



City Planning and Development Department –  
Development Services

DATE: October 5, 2015

TO: Marilyn Sanders, City Clerk

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

SUBJECT: Northview Meadows Third Plat (SD1369B)

All the requirements of this office have been met.

A handwritten signature in blue ink, appearing to read "Dion E. Waldon".

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

DEW:prp

RECEIVED BY  
THE CITY CLERK

OCT 05 2015



# PLAT REVIEW GROUP

## TAX CLEARANCE MEMO

Date: 10-5-15

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: NORTHVIEW MEADOWS THIRD 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 **Northview Meadows Third Plat** Parent Parcels

KIVA\_PIN

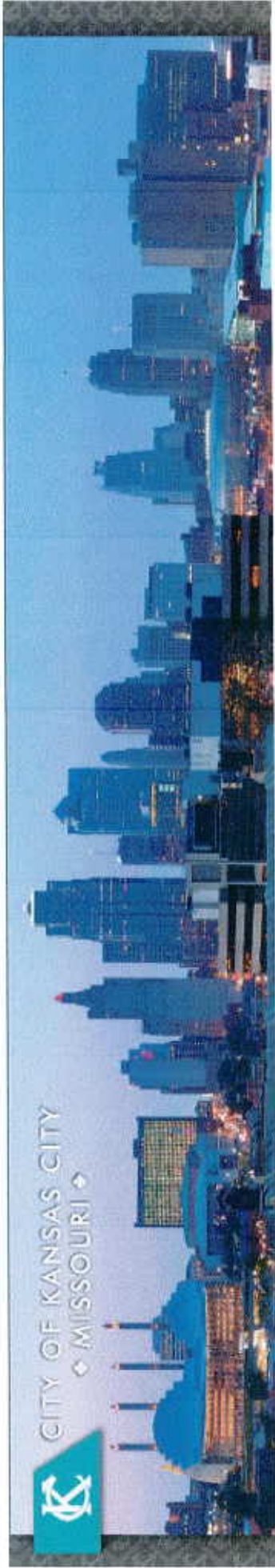
258090

**ATTENTION APPLE USERS:** The ability to view tax information with the **Safari internet browser** is not supported at this time.  
Apple users, please use Mozilla's Firefox internet browser.

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### Important Reminder

**Assessed value of property is provided for information only and should not be relied upon for a final determination of value. For the most updated assessed value information, please contact the County Assessor for the county in which the property is located.**

#### NAME AND ADDRESSES

Location Address: 9099 N LAWN AVE KANSAS CITY MO 64156

Mailing Address: 8901 N BRIGHTON AVE KANSAS CITY MO 641561292

Owner Name: BPI MIDWEST LLC

#### 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.

## INFORMATIONAL REPORT

Issued by

**Secured Title of Kansas City - North**  
**9233 North Oak Trafficway, Kansas City, Missouri 64155**  
**816-420-0781**

Title Officer:		Title No.:	<b>SKC0021300</b>
Escrow Officer:	<b>Mary Short</b>	Revision No.:	<b>1st Revision 8/14/15 PME</b>
Loan No.:		Customer File No.:	

## SCHEDULE A

1. Effective Date: **August 3, 2015, 8:00 am**

Property Address: **Northview Meadows Third Plat**  
**Kansas City, MO 64156**

2. Policy or Policies to be issued:  
**a. INFORMATIONAL REPORT** Amount: **\$350.00**
3. The estate or interest in the land described or referred to in this Commitment is:

**Fee Simple.**

4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:

**BPI Midwest, LLC**

5. The land referred to herein is described as follows:

**See Exhibit "A" attached hereto and by this reference made a part hereof**

## EXHIBIT "A"

The land referred to herein is described as follows:

All that part of the Southwest Quarter of Section 5, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the boundary of NORTHVIEW MEADOWS FIRST PLAT, a subdivision in said City, County and State, said point being the Southwest Corner of Lot 54 there of; thence along said boundary North  $80^{\circ}05'02''$  East (South  $80^{\circ}05'02''$  West platted), a distance of 158.57 feet, this and the following five (5) courses being along said boundary; thence South  $03^{\circ}54'50''$  East (North  $03^{\circ}54'50''$  West platted), a distance of 61.69 feet; thence South  $14^{\circ}19'42''$  East (North  $14^{\circ}19'42''$  West platted), a distance of 64.19 feet; thence South  $37^{\circ}15'19''$  East (North  $37^{\circ}15'19''$  West platted), a distance of 144.06 feet; thence South  $39^{\circ}12'34''$  East (North  $39^{\circ}12'34''$  West platted), a distance of 117.98 feet; thence South  $89^{\circ}37'51''$  East (North  $89^{\circ}37'51''$  West platted), a distance of 71.00 feet to the Southeast corner of NORTHVIEW MEADOWS FIRST PLAT; thence departing said boundary South  $00^{\circ}22'09''$  West, along the East line of said Southwest Quarter Section, said line also being the Centerline of North Brighton Avenue, a distance of 312.86 feet; thence North  $89^{\circ}37'51''$  West, a distance of 451.90 feet; thence North  $44^{\circ}55'16''$  West, a distance of 72.56 feet; thence North  $45^{\circ}08'53''$  West, a distance of 314.34 feet; thence North  $83^{\circ}11'09''$  West, a distance of 132.52 feet to a point on the boundary of NORTHVIEW MEADOWS FIRST PLAT, said point being the Southeast Corner of Lot 29 there of; thence along said boundary North  $06^{\circ}48'51''$  East (South  $06^{\circ}48'51''$  West platted), a distance of 300.00 feet, this and the following three (3) courses being along said boundary; thence South  $83^{\circ}11'09''$  East (North  $83^{\circ}11'09''$  West platted), a distance of 225.00 feet; thence North  $78^{\circ}27'05''$  East (South  $78^{\circ}27'05''$  West platted), a distance of 198.00 feet to a point on a curve; thence Northwesterly along said curve to the right, to which the preceding course is radial, having a radius of 475.00 feet, an arc distance of 13.53 feet to the Point of Beginning.

NOTE: The above legal description was provided to us by the applicant and is the preliminary legal description for NORTHVIEW MEADOWS THIRD PLAT.



## INFORMATIONAL REPORT

Issued by

**Secured Title of Kansas City - North  
9233 North Oak Trafficway, Kansas City, Missouri 64155  
816-420-0781**

### SCHEDULE B

#### I. Requirements:

The following items need to be satisfied or released prior to closing. In the event these items are not satisfied or released they will show as exceptions on the policy(ies) when issued.

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. We anticipate compliance with the following requirements:

**ALL TAX INFORMATION PROVIDED HEREIN WAS RETRIEVED FROM THE TAXING AUTHORITY AND IS REPORTED FOR INFORMATIONAL PURPOSES ONLY:**

**Parcel No.: 14102000300100 (Includes Other Property)**

**2014 Real Estate Taxes of \$171.18 are PAID.**

**2014 Assessed Valuation: \$1,850.00**

**Title Deed: Missouri Warranty Deed filed March 17, 2005, as Document No. [2005011454](#) in Book 4937, Page 8. (Includes Other Property)**

**NOTE: This is an Information Report and contains information on the status of the title to the land described in Schedule A above through the stated Effective Date, but contains no exceptions or requirements in regards to any particular type of transaction affecting said land. The Company hereby reserves the right to review any request to insure title to said land and to amend this Information Report so as to include such further exceptions and/or requirements as are deemed necessary by the Company.**



- i. Storm drainage easement granted to Kansas City, a Municipal Corporation of the State of Missouri by instrument recorded as Document No. [2010008863](#) in Book 6379 at Page 1.
- j. Storm drainage easement granted to Kansas City, a Municipal Corporation of the State of Missouri by instrument recorded as Document No. [2010008864](#) in Book 6379 at Page 2.
- k. Standard sewer easement granted to Kansas City, a Missouri municipality, by instrument recorded as Document No. [2010008870](#) in Book 6379 at Page 8.

l. ADDED:

Easement for Surface Drainage granted to Kansas City, Missouri, constitutionally chartered municipal corporation, by instrument recorded as Document No. [2014030586](#) in Book 7383 at Page 120.

m. ADDED:

Notice of Intended Sale filed for record July 8, 2015 as Document No. [2015022338](#) in Book 7531 at Page 103, which reports the proposed closing date to be August 21, 2015. (Lot 97 of Northview Meadows - Third Plat)

PME April 29, 2014

*WEISKIRCH & PARKS*  
*ENGINEERS, INC.*

August 17, 2015

City of Kansas City, Missouri  
City Planning and Development Department  
15th Floor, City Hall  
414 E. 12th Street  
Kansas City, MO 64106

Re: Title Exceptions  
NORTHVIEW MEADOWS THIRD PLAT

Attn: Plat Review Group

The purpose of this letter is to explain the effect, if any, of the exceptions listed in the attached title report for the Final Plat of Northview Meadows Third Plat, as follows:

Exceptions 1, 2, and 3(a, b, c, d, e, and m) are general exceptions and disclaimers and or documents or agreements and cannot be graphically shown or identified on the face of the Plat.

Exceptions 3(f-l) have been plotted, shown, or identified on the face of the Plat.

Please feel free to contact me if you have any questions.

Sincerely,

Weiskirch & Parks Engineers, Inc.



Robert C. Parks, P.E., L.S.

ENGINEERS, SURVEYORS, LAND PLANNERS  
111 NORTH MAIN, SUITE 10 INDEPENDENCE, MO 64050  
PHONE: (816) 254-5000 FAX: (816) 252-9712 WPKC@WPEKC.COM





# FINAL PLAT

## NORTHVIEW MEADOWS THIRD PLAT

In the SW 1/4 of Sec. 5, Twp. 51, Rng. 32  
Kansas City, Clay County, Missouri

**GENERAL DESCRIPTION:**

SECTION	AREA	ACRES	TO
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 1
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 2
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 3
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 4
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 5
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 6
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 7
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 8
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 9
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 10
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 11
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 12
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 13
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 14
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 15
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 16
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 17
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 18
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 19
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 20

**LEGAL DESCRIPTION:** The developed portions of the above described land of the State of Missouri, to-wit: the several parcels of land described in the plat hereunto annexed, and the same are hereby divided into the several lots, blocks, tracts and parcels hereinafter described, to-wit:

FROM	TO	AREA	ACRES	DISTANCE
1.00	1.00	1.00	2.28	1.00
2.00	2.00	2.00	4.56	2.00
3.00	3.00	3.00	6.84	3.00
4.00	4.00	4.00	9.12	4.00
5.00	5.00	5.00	11.40	5.00
6.00	6.00	6.00	13.68	6.00
7.00	7.00	7.00	15.96	7.00
8.00	8.00	8.00	18.24	8.00
9.00	9.00	9.00	20.52	9.00
10.00	10.00	10.00	22.80	10.00
11.00	11.00	11.00	25.08	11.00
12.00	12.00	12.00	27.36	12.00
13.00	13.00	13.00	29.64	13.00
14.00	14.00	14.00	31.92	14.00
15.00	15.00	15.00	34.20	15.00
16.00	16.00	16.00	36.48	16.00
17.00	17.00	17.00	38.76	17.00
18.00	18.00	18.00	41.04	18.00
19.00	19.00	19.00	43.32	19.00
20.00	20.00	20.00	45.60	20.00

**GENERAL NOTES:**

- The plat is subject to all existing mortgages, liens, and encumbrances.
- The plat is subject to all existing easements, rights, and interests.
- The plat is subject to all existing covenants, conditions, and restrictions.
- The plat is subject to all existing laws, ordinances, and regulations.
- The plat is subject to all existing court orders and judgments.
- The plat is subject to all existing public utility easements.
- The plat is subject to all existing governmental actions.
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**GENERAL NOTES:**

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SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 4
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 5
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 6
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 7
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 8
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SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 11
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 12
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 13
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 14
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 15
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 16
SW 1/4 Sec. 5, Twp. 51, Rng. 32	120.00	2.72	PLAT 17
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7.00	7.00	7.00	15.96	7.00
8.00	8.00	8.00	18.24	8.00
9.00	9.00	9.00	20.52	9.00
10.00	10.00	10.00	22.80	10.00
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**WESBORCH & PARKS ENGINEERS, INC.**  
 MISSOURI CERTIFICATE OF AUTHORITY  
 L.S. NO. 000247  
 111 NORTH MAIN, SUITE #100  
 INDEPENDENCE, MISSOURI 64050  
 (816) 254-9000 FAX (816) 254-9171  
 WWW.WBPEX.COM

**FINAL PLAT**  
**NORTHVIEW MEADOWS THIRD PLAT**  
 SW 1/4 OF SECTION 5, TWP. 51, RNG. 32  
 KANSAS CITY, CLAY COUNTY, MISSOURI

NO.	DATE	REVISION
1	1/15/20	Initial Plat
2	1/15/20	Final Plat



**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.

186407

RECEIVED FROM BPI, Midwest, LLC

AMOUNT \$2,367.11 DESCRIPTION IF OTHER THAN CASH

PURPOSE Case order: SD 13698 NVM3 Parkland

DATE RECEIVED Sept 15, 2015

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

Parks / Finance  
Department, Division or Other Activity  
[Signature]  
Signature

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

140552

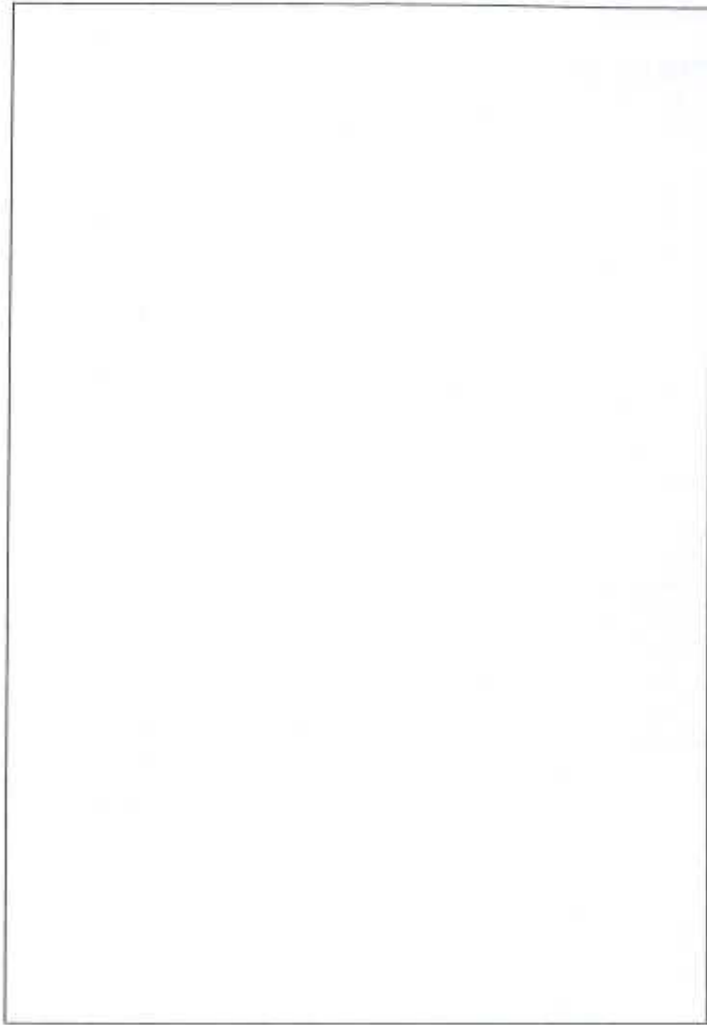
Ordinance Number

**Brief Title**

Approving the plat of Northview Meadows Third Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b>                  Approximately 8.68 acres generally located at the southwest corner of NE 92<sup>nd</sup> Street and N. Brighton Avenue, creating 20 single-family residential lots and two (2) tracts.</p>
<p><b>Reason for Project</b>                  This final plat application was initiated by Baldwin Properties, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 20 single family houses.)</p>
<p><b>Discussion</b>                  This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p><b>SD1369A, Final Plat, Northview Meadows Second Plat</b> - Ordinance No. 130513, was passed by the City Council on July 18, 2013 and approved a final plat in District R-7.5 (Residential dash 7.5) on approximately 6.65 acres, creating nine (9) single-family residential lots and two (2) tracts.</p> <p><b>SD1369, Final Plat, Northview Meadows First Plat</b> - Ordinance No. 090875, was passed by the City Council on October 29, 2009 and approved a final plat in District R-1a (one family dwellings, medium density), on about 33 acres, creating 76 single family lots and several tracts.</p> <p><b>Case No. 13479-P</b> – Ordinance No. 060839 was passed by the City Council on August 31, 2006 and rezoned approximately 146 acres from District RA (Agriculture) to R-1a (One family dwelling).</p> <p><b>Case No. 13479-CUP-1</b> – Ordinance No. 060841 was passed by the City Council on August 31, 2006 and approved a preliminary Community Unit Project plan in District R-1a (One family dwellings), to allow for 311 single family lots and several tracts. <b>CURRENT APPROVED PLAN.</b></p>

<b>Sponsor</b>	City Development
<b>Programs, Departments, or Groups Affected</b>	City-Wide  Council District(s) 1 (CL)  Other districts (school, etc.) North Kansas City
<b>Applicants / Proponents</b>	Applicant(s) Baldwin Properties, Inc.  City Department City Planning and Development  Other
<b>Opponents</b>	Groups or Individuals None Known  Basis of Opposition
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:
<b>Board or Commission Recommendation</b>	By: City Plan Commission  June 17, 2014  <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions
<b>Council Committee Actions</b>	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass



**How will this contribute to a sustainable Kansas City?**

This project consists of preparing a final plat in anticipation of future development for creating nine (20) single-family lots and two (2) tracts. That development will entail private and public infrastructure improvements on previously undeveloped property, thereby enhancing the property and sales tax bases. As part of the infrastructure improvements detention will control storm water runoff rates and improves water quality before re-entry into the natural drainage system. The detention will reduce the impact of new impervious infrastructure by limiting post-development peak discharge rate and total runoff volume to that of pre-development conditions. New sanitary sewers will be built that will minimize infiltration and inflow and pedestrian-friendly sidewalks will be constructed. The developer will adhere to the codes, covenants and restrictions prepared with the plat to assure ongoing maintenance and appreciation of the property.

Written by Jalal Saleh, PE, MBA

**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Pam Powell

**Date:**  
July 10, 2014

**Reviewed by:**  
Jalal Saleh, PE, MBA  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**



