

ORDINANCE NO. 210212

Approving the plat Replat of Lot 1, Boardwalk Square, an addition in Platte County, Missouri, on approximately 2.54 acres generally located at 6530 N.W. Barry Road (northwest corner of N. Ambassador Drive and N.W. Barry Road), creating 2 lots for the purpose of a 2 lot commercial development; accepting various easements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00027)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Replat of Lot 1, Boardwalk Square, 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.

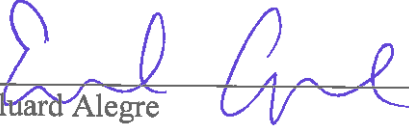
Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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Section 4. 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 Platte County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 15, 2020.

Approved as to form and legality:


Eduard Alegre
Assistant City Attorney

This is to certify that General Taxes for 2021, 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 2-11, 20 22



Authenticated as Passed


Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

MAR 25 2021

Date Passed

8/13

Recorded in Platte County, Missouri

Recording Date/Time: 02/23/2022 at 12:07:20 PM

Instr Number: 2022002705

Book: 1374 Page: 268

Type: DE ORD

Pages: 3

Fee: \$27.00 E



Grantor: BOARDWALK SQUARE REPLAT OF LOT 1

Grantee: KANSAS CITY



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)

Gloria Boyer
Recorder of Deeds
415 Third St., Suite 70
Platte City, MO 64079

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2

Phil Ulrich - WPU

49
2

Recorded in Platte County, Missouri

Recording Date/Time: 02/23/2022 at 12:07:20 PM

Instr Number: 2022002706

Book: 1374 Page: 269

Type: DT SUB

Pages: 2

Fee: \$49.00 N



Grantor: B W S C LLC

Grantee: SECURITY BANK OF KANSAS CITY



PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

NON-STANDARD DOCUMENT

The Recorder of Deeds has added this page to your document
per compliance with State law and you have been charged the fee of \$25.00
for a non-standard Document

RSMo 59.310.3 (effective January 1, 2002)

Gloria Boyer
Recorder of Deeds
415 Third St., Suite 70
Platte City, MO 64079

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3

Gill Ulrich-wpu

SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that Security Bank of Kansas City, successor in interest to The Mission Bank, having its principle place of business in Wyandotte County, Kansas, as owner and holder of the note evidencing the debt secured by the Deed of Trust executed by B.W.S.C., LLC, a Missouri limited liability company, dated October 27, 2015 and recorded October 30, 2015 in the office of the Recorder of Deeds for Platte County, Missouri, as Instrument No. 2015014484, in Book 1252 at Page 130, as modified by the Modification of Deed of Trust dated April 24, 2020, recorded April 23, 2020 as Instrument Number 2020005401, Book 1329, Page 487, 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 plat of Boardwalk Square, a subdivision in Kansas City, Platte County, Missouri, recorded as Document No. 5831, in Book 17 at Page 353. Provided, however, that this subordination shall not prejudice the lien of said Deed of Trust on the remaining property therein described.

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 3rd day of February, 2022.

(SEAL) **KATHLEEN E. HANNAM**
Notary Public-State of Kansas
My Appt. Expires 8.7.22

By *Clay Coburn*
Regional President

In the State of Kansas, County of Johnson, on this 3rd day of February, 2022, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Clay E. Coburn, Jr. to me personally known, who being by me duly sworn did say that he/she is Regional President of the corporation named in the foregoing deed of release, and that the seal thereto affixed is the corporate seal of the corporation and that said deed of release was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Regional President acknowledged said instrument to be the free act and deed of said corporation. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

Kathleen E. Hannam
Notary Public

My Commission expires August 7, 2022

17N

Recorded in Platte County, Missouri

Recording Date/Time: 02/23/2022 at 12:07:20 PM

Instr Number: 2022002707

Book: 1374 Page: 270

Type: DT SUB

Pages: 2

Fee: \$49.00 N



Grantor: B W S C LLC

Grantee: SECURITY BANK OF KANSAS CITY



PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

NON-STANDARD DOCUMENT

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Gloria Boyer
Recorder of Deeds
415 Third St., Suite 70
Platte City, MO 64079

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4

Gill Ulrich-WPK

SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of deed of trust Witnesseth, that Security Bank of Kansas City, having its principle place of business in Wyandotte County, Kansas, as owner and holder of the note evidencing the debt secured by the Deed of Trust executed by B.W.S.C., LLC, a Missouri limited liability company, dated December 21, 2018 and recorded December 27, 2018 in the office of the Recorder of Deeds for Platte County, Missouri, as Instrument No. 2018016835, in Book 1306 at Page 751, as modified by the Modification of Deed of Trust dated April 24, 2020, recorded April 23, 2020 as Instrument Number 2020005402, Book 1329, Page 488, 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 plat of Boardwalk Square, a subdivision in Kansas City, Platte County, Missouri, recorded as Document No. 5831, in Book 17 at Page 353. Provided, however, that this subordination shall not prejudice the lien of said Deed of Trust on the remaining property therein described.

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 3rd day of February, 2022.

(SEAL)



By *Clay Orf*
Regional President

In the State of Kansas, County of Johnson, on this 3rd day of February, 2022, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Clay E. Coburn, Jr., to me personally known, who being by me duly sworn did say that he/she is Regional President of the corporation named in the foregoing deed of release, and that the seal thereto affixed is the corporate seal of the corporation and that said deed of release was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Regional President acknowledged said instrument to be the free act and deed of said corporation. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

Kathleen E. Hannam
Notary Public

My Commission expires *August 7, 2022*.