



File #: 210916

ORDINANCE NO. 210916

Repealing Committee Substitute for Ordinance No. 201029 that approved the plat of Wornall Village; enacting a new ordinance that approves the plat of The Edison at Wornall Village, an addition in Jackson County, Missouri, generally located at the southeast corner of I-435 and Wornall Road; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and authorizing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00003)

WHEREAS, City Council passed Committee Substitute for Ordinance No. 201029 on December 10, 2020, which, among other things, approved the plat of Wornall Village; and

WHEREAS, the developer of the plat subsequently discovered that a plat named Wornall Village already existed in Jackson County; and

WHEREAS, this ordinance would effectively change the name of the plat previously approved by Committee Substitute for Ordinance No. 201029 to The Edison at Wornall Village; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Committee Substitute for Ordinance No. 201029 that approved the plat of Wornall Village is hereby repealed.

Section 2. That the plat of The Edison at Wornall Village, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

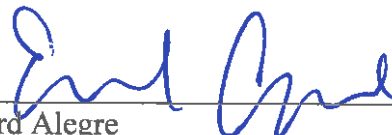
Section 3. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, 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 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 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 Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 14, 2020.

Approved as to form and legality:



Euard Alegre
Assistant City Attorney



Authenticated as Passed



Quinten Lucas, Mayor

Marilyn Sanders, City Clerk

OCT 21 2021

Date Passed

EXHIBIT

Final Plat

The Edison at Wornall Village

A replat of all of Lots 4, 5, 15 & 16, part of Lots 2, 3, 14 & 17, and part of vacated Circle Drive right of way, all in Wornall Acres, a subdivision in Kansas City, Jackson County, Missouri, together with part of an unplatted tract of land, all lying in the Southwest quarter of Section 32, Township 48 North, Range 33 West 15

CONDUCTION OF THE SURVEY AND PLAT OF THE SWARTZMAN CORNER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 33 WEST, MISSOURI, AND 20080235402, AS PER PRODUCED BY RECORD ACRES, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH AN UNPLATTED TRACT OF LAND ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 33 WEST, MISSOURI, AS SHOWN ON THE ATTACHED MAP.

THE SURVEY AND PLAT OF THE SWARTZMAN CORNER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 33 WEST, MISSOURI, AND 20080235402, AS PER PRODUCED BY RECORD ACRES, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH AN UNPLATTED TRACT OF LAND ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 33 WEST, MISSOURI, AS SHOWN ON THE ATTACHED MAP, IS HEREBY REPLATED AS SHOWN ON THE ATTACHED MAP.

THE REPLAT OF THE SWARTZMAN CORNER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 33 WEST, MISSOURI, AND 20080235402, AS PER PRODUCED BY RECORD ACRES, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH AN UNPLATTED TRACT OF LAND ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 33 WEST, MISSOURI, AS SHOWN ON THE ATTACHED MAP, IS HEREBY REPLATED AS SHOWN ON THE ATTACHED MAP.

General Description

All of Lots 4, 5, 15 and 16, together with part of Lots 2, 3, 14 and 17, together with part of vacated Circle Drive right of way, all in Wornall Acres, a subdivision in Kansas City, Jackson County, Missouri, together with an unplatted tract of land, all lying in the Southwest quarter of Section 32, Township 48 North, Range 33 West, Missouri, as shown on the attached map, is hereby replated as shown on the attached map.

General Description

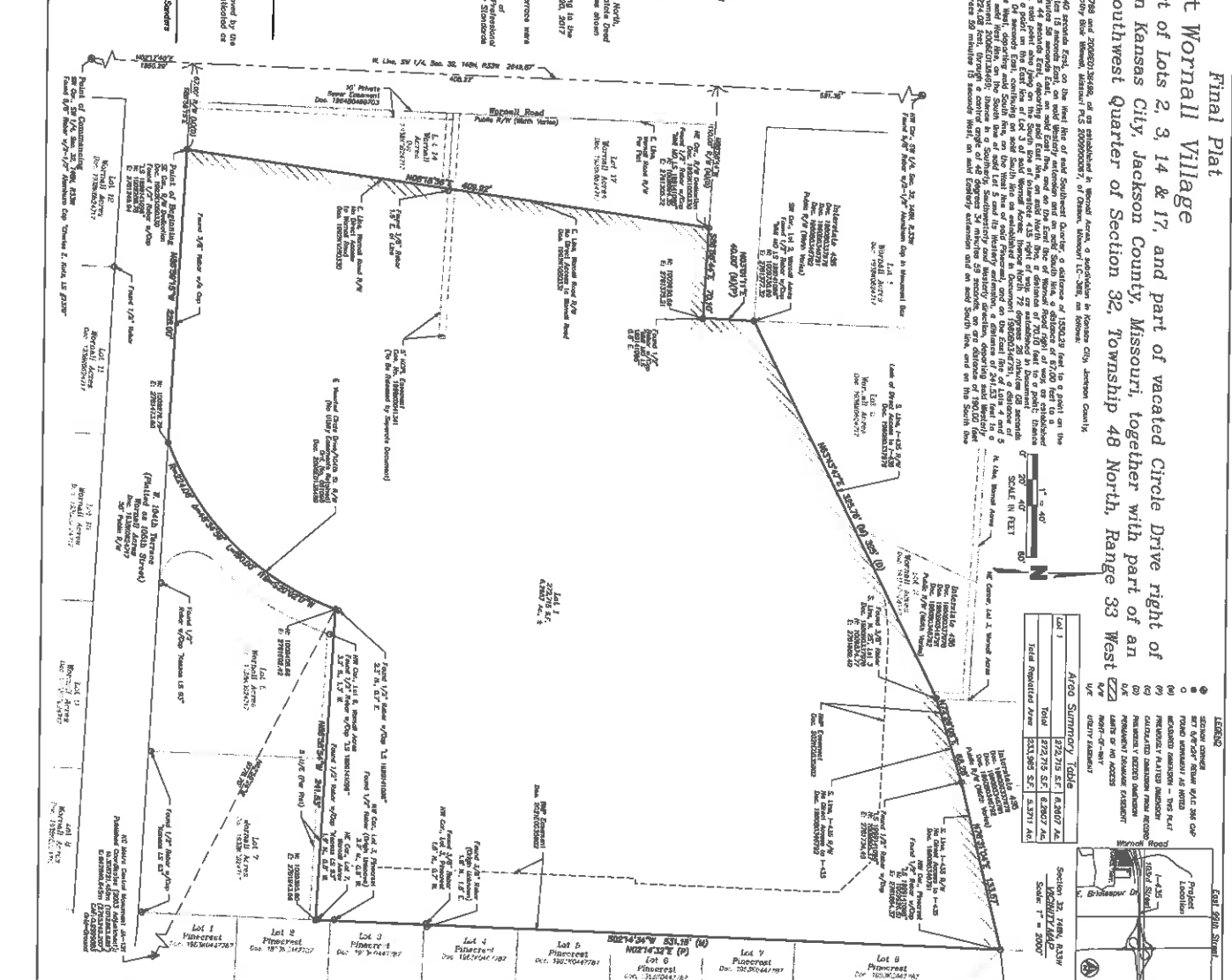
The replat consists of the following:

1. A replat of all of Lots 4, 5, 15 and 16, part of Lots 2, 3, 14 and 17, and part of vacated Circle Drive right of way, all in Wornall Acres, a subdivision in Kansas City, Jackson County, Missouri, together with part of an unplatted tract of land, all lying in the Southwest quarter of Section 32, Township 48 North, Range 33 West, Missouri, as shown on the attached map.
2. A replat of the Swartzman corner of Section 32, Township 48 North, Range 33 West, Missouri, as shown on the attached map.
3. A replat of the unplatted tract of land, all lying in the Southwest quarter of Section 32, Township 48 North, Range 33 West, Missouri, as shown on the attached map.

General Description

The replat consists of the following:

1. A replat of all of Lots 4, 5, 15 and 16, part of Lots 2, 3, 14 and 17, and part of vacated Circle Drive right of way, all in Wornall Acres, a subdivision in Kansas City, Jackson County, Missouri, together with part of an unplatted tract of land, all lying in the Southwest quarter of Section 32, Township 48 North, Range 33 West, Missouri, as shown on the attached map.
2. A replat of the Swartzman corner of Section 32, Township 48 North, Range 33 West, Missouri, as shown on the attached map.
3. A replat of the unplatted tract of land, all lying in the Southwest quarter of Section 32, Township 48 North, Range 33 West, Missouri, as shown on the attached map.



RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

02/01/2022 9:56 AM

NON-STANDARD FEE: EXEMPT FEE: \$27.00 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2022E0010331

Book: Page:

Diana Smith, 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.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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

SUBORDINATION OF DEED OF TRUST

This Subordination of deed of trust Witnesseth, that First Bank, a Missouri state chartered bank, having its principal place of business at 11901 Olive Blvd., St. Louis, Missouri, ⁶³¹⁴¹ as owner and holder of the note evidencing the debt secured by the Deed of Trust , Security Agreement and Fixture Filing, executed by KJPL Bridlespur, L.L.C., a Missouri limited liability company, dated and recorded in the office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2019E0101362, 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 THE EDISON AT WORNALL VILLAGE recorded as Document No. 2022E001032 in Book 198 at Page 66 . Provided, however, that this subordination shall not prejudice the lien of said Deed of Trust on the remaining property therein described.

[Signature Page Follows]

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 19 day of July, 2021.

First Bank, a Missouri state chartered bank

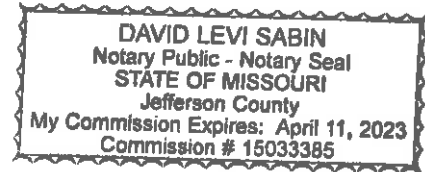
(SEAL)

By [Signature]
(Title) SVP
JEFFREY W. BENNETT

In the State of Missouri, County of St. Louis, on this 19 day of July, 2021, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Jeffrey W. Bennett, to me personally known, who being by me duly sworn did say that he/she is SVP of First Bank, a Missouri state chartered bank, named in the foregoing deed of release, and that the seal thereto affixed is the corporate seal of the First Bank, a Missouri state chartered bank, and that said deed of release was signed and sealed in behalf of First Bank, a Missouri state chartered bank, by authority of its SVP and said individual acknowledged said instrument to be the free act and deed of First Bank, a Missouri state chartered bank. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

[Signature]
Notary Public
DAVID LEVI SABIN

My Commission expires April 11, 2023



GRANTEE MAILING ADDRESS

11901 OLIVE BLVD

ST. LOUIS, MISSOURI 63141

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

02/01/2022 9:56 AM

NON-STANDARD FEE: \$25.00 FEE: \$24.00 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2022E0010333

Book: Page:
Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Non-Standard Document

This document has been recorded and you have been charged
the non-standard fee pursuant to RSMo 59.310.3.
This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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

Robby Steffens

EXHIBIT

To: Bridget Clanton
Subject: RE: Payment Receipt - parkland dedication receipt

From: noreply@jetpay.com <noreply@jetpay.com>
Sent: Monday, March 16, 2020 11:28 AM
To: Bridget Clanton <BC@quadprop.com>
Subject: Payment Receipt

Missouri: Kansas City
Payment Receipt

Thank You for Your Payment

Please save this Confirmation Number for your personal records.

Customer Name

JPL Development LLC

Effective Date

3/16/2020 11:28 AM Central Standard Time

Confirmation Number

20234782

| | Payment Method | Amount |
|---------------------------|-----------------------|--------------------|
| Checking****6132 | | \$76,066.08 |
| | Payment | Item |
| EnerGov Payments | | \$76,065.58 |
| Transaction Fee: | | \$0.50 |
| Total Amount Paid: | | \$76,066.08 |

Payment Details

EnerGov Payments
: 00231810 - JPL Development LLC - \$76,065.58

A Transaction Fee has been included in the total amount paid for this transaction.



JACKSON COUNTY RECORDER OF DEEDS

112 W Lexington Ste 30
Independence, MO 64050-3725
(816)881-4478

THANK YOU
WWW.JACKSONGOV.ORG
Diana Smith
Recorder of Deeds

Receipt Time: 02/01/2022 09:56:41 AM
Issued To: KJPL BRIDLESPUR LLC

Receipt #: 356652
ID: GARMANN

Documents

| # | Type | Reference #: | # Pages | Quantity | Amount |
|--------------------------------|----------------------|--------------|---------|----------|-----------------|
| 1 | ORDINANCE | 2022E0010331 | 3 | 1 | \$27.00 |
| Total fee per Document: | | | | | <u>\$27.00</u> |
| 2 | PLAT | 2022E0010332 | 2 | 1 | \$66.00 |
| Total fee per Document: | | | | | <u>\$66.00</u> |
| 3 | SUBORDINATION | 2022E0010333 | 2 | 1 | \$24.00 |
| 4 | DOC STATUS SURCHARGE | | 0 | 1 | \$25.00 |
| Total fee per Document: | | | | | <u>\$49.00</u> |
| Total : | | | | | <u>\$142.00</u> |

Payments

| # | Type | Payment # | Amount | NSF |
|---|-------------|-----------|-----------------|-----|
| 1 | CREDIT CARD | BZTQAI | <u>\$142.00</u> | |