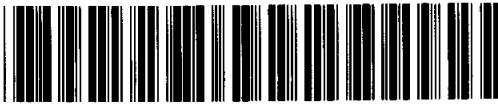


RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

01/05/2011 10:49:11 AM

INSTRUMENT TYPE: PLAT FEE: \$66.00 4 Pages  
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER/BOOK & PAGE:

2011E0001194

Book: 135 Page: 59

ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

**Jackson County  
Recorder of Deeds  
Exempt Document**

This document has been recorded under exempt status  
pursuant to RSMo 59.310.4.

This certificate has been added to your document  
in compliance with the laws of the  
State of Missouri.



**Robert T. Kelly, Recorder of Deeds**

415 E. 12<sup>th</sup> Street, Room 104  
Kansas City, MO 64106

308 W. Kansas, Suite 104  
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



DIVISION OF FINANCE  
COLLECTION DEPARTMENT

JACKSON COUNTY COURTHOUSE  
415 EAST 12TH STREET (FIRST FLOOR)  
KANSAS CITY, MISSOURI 64108

TAXPAYER SERVICES (816) 881-3232  
BUSINESS TAXES (816) 881-3188

TAX CERTIFICATE FOR PLAT

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the Mapping Section of the Assessment Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY ASSESSMENT DEPARTMENT

(Use one form for each parcel number)

Legal Description: (RTS OR SUB) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current County Parcel/ID # 29-349-20-41

BY [Signature] DATE 12/16/2010

08-10

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

(Return to Mapping Section, Assessment Department if unable to follow payment history back three years. Attach documentation if paid. Attach bill if taxes due).

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
10	pd	11-22-10	[Signature]
09	pd	12-28-09	[Signature]
08	pd	12-28-09	[Signature]

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify, that according to the records of the Collection Department, the State, County and School Taxes for Real Property have been paid in full for 2010 and all prior years for the above described property.)

12/17/10  
DATE

[Signature]  
SUPERVISOR  
Clark

**PROPERTY DESCRIPTION:**  
THE EAST 128.00 FEET OF LOTS 12 AND 13, EXCEPT THAT PART OF SAID LOTS 12 AND 13 TAKEN FOR ALLEY, BY ORDINANCE NO. 21779, APPROVED DECEMBER 6, 1981, ALL IN BLOCK 4, KING & BOUTON'S ADDITION, A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION CONTAINS 6,216 SQUARE FEET OR 0.143 ACRE, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY, AND IS A COMPILATION OF INFORMATION CONTAINED IN A MISSOURI WARRANTY DEED FILED AS DOCUMENT NO. 2008E0109036 AND ORDINANCE NO. 21779, APPROVED DECEMBER 6, 1981.

**PLAT DEDICATION:**  
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS:

**"1612 JEFFERSON CONDOMINIUM"**

**CONDOMINIUM NOTES:**  
THIS PLAT, "1612 JEFFERSON CONDOMINIUM", A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448, SECTION 448.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1968) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1-101 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON B1-LANS RECORDED CONCURRENTLY HERewith.

UNIT BOUNDARIES SHOWN HEREON ARE MEASURED TO THE UNDERFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDING UNIT WALLS, PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL FIREPLACES, STAIRS, PATIOS, AND WOODEN DECKS SHOWN HEREON CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS "1612 JEFFERSON CONDOMINIUM, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI."

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS SPECIFIED OTHERWISE.

THIS PROJECT CONSISTS OF 1 BUILDING WITH A TOTAL OF 4 DWELLING UNITS AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PURSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS.

THE DECLARANT HAS RESERVED CERTAIN DEVELOPMENT RIGHTS, AS SET FORTH IN THE DECLARATION, INCLUDING THE RIGHT TO ADD TO THE PROJECT ALL OR PART OF THE FOLLOWING DESCRIBED TRACT:

**FLOOD INFORMATION:**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 290173 0090 B, REVISED ON AUGUST 5, 1986, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, AS SHOWN THEREON.

**EASEMENT INFORMATION:**  
ACCORDING TO AN OWNER'S POLICY OF TITLE INSURANCE, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY NO. C0809004-701-16757-0-W, DATED OCTOBER 12, 2008, THERE ARE NO EASEMENTS THAT AFFECT THE SUBJECT PROPERTY.

**STREET DEDICATION:**  
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

**STREET GRADDES:**  
STREET GRADDES FOR JEFFERSON STREET HAVE BEEN ESTABLISHED BY ORDINANCE NUMBER 39120, DATED AUGUST 17, 1888.

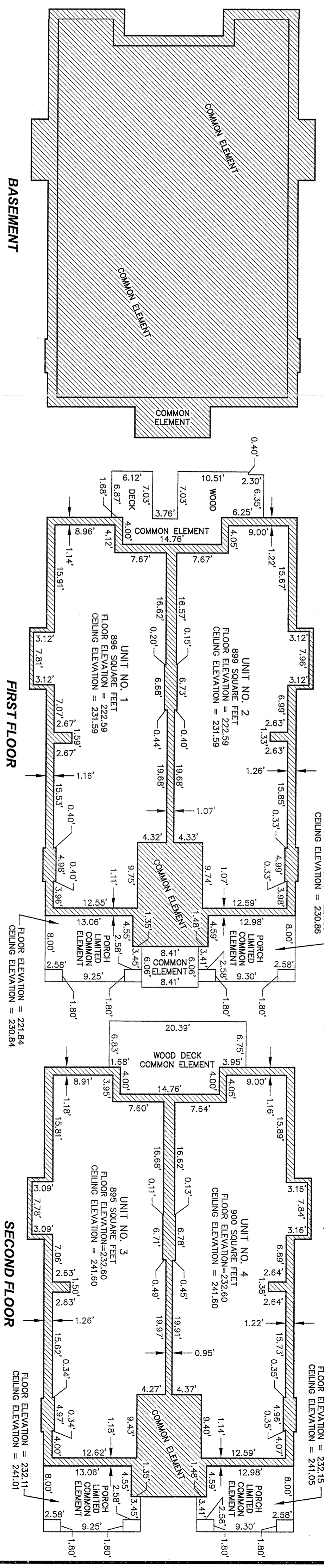
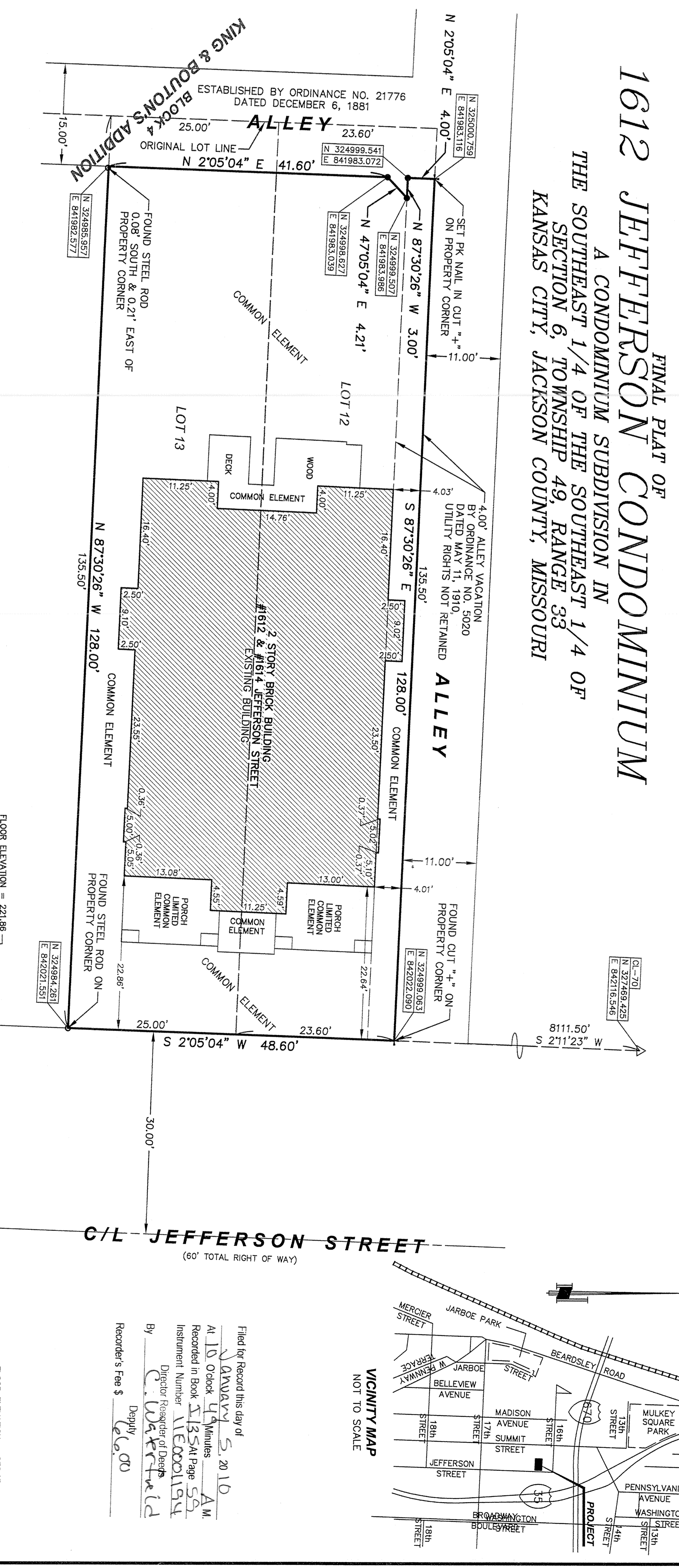
**RIGHT OF ENTRANCE:**  
THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U. S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

**MONEY IN LIEU OF PARKLAND:**  
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$443.68 IN LIEU OF PARKLAND DEDICATION FOR 4 RESIDENTIAL UNITS IN SAID SECTION OF SECTION 69-128 OF THE SUBDIVISION REGULATIONS.

**CONTROL BENCHMARK:**  
KCMO INDEX RECORP 1627  
CHISELED "SQUARE KCMO" ON THE S.E. CORNER OF THE CONCRETE DRIVEWAY APPROACH JUST N. OF #1715 SUMMIT. ELEVATION = 212.48 (KCMO DATUM)

**PROJECT BENCHMARKS:**  
CUT "+ 8.00 EAST OF NORTHEAST PROPERTY CORNER, 1612 & 1614 JEFFERSON. ELEVATION = 217.22

FINAL PLAT OF  
**1612 JEFFERSON CONDOMINIUM**  
A CONDOMINIUM SUBDIVISION IN  
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 6, TOWNSHIP 49, RANGE 33  
KANSAS CITY, JACKSON COUNTY, MISSOURI



**CITY PLANNING AND DEVELOPMENT**  
John Eckardt, Designer of the Director

**PUBLIC WORKS:**  
Gregory J. Rokos, P.E., City Engineer

**JACKSON COUNTY:**  
APPROVED - ASSESSOR'S OFFICE  
JACKSON COUNTY ASSESSOR  
Mark Flukhouser, Mayor

**SURVEYOR:**  
ANDERSON SURVEY COMPANY  
ATTN: D. J. ROSS, SURVEYOR  
203 N.W. EXECUTIVE WAY  
LEES SUMMIT, MISSOURI 64063  
PHONE: (816)246-5050  
FAX: (816)246-0502  
E-MAIL: rj@andersonsurvey.com

**OWNER/DEVELOPER:**  
ATHENA PARTNERS LIMITED PARTNERSHIP  
C/O: MCDONELL, ROE, SMITH  
ATTENTION: PAUL H. CANNON  
605 WEST 47TH STREET, SUITE 350  
KANSAS CITY, MISSOURI 64112  
PHONE: (816)753-5400  
FAX: (816)753-9996  
E-MAIL: paul@hrcdcdwelli.com

**IN WITNESS WHEREOF:**  
ATHENA PARTNERS LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

Douglas J. Rogger - GENERAL PARTNER

**NOTARY CERTIFICATION:**  
STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

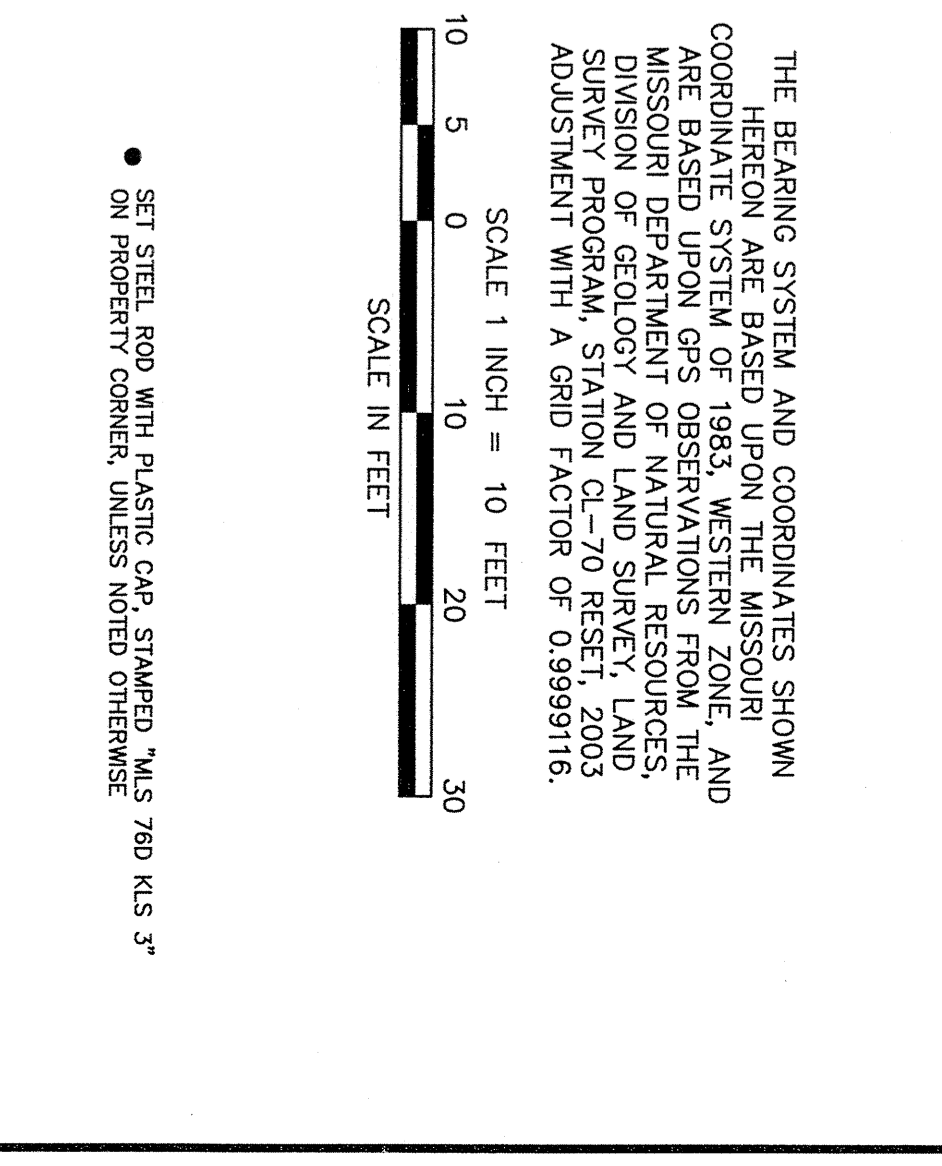
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS J. ROGGER AND NICOLE L. EBARB, GENERAL PARTNERS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE ARE THE GENERAL PARTNERS OF ATHENA PARTNERS LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED PARTNERSHIP BY THE MEMBERS OF SAID ATHENA PARTNERS LIMITED PARTNERSHIP, AND SAID DOUGLAS J. ROGGER AND NICOLE L. EBARB ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

PRINTED NAME



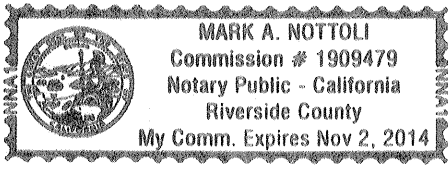
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of RIVERSIDE }

On 11-5-2010 before me, MARK A. NOTTOLI, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared DOUGLAS J. ROGER AND  
Name(s) of Signer(s)  
NICOLE L. EBARB



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: FINAL PLAT OF 1612 JEFFERSON CONDOMINIUM

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: NONE

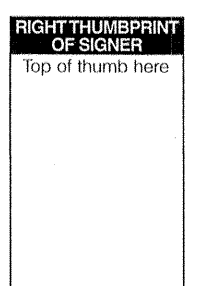
**Capacity(ies) Claimed by Signer(s)**

Signer's Name: DOUGLAS J. ROGER  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_



Signer Is Representing: ATHENA L.P.

Signer's Name: NICOLE L. EBARB  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_



Signer Is Representing: ATHENA L.P.