



City Planning and Development Department –  
Development Services


DATE: **September 17, 2014**

TO: **Marilyn Sanders, City Clerk**

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

SUBJECT: **Hill Crest Replat (SD1481A)**

All the requirements of this office have been met.

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

DEW:prp

RECEIVED BY  
THE CITY CLERK

SEP 17 2014



PLAT REVIEW GROUP

TAX CLEARANCE MEMO

Date: 9-17-14

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: HILL CREST REPLAT

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

SEE KPIN ATTACHED

Pamela Powell  
Plat Review Group

Proposed Plat **HILL CREST REPLAT** Parent Parcels

KIVA\_PIN

257702



# Jackson County Missouri



## Property Account Summary

Parcel Number	29-810-03-15-00-0-00-000	Property Address	SITUS VERIFICATION IN PROGRESS , UNKNOWN, MO
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General Information	
Property Description	HILLCREST---LOT 9 (EX PT IN ROW) & LOTS 10 & 11 BLK 2
Property Category	Land and Improvements
Status	Inactive, Locally Assessed
Tax Code Area	001

Property Characteristics	
Property Class	1000

Parties			
Role	Percent	Name	Address
Taxpayer	100	BRIDGER PROPERTIES LLC	5200 WYANDOTTE ST, KANSAS CITY, MO 64112 UNITED STATES
Owner	100	BRIDGER PROPERTIES LLC	5200 WYANDOTTE ST, KANSAS CITY, MO 64112 UNITED STATES
Owner	100	URBAN COEUR PROPERTIES LLC	5200 WYANDOTTE, KANSAS CITY, MO 64112 UNITED STATES

Property Values					
Value Type	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009
Market Value Total	13,440	13,440	13,440	13,440	13,440
Taxable Value Total	2,554	2,554	2,554	2,554	2,554
Assessed Value Total	2,554	2,554	2,554	2,554	2,554

Events			
Effective Date	Entry Date-Time	Type	Remarks
10/08/2013	10/08/2013 12:44	Seg/Merge Completed	Parent In Seg/Merge 020455, Effective: 01/01/2014, This property was terminated by the Seg/Merge by kelland
10/08/2013	10/08/2013 12:40	Seg/Merge Initiated	Seg/Merge begun on 020455 by kelland

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes	
District	Amount
BOARD OF DISABLED SERVICES	1.910000
CITY - KANSAS CITY	40.690000
JACKSON COUNTY	13.530000
KANSAS CITY LIBRARY	12.770000
KANSAS CITY SCHOOL #33	126.420000
MENTAL HEALTH	3.110000
METRO JUNIOR COLLEGE	6.050000
STATE BLIND PENSION	0.770000

Receipts					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/23/2013 00:00	8340654	205.25	205.25	205.25	0.00
01/14/2013 09:22	7916131	1,025.91	1,025.91	1,025.91	0.00
12/29/2011 11:02	7285983	223.25	223.25	223.25	0.00
01/13/2011 17:12	6809663	223.02	223.02	223.02	0.00

03/24/2010 12:32

6306706

899.81

899.81

899.81

0.00

**REMINDER:** Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel\(s\) and child parcel\(s\) involved.](#) **NOTE: Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.**

**ATTENTION:** **This website will close at 11:00 p.m. on December 31.**  
Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

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Version 1.0.5228.20119



# Jackson County Missouri

## Official Tax Payment Receipt

Lot 9

Receipt No.:	8340654	Date and Time:	12/23/2013 00:00	Print Date:	6/30/2014 2:12:42 PM
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### Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
29-810-03-15-00-0-00-000	2013	001	205.25	0.00	A/V Principal-Residential

### Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
BRIDGER PROPERTIES LLC	5200 WYANDOTTE ST, KANSAS CITY, MO 64112	Personal Check	205.25

### Owner Name and Address Information

Parcel No.	Name	Address	Since	To
29-810-03-15-00-0-00-000	BRIDGER PROPERTIES LLC	5200 WYANDOTTE ST, KANSAS CITY, MO 64112 UNITED STATES	05/22/2013	Current
29-810-03-15-00-0-00-000	URBAN COEUR PROPERTIES LLC	5200 WYANDOTTE, KANSAS CITY, MO 64112 UNITED STATES	05/22/2013	Current

### Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
29-810-03-15-00-0-00-000	2013	BOARD OF DISABLED SERVICES	1.9104
	2013	CITY - KANSAS CITY	40.6899
	2013	JACKSON COUNTY	13.5309
	2013	KANSAS CITY LIBRARY	12.7699
	2013	KANSAS CITY SCHOOL #33	126.4216
	2013	MENTAL HEALTH	3.1107
	2013	METRO JUNIOR COLLEGE	6.0504
	2013	STATE BLIND PENSION	0.7662

### Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
29-810-03-15-00-0-00-000	HILLCREST---LOT 9 (EX PT IN ROW) & LOTS 10 & 11 BLK 2	1

\*Interest, penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

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NAME AND ADDRESSES

Location Address: 2731 CHARLOTTE ST KANSAS CITY MO 64109

Mailing Address: NO ADDRESS NO CITY MO 64106

Owner Name: NO NAME

PARCEL BALANCE

Total Balance: \$0.00

SPECIAL ASSESSMENTS<sup>0</sup> PENDING ASSESSMENTS<sup>0</sup> PARCEL DESCRIPTION  
ACTIVE SPECIAL ASSESSMENTS HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.



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NAME AND ADDRESSES

Location Address: 2731 CHARLOTTE ST KANSAS CITY MO 64109

Mailing Address: NO ADDRESS NO CITY MO 64106

Owner Name: NO NAME

PARCEL BALANCE

Total Balance: \$0.00

[SPECIAL ASSESSMENTS<sup>0</sup>](#)
[PENDING ASSESSMENTS<sup>0</sup>](#)
[PARCEL DESCRIPTION](#)

PARCEL INFORMATION

County	Jackson
Land	0
Improvements	0
Exempt Land	0
Exempt Improvements	0
Bldg Front Footage	0
Council District	4

HILL CREST---LOT 9 BKL 2 (EX PT IN RD)

Legal Description

GIS Map View of Property





**Jackson County  
Missouri**

2014 TAX PARCEL



## Property Account Summary

Parcel Number	29-810-03-15-03-0-00-000	Property Address	2731 CHARLOTTE ST , KANSAS CITY, MO 64109
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### General Information

Property Description	HILL CREST---LOT 9 BKL 2 (EX PT IN RD)
Property Category	Land and Improvements
Status	Active
Tax Code Area	None

### Property Characteristics

No Property Characteristics Found

### Parties

Role	Percent	Name	Address
Taxpayer	100	BRIDGER PROPERTIES LLC	5200 WYANDOTTE ST, KANSAS CITY, MO 64112 UNITED STATES
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### Property Values

Value Type	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009
No Values Found					

### Events

Effective Date	Entry Date-Time	Type	Remarks
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### Distribution of Current Taxes

District	Amount

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

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ASSURED QUALITY TITLE COMPANY

Agent for:  
1001 WALNUT  
KANSAS CITY, MO 64106  
(816)221-2880

SCHEDULE A

1. Commitment Date: **June 17, 2014** at **08:00 AM**

**MJ102355**  
**Revision No. 1**

2. Policy or Policies to be issued:

( ) ALTA Owner's Policy: (ALTA Own. Policy 06/17/06)

Proposed Insured:

( ) ALTA Loan Policy: (ALTA Loan Policy 06/17/06)

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:  
Fee Simple

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

**Bridger Properties, LLC, a Missouri limited liability company and Urban Coeur Properties, LLC, a Missouri limited liability company**

5. The land referred to in this Commitment is described as follows:

**All of Lot 9, Except the parts of said Lot 9, described as follows: Beginning at the Northeast corner of said Lot 9, which point is also the Southeast corner of Lot 10; thence in a Southeasterly direction, along the Northeasterly line of said Lot 9, 160 feet to a point in the Westerly line of Campbell Street, in Kansas City, Missouri; thence in a Southwesterly direction along the Westerly line of Campbell Street, 6 inches to a point; thence in a Northwesterly direction 170.84 feet to a point in the North line of said Lot 9, 13.64 feet West of the point of beginning; thence East 13.64 feet to the point of beginning, and All that part of said Lot 9 lying Southwesterly of the following described line: Beginning at the Northwest corner of said Lot 9; thence in a Southerly direction along a line which makes an angle of 20 degrees to the left from the West line of said Lot 9 to the intersection with the South line of said Lot 9, all in Block 2, HILL CREST, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.**

**ASSURED QUALITY TITLE COMPANY**

**Agent for:**

**MJ102355**

**SCHEDULE B 1 - REQUIREMENTS**

The following are the requirements to be complied with:

1. (a) Pay the agreed amounts for the interest in the land or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:
  - a. Upon the customer's request, this is a report only. This Company is under no obligation to issue a policy.
  - b. eRecording is defined as the process by which a lender, bank, title operation or government agency works with the county recorders office to process electronic documents using the Internet. Our company is currently participating in eRecording for Clay, Cass and Jackson Counties in Missouri and for Johnson and Wyandotte Counties in Kansas. If applicable, an additional electronic recording service fee of \$4.00 per document will be assessed by the county at the time of recording.

**FOR YOUR INFORMATION:**

Per the tax records the address is: 2731 Charlotte, Kansas City, MO

NOTE: The 2014 tax parcel number is 29-810-03-15-03-0-00-000. No amounts available at this time.

2013 and prior years State, County and City Taxes are paid.

2013 Annual Amount - \$205.25, paid

2013 Assessed Value: \$2,554.00

(INCLUDES OTHER PROPERTY)

Tax I.D. No. 29-810-03-15-00-0-00-000

**Commitment Prepared For:**

Bridger Properties, LLC - Lance Carlton  
Urban Coeur Properties, LLC - John Hoffman  
Jennifer Roe  
Pam Powell

For questions regarding closings, please call Karen Siewert at Assured Quality Title Co.

(816) 221-2880 Fax: (816) 221-2884

E-Mail Address: KSiewert@AQTC.com

1001 Walnut St., Kansas City, MO 64106

**Assured Quality Title Company**

**ASSURED QUALITY TITLE COMPANY**

**Agent for:**

**MJ102355**

**SCHEDULE B 2 - EXCEPTIONS**

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate of interest or mortgage thereon covered by this Commitment.

**STANDARD EXCEPTIONS:**

2. Rights or claims of parties in possession not shown by the Public Record.
3. Easements, or claims of easements, not shown by the Public Record.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

**SPECIAL EXCEPTIONS:**

7. All assessments and taxes for the year 2014 and all subsequent years.
8. Sewer Right-of-Way granted to Kansas City, over the North 5 feet of that of the premises in question, as set forth in the instrument recorded in Book B-800 at Page 440.
9. If there has been construction, improvements or repairs to or on the property in the last 12 months, or a portion or all of the loan proceeds will be used for such, then unrecorded mechanics lien coverage will not be furnished unless arrangements are made prior to closing. If the property is 1-4 family residential and we are being asked to extend mechanic's lien coverage (through date downs or otherwise) on a construction loan, a Mechanic's Lien Indemnity Agreement secured by a satisfactory Letter of Credit will need to be furnished to the company. If the transaction is not a residential construction loan, either the aforesaid secured indemnity or satisfactory financial statements, indemnities, affidavits and possibly lien waivers, will need to be furnished to the company. Failure to notify the company in writing before closing will invalidate any mechanic's lien coverage given in the policy.
10. PLEASE READ THE EXCEPTIONS AND THE TERMS SHOWN OR REFERRED TO HEREIN CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

End of Schedule B2

**Assured Quality Title Company**

**ASSURED QUALITY TITLE COMPANY**

**Agent for:**

**MJ102355**

RW 03/20/2014 K

REV 1 - 07/01/2014 K

\*\*Pursuant to 20 CSR 500-7.050 Disclosure of Premiums and Charges, the risk rate shown on Schedule A of this title commitment must be disclosed on lines 1103 and 1104 of the HUD-1 Settlement Statement and the title fee disclosed on a separate HUD-1 line.

End of Schedule B1

**Assured Quality Title Company**



# CITY OF KANSAS CITY, MISSOURI

Receipt is hereby acknowledged of cash, or other items as described.  
This receipt is issued subject to compliance with all applicable city ordinances or other authority.

186844

RECEIVED FROM UC-B Home Builders, LLC

AMOUNT 4,493.22 DESCRIPTION IF OTHER THAN CASH 1514

PURPOSE Parkland FEE - SD 1481A Hillcrest Replat

DATE RECEIVED 7-1-14

- DISTRIBUTION**
- 1. White - Payer
  - 2. Yellow - Optional
  - 3. Pink - Receipt Book
- 1271-319 (Rev 3-01)

PARKS & REC, Fin. Secs  
 Department, Division or other Activity  
Mike C... [Signature]  
 Signature