



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 241081

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### ORDINANCE NO. 241081

Approving the plat of Brighton Plaza, an addition in Clay County, Missouri, on approximately four acres generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue, creating two lots for the purpose of a commercial development; 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-2024-00023)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Brighton Plaza, a subdivision in Clay 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.

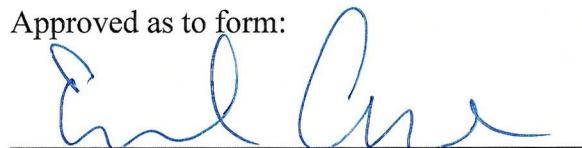
Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which 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.

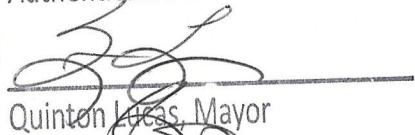
Section 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 4, 2024.

Approved as to form:

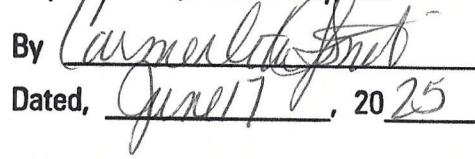
  
Eluard Alegre  
Associate City Attorney

Authenticated as Passed

  
Quinton Lucas, Mayor  
Marilyn Sanders, City Clerk  
Date Passed

This is to certify that General Taxes for 2024, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

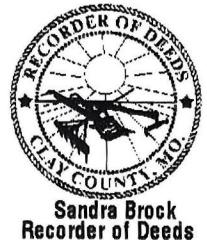
City Treasurer, Kansas City, MO

By   
Dated, January 17, 2025



Recording Date/Time: 06/18/2025 at 11:38:29 AM

Book: 9957 Page: 91



Instr #: 2025014792

Pages: 1

Fee: \$24.00 S

BRIGHTON AVENUE COLLISION



## SUBORDINATION OF DEED OF TRUST (PARTIAL - CORPORATION)

This Subordination of Deed of Trust Witnesseth, that Pinnacle Bank, a Nebraska state banking corporation, having its principal place of business in Omaha, Douglas County, Nebraska, as owner and holder of the note evidencing the debt secured by the Deed of Trust executed by Brighton Avenue Collision, LLC, dated August 5, 2024 and recorded August 5, 2024 in the office of the Recorder of Deeds for Clay County, Missouri, as Document No.2024C17421, in Book 9782 at Page 2, 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 Brighton Plaza, recorded as Document No. 2025014791, in Book J at Page 781. Provided, however, that this subordination shall not impair or otherwise prejudice the lien of said Deed of Trust on the property described in such Deed of Trust, except as specifically described herein, and such lien shall remain in full force and effect as to such property.

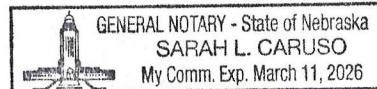
IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 1<sup>st</sup> day of April, 2025.

By Chris Conrad  
Market President  
 (Title)

(SEAL)

In the State of Nebraska, County of Douglas, on this 1<sup>st</sup> day of April, 2025, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Chris Conrad, to me personally known, who being by me duly sworn did say that he is Market 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 Market 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.

Sarah L. Caruso  
 Notary Public

My Commission expires 3-11-2026



Recording Date/Time: 06/18/2025 at 11:38:29 AM

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Instr #: 2025014790

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BRIGHTON AVENUE COLLISION

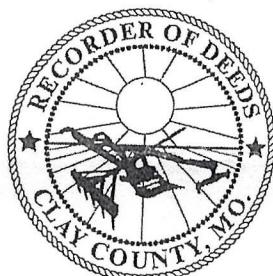


Sandra Brock  
Recorder of Deeds

## RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

### EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMO 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.



Sandra Brock  
Recorder of Deeds  
Clay County Courthouse  
Liberty, MO 64068

Recorded in Clay County, Missouri



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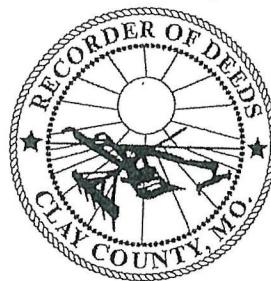


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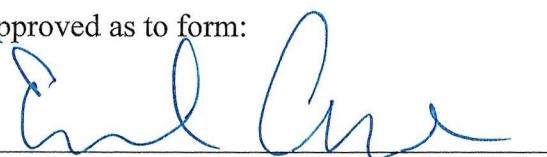
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Section 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 4, 2024.

Approved as to form:



Eluard Alegre  
Associate City Attorney

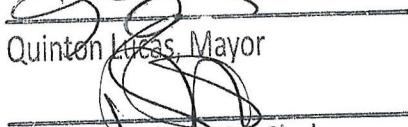
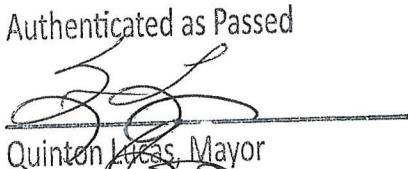


Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

Date Passed



This is to certify that General Taxes for 2024, 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

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Dated, January 17, 2025



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BRIGHTON AVENUE COLLISION



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IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 1<sup>st</sup> day of April, 2025.

By Chris Conrad  
Market President  
(Title)

(SEAL)

In the State of Nebraska, County of Douglas, on this 1<sup>st</sup> day of April, 2025, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Chris Conrad, to me personally known, who being by me duly sworn did say that he is Market 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 Market 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.

Sarah L. Caruso  
Notary Public

My Commission expires 3-11-2026