVIATION AND NOISE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Northland Workforce Development Center, hereinafter referred to as GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby confessed and acknowledged, hereby grant, bargain, sell, convey and confirm unto KANSAS CITY, MISSOURI, a Municipal Corporation, hereinafter referred to as GRANTEE, its successors and assigns forever, a perpetual public use easement or right-of-way for the free and unobstructed passage and effect of the flight of aircraft, of whatever ownership and whether now known or hereafter used for navigation of or flight in the air, in, through, over and across the airspace above the following described parcel of real property, lying, being, and situated in the County of Platte, State of Missouri, to-wit:

A tract of land being in part of the Northeast Quarter of Section 4, Township 51 North, Range 33 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter;

Thence South 00°32'38" West, along the East line of Northeast said Quarter, 100.44 feet, to the West Right-of-Way line of N. Platte Purchase Drive, as now established;

Thence along said West Right-of-Way line on a curve to the left, having an initial tangent bearing of South 19°19'28" West, a radius of 565.14 feet, and an arc length of 32.29, to the Point of Beginning;

Thence continuing along said West Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 565.14 feet and an arc length of 152.94 feet;

Thence South 00°32'41" West, continuing along said West Right-of-Way line, 424.73 feet;

Thence South 89°59'57" West, 530.91 feet;

Thence on a curve to the right, tangent to the last described course, having a radius of 1074.00 feet and an arc length of 196.68 feet;

Thence North 79°30'30" West, 438.44 feet;

Thence on a curve to the left, tangent to the last described course, having a radius of 974.00 feet and an arc length of 173.61 feet;

Thence North 89°43'15" West, 65.23 feet;

Thence North 00°01'06" East, 588.41 feet;

Thence on a curve to the right, having an initial tangent bearing North 87°48'01" East, a radius of 1564.00 feet and an arc length of 346.46 feet;

Thence South 79°30'27" East, 434.02 feet;

Thence on a curve to the left, tangent to the last described course, having a radius of 485.00 feet and an arc length of 75.97 feet;

Thence South 88°28'57" East, 574.41 feet to the Point of Beginning.

Contains 827732 square feet or 19.00 acres more or less.

This easement for the free and unobstructed passage and effect of the flight of aircraft shall not be applied so as to deny to the Grantor the right of and privilege to build, install, or erect buildings and other structures and improvements on said property in accordance with the approved zoning plan therefore: and any amendments thereto.

The rights herein granted shall include the right in such airspace or other airspace, to allow, make and emit such noise as may be inherent to the operation of aircraft now known or hereafter used for navigation of or flight in the air; reserving, however, to the Grantor, during the term of said easement,

such use, rights, and privileges in said land or real property as may be exercised and enjoyed without interference with or abridgment of the rights hereby granted.

The Grantor, and for and on behalf of the Grantor's successors and assigns, covenants, bargains and agrees that the Grantor is the owner in fee simple of the above described premises and that at the time of the ensiling and delivery of these presents has full ownership right and power to grant, bargain, sell and convey the easement as aforesaid free and clear from all other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature, and the Grantor covenants and agrees with the Grantee, its successors and assigns, to warrant and forever defend against all and every person or persons.

IN WITNESS WHEREOF:

Platte County R-3 School District, authorized to do business in the State of Missouri, has caused these presents to be executed this 4th day of March, 2026.

Platte County R-3 School District
a Missouri Limited Liability Company

Jay Harris
Jay Harris, Owner's Representative

STATE OF Missouri
SS:
COUNTY OF Platte

Be it remembered that on this 4th day of March, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jay Harris to me personally known, who being by me duly sworn, did say that he is Owner's representative of Platte County R-3 School District, and that said instrument was signed in behalf of said corporation and that said Jay Harris acknowledged and said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: 08/07/2026
Danielle Maree Nickell
Notary Public

