Recorded in Clay County, Missouri
Recording Date/Time: 06/13/2022 at 12:41:42 PM
Instr #: 2022019521
Book: 9385 Page: 190
Type: ORD
Pages: 2
Fee: $27.00 S 20220017207
COPY
Kafee Porter
Recorder of Deeds

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 220379

Approving the plat of Bristol 2nd Plat, an addition in Clay County, Missouri, on approximately 10 acres generally located at Northeast Shoal Creek Parkway and North Summit Street, creating 4 lots for the purpose of 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 record this ordinance and attached documents. (CLD-FnPlat-2022-00012)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Bristol 2nd Plat, 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.

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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 Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 5, 2022.

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

This is to certify that **General Taxes for** 2021, **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, June 30, 2022

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

MAY 05 2022

Date Passed

Recorded in Clay County, Missouri
Date and Time: 06/03/2022 at 10:04:51 AM
Instrument Number: 2022018516
Book: 9380 Page: 24

Instrument Type: REL
Page Count: 3
Recording Fee: $30.00 S

Electronically Recorded

Katee Porter, Recorder

CORPORATION
DEED OF RELEASE
FULL

Stewart Title
250419

This Deed of Release Witnesseth, That **GRANTOR:** BANK OF WESTON, A MISSOURI CORPORATION, P.O. BOX 8, WESTON, MO 64098

Owner and holder of the note evidencing the debt secured by deed of trust executed by **GRANTEE: BRISTOL SOUTH INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY**

Conveying real property legally described as follows: SEE EXHIBIT "A"

Dated MARCH 1, 2017, and recorded MARCH 2, 2017, in the office of the Recorder of Deeds for CLAY County, Missouri, as Instrument #2017006786, Book 7916, Page 108, in consideration of the full payment of said debt, does hereby acknowledge satisfaction of said deed of trust and release the property therein described from the lien and effect of the same.

IN WITNESS WHEREOF, the said Bank of Weston has caused these presents to be signed by its EVP/Senior Loan Officer and the corporate seal to be hereto affixed.

Dated this 3rd day of June, 2022.

(Seal)

BANK OF WESTON, WESTON, MISSOURI, SEAL 1898

BANK OF WESTON

By: Stanley P. Palmer

Stanley P. Palmer, EVP/Senior Loan Officer

In the State of Missouri County of PLATTE on this 10th day of March , 2022, before me, the undersigned, a notary public in and for said County and State, appeared Stanley P. Palmer to me personally known, who being by me duly sworn, did say that he was EVP/Senior Loan Officer of Bank of Weston, a corporation, that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was executed on behalf of said corporation by authority of its Board of Directors, and said Stanley P. Palmer acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and Notarial Seal subscribed and affixed in said County and State the day and year in this certificate above written.

MICHAEL TELTHORST
Notary Public - Notary Seal
State of Missouri - Platte County
Commission # 19807962
My Commission Expires 2/24/2025

Notary Public

EXHIBIT "A"

Tract I:

A tract of land in the Northeast Quarter of Section 27, Township 52, Range 33, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence South 89 degrees 26 minutes 14 seconds East, along the South line of said Northeast Quarter, 1311.07 feet; thence North 0 degrees 04 minutes 18 seconds East, 64.97 feet to the True Point of Beginning of the tract to be herein described; thence North 0 degrees 04 minutes 18 seconds East, along the East right of way line of N. Summit Avenue, as now established, 55.04 feet; thence Northerly, along said East right of way line, on a curve to the right, having an intial tangent bearing of North 89 degrees 26 minutes 14 seconds West, a radius of 40.00 feet, a central angle of 90 degrees 00 minutes 59 seconds, an arc distance of 62.84 feet; thence North 0 degrees 34 minutes 45 seconds East, along said East, along said East right of way line, 303.90 feet; thence North 89 degrees 25 minutes 15 seconds West, along said East right of way line, 14.50 feet; thence North 0 degrees 34 minutes 45 seconds East, along said East right of way line, 176.86 feet to the Southwest corner of Lot A, Bristol Patio Homes - First Plat, a subdivision of land in Kansas City, Clay County, Missouri; thence North 70 degrees 31 minutes 58 seconds East, along the South line of said Lot A, 114.56 feet; thence South 89 degrees 25 minutes 15 seconds East, along said South line and its prolongation East, 909.55 feet to a point on the Westerly right of way line of US Highway 169, as now established; thence South 14 degrees 09 minutes 11 seconds West, along said Westerly right of way line, 575.51 feet to its intersection with the North right of way line of NW 105th Street, as now established; thence North 89 degrees 52 minutes 48 seconds West, along said North right of way line, 447.64 feet; thence South 78 degrees 48 minutes 36 seconds West, along said North right of way line, 254.95 feet; thence North 89 degrees 26 minutes 14 seconds West, along said North right of way line, 129.88 feet to the True Point of Beginning.

Tract II:

A tract of land in the Northeast Quarter of Section 27, Township 52, Range 33, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence South 89 degrees 26 minutes 14 seconds East, along the South line of said Northeast Quarter, 849.53 feet; thence North 0 degrees 07 minutes 08 seconds East, 120.00 feet to the Southeast corner of Estates of Bristol Park - Second Plat, a subdivision of land in Kansas City, Clay County, Missouri, said point being also the true Point of Beginning of the tract to be herein described; thence North 0 degrees 07 minutes 08 seconds East, along the East line of Estates of Bristol Park - Second Plat, 211.40 feet; thence North 22 degrees 13 minutes 00 seconds West, along said East line, 122.20 feet to the Southwest corner of Bristol South, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 89 degrees 25 minutes 15 seconds East, along the South line of said Bristol South, 369.47 feet to a point on the Westerly right of way line of North Summit Avenue, as now established; thence South 0 degrees 34 minutes 45 seconds West, along said Westerly right of way line, 283.96 feet; thence Southwesterly, along said Westerly right of way line, on a curve to the right, tangent to the last described course, having a radius of 40.00 feet, a central angle of 89 degrees 59 minutes 01 second, an arc distance of 62.82 feet; thence North 89 degrees 26 minutes 14 seconds West, 280.44 feet to the True Point of Beginning.

ROUSE FRETS WHITE GOSS GENTILE RHODES, P.C.

RACHELLE M. BIONDO
rbiondo@rousepc.com
816.502.4706

June 14, 2022

VIA HAND DELIVERY

City Clerk's Office
City of Kansas City, Missouri
414 E. 12th St., 25th Floor
Kansas City MO 64106

Re: Bristol 2nd Plat

Ladies and Gentlemen:

Enclosed please find the following original documents recorded in Clay County in connection with the above-referenced plat:

1. Final Plat;
2. Ordinance 220379;

If you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

Rachelle M. Biondo
Paralegal

RMB:kab
Enclosures

cc: Patricia R. Jensen, Esq.