

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

February 1, 2018

7:00 pm

Raytown City Hall

Board of Aldermen Chambers

10000 East 59<sup>th</sup> Street

Raytown, Missouri 64133

**1. Welcome by Chairperson**

**2. Call meeting to order and Roll Call**

Wilson:

Emerson:

Stock:

Bettis:

Robinson:

Lightfoot:

Hartwell:

Dwight:

Meyers:

**3. Approval of January 4, 2018 Meeting Minutes**

- a. Revisions
- b. Motion
- c. Second
- d. Additional Board Discussion
- e. Vote

**4. Old Business**

**5. New Business**

**A. Case No.: PZ-2018-01/02 (Preliminary and Final Plat for Lourdes Subdivision)**

**Applicant: Sam DePriest, Continental Consulting Engineers, Inc.**

1. Introduction of Application by Chair
2. Explanation of any exparte' communication from Commission members regarding the application
3. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Preliminary Plat
  - c. Final Plat
  - d. Plat Applications
  - e. Plat Checklists
  - f. Staff Review Letter & Applicant Responses
  - g. City of Raytown Zoning Regulations, as amended
  - h. City of Raytown Subdivision Regulations, as amended
  - i. City of Raytown Comprehensive Plan

4. Introduction of Application by Staff
5. Presentation of Application by Applicant
6. Additional Staff Comments and Recommendation
7. Board Discussion
8. Board Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**6. Set Future Meeting Date - Thursday, March 1, 2018 at 7:00 PM**

**7. Adjourn**

**CITY OF RAYTOWN**  
**PLANNING & ZONING COMMISSION**  
**MINUTES**

January 4, 2018  
7:00 pm  
Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133

**1. Welcome by Chairperson**

Mr. Wilson welcomed all attendees.

**2. Call meeting to order and Roll Call**

Wilson:	Present	Emerson:	Present	Stock:	Present
Bettis:	Absent	Robinson:	Present	Lightfoot:	Present
Hartwell:	Present	Dwight:	Absent	Meyers:	Present

**3. Approval of December 7, 2017 Meeting Minutes**

- a) Revisions - None
- b) Motion - approved
- c) Second - approved
- d) Additional Board Discussion - None
- e) Vote – approved (Mr. Wilson abstains)

**4. Old Business**

**5. New Business**

**A. Case No.: PZ-2017-015 (Vacate Right-of-Way 75<sup>th</sup> Street)  
Applicant: Mitch DiCarlo, Raytown Wash LLC**

- 1. Introduction of Application by Chair  
Mr. Wilson introduced PZ-2017-015
- 2. Open Public Hearing  
Mr. Wilson opened the Public Hearing
- 3. Explain Procedure for a Public Hearing and swear-in speakers  
City Attorney Willerth swore in all that are speaking
- 4. Enter Additional Relevant City Exhibits into the Record:
- 5. Mr. Swan introduced 2 additional Exhibits into the record.

- A. Staff report
  - B. Survey Exhibit
  - C. Vacate Right-of-Way Application
  - D. Consent to Vacate Forms
  - E. Staff Review Letter & Applicant Responses
  - F. Publication of Notice of Public Hearing in Daily Record Newspaper
  - G. Public Hearing Notices mailed to adjacent property owners
  - H. City of Raytown Zoning Ordinance, as amended
  - I. City of Raytown Comprehensive Plan
  - J. Consent to Vacate Form from FJM Distributors
  - K. Utility easement for AT&T Wireless
5. Explanation of any exparte' communication from Commission members regarding the application  
None
6. Introduction of Application by Staff  
Mr. Swan re-introduced PZ 2017-015 to the board.  
Staff recommends approval of this case subject to now four conditions, provided in the exhibit K that was received today.  
Applicant is here tonight to answer any questions.  
Mr. DiCarlo (applicant) has no comments at this time.  
No questions for the applicant  
No questions from commissioners to staff.
7. Request for Public Comment
8. Additional Staff Comments and Recommendation  
City Attorney Willerth suggests Mr. Swan read into the records the conditions he is recommending.  
Mr. Swan read the conditions into the records.
9. Board Discussion - None
10. Close Public Hearing
11. Board Decision to Approve, Conditionally Approve or Deny the Application
- a. Motion – to approve
  - b. Second – to approve
  - c. Additional Board Discussion - none
  - d. Vote – approved (7-0)

This case will be heard by the board of Alderman on Tuesday January 16<sup>th</sup>.

**B. Case No.: PZ-2017-013 (Amendment to Planned Development – Blue Ridge Villas)  
Applicant: Ivan Chiang, LIY Financial LLC**

- 1. Introduction of Application by Chair  
Mr. Wilson introduced PZ-2017-013

2. Open Public Hearing

Mr. Wilson opened the Public Hearing

3. Explain Procedure for a Public Hearing and swear-in speakers

City Attorney Willerth swore in all that are speaking

4. Enter Additional Relevant City Exhibits into the Record:

- A. Staff report
- B. Conceptual Site Plan
- C. Amendment to PUD Application
- D. Blue Ridge Villas Design Manual (11/17/2005)
- E. Staff Review Letter & Applicant Responses
- F. Publication of Notice of Public Hearing in Daily Record Newspaper
- G. Public Hearing Notices mailed to property owners within 185-feet of subject property.
- H. City of Raytown Zoning Ordinance, as amended
- I. City of Raytown Comprehensive Plan
- J. Revised Site Plan

5. Explanation of any exparte' communication from Commission members regarding the application

None

6. Introduction of Application by Staff

Mr. Swan re-introduced PZ 2017-013 to the board.

Ivan Chiang, with LIY Financial LLC, requested approval of the plan by the city.

Mr. Wilson asked Mr. Chiang if he has read staff recommendations and if he is in agreement with all of them.

Mr. Meyers asked if tenants that went to the informational meeting Mr. Chiang held are in the audience. There are two residents in attendance.

Mr. Meyers then asked if they would speak as recommended by Mr. Chiang on whether they had any issues with the project or are favorable.

Berda Sewell, (5841 Hunter Court) – feels that this would be in her best interest to have the additional facility built in our complex. She is in favor.

Jack Maybee (Owner) of a duplex (5817 & 5819 Kentucky) located right behind this area of development. He states that he is in favor of this development.

7. Request for Public Comment

8. Additional Staff Comments and Recommendation

Staff recommended that the request to amend the Blue Ridge Villas planned development be approved with the 13 conditions.

Ms. Hartwell questioned what if the building is full and they have to hire more people to come in and help. Where will they park since there are only 3 parking spaces for the 10 units?

Mr. Swan states that at the front of the property there are five parking spaces, of which two are wheelchair accessible and at the rear of the property there is one additional parking space created to be used for staff.

There are two insets on both the West and East side of the gazebo that can be used for parking. It has been proposed that to allow two additional insets on each the North and South sides.

The home owners association could allow that these insets be exclusive to the Turn Leaf assisted living development.

Ms. Hartwell is also concerned that relatives coming to visit may not have available parking spaces.

Ms. Stock asked if we add the insets for parking, does that take more green space away. She had family members in assisted living that did go outside and appreciated the green space.

Mr. Swan states that it does take a little away from the green space. It was discussed with the applicant and the applicant suggested that a six foot wide walking path that is ADA accessible be created and three additional benches by the drainage basin.

Ms. Stock was concerned that the visitors would most likely be walking more than the residents and she does not feel that the green space is equivalent.

Mr. Wilson asked about the configuration and footprint.

Mr. Swan stated that it was the footprint was almost the same. The configuration was divided into five sub lots A – E and instead of driveways there is a parking lot up at the front. A four foot strip of green space between driveways would go away.

Mr. Lightfoot asks how many staff they anticipate having at any given time.

Mr. Chiang stated:

Three shifts – first & second shifts will have two full time staff. Third Shift will have just one as most residents will be sleeping at the time.

Part time nurse will come in.

Part time cook will come during mealtimes. Caregivers can do some of the cooking, but might have a cook come in for the weekends.

Mr. Wilson stated that there will be other insularly needs required for delivery trucks.

Mr. Chiang stated that there will not be medical care done there. The residents would be shuttled to doctor and dentist appointments. There will be food delivery, mail delivery and possibly maintenance.

Mr. Wilson asked if the street that leads into it is a private drive and who enforces parking.

Mr. Chiang said the home owner's association board, of which he is the president of right now.

Mr. Lightfoot wants to make sure that it is clear that there will be accommodations for 10 residents and staff will be doing home health care (not outside staff coming in for health care).

Mr. Chiang says the staff will do the home health care.

Mr. Wilson also asked if a resident wanted to bring in a trainer, it would be allowed, correct?

Mr. Chiang said yes. Also, planning to have someone come in for fun activities once or twice a week for the residents.

Ms. Emerson asked if parking is full, is there area that can be utilized for more parking.

Mr. Chiang responded that we would have to tear out more green space or angle the insets to allow for more parking.

Cheryl Thompson, Project Manager – grew up in Raytown. The Blue Ridge Villas has been through two previous developers, because of that, the residents have seen property values go down. This project will increase services and help their community. We have been able to turn the lights back on and change the perspective of the area. Also, we have an incredible relationship with the residents and they know we are here to stay.

Ms. Hartwell remarked that her family in nursing home had nursing skills on site.

Ms. Thompson replied we have two staff for five residents during the day and one for the ten overnight.

Ms. Emerson stated that she feels this would be a good addition to the area.

9. Board Discussion - None

10. Close Public Hearing

11. Board Decision to Approve, Conditionally Approve or Deny the Application

- a. Motion – Mr. Meyer
- b. Second – Mrs. Stock
- c. Additional Board Discussion - None
- d. Vote – Mrs. Hartwell Abstain, motion passed (6-0)

**6. Set Future Meeting Date - Thursday, February 1, 2018 at 7:00 PM**

**7. Adjourn**

**Motion to adjourn passed 7-0**



# Staff Report

Community Development  
Planning and Development Services

PZ 2018-01/02

To: City of Raytown Planning and Zoning Commission  
From: Michael Swan, Planning and Zoning Coordinator  
Date: February 1, 2018  
Re: Application for Preliminary & Final Plat  
Agenda Item: 5A

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## PLAT APPLICATION SUMMARY

Applicant: Continental Consulting Engineers, Inc.  
Project Contact: Sam DePriest, PLS  
Property Location: Blue Ridge Blvd. & Gregory Blvd.  
Request: For approval of a preliminary and final plat for a 4-lot subdivision

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## SITE DATA

Legal Description: All that part of Lots 12, 11, 10 and all that part of 9 of RUSSELL ADDITION, a subdivision, and all that part of the Northwest Quarter of Section 8, Township 48 North, Range 32 West, in the City of Raytown, Jackson County, Missouri, being more particularly described as follows: beginning at the southeast corner of Lot 12, RUSSELL ADDITION, thence North 86 degrees 29 minutes 56 seconds West, with the south line of said Lot 12 and its westerly prolongation, and the north right-of-way line of E. Gregory Boulevard, a distance of 481.53 feet to a point on the east right-of-way line of Blue Ridge Boulevard; thence with the east right-of-way line of Blue Ridge Boulevard on a curve to the right having a radius of 1860.10 feet, a central angle of 14 degrees 36 minutes 46 seconds, with an initial tangent bearing of North 12 degrees 23 minutes 44 seconds West, an arc distance of 474.41 feet; thence North 02 degrees 13 minutes 03 seconds East, continuing with the east right-of-way line of Blue Ridge Boulevard, a distance of 48.78 feet; thence South 86 degrees 29 minutes 56 seconds East, and no longer with the east right-of-way line of Blue Ridge Boulevard, a distance of 416.99 feet to a point on the west line of Lot 9, RUSSELL ADDITION; thence South 02 degrees 13 minutes 03 seconds West, with the west line of said Lot 9, a distance of 110.00 feet; thence South 86 degrees 29 minutes 56 seconds East, with the north line of the South 44.6 feet of said Lot 9, a distance of 125.03 feet to a point on the east line of said Lot 9 and the west right-of-way line of Kentucky Avenue; thence South 02 degrees 13 minutes 03 seconds West, with the east line of Lots 9, 10, 11, and 12 of RUSSELL ADDITION and the west right-of-way line of Kentucky Avenue, a distance of 460.60 feet to the point of beginning. The above described tract contains 256,759 square feet, or 5.89 acres.

Land Use Data	
Surrounding Zoning	Low-Density Residential (R-1)
Surrounding Overlay	Highway 350 Design Corridor
Surrounding Land Use	Residential & Commercial
Designated Future Land Use	Public/ Semi-public
Ward(s)	Ward 1
Approximate Land Area	6 acres
Roadway Classification	Arterial



Figure 1 – Proposed Lourdes Subdivision

## BACKGROUND

### SITE DESCRIPTION AND PRESENT USE

The property to be platted is approximately six acres on the northeast corner of Blue Ridge and Gregory Boulevards. The site is used for public educational purposes and as a place of worship. Currently, the property has several buildings that are affiliated with the Our Lady of Lourdes Catholic Church. However, the building that formerly served as the parochial school is now occupied by Three Trails Preschool (Raytown C-2 School District).



# Staff Report

Community Development  
Planning and Development Services

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The neighborhood is occupied by mostly low-density suburban residential homes. The property to the north is zoned for commercial uses and there is a cemetery, Floral Hills, across the street in Kansas City.

## **HISTORY**

Our Lady of Lourdes Catholic Church has been at this location for approximately seventy years. The preschool opened at the beginning of the 2017-18 school year. Our Lady of Lourdes and Raytown C-2 School District have proposed this subdivision to adjust property lines and place the preschool on a separate lot as well as separating the church from its auxiliary uses.

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## **FINDINGS OF FACT**

### **1. Conformance to the City of Raytown Ordinances**

Staff has reviewed the submitted preliminary and final plat with respect to the City of Raytown Subdivision Regulations (Chapter 36) and Zoning Regulations (Chapter 50). Staff has determined that the preliminary plat contains all necessary information as required by the Subdivision and Zoning regulations.

### **2. Suitability of the land for subdivision development**

The property is not vacant. All proposed lots meet the land use requirements of the R-1 zoning class. In addition, the existing buildings are currently serviced by existing utilities.

### **3. Consistency with adjoining uses and platted property**

The majority of adjoining uses are single-family residential homes. The existing uses are of a Public/Semi-Public nature, have existed for over 65 years and are not intensive in nature. The lots on east side of the property, intended for development as single-family homes, are now occupied by the school, playground and parking lots. These lots will be vacated with the approval of this plat.

### **4. Adequacy of public facilities and utilities to serve the proposed development**

The site is developed and currently served by public facilities and utilities. The existing public facilities and utilities are adequate for the current use. Lot 4 (Raytown C-2 School) already has its own electric service and meter, gas service and meter, and sanitary sewer service. The public school and the church will share the existing drives to Gregory Blvd., Blue Ridge Boulevard, and Kentucky Avenue, and will have joint ingress and egress for vehicular and pedestrian over all of the existing parking lot and walkways.

### **5. Consideration of planning principles on site including lot layout and topography**

The topography of the site does not present any issues. Lot layout is in accordance with sound land-use planning principles and is logical given the existing development and the applicant's primary reason for platting the property.

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## **RECOMMENDATION**

Staff recommends approval of Case No. PZ 2018-001/002, Preliminary & Final Plat – Lourdes Subdivision.



December 29, 2017

City of Raytown  
Community Development  
City Hall, 10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
ATTN: Michael Swan

**RE: Lourdes Subdivision  
Preliminary and Final Plat Submittal**

Please find attached the following plan information, data and fees for the above referenced project. The Catholic Church is currently the owner of approximately 6 acres at the northeast corner of E. Gregory Boulevard and Blue Ridge Boulevard. The Raytown School District is wanting to purchase, and is currently using, the existing school from the Church to use a preschool. The property is comprised of four lots from RUSSELL ADDITION, and 3 small unplatted tracts. The purpose of this subdivision plat is to create defined lots and for the sale of the existing school

This project is somewhat unique in that no new utility services or public infrastructure is required. All of the buildings on the property are currently in use, and have utility service. No new roads or construction is required. The school property and the church property would share the current driveway access to E. Gregory, Blue Ridge Boulevard, and Kentucky Avenue, and would have joint ingress and egress for vehicular and pedestrian over all of the existing parking lot and walkways. The school site already has its own electric service and meter, gas service and meter, and sanitary sewer service. The existing water line that serves the school is currently metered as part of the church property.

Part of the approval process requires submitting a preliminary and final plat application.

- **Applications:**
  - **Preliminary Plat**
  - **Final Plat**
  - **Copy of Current Title Commitment**
- **Initial Application Review Fee of \$374.00 (Preliminary Plat fee: \$250 + \$3/lot – Final Plat Fee: \$100 + \$3/lot)**
- **Preliminary Plat & Final Plat Application Checklist**
- **1 copy of the title report**
- **8 copies Preliminary Plat**
- **8 copies Final Plat**
- **CD with Digital Plans and Documents**

Should the City require any additional information at this time, please contact us at your earliest convenience.

Sincerely,  
Continental Consulting Engineers, Inc.

Sam DePriest, P.L.S.

A handwritten signature in black ink, appearing to read "Sam DePriest", with a stylized flourish at the end.

Email copy:

Bill Gannon – Diocese of Kansas City – St. Joseph  
Travis Hux – Raytown School District

Property description-LOURDES SUBDIVISION

All that part of Lots 12, 11, 10, and 9 of RUSSELL ADDITION, a subdivision, and all that part of the Northwest Quarter of Section 8, Township 48 North, Range 32 West, in the City of Raytown, Jackson County, Missouri, being more particularly described as follows: beginning at the southeast corner of Lot 12, RUSSELL ADDITION, thence North 86 degrees 29 minutes 56 seconds West, with the south line of said Lot 12 and its westerly prolongation, and the north right-of-way line of E. Gregory Boulevard, a distance of 481.53 feet to a point on the east right-of-way line of Blue Ridge Boulevard; thence with the east right-of-way line of Blue Ridge Boulevard on a curve to the right having a radius of 1860.10 feet, a central angle of 14 degrees 36 minutes 46 seconds, with an initial tangent bearing of North 12 degrees 23 minutes 44 seconds West, an arc distance of 474.41 feet; thence North 02 degrees 13 minutes 03 seconds East, continuing with the east right-of-way line of Blue Ridge Boulevard, a distance of 48.78 feet; thence South 86 degrees 29 minutes 56 seconds East, and no longer with the east right-of-way line of Blue Ridge Boulevard, a distance of 416.99 feet to a point on the west line of Lot 9, RUSSELL ADDITION; thence South 02 degrees 13 minutes 03 seconds West, with the west line of said Lot 9, a distance of 110.00 feet; thence South 86 degrees 29 minutes 56 seconds East, with the north line of the South 44.6 feet of said Lot 9, a distance of 125.03 feet to appoint on the east line of said Lot 9 and the west right-of-way of Kentucky Avenue; thence South 02 degrees 13 minutes 03 seconds West, wit the east line of Lots 9, 10, 11, and 12 of RUSSELL ADDITION and the west right-of-way line of Kentucky Avenue, a distance of 460.60 feet to the point of beginning. The above described tract contains 256,759 square feet, or 5.89 acres.



Development & Public Affairs Department  
 Building Inspections Division  
 10000 E. 59<sup>th</sup> Street  
 Raytown, MO 64133  
 Office (816) 737-6011 Fax (816) 737-6164

**PRELIMINARY PLAT PERMIT**

<b>PERMIT #:</b> 20171630	<b>DATE ISSUED:</b> 12/29/2017
	<b>MUST COMMENCE BY:</b> 12/29/2018
<b>JOB ADDRESS:</b> 8812 E GREGORY BLVD	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> CONTINENTAL CONSULTING ENG, IN	<b>CONTRACTOR:</b> CONTINENTAL CONSULTING ENG, IN
<b>ADDRESS:</b> 9000 STATE LINE ROAD	<b>ADDRESS:</b> 9000 STATE LINE ROAD
<b>CITY, STATE ZIP:</b> LEEWOOD KS 66206	<b>CITY, STATE ZIP:</b> LEEWOOD KS 66206
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

FEE CODE	DESCRIPTION	AMOUNT
PZ-03	PRELIMINARY PLATS/PER LOT	\$ 250.00
<b>TOTAL</b>		<b>\$ 250.00</b>

**Inspection Information**

1. All inspections require one working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.

*[Signature]*  
 Issued By:

12/29/17  
 Date:

Applicant:

Date:



Case Number: 2018-01  
Date Received: 12/29/2017  
Fee: \$250.00 + \$3.00 / lot

## City of Raytown Application for Preliminary Plat

1. Name, address and phone number of property owner(s):  
Diocese of Kansas City-St. Joseph  
Real Estate Corporation  
20 W. 9th Street, Suite 200  
Kansas City, MO 64105  
816-714-2368
3. Name, address and phone number of developer(s):  
Continental Consulting Engineers, Inc  
9000 State Line Road  
Leawood, KS 66206  
913-642-6642
2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:  
Continental Consulting Engineers, Inc  
9000 State Line Road  
Leawood, KS 66206  
913-624-6642
4. Legal description of the land to be subdivided (please attach a deed showing the legal description and the ownership of the tract(s) on a separate sheet).
5. Approximate street address or location:  
8812 E. Gregory Boulevard
6. Name of proposed subdivision:  
LOURDES SUBDIVISION
7. We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct (signatures of property owners).  
Dave Malanowski  
DAVE MALANOWSKI  
TREASURER

8. Site Characteristics

- |   |  |
|---|--|
| A. Total acreage of subdivision:<br><u>5.89 Acres</u>       | E. Number of phases (if applicable):<br>_____  |
| B. Total number of lots:<br><u>4 Lots</u>                   | F. Minimum lot width:<br><u>80 feet</u>  |
| C. Current zoning classification:<br><u>R-1</u>             | G. Lot Area<br>Maximum: <u>130,145 sq. ft.</u><br>Minimum: <u>14,373 sq. ft.</u><br>Average: <u>64,190 sq. ft.</u> |
| D. Proposed zoning classification (if applicable):<br>_____ |  |

9. How will the proposed subdivision be consistent with other developments in the area? Please attach a separate sheet with a detailed explanation.

10. Public Improvements

Public improvements are required for subdivisions of land in Raytown, such as public roadways, sidewalks, water, sanitary sewer, storm sewer, etc. All improvements must be constructed to City standards.

- A. Streets:  
Classification (local, collector or arterial): N/A  
Proposed surface material: N/A  
Length of roadway: N/A  
Maximum grade: N/A

✓ How will the configuration of streets in this development fit with the transportation network of Raytown? How will the traffic generated from this development affect the traffic circulation in the area? Explain in detail on separate sheets.

- B. Will this development be served by public water? See attached letter
- B (1) What is the water flow rate? \_\_\_\_\_
- B (2) How many hydrants are proposed? \_\_\_\_\_
- C. Will this development be served by public sanitary sewer? See attached letter
- D. Will this development be served by public storm sewer? See attached letter
- E. Describe the drainage plan for this development, including any easements. Please attach a separate sheet.
- F. Will parkland or green space be dedicated? N/A

**Signatures of Acknowledgement**

The following signatures by authorized representatives indicate the applicable entity has had preliminary notification of the proposed development. Comprehensive review will follow plat submittal.

Director of Community Development:

\_\_\_\_\_

Water District (Raytown Water or PWSD #2):

\_\_\_\_\_

Raytown Fire Protection District:

\_\_\_\_\_

Raytown Public Works Department:

\_\_\_\_\_

Missouri Department of Transportation (if applicable):

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### Required Submittals

**Eight (8)** copies of the plat are required for initial review by staff and the utilities serving the proposed development. Staff review is based on the Raytown Zoning Ordinance, The Raytown Subdivision Regulations and any other applicable City ordinance. Upon review, a letter detailing any required revisions will be released. Ten (10) days prior to the Planning Commission meeting copies of the revised plat must be submitted in the following formats: **Twenty five (25)** paper copies, **three (3)** mylar copies and an electronic copy of the preliminary plat.

The drainage calculations and plan must be submitted to the Community Development Department and approved before the preliminary plat can be presented to the Raytown Planning and Zoning Commission.

The Raytown Planning Commission may approve, conditionally approve or deny the plat. If the plat is conditionally approved, a revised preliminary plat or other documentation showing compliance to the conditions must be submitted to the Community Development Department before further action will be taken. If the plat is approved the applicant may proceed with final plat preparation. Further information and final plat applications are available at the Raytown Community Development Department at 816-737-6011.

## CITY OF RAYTOWN PRELIMINARY PLAT CHECK LIST

		Yes	No
1	Twelve (12) copies of a preliminary plat	x	
2	Proposed name of subdivision. Names shall not duplicate nor too closely resemble names of existing subdivisions.	x	
3	Location of boundary lines in relation to section, quarter section or quarter section lines and any adjacent corporate boundaries, comprising a legal description of the property.	x	
4	Names and addresses of the developer and the surveyor, landscape architect or civil engineer making the plat.	x	
5	Scale of plat, one (1) inch equals one hundred (100) feet.	x	
6	Date and north point.	x	
<b>Existing Conditions.</b>			
		Yes	No
7	Location, width and name of each existing or platted street or other public way, railroad and utility right-of-way, parks and other public open space, and permanent buildings, within or adjacent to the proposed subdivision.	x	
8	All existing sewers, water mains, gas mains, culverts or other underground installations within the proposed subdivision or immediately adjacent thereto shall be shown. Pipe size and grades of existing utilities shall be shown.	x	
9	Names of adjacent subdivisions and owners of adjacent parcels of unsubdivided land.	x	
10	Topography (unless specifically waived) with contour intervals of not more than five (5) feet, refer elevation to USGS or City datum; also the locations of water courses, ravines, bridges, lakes, wooded areas, approximate acreage and such other existing features as may be pertinent to subdivision, in areas where grades are gentle the city may require a lesser contour interval.	x	
<b>Proposed Development</b>			
		Yes	No
11	The location and width of proposed streets, roadways, alleys, pedestrian ways and easements.	x	
12	The location and character of all proposed public utility lines, including storm sewers, sanitary sewers, water lines, gas lines and power lines.		x
13	Layout, number and approximate dimensions of lots.	x	
14	Building setback lines with dimensions.	x	

		Yes	No
15	Location and size of proposed parks, playgrounds, churches or school sites or other special uses of land to be considered for dedication to public use; or to be reserved by deed or covenant for the use of all property owners in the subdivision and any conditions of such dedication or reservation.	x	
16	Indication of any lots on which a use(es) other than residential is proposed subdivider.	x	
17	Preliminary or tentative street profiles, showing percentages of grade and curves designed in accordance with established criteria.		x
18	Supplementary requirements. Vicinity sketch, at a legible scale, to show the relation of the plat to existing community facilities, principal traffic arteries, schools, parks, playgrounds, and any other special feature, either natural or man-made which could have some direct influence upon this subdivision. Utility connections too remote to be shown on the preliminary plat shall be shown on this sketch.		x
19	Approval or disapproval of the preliminary plat will be conveyed to the subdivider in writing within five (5) days after the meeting of the planning commission at which such plat was considered. In case the plat is disapproved, the subdivider shall be notified of the reasons for such action and what requirements will be necessary to meet the approval of the commission. The approval of the preliminary plat does not constitute an acceptance of the final plat. This approval of the preliminary plat shall only be effective for a period of one year, unless reasonable progress has been demonstrated. If no final plat or portion thereof has been submitted for approval within this period, a preliminary plat must again be submitted to the commission for approval.		
20	If the developer requires a variance to these regulations or disputes the decision of the commission, he may appeal to the board of aldermen, which board shall have the power to approve, conditionally approve or disapprove the plat.		



Development & Public Affairs Department  
 Building Inspections Division  
 10000 E. 59<sup>th</sup> Street  
 Raytown, MO 64133  
 Office (816) 737-6011 Fax (816) 737-6164

**FINAL PLAT PERMIT**

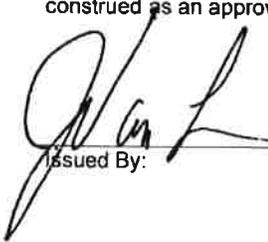
<b>PERMIT #:</b> 20171631	<b>DATE ISSUED:</b> 12/29/2017
	<b>MUST COMMENCE BY:</b> 12/29/2018
<b>JOB ADDRESS:</b> 8812 E GREGORY BLVD	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> CONTINENTAL CONSULTING ENG, IN	<b>CONTRACTOR:</b> CONTINENTAL CONSULTING ENG, IN
<b>ADDRESS:</b> 9000 STATE LINE ROAD	<b>ADDRESS:</b> 9000 STATE LINE ROAD
<b>CITY, STATE ZIP:</b> LEEWOOD KS 66206	<b>CITY, STATE ZIP:</b> LEEWOOD KS 66206
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

FEE CODE	DESCRIPTION	AMOUNT
PZ-04	FINAL PLATS/PER LOT	\$ 124.00
<b>TOTAL</b>		<b>\$ 124.00</b>

**Inspection Information**

1. All inspections require one working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.


 Issued By: \_\_\_\_\_ Date: 12/29/17
 
 Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



Case Number: 2018-02  
Date Received: 12/29/2017  
Fee Paid: \$100.00 + \$3.00 / lot

### City of Raytown Application for Final Plat

1. Name, address and phone number of property owner(s):  
Diocese of Kansas City-St. Joseph  
Real Estate Corporation  
20 W. 9th Street, Suite 200  
Kansas City, MO 64105  
816-714-2368

3. Name, address and phone number of developer(s):  
Continental Consulting Engineers, Inc.  
9000 State Line Road  
Leawood, KS 66206  
913-642-6642

2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:  
Continental Consulting Engineers, Inc  
9000 State Line Road  
Leawood, KS 66206  
913-642-6642

4. Legal description of the land to be subdivided (please attach a deed showing the legal description and the ownership of the tract(s) on a separate sheet).

5. Approximate street address or location:

8812 E. Gregory Boulevard

6. Name of proposed subdivision:

LOURDES SUBDIVISION

7. We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct (signatures of property owners).

[Signature]  
DAVE MALANOWSKI  
TREASURER

8. Site Characteristics

- |  |  |
|--|--|
| A. Total acreage of subdivision:<br>5.89 Acres     | E. Total number of lots:<br>4 Lots         |
| B. Acreage this phase (if applicable):<br>N/A      | F. Lots this phase (if applicable):<br>N/A |
| C. Current zoning classification:<br>R-1           | G. Lot Area<br>Maximum: 130145 sq. ft.     |
| D. Proposed zoning classification (if applicable): | Minimum: 14,373 sq. ft.                    |
|  | Average: 64,190 sq. ft.                    |

9. Public Improvements

Public improvements are required for subdivisions of land in Raytown, such as public roadways, sidewalks, water, sanitary sewer, storm sewer, etc. All improvements must be constructed to City standards.

- A. Streets:  
Classification (local, collector or arterial): N/A  
Proposed surface material: N/A  
Length of roadway: N/A  
Maximum grade: N/A

✓ How will the configuration of streets in this development fit with the transportation network of Raytown? How will the traffic generated from this development affect the traffic circulation in the area? Explain in detail on separate sheets.

- B. Will this development be served by public water? See attached letter  
C. Will this development be served by public sanitary sewer? See attached letter

- D. Will this development be served by public storm sewer? See attached letter
- E. Describe the drainage plan for this development, including any easements. Please attach a separate sheet.
- F. Will parkland or green space be dedicated? N/A

### 10. Construction Guarantee

The City of Raytown Subdivision Regulations offer 4 options for construction of public improvements within the City. Developers must indicate the options elected.

- Option 1: Complete all required public improvements prior to Board of Aldermen final approval and recording of the plat.
- Option 2: Post a performance bond to the benefit of the City in the amount of the remaining construction costs. Bonds are presented to the Board of Aldermen with the final plat.
- Option 3: Enter into an escrow agreement for the remaining construction costs. Escrow agreements are presented to the Board of Aldermen with the final plat.
- Option 4: Delay construction or bonding until final approval, upon which an escrow agreement or performance bond for 110% of the construction costs must be submitted.

**All public improvements must be inspected.** No Certificates of Occupancy will be issued before final approval of the public improvements. Developers must file a maintenance bond for 25% of the cost of construction to run for 2 years before acceptance of the improvements by the Raytown Board of Aldermen.

Option selected for street construction: N/A

Option selected for sanitary sewer construction: N/A

Option selected for storm sewer construction: N/A

Option selected for other construction: N/A

Option selected for other construction: N/A

Have construction plans for the improvements been submitted to the Community

Development Department? N/A

## 11. Required Submittals

**Eight (8)** copies of the plat are required for initial review by staff and the utilities serving the proposed development. Upon review, a letter detailing any required revisions will be released. Ten (10) days prior to the Planning Commission meeting copies of the revised plat must be submitted in the following formats: **Twenty Five (25)** full size folded paper copies and an electronic copy.

Unless Option 4 is selected, construction plans for the City maintained public improvements must be submitted and approved before the final plat can be placed on the agenda of the Planning Commission. Streets, streetlights, sidewalks, sanitary sewer, and storm sewer must be designed in accordance with the most current APWA regulations. In addition, Missouri Department of Natural Resources must approve water and sanitary sewer lines. Copies of letters of authorization from the Department of Natural Resources should be provided to the Raytown Public Works Department. Developers must also submit **two (2) sets of construction plans** to the Raytown Public Works Department and an electronic copy of the plans.

The Raytown Planning Commission may approve, conditionally approve or deny the plat. If the plat is approved or conditionally approved, the plat may be presented to the Board of Aldermen. Additional copies will be required at that time, along with any required plat revisions or submittals associated with the construction of the public improvements. Following approval of the final plat by the Board of Aldermen **three (3) mylar copies, five (5) paper copies** of the approved final plat need to be provided to the Community Development Department all of which need to have been signed by the applicable property owners. The City will then apply the applicable signatures from city officials to each copy of the approved final plat. When all copies of the final plat have been signed the signed final plats shall be provide to the applicant for recording. **Following recording, one mylar copy and two paper copies of the recorded final plat will need to be returned to the Community Development Department.**

Further information is available at the Raytown Community Development Department at 816-737-6010.



**Final Plat Checklist**

**Subdivision Name:**

LOURDES SUBDIVISION

**Property Owner / Developer Name:**

Diocese of Kansas City-St. Joseph Real Estate Corporation

**Address:**

20 W. 9th Street, Suite 200, Kansas City, Missouri 64105

**Phone Number:** 816-714-2368

**Email Address:** Bill Gagnon [gagnon@diocesekcsj.org](mailto:gagnon@diocesekcsj.org)

**Submission:** After approval of the preliminary plat, if applicable, the subdivider must prepare and submit to city staff for review eight copies of the proposed final plat together with other supplementary information and certificates. A staff reviewed and approved copy of the Fifteen copies of the staff approved final plat must be submitted to the Director of Development and Public Affairs at least eight (8) days prior to the regular meeting of the commission.

**Form:** The final plat prepared to be recorded must be provided on sheets of at least 16.25 inches by 19 inches, but must not exceed 23 inches by 36 inches. Each sheet must have a 1.25-inch binding edge along the 23-inch dimension and a one-quarter-inch border along all other sides. Where the proposed plat is of unusual size, the final plat must be submitted on two or

more sheets of the same dimensions. If more than two sheets are required, an index sheet of the same dimensions must be filed to show the entire development at a smaller scale.

Final Plat Checklist	Yes	No	N/A
1. 5 copies of the final plat submitted for staff review.	x		
2. Application fee of \$100 plus \$3.00 per lot has been paid.	x		
3. Final Plat is drawn at a scale of no less than "1 inch=100 feet", with north point provided.	x		
4. Name of the subdivision is shown (not to be duplicate or too closely approximate the name of any existing subdivision).	x		
5. Location by section, township, range, county and state, and including descriptive boundaries which must be mathematically close.	x		
6. All calculations are furnished showing bearings and distances of all boundary lines and lot lines. 7. Lots are numbered clearly. If blocks are to be numbered or lettered, they are shown clearly in the center of the block.	x x		
8. Location of boundaries are shown in reference to existing official monuments or the nearest established street lines, including true angles and distances to such reference points or monuments.	x		
9. Location of lots, streets, public highways, alleys, parks and features with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines.	x		
10. The exact locations, widths, and names of all streets to be dedicated are clearly labeled.			x
11. Location and width of all easements to be dedicated are clearly labeled.	x		
12. Boundary lines and descriptions of boundary lines of any areas other than streets and alleys which are to be dedicated or reserved for public use are clearly labeled.	x		
13. Building setback lines are labeled on front and side streets with dimensions.	x		
14. The name and address of the developer and surveyor making the plat are provided.	x		

15. A statement dedicating all easements is provided.	x		
16. A statement dedicating all streets, alleys and other public areas not previously dedicated.			x
17. Streets to be dedicated are clearly labeled, including the grades thereon.			x
18. A certification is provided from the subdivider that after approval of the final plat, but prior to signature by the city clerk, they will satisfy all outstanding city and county tax and special assessments on all property within the proposed subdivision.			
19. Any private restrictions affecting the subdivision or any part thereof for future reference by the city are provided.			
20. Plan and profiles of all proposed storm and sanitary sewers, with necessary calculations based on minimum design criteria, are provided.			x
21. All construction plans are provided on standards 22- or 24-inch by 36-inch plan and profile sheets.			x
22. Two additional copies of the sanitary sewer plan are furnished for submission to the state.			x
23. A plan and profile of all interior and peripheral streets to be established in accordance with community development criteria is provided.			x
24. Additional comments and questions:			



## Public Works Department

10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
(816) 737-6012  
[www.raytown.mo.us](http://www.raytown.mo.us)



To: Development and Public Affairs  
From: Public Works Department  
Date: January 10, 2018  
Re: Lourdes Subdivision

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The Public Works Department has reviewed the above-mentioned plans with the following comments.

### Preliminary Plat:

- Change the Right-of-Way dimensions to be for the entire road r-o-w. Blue Ridge Blvd. r-o-w is 100' wide, and Gregory Blvd. r-o-w is 80' wide. Kentucky r-o-w width is already correct.
- A utility easement is needed on the SE corner of the daycare property, for the existing overhead utilities.
- Correct the vicinity map to include "Gregory Blvd." and delete "Roe Avenue".

### Final Plat:

- Change the Right-of-Way dimensions to be for the entire road r-o-w. Blue Ridge Blvd. r-o-w is 100' wide, and Gregory Blvd. r-o-w is 80' wide. Kentucky r-o-w width is already correct.
- Easement Dedication paragraph – the first sentence should read "An easement is hereby granted to The City of Raytown, MO and its franchised utilities".
- Easement Dedication paragraph – the last sentence should read "the Director of the Water Company".
- A utility easement is needed on the SE corner of the daycare property, for the existing overhead utilities.
- Correct the vicinity map to include "Gregory Blvd." and delete "Roe Avenue".

If you have any questions, please call me at 816-737-6067 or e-mail [jasonh@raytown.mo.us](mailto:jasonh@raytown.mo.us).

Sincerely,

Jason M. Hanson  
City Engineer



**Community Development Department**

10000 E 59<sup>th</sup> Street

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mshwan@raytown.mo.us](mailto:mshwan@raytown.mo.us)

**Planning & Zoning Review**

January 16, 2018

Case Number	2018-001
Project	Preliminary & Final Plat
Applicant	Continental Consulting Engineers, Inc.
Zoning	R-1

Mr. DePriest:

The City of Raytown Joint Review Committee has reviewed the Preliminary and Final Plat for the Lourdes Subdivision and has the following comments:

**Preliminary Plat**

1. Change ROW dimensions to show entire (100 ft.) ROW for Blue Ridge Blvd
2. Change ROW dimensions to show entire (80 ft.) ROW for Gregory Blvd.
3. Show distance between school building and west property line of Lot 4
4. Correct Range Number on South Line of NW ¼
5. Correct Range Number on West Line of NW ¼
6. Identify line with arrow southwest of church building
7. What is the 6'x7' Metal Door?
8. Identify U/E for existing utilities on east side of Lot 4
9. BSL between Lot 2 and Lot 9 of Russell Addition only needs to be 8 ft.
10. BSL on Lot 4 along Kentucky St. frontage needs to be 30 ft.
11. Correct street name (Roe Ave.) on Vicinity Map
12. Discrepancy between measurement of east property line for Lourdes Subdivision on survey and in property description (406.60 v. 460.60)
13. Discrepancy between west lot line measurement of Lot 3 and property description measurement (48.76 v 48.78)
14. Add highlighted language to first sentence in Property Description: All that part of Lots 12,11, 10 and **part of Lot 9** of RUSSELL ADDITION
15. Correct language in Property Description (...03 seconds West, **with** the east line...)
16. Indicate sewer lines on preliminary plat

## Final Plat

1. Change ROW dimensions to show entire (100 ft.) ROW for Blue Ridge Blvd
2. Change ROW dimensions to show entire (80 ft.) ROW for Gregory Blvd.
3. Correct Range Number on South Line of NW ¼
4. Correct Range Number on West Line of NW ¼
5. BSL between Lot 2 and Lot 9 of Russell Addition only needs to be 8 ft.
6. BSL on Lot 4 along Kentucky St. frontage needs to be 30 ft.
7. Identify U/E for existing utilities on east side of Lot 4
8. Identify line with arrow southwest of church building
9. Correct street name (Roe Ave.) on Vicinity Map
10. Discrepancy between measurement of east property line for Lourdes Subdivision on survey and in property description (406.60 v. 460.60)
11. Discrepancy between west lot line measurement of Lot 3 and property description measurement (48.76 v 48.78)
12. Add highlighted language to first sentence in Property Description: All that part of Lots 12,11, 10 and **part of Lot 9** of RUSSELL ADDITION
13. Correct language in Property Description (...03 seconds West, **with** the east line...)
14. Easement Dedication: "An easement is hereby granted to The City of Raytown, MO **and its franchised utilities.**"
15. Easement Dedication: Director of Water Services should be **Director of Jackson County Public Water Supply District No. 2**
16. Floodplain FIRM: 29095C0401G 01/20/2017
17. Correct typo in Flood Plain subsection
18. Correct year in Notary Public Signature Block
19. Add any U/E for existing sewer lines (as needed)
20. Grant access control at the intersection of Gregory and Blue Ridge Blvd. Access control should be granted to the City, 150 ft. from the intersection on Gregory and 180 ft. along Blue Ridge Blvd.

Please make these revisions and submit new copies of the preliminary and final plat by **Thursday, January 26<sup>th</sup> 12:00pm**. Do not hesitate to contact us with any questions regarding this review letter.

Sincerely,



**Michael Swan**  
Planning & Zoning Coordinator  
10000 E 59<sup>th</sup> St.  
Raytown, MO 64133-3993  
816-737-6059  
[mewan@raytown.mo.us](mailto:mewan@raytown.mo.us)

Mr. Swan:

RE: LOURDES SUBDIVISION

Preliminary Plat Comments:

1. Change ROW dimensions to show entire (100 ft.) ROW for Blue Ridge Blvd. **The dimension has been changed.**
2. Change ROW dimensions to show entire (80 ft.) ROW for Gregory Blvd. **The dimension has been changed.**
3. Show distance between school building and the west property line of Lot 4. **The distance is 8.50 feet and has been added to the drawing.**
4. Correct Range Number on South line on NW  $\frac{1}{4}$ . **The Range number has been corrected.**
5. Correct the Range number of the west line of the NW  $\frac{1}{4}$ . **The Range number has been corrected.**
6. Identify line with arrow southwest of church building. **That is a KCPL easement that has been added to the drawing.**
7. What is the 6'x7' Metal Door? **That is a door to the building. The note has been removed.**
8. Identify U/E for existing utilities on east side of Lot 4. **A 20' utility easement has been added along the east side of Lot 4.**
9. BSL between Lot 2 and Lot 9 of Russell Addition only needs to be 8 ft. **The building line has been changed to 8 feet.**
10. BSL on Lot 4 along Kentucky St. frontage needs to be 30 ft. **The building line has been changed to 30'.**
11. Correct street name (Roe Ave) on Vicinity Map. **The name has been corrected to Elm Ave.**
12. Discrepancy (406.60 vs 460.60). **The distance in the description has been corrected to 406.60'.**
13. Discrepancy (48.76 vs 48.78). **The distance in the description has been corrected to 48.76'.**
14. Add "...part of Lot 9...". **The additional language has been added to the description.**
15. Correct language in Property Description. **"With" has been corrected.**
16. Indicate sewer lines on preliminary plat. **The existing sanitary sewer lines that serve the property have been added.**

Final Plat Comments

1. Change ROW dimensions to show entire (100 ft.) ROW for Blue Ridge Blvd. **The dimension has been changed.**
2. Change ROW dimensions to show entire (80 ft.) ROW for Gregory Blvd. **The dimension has been changed.**
3. Correct Range Number on South line on NW  $\frac{1}{4}$ . **The Range number has been corrected.**
4. Correct the Range number of the west line of the NW  $\frac{1}{4}$ . **The Range number has been corrected.**
5. BSL between Lot 2 and Lot 9 of Russell Addition only needs to be 8 ft. **The building line has been changed to 8 feet.**

6. BSL on Lot 4 along Kentucky St. frontage needs to be 30 ft. **The building line has been changed to 30'.**
7. Identify U/E on east side of Lot 4. **A 20' U/E has been added.**
8. Identify line w/ arrow southwest of church building. **A KCPL easement has been added.**
9. Correct street name (Roe Ave) on Vicinity Map. **The name has been corrected to Elm Ave.**
10. Discrepancy (406.60 vs 460.60). **The distance in the description has been corrected to 406.60'.**
11. Discrepancy (48.76 vs 48.78). **The distance in the description has been corrected to 48.76'.**
12. Easement Dedication. **"...and its franchised utilities..." has been added.**
13. Easement Dedication. **"Director of Jackson County Public Water Supply District No. 2" has been added.**
14. Floodplain FIRM. **The FIRM Map has been corrected.**
15. Correct typo in Flood Plain subsection. **The typo has been corrected.**
16. Correct year in signature block. **The year has been updated.**
17. Add U/E for sanitary sewers. **A 15' easement has been added for the sanitary sewer.**
18. Grant access control along Gregory and Blue Ridge. **140 feet (150 feet gets into the drive on Gregory) has been added, and 170 feet (180 feet gets into the drive on Blue Ridge) has been added.**

MISSOURI ACKNOWLEDGMENT—MAN AND WIFE

STATE OF Missouri }  
COUNTY OF Jackson } On this 24th day of May, 1948  
before me, Guy Z. Farman, a Notary Public, personally appeared

Joseph C. Story and Margaret A. Story  
No wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Lake Lotawana, Missouri, this day and year last above written.

Guy Z. Farman  
Notary Public for said County and State.

FILED FOR RECORD AND DULY RECORDED IN MY OFFICE ON THIS 26 DAY OF  
May A.D., 1948. AT 11 O'CLOCK 22 MINUTES, A.M.

DAH T. McKEEVER, RECORDER.

BY J. Sullivan DEPUTY.

Form No. 4—Class C

541184

CHICAGO BUSINESS CO., 107 WEST WASHINGTON ST., CHICAGO, ILL.

Corporation Warranty Deed

This Indenture, Made on the 25th day of May A. D., One

Thousand Nine Hundred and Forty-eight by and between

LAUREL HEIGHTS REALTY COMPANY

a corporation duly organized under the laws of the State of Missouri, of the County

of Jackson, State of Missouri, party of the first part, and

CATHOLIC DIOCESE OF KANSAS CITY, INC.

of the County of Jackson, State of Missouri, party of the second part.

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, in consideration of the sum of Sixty-one Hundred Fifty (\$6150.00) ----- DOLLARS.

to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged,

does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said

party of the second part, its heirs and assigns, the following described lots, tracts or

parcels of land, lying, being and situate in the County of Jackson and State of

Missouri to-wit: All that part of the South 1/2 of the Northwest

1/4 of Section 8, Township 48, Range 32, in Jackson County, Missouri, described as follows: Beginning at a point in the North line of Gregory Boulevard, also known as 71st Street, as now established, said point being 466.7 feet East and 40 feet North of the Southwest corner of the Northwest 1/4 of Section 8; thence North and parallel with the West line of said quarter section 216.7 feet to a point; thence West and parallel with the South line of said quarter section to a point in the East line of Blue Ridge Boulevard Extension; thence Southeasterly along the East line of Blue Ridge Boulevard Extension, as now established; to its point of intersection with the North line of Gregory Boulevard; thence East along the North line of Gregory Boulevard to the point of beginning.

The property above described is conveyed subject to the rights of the public in that part of the above described property now in public roads; subject, also, to restrictions, reservations and easements now of record thereon.

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TO HAVE AND TO HOLD. The premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any anywise appertaining, unto the said party of the second part and unto its heirs and assigns forever, the said

LAUREL HEIGHTS REALTY COMPANY

hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims; and that

LAUREL HEIGHTS REALTY COMPANY

will warrant and defend the title of the said premises unto the said party of the second part and unto its heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has caused these presents to be signed by its President and attested by its Secretary, and the corporate seal to be hereto attached, the day and year first above written.

*E. B. Smith*  
Secretary.

LAUREL HEIGHTS REALTY COMPANY  
*H. J. Ebert*  
President.

MISSOURI CORPORATION ACKNOWLEDGMENT

STATE OF Missouri ) ss.  
COUNTY OF JACKSON On this 25th day of May 1948

before me, appeared H. J. Ebert

to me personally known, who being by me duly sworn, did say that he is the President of LAUREL HEIGHTS REALTY COMPANY a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that H. J. Ebert

acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Kansas City Missouri, the day and year last above written.



My commission expires Feb 17, 1951 Lydia C. Spradley Notary Public within and for said County and State.



FILED FOR RECORD AND DULY RECORDED IN MY OFFICE ON THIS 26 DAY OF May A.D., 1948. AT 3 O'CLOCK 04 MINUTES, P.M.

DAN T. McKEEVER, RECORDER. BY *N. Payne* DEPUTY.

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Missouri Warranty Deed

961 (A) 33

This Indenture, Made on the 18th day of April A. D. One Thousand Nine Hundred and Fifty-two by and between

CECIL R. WILLIAMS, and CLARA A. WILLIAMS, husband and wife, of the County of Jackson, State of Missouri part 1st of the first part, and CATHOLIC DIOCESE OF KANSAS CITY, INC., a corporation, of the County of Jackson, State of Missouri part 2 of the second part.

WITNESSETH: THAT THE SAID PART 1ST OF THE FIRST PART, in consideration of the sum of TWO THOUSAND SIX HUNDRED \* \* \* \* \* DOLLARS, to them paid by said part 2 of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said part 2 of the second part its successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to wit:

All of that part of the South 1/2 of the Northwest 1/4 of Section 8, Township 48, Range 32, in Jackson County, Missouri, described as follows: Beginning at a point 356.7 feet North and 50 feet East of the Southwest corner of said 1/2 1/4 section; thence East and parallel with the South line of said 1/2 1/4 section 416.7 feet to a point; thence South and parallel with the West line of said 1/2 1/4 section, 100 feet to a point; thence West and parallel with the South line of said 1/2 1/4 section, 416.7 feet, more or less, to a point in the East right of way line of Blue Ridge Boulevard; thence North along the East line of said Boulevard 100 feet, more or less, to the point of beginning.

Subject to easements, restrictions, reservations and covenants of record.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said part 2 of the second part and unto its successors and assigns forever; the said parties of the first part hereby covenanting that they are lawfully seized of an indelible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said part 2 of the second part and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever

IN WITNESS WHEREOF, The said part 1st of the first part has hereunder set their hand and seal on the day and year above written.

Cecil R. Williams (SEAL)
Clara A. Williams (SEAL)
(SEAL)
(SEAL)

964 031

964 34

MISSOURI ACKNOWLEDGMENT—UNMARRIED PERSON

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss. On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
before me, \_\_\_\_\_, a Notary Public, personally appeared

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that \_\_\_\_\_  
executed the same as \_\_\_\_\_ free act and deed. And the said \_\_\_\_\_  
further declare \_\_\_\_\_ to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at  
my office in \_\_\_\_\_ the day and year last above written.

My term expires \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public in and for said County and State.

MISSOURI ACKNOWLEDGMENT—MAN AND WIFE

STATE OF MISSOURI )  
COUNTY OF JACKSON ) ss. On this 18th day of April, 1952  
before me, \_\_\_\_\_ the undersigned \_\_\_\_\_ a Notary Public, personally appeared

CECIL R. WILLIAMS and CLARA A. WILLIAMS

his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that  
they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my  
office in said county and state the day and year last above written.

My term expires September 12, 1953

*Lyntha R. Johnson*  
Notary Public in and for said County and State.

590672

Warranty Deed

FROM  
394

CECIL R. WILLIAMS and

CLARA A. WILLIAMS

TO

CATHOLIC DIOCESE OF

KANSAS CITY, MO.

Filed for record this \_\_\_\_\_ day  
of \_\_\_\_\_ A. D., 19\_\_\_\_  
at \_\_\_\_\_ o'clock, \_\_\_\_\_ minutes, \_\_\_\_\_ M.  
Recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_

STATE OF MISSOURI  
COUNTY OF JACKSON  
FILED FOR RECORD  
1952 APR 22 AM 11 30 9

RECORDED BY  
*M. Rogers*  
170  
180  
964  
P-33

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

IN THE RECORDER'S OFFICE

I, \_\_\_\_\_, Recorder of said County, do hereby certify that the within  
instrument of writing was, at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes, \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_  
A. D., 19\_\_\_\_, duly filed for record in my office, and is recorded in the records of this office, in book \_\_\_\_\_ at page \_\_\_\_\_

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at  
this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19\_\_\_\_

\_\_\_\_\_  
Recorder

Third party or assigns, before sale hereunder and the purchaser, at sale hereunder, shall be subrogated to the lien of any prior mortgages or judgments or other lien against said premises paid out of moneys secured by this deed of trust, if any.

The Trustee hereby lets said premises to the Borrower until this instrument be satisfied and released or until default be made under the provisions hereof, upon the following terms: The Borrower, and every and all persons claiming or possessing such premises or any part thereof by, through or under him, shall pay rent therefor during said term at one cent per month, payable on demand, and shall and will surrender peaceable possession of said premises, and every part thereof to said Trustee upon default or to the purchaser thereof at foreclosure sale, without notice or demand therefor.

And the said Trustee covenants faithfully to perform and fulfill the trusts created, being liable, however, only for willful negligence or misconduct. In WITNESS WHEREOF, the Borrower has hereunto set their hands the day and year above written.

Walter A. Ricketts  
Celesta D. Ricketts

STATE OF MISSOURI,  
COUNTY OF JACKSON

On this 27 day of July, 1958, before me personally appeared

WALTER A. RICKETTS AND CELESTA B. RICKETTS, husband and wife

to be known as by the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public in and for said State and County

STATE OF MISSOURI,

July 21 1958 P  
M. Stark

FORM No. 2-Case B

Devereaux Stationery Co., 906 Walnut, Kansas City, Mo.

Missouri Warranty Deed

703867

This Indenture, Made on the 22nd day of July A. D. One Thousand Nine Hundred and Fifty Eight, by and between

JASON B. BARRON and ETTA L. BARRON, husband and wife,

of the County of Jackson, State of Missouri, parties of the first part, and

JOHN P. CODY, BISHOP OF KANSAS CITY-ST. JOSEPH,

of the County of Jackson, State of Missouri, party of the second part,

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of THIRTY FIVE THOUSAND (\$35,000) and no/100th DOLLARS,

to them paid by said party of the second part (the receipt of which is hereby acknowledged), do

by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, his successors in office and assigns, the following described lots, tracts or parcels of land

lying, being and situated in the County of Jackson and State of Missouri, to wit:

All that part of the South 1/2 of the Northwest 1/4 of Section 8, Township 46, Range 12, in Raytown, Jackson County, Missouri, described as follows: Beginning at a point 200 feet North and 50 feet East of the Southwest corner of said 1/2 quarter section; thence East parallel with the South line of said 1/2 quarter section, 416.7 feet to a point; thence South parallel with the West line of said 1/2 quarter section, 200 feet to a point; thence West parallel to the South line of said 1/2 quarter section, 416.7 feet, more or less, to a point in the East right of way line of Blue Ridge Boulevard; thence North along the East line of said Boulevard 200 feet, more or less, to the point of beginning.



TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities therein belonging or in any wise appertaining unto the said party of the second part and unto his successors ~~in perpetuity~~ <sup>in perpetuity</sup> forever; the said parties of the first part ~~do hereby covenanting that they are lawfully seized of an inheritance estate in fee of the premises herein conveyed; that they have good right to convey the same, that the said premises are free and clear from any incumbrances done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said party of the second part and unto his successors in office ~~in perpetuity~~ <sup>in perpetuity</sup> forever, against the lawful claims and demands of all persons whomsoever.~~

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year above written.

Jason B. Barron (SEAL)  
 Etta L. Barron (SEAL)

MISSOURI ACKNOWLEDGMENT--MAN AND WIFE

STATE OF Missouri  
 COUNTY OF Jackson

On this 22nd day of July, 1958.

before me, \_\_\_\_\_ the undersigned \_\_\_\_\_ a Notary Public, personally appeared  
Jason B. Barron and Etta L. Barron  
 his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in \_\_\_\_\_ the day and year last above written.

My term expires \_\_\_\_\_ 19  

Notary Public in and for said County and State.

July 2 2018 P  
 M. Stark

1913

1913

Deanna Summary Co., 114 Walnut, Kansas City, Mo.

1913-132 Missouri Warranty Deed

This Indenture, Made on the 30th day of March A. D. One

Thousand Nine Hundred and Fifty-three by and between

RAYMOND JOSEPH STOCKMAN and JOSEPHINE MARY STOCKMAN, husband and wife of the County of Jackson, State of Missouri parties of the first part, and

CATHOLIC DIOCESE OF KANSAS CITY, INC., a corporation, of the County of Jackson, State of Missouri party of the second part,

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of TEN DOLLARS and other good and valuable considerations \$10.00X5X paid by said party of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part its successors heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to wit:

All of Lots 10, 11 and South 40.5 feet of Lot 9, Russell Addition, a subdivision of land in Jackson County, Missouri.

Subject to easements and restrictions of record.



TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto its successors heirs and assigns forever; the said parties of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said party of the second part and unto its successors heirs and assigns forever, against the lawful claims and demands of all persons whomsoever

IN WITNESS WHEREOF, The said parties of the first part have hereunder set their hands and seal the day and year above written.

Raymond Joseph Stockman (SEAL)
Josephine Mary Stockman (SEAL)
(SEAL)
(SEAL)

STAT
COUNTY
before

STAT
COUNTY
before
Ray
his

My

Warranty Deed

STAT

COUNTY
before
Ray
his

# BOOK 1020

## MISSOURI ACKNOWLEDGMENT—UNMARRIED PERSON

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_  
 to me known to be the person described in and who executed the foregoing instrument, and acknowledged that \_\_\_\_\_  
 executed the same as \_\_\_\_\_ free act and deed. And the said \_\_\_\_\_  
 further declares \_\_\_\_\_ to be single and unmarried.  
**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal at \_\_\_\_\_  
 my office in \_\_\_\_\_ the day and year last above written.

My term expires \_\_\_\_\_ 19\_\_\_\_ Notary Public in and for said County and State.

## MISSOURI ACKNOWLEDGMENT—MAN AND WIFE

STATE OF MISSOURI }  
 COUNTY OF JACKSON } On this 20 day of November, 1952  
 before me, \_\_\_\_\_, the undersigned, a Notary Public, personally appeared  
Raymond Joseph Stockman and Josephine Mary Stockman  
 his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that  
 they executed the same as their free act and deed.  
**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal at my  
 office in JACKSON COUNTY MO. State, the day and year last above written.  
 My term expires 11-11 1953 Notary Public in and for said County and State.

**Warranty Deed**

FROM  
RAYMOND JOSEPH STOCKMAN and  
JOSEPHINE MARY STOCKMAN

TO  
CATHOLIC BISHOP OF KANSAS  
CITY, INC.

Filed for record this \_\_\_\_\_ day  
 of \_\_\_\_\_ A. D. 19\_\_\_\_  
 at \_\_\_\_\_ o'clock, \_\_\_\_\_ minutes, \_\_\_\_\_ M.  
 Recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_

1952 APR 11 AM 8 51  
 By \_\_\_\_\_  
 Notary Public  
 My Comm. Expires \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } IN THE RECORDER'S OFFICE

\_\_\_\_\_ Recorder of said County, do hereby certify that the within  
 instrument of writing was, at \_\_\_\_\_ o'clock, and \_\_\_\_\_ minutes \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_  
 A. D. 19\_\_\_\_ duly filed for record in my office, and is recorded in the records of this office, in book \_\_\_\_\_ at page \_\_\_\_\_  
**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal at \_\_\_\_\_  
 this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_

Recorder

Indexed Serial \_\_\_\_\_  
 Indexed Date \_\_\_\_\_  
 Book & Page \_\_\_\_\_  
 Book & Page \_\_\_\_\_  
 L. H. \_\_\_\_\_

FORM No. 3-Class 5      Register's Office, 909 Walnut, Kansas City, Mo.

1243 PAGE 82 Missouri Warranty Deed 700692

This Indenture, Made on the 28th day of May A. D. One Thousand Nine Hundred and Fifty Eight, by and between

ELDON L. MORGAN and GLADYS M. MORGAN, husband and wife,

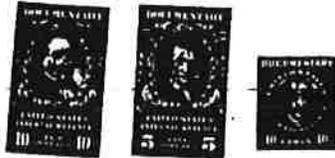
of the County of Jackson, State of Missouri, parties of the first part, and

JOHN P. CODY, BISHOP OF KANSAS CITY-ST. JOSEPH,

of the County of Jackson, State of Missouri, party of the second part.

WITNESSETH: THAT THE SAID PART YES OF THE FIRST PART, in consideration of the sum of FOURTEEN THOUSAND (\$14,000) and no/100ths DOLLARS, to them paid by said party of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Conditm unto the said party of the second part, his successors in office and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of Jackson and State of Missouri, to wit:

Lot 12, RUSSELL ADDITION, a subdivision in Baytown, Jackson County, Missouri, according to the recorded plat thereof.



TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto his successors in office and assigns forever; the said parties of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said party of the second part and unto his successors in office and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year above written.

Eldon L. Morgan (SEAL)
Gladys M. Morgan (SEAL)
(Seal)
(Seal)

10410416 83

MISSOURI ACKNOWLEDGMENT—MAN AND WIFE

STATE OF Missouri  
COUNTY OF Jackson On the 3 day of May, 19 58

the undersigned \_\_\_\_\_, a Notary Public, personally appeared  
Don L. Morgan and Gladys M. Morgan  
the wife, to her known to be the persons described in and who executed the foregoing instrument, and acknowledged that they  
executed the same as their free act and deed.  
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my  
office in Jackson County, Missouri, the day and year last above written.  
My term expires \_\_\_\_\_ 19 \_\_\_\_\_  
Notary Public in and for said County and State.

FILED FOR RECORD AND FULLY RECORDED IN MY OFFICE ON THIS 3 DAY OF  
June A.D. 1958, AT 3 O'CLOCK 380 MINS P. M.  
NATHAN SCARRITT, RECORDER, By L. Mitchell Deputy.

Form No. A4—Class E 700698  
Reserved for Recorder of Deeds

Missouri Notary Co., 904 Walnut, Kansas City, Mo.  
MISSOURI

Corporation Warranty Deed

This Indenture, Made on the 28th day of  
APRIL, A.D., One Thousand Nine Hundred and  
Fifty-Eight, by and between  
RUSKIN HILLS, INC.

a corporation, duly organized under the laws of the State of  
Missouri, of the County of  
Jackson, State of  
Missouri,  
party of the first part, and  
JAMES R. CASSADAY and CHARLENE E.  
CASSADAY, husband and wife,  
of the County of Jackson, State of  
Missouri, part 1st of the second part,

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, in consideration of the sum of  
ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS ----- BOLLANS,  
to it in hand paid by the said part 1st of the second part, the receipt of which is hereby acknowledged,  
does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said  
part 1st of the second part, their heirs and assigns, the following described lots, tracts or  
parcels of land, lying, being and situate in the County of Jackson and State of  
Missouri  
to-wit: All of Lot 56B, RUSKIN  
HILLS, a subdivision in Jackson County, Missouri, according to the  
recorded plat thereof.  
Subject to easements, restrictions, declarations and reservations  
of record.