



City Planning and Development Department –
Development Services

DATE: **January 19 , 2016**

TO: **Marilyn Sanders, City Clerk**

FROM: **Dion E. Waldon, MPA, P.E., Manager, Land Development Division (LDD)
City Planning and Development**

SUBJECT: **Hawksbury - Fourth Plat (SD0840D)**

All the requirements of this office have been met.

DE Dion E. Waldon, P.E., MPA
Land Development Division
Division Manager

DEW:prp

RECEIVED BY
THE CITY CLERK

JAN 19 2016



PLAT REVIEW GROUP

TAX CLEARANCE MEMO

Date: 1-19-16

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: HAWKSBURY - FOURTH PLAT

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

See attached K-PIN

Plat Reviewer: Pamela Powell

Proposed Plat **Hawksbury Fourth Plat** Parent Parcels

KIVA_PIN

216800

229652

246933

252857



PLATTE COUNTY TAX RECEIPT

2015 REAL ESTATE

Sheila L. Palmer, Collector

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

**HAWKSURRY DEVELOPMENT LLC
1501 BURLINGTON
NORTH KANSAS CITY MO 64116**

PARCEL ID#: 18-9.0-30-300-001-003.000
SEC, TWN, RNG: 30-52-33
ACRES: 25.78
TAX DISTRICT#: 11
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 20,708

Property Description

BEGIN AT THE SW CORNER OF SW-30-52-33 THEN N 505' NE 656' E TO ROW SW TO HA WKSURRY 3RD THEN ALONG THE N BOUNDARY OF HAWKSURRY 3RD & 2ND TO A POINT 15

	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	2,485	0	2,485
Commercial	0	0	0
SUBTOTALS	2,485	0	2,485
TOTAL ASSESSED VALUATION			2,485

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	0.75
County	0.0600	1.49
Health Department	0.0800	1.99
PC Board of Svcs for Dev Disabled	0.1300	3.23
Mental Health	0.1000	2.49
Mid-Continent Public Library	0.3146	7.82
Senior Citizen Levy	0.0500	1.24
Platte County R-3 School	5.0439	125.34
Platte City Special Road	0.2150	5.34
Kansas City	1.5806	39.28
		188.97

Date Printed: 01/19/2016

PAID

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/08/2015 AMOUNT PAID: 188.97 TRANSACTION #: 870230

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



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

**HAWKSURY DEVELOPMENT LLC
1501 BURLINGTON
NORTH KANSAS CITY MO 64116**

PARCEL ID#: 18-9.0-30-300-012-002.000
SEC, TWN, RNG: 30-52-33
ACRES: 0.36
TAX DISTRICT#: 11
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 45,000

Property Description

LOT 130			
HAWKSURY 3RD			
	Assessed Land	Assessed Structure	SUBTOTALS
Residential	8,550	0	8,550
Agricultural	0	0	0
Commercial	0	0	0
SUBTOTALS	8,550	0	8,550
TOTAL ASSESSED VALUATION			8,550

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	2.57
County	0.0600	5.13
Health Department	0.0800	6.84
PC Board of Svcs for Dev Disabled	0.1300	11.12
Mental Health	0.1000	8.55
Mid-Continent Public Library	0.3200	27.36
Senior Citizen Levy	0.0500	4.28
Platte County R-3 School	4.5989	393.21
Platte City Special Road	0.2150	18.38
Kansas City	1.5997	136.77
		614.21

Date Printed: 04/13/2015

PAID

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/22/2014 AMOUNT PAID: 614.21 TRANSACTION #: 849564

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

TITLE REPORT

Report Number: 01109-1246 B
Customer Order Number:

Effective Date of Report:
March 30, 2015 at 8:00 AM

Inquiries Should Be Directed To:

Stewart Title Company
2000 Kentucky, Suite B
Platte City, MO 64079
Jamie Karr, **Phone:** (816) 988-9388 **Fax:** (816) 988-9389

1. The estate or interest in the land described or referred to in this report and covered herein is:

Fee Simple

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

Hawksbury Development, L.L.C.

3. The land referred to in this Report is located in the County Jackson, State of Missouri, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

LEH/LEH 4/13/2015

File Number: 01109-1246

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STEWART TITLE GUARANTY COMPANY

EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records.
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.
3. This report is not a guarantee or warranty of title, nor is this a commitment to provide, nor does it provide title insurance. Stewart Title Company disclaims any and all marketability of the title to the real property described herein Liability hereunder is expressly limited to the consideration paid heretofore.

Special Exceptions:

4. AMENDED TO READ AS FOLLOWS:

NOTE REGARDING TAX MATTERS – FOR INFORMATIONAL PURPOSES ONLY

Real Estate Taxes for the year 2014 are paid in the amount of \$11.58.

TAX I.D. # [17-7.0-25-000-000-062.000](#) (That portion lying within Section 25)

The currently available assessed valuation shown in the tax records is \$138.

5. Real Estate Taxes for the year 2014 are paid in the amount of \$170.10.
TAX I.D. # [18-9.0-30-300-001-003.000](#) (That portion lying within Section 30) (Includes Other Property)

The currently available assessed valuation shown in the tax records is \$2,368.

6. DELETED

7. Real Estate Taxes for the year 2014 are paid in the amount of \$614.21.
TAX I.D. # [18-9.0-30-300-012-002.000](#) (Lot 130, Hawksbury - Third Plat)

The currently available assessed valuation shown in the tax records is \$8,550.

8. All real estates taxes and special assessments, if any, due the City of Kansas City.
9. Deed of Trust executed by Jarr Investors LLC to Harold D. Clough, Trustee for Liberty Savings Bank, F.S.B. dated September 27, 2004 and recorded September 29, 2004 as [Document No. 19082, in Book 1043 at Page 665](#), securing \$263,500.00 and interest. (Secures Future Advances) (Includes other properties)

NOTE: Modification Agreement with respect to the foregoing mortgage recorded June 16, 2005 under [Document No. 10631 in Book 1060 at Page 427](#).

NOTE: By the instrument dated October 3, 2006 and recorded October 4, 2006, as [Document No. 17200 in Book 1091 at Page 330](#), PR&H Trustee Services, P.C. was appointed successor trustee to the foregoing deed of trust.

10. Building lines, easements and restrictions shown on the plat of Hawksbury - Third Plat recorded June 7, 2005 in [Plat Book 20 at Page 85](#).

Including, but not limited to, a notation in regards to Tract B - "TRACT B: Tract B (0.20 acres) is hereby reserved as Private Open Space and shall be maintained by the Hawksbury Homes Association as described in the Extension of Restrictions recorded with this plat."

11. Right of Way and Easement granted to American Telephone and Telegraph Company as set forth in the instrument recorded September 18, 1948 as [Document No. 548246 in Book 157 at Page 535](#); affect, if any, of the Assignment recorded in Book 585 at Page 308 and the release recorded in Book 600 at Page 223.
12. Right of Way and Easement granted to American Telephone and Telegraph Company as set forth in the instrument recorded September 18, 1948 as [Document No. 548236 in Book 157 at Page 540](#); affect, if any, of the Assignment recorded in Book 585 at Page 308 and the release recorded in Book 600 at Page 223.
13. Easement granted to Missouri Public Service Company as set forth in the instrument recorded October 17, 1955 in [Book 189 at Page 581](#) as affected by the Subordination of License Agreement as set forth in the instrument recorded June 7, 2005 as [Document No. 10059 in Book 1059 at Page 862](#).
14. Easement granted to the City of Kansas City as set forth in the instrument recorded January 30, 1968 in [Book 308 at Page 452](#).
15. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded July 17, 1969 in [Book 326 at Page 466](#).
16. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded June 10, 1971 in [Book 361 at Page 536](#).
17. Easement granted to the City of Kansas City as set forth in the instrument recorded May 7, 1992 in as [Document No. 5947 Book 770 at Page 191](#).
18. Permanent Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded October 2, 1999 as [Document No. 17791 in Book 892 at Page 219](#).
19. Easement granted to the City of Kansas City as set forth in the instrument recorded December 31, 1998 as [ment No. 23395 in Book 897 at Page 820](#).
20. Easement granted to the City of Kansas City as set forth in the instrument recorded December 31, 1998 as [Document No. 23396 in Book 897 at Page 821](#).
21. Easement granted to the City of Kansas City as set forth in the instrument recorded December 31, 1998 as [Document No. 23397 in Book 897 at Page 822](#).
22. Easement granted to the City of Kansas City as set forth in the instrument recorded December 31, 1998 as [Document No. 23398 in Book 897 at Page 823](#).
23. Aviation and Noise Easement granted to the City of Kansas City as set forth in the instrument recorded December 31, 1998 as [Instrument No. 23399 in Book 897 at Page 824](#).
24. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded December 31, 1998 as [Document No. 23400 in Book 897 at Page 825](#).
25. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded March 19, 1999 as [Document No. 5105 in Book 902 at Page 982](#).

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STEWART TITLE GUARANTY COMPANY

26. Easement for Underground Facilities granted to Southwestern Bell Telephone as set forth in the instrument recorded July 22, 1999 as [Document No. 13224 in Book 911 at Page 72](#).
27. Terms, provisions, conditions, covenants, restrictions, easements, charges, assessments and liens set forth in declaration of restrictions and homes association, including all exhibits attached thereto, recorded August 27, 1999 under [Document No. 15518 in Book 913 at Page 355](#) and as affected by the instrument recorded June 7, 2005 as [Document No. 10056 in Book 1059 at Page 859](#).
28. Grading Consent as set forth in the instrument recorded December 5, 2000 as [Document No. 140 in Book 919 at Page 887](#).
29. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded January 5, 2000 as [Document No. 141 in Book 919 at Page 888](#).
30. Storm Drainage Easement granted to the City of Kansas City as set forth in the instrument recorded January 5, 2000 as [Document No. 142 in Book 919 at Page 889](#).
31. Storm Drainage Easement granted to the City of Kansas City as set forth in the instrument recorded January 5, 2000 as [Document No. 143 in Book 919 at Page 890](#).
32. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded January 5, 2000 as [Document No. 144 in Book 919 at Page 891](#).
33. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded January 5, 2000 as [Document No. 145 in Book 919 at Page 892](#).
34. Temporary Easement granted to the City of Kansas City as set forth in the instrument recorded February 7, 2002 as [Document No. 2299 in Book 964 at Page 325](#).
35. Storm Drainage Easement granted to the City of Kansas City as set forth in the instrument recorded February 7, 2002 as [Document No. 2300 in Book 964 at Page 326](#).
36. Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded February 7, 2002 as [Document No. 2301 in Book 964 at Page 327](#).
37. Aviation and Noise Easement granted to the City of Kansas City as set forth in the instrument recorded September 3, 2004 as [Document No. 17466 in Book 1042 at Page 51](#).
38. Permanent Easement for Water Main and Appurtenances granted to the City of Kansas City as set forth in the instrument recorded September 3, 2004 as [Document No. 17467 in Book 1042 at Page 52](#).
39. Agreement for Noise Disclosure as set forth in the instrument recorded June 7, 2005 as [Document No. 10057 in Book 1059 at Page 860](#).
40. Cooperative Agreement for Impact Free Payments as set forth in the instrument recorded June 7, 2005 as [Document No. 10058 in Book 1059 at Page 861](#).
41. 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.
42. ADDED

Standard Sewer Easement granted to the City of Kansas City as set forth in the instrument recorded July 22, 2014 as [Document No. 2014007879](#) in Book 1230 at Page 909.

43. ADDED

Standard Sewer Easement #2 granted to the City of Kansas City as set forth in the instrument recorded July 22, 2014 as [Document No. 2014007880](#) in Book 1230 at Page 910.

44. ADDED

Storm Drainage Easement #1 granted to the City of Kansas City as set forth in the instrument recorded July 22, 2014 as [Document No. 2014007881](#) in Book 1230 at Page 911.

45. ADDED

Storm Drainage Easement #2 granted to the City of Kansas City as set forth in the instrument recorded July 22, 2014 as [Document No. 2014007882](#) in Book 1230 at Page 912.

46. ADDED

Easement for Surface Drainage granted to the City of Kansas City as set forth in the instrument recorded July 22, 2014 as [Document No. 2014007883](#) in Book 1230 at Page 913.

EXHIBIT "A"
LEGAL DESCRIPTION

AMENDED TO READ AS FOLLOWS:

THE FOLLOWING LEGAL DESCRIPTION IS SHOWN FOR CONVENIENCE OF REPORTING ONLY:

A tract of land in the Southwest Quarter of Section 30 and the Northwest Quarter of Section 31, Township 52 North, Range 33 West of the Fifth Principal Meridian, and in the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, Township 52 North, Range 34 West of the Fifth Principal Meridian, and Lot 130, HAWKSBURY - THIRD PLAT, a subdivision in Kansas City, Platte County, Missouri, being described as follows: Beginning at the Northwest corner of Lot 85, HAWKSBURY - SECOND PLAT, a subdivision in Kansas City, Platte County, Missouri; thence North 01 degrees 49 minutes 36 seconds West, a distance of 319.62 feet to a point on the Southwesterly prolongation of the Southeasterly line of Tract "A", SKYPORT 1ST PLAT, a subdivision in Kansas City, Platte County, Missouri; thence North 49 degrees 22 minutes 20 seconds East, along said Southwesterly prolongation and along said Southeasterly line, a distance of 651.12 feet; thence South 66 degrees 23 minutes 14 seconds East, a distance of 105.01 feet; thence South 01 degrees 27 minutes 43 seconds West, a distance of 159.89 feet to a point on the North line of a 100 foot Missouri Public Eastment recorded in Book 189 at Page 581; thence South 86 degrees 10 minutes 20 seconds East, along said North line, a distance of 820.77 feet to the Northwest corner of Tract B, said HAWKSBURY - THIRD PLAT; thence South 05 degrees 02 minutes 53 seconds West, along the West line of said Tract B, a distance of 100.02 feet to the Southwest corner of said Tract B, said point also being the Northwest corner of Lot 130, said HAWKSBURY - THIRD PLAT; thence South 86 degrees 10 minutes 20 seconds East, along the line common to said tract B and said Lot 130 to the Southeast corner of said Tract B, said point also being the Northeast corner of said Lot 130 and being a point on the Westerly right of way lien of N. Fisk Avenue as now established; thence South 05 degrees 02 minutes 53 seconds West, along said Westerly right of way line, a distance of 165.36 feet; thence Southwesterly, continuing along said Westerly right of way line, along a curve to the right being tangent to the last described course, having a radius of 15.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds, an arc distance of 23.56 feet to a point on the Northerly right of way line of NW 104th Terrace as now established; thence North 84 degrees 57 minutes 07 seconds West, along said Northerly right of way line, a distance of 116.71 feet to a point on the Westerly line of said HAWKSBURY - THIRD PLAT; thence South 05 degrees 40 minutes 59 seconds West, along said Westerly line, a distance of 269.94 feet to a point on the Northerly line of said HAWKSBURY - THIRD PLAT; thence North 55 degrees 27 minutes 16 seconds West, along said Northerly line, a distance of 176.45 feet; thence North 83 degrees 31 minutes 46 seconds West, continuing along said Northerly line, a distance of 157.77 feet; thence South 87 degrees 50 minutes 05 seconds West, continuing along said Northerly line, a distance of 272.72 feet; thence North 76 degrees 25 minutes 02 seconds West, continuing along said Northerly line, a distance of 31.85 feet; thence South 32 degrees 09 minutes 05 seconds West, continuing along said Northerly line, a distance of 172.92 feet to the Northeast corner of said HAWKSBURY - SECOND PLAT; thence North 69 degrees 10 minutes 25 seconds West, along the Northerly line of said HAWKSBURY - SECOND PLAT, a distance of 165.00 feet; thence Southerly, continuing along said Northerly line, along a curve to the left having an initial tangent bearing of South 20 degrees 49 minutes 39 seconds West, a radius of 225.00 feet, a delta angle of 07 degrees 09 minutes 02 seconds, an arc distance of 28.08 feet; thence North 85 degrees 10 minutes 16 seconds West, continuing along said Northerly line, a distance of 258.79 feet; thence North 79 degrees 10 minutes 50 seconds West, continuing along said Northerly line, a distance of 50.00 feet; thence Southerly, continuing along said Northerly line, along a curve to the left, having an initial tangent bearing of South 10 degrees 49 minutes 09 seconds West, a radius of 500.00 feet, a delta angle of 00 degrees 08 minutes 03 seconds and an arc distance of 1.17 feet; thence North 79 degrees 18 minutes 54 seconds West, continuing along said Northerly line, a distance of 134.26 feet to the Point of Beginning.

Proposed plat of HAWKSBURY - FOURTH PLAT, a subdivision in Kansas City, Platte County, Missouri.

LEH/LEH 4/13/2015

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STEWART TITLE GUARANTY COMPANY

STG Privacy Notice 1 (Rev 01/26/09) 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 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	Yes	No
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 and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>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.</p>
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



R.L. Buford & Associates, LLC

LAND SURVEYING - DEVELOPMENT CONSULTANTS

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

November 17, 2015

Kansas City Planning & Development Department
414 East 12th Street
City Hall, 5th Floor Room 502
Kansas City, Missouri 64106

RE: Hawksbury Fourth Plat title exceptions

To Whom It May Concern:

I have reviewed the title report issued by Stewart Title Company, Report Number 01109-1246 B, Effective date of March 30, 2015 at 8:00 AM. I have shown the exception items of said title report that affect Hawksbury Fourth Plat on said plat (R.L. Buford job # P-15008). The following exception items shown on said title report either do not affect the subject property, do not contain plottable descriptions, or do not contain survey related issues: Items 1-12, 14-36, and 38-45. Furthermore, items 11 and 12 have been released in book 600 at page 223 and item 26 does not lie within the boundaries of the plat.

Sincerely,


Robert G. Young, PLS 2007000089

