

**SECOND AMENDMENT TO THE  
NEW LONGVIEW  
TAX INCREMENT FINANCING PLAN**

**Lee's Summit, Missouri**

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February 27, 2019

Capitalized terms shall have the meaning set forth in Article II of the New Longview Tax Increment Financing Plan (the “**Redevelopment Plan**”).

## **BACKGROUND**

The Redevelopment Plan was adopted by the Lee’s Summit City Council on December 21, 2015, by Ordinance No. 7779. The Redevelopment Area contains approximately 107 acres of land generally located southeast of the intersection of Northwest View High Drive and Southwest 3<sup>rd</sup> Street in northwestern Lee’s Summit. The initial Redevelopment Plan includes fifteen Redevelopment Project Areas and TIF Revenues will be collected in those areas for the purpose of funding the Historic Preservation Improvements until the expiration of each Redevelopment Project Area in accordance with the TIF Act. The Redevelopment Plan was amended by ordinance in January 2019 for the purpose of providing additional funding for the lake rehabilitation and pergola, and combines those two reimbursable items into one collective project so the developer has more flexibility to receive TIF reimbursement for the combined “Lake & Pergola project.”

## **SUMMARY OF THE SECOND AMENDMENT**

This Second Amendment revises the boundaries of Redevelopment Projects C, F, H and J by dividing each of those redevelopment project areas into two new redevelopment project areas. These changes result in no net increase in the total Reimbursable Project Costs to be funded by the Plan, and the maximum amount of Reimbursable Project Costs to be funded by the Plan remains the same as when the Plan was approved by the City Council in 2015.

The adjustment to the Redevelopment Project Areas will allow the City to activate the collection of TIF revenues within each of the new project areas on independent schedules based on when development occurs in each of the new project areas. This Second Amendment does not increase the overall TIF budget and keeps the total reimbursement at \$16,939,463.

This amendment also clarifies the boundaries of Redevelopment Project G. This Redevelopment Project Area is not amended, but is clarified to match the actual platted lot pursuant to the Final Plat of FASCINATION AT NEW LONGVIEW.

**REVISIONS TO THE PLAN**

No changes to the text of the Redevelopment Plan are required for this Second Amendment.

**REVISIONS TO THE PLAN EXHIBITS**

Exhibit 2B is amended pursuant to the attached legal descriptions for Redevelopment Projects C1, C2, F1, F2, H1, H2, J1 and J2, and the corrected legal description of Redevelopment Project G, along with the maps depicting approximate areas of the new Redevelopment Projects. The legal descriptions for each of the Redevelopment Projects shall control the areas of the new Redevelopment Projects and the attached maps are designed to illustrate the areas but are not necessarily precise as to the actual boundaries.

**EXHIBIT 2B**

**LEGAL DESCRIPTIONS AND MAPS OF  
REDEVELOPMENT PROJECT AREAS C1, C2, F1, F2, H1, H2, J1 AND J2 AND  
CORRECTED DESCRIPTION OF REDEVELOPMENT PROJECT AREA G**

*Each of the Redevelopment Projects C, F, H and J are divided into two separate Redevelopment Projects that are labeled C1, C2, F1, F2, H1, H2, J1 and J2, and the legal description for Redevelopment Project G (already activated) is corrected to match the platted lot dimensions.*

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**REDEVELOPMENT PROJECT AREA C1**

Lot 44 of the Final Plat of “New Longview Commercial District, Second Plat, Lot 44, Tracts A and B” a plat approved by the City of Lee’s Summit and recorded on December 9, 2007, containing 35,890 square feet or 0.824 acres, more or less.

**REDEVELOPMENT PROJECT AREA C2**

Lot 43 of the Final Plat of “New Longview Commercial District, Third Plat, Lots 42, 43, 51-54, Tracts C, D and E” a plat approved by the City of Lee’s Summit and recorded on February 16, 2010, containing 12,697 square feet or 0.291 acres, more or less.

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**REDEVELOPMENT PROJECT AREA F1**

Lot 1D of the Final Plat of “FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)” a plat approved by the City of Lee’s Summit, Missouri and recorded on April 23, 2018, containing 24,473 square feet or 0.56 acres, more or less,

and

Tract A of the Final Plat of “FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)” a plat approved by the City of Lee’s Summit, Missouri and recorded on April 23, 2018, containing 43,231 square feet or 0.99 acres, more or less.

REDEVELOPMENT PROJECT AREA F2

Lot 1E of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 88,449 square feet or 2.03 acres, more or less.

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REDEVELOPMENT PROJECT AREA G

Lot 1C of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 69,767 square feet or 1.60 acres, more or less.

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REDEVELOPMENT PROJECT AREA H1

Lot 1B of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 32,485 square feet or 0.75 acres, more or less.

REDEVELOPMENT PROJECT AREA H2

Lot 1A of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 51,713 square feet or 1.19 acres, more or less.

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REDEVELOPMENT PROJECT AREA J1

Lot 1 of the Final Plat of "KESSLER VIEW, FIRST PLAT, LOT 1" a plat approved by the City of Lee's Summit, Missouri and recorded on January 14, 2019, containing 57,264 square feet or 1.31 acres, more or less.

REDEVELOPMENT PROJECT AREA J2

A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being

bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North  $87^{\circ}11'22''$  West, 740.90 feet; thence South  $02^{\circ}48'38''$  West, 50.00 feet to a point on the Southerly right-of-way line of SW 3rd Street, as now established; thence South  $03^{\circ}11'08''$  West, 332.00 feet to the Point of Beginning of the tract of land to be herein described; thence South  $03^{\circ}11'08''$  West, 292.71 feet; thence North  $83^{\circ}07'40''$  West, 267.38 feet; thence Westerly, along a curve to the left, having an initial tangent bearing of North  $85^{\circ}34'58''$  West with a radius of 425.00 feet, a central angle of  $36^{\circ}52'50''$  and an arc distance of 273.57 feet; thence Westerly, along a curve to the right, having a common tangent with the last described course with a radius of 15.00 feet, a central angle of  $78^{\circ}58'10''$  and an arc distance of 20.67 feet; thence Northerly, along a curve to the right, having a common tangent with the last described course with a radius of 198.58 feet, a central angle of  $45^{\circ}52'06''$  and an arc distance of 158.97 feet; thence North  $02^{\circ}48'40''$  East, 208.16 feet; thence South  $87^{\circ}11'20''$  East, 606.38 feet to the Point of Beginning,

less and excluding

Lot 1 of the Final Plat of "KESSLER VIEW, FIRST PLAT, LOT 1" a plat approved by the City of Lee's Summit, Missouri and recorded on January 14, 2019,

containing 120,589 square feet or 2.77 acres, more or less.



FINAL PLAT OF  
**FASCINATION AT NEW LONGVIEW,**  
 (Lots 1A thru 1E, Inclusive & Tract A)  
 NW 1/4, SEC. 10 - Twp. 47N. - Rge. 32W.  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

NEW LONGVIEW  
 COMMERCIAL DISTRICT  
 THIRD PLAT, LOT 42,43, 51-54,  
 TRACTS C, D AND E

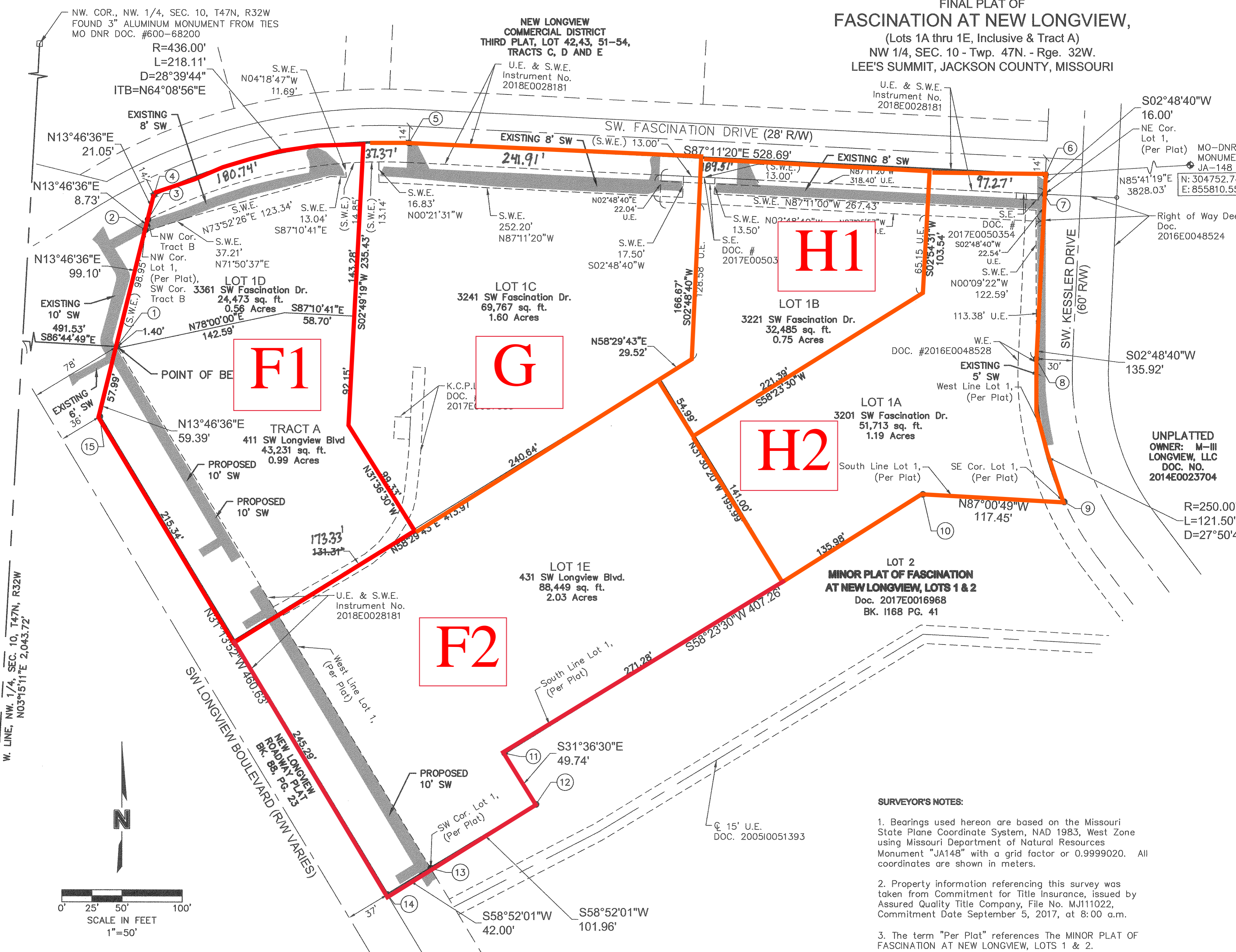
U.E. & S.W.E.  
 Instrument No.  
 2018E0028181

S02°48'40"W  
 16.00'  
 NE Cor.  
 Lot 1,  
 (Per Plat) MO-DNR  
 MONUMENT  
 JA-148  
 N: 304752.746  
 E: 855810.552

Right of Way Deed  
 Doc.  
 2016E0048524

UNPLATTED  
 OWNER: M-III  
 LONGVIEW, LLC  
 DOC. NO.  
 2014E0023704

R=250.00'  
 L=121.50'  
 D=27°50'43"

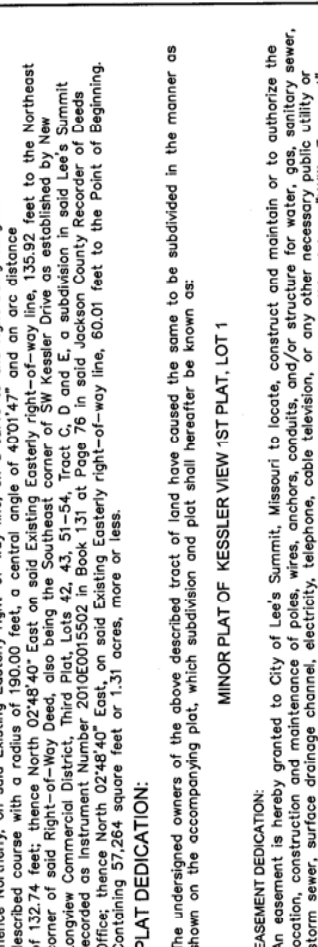
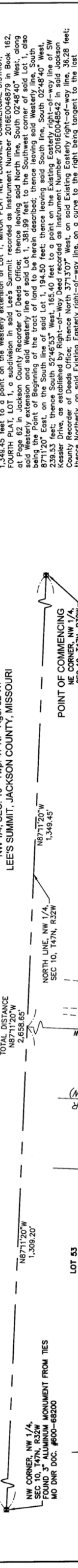


- SURVEYOR'S NOTES:**
1. Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument "JA148" with a grid factor of 0.9999020. All coordinates are shown in meters.
  2. Property information referencing this survey was taken from Commitment for Title Insurance, issued by Assured Quality Title Company, File No. MJ111022, Commitment Date September 5, 2017, at 8:00 a.m.
  3. The term "Per Plat" references The MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2.
  4. Total Acreage is 7.12 acres.

POINT OF COMMENCEMENT  
 SW COR., NW 1/4, SEC. 10, T47N, R32W  
 FOUND 1.5" PIPE FROM TIES  
 MO DNR DOC. #600-68208



Dec 13, 2018 10:41am USER: jreons



STATE PLANE COORDINATE TABLE

| Point Number | Grid Northing | Grid Easting |
|--------------|---------------|--------------|
| 1            | 304674.829    | 854725.311   |
| 2            | 304601.715    | 854721.731   |
| 3            | 304571.224    | 854681.588   |
| 4            | 304580.029    | 854674.900   |
| 5            | 304617.894    | 854663.176   |
| 6            | 304658.269    | 854665.208   |
| 7            | 304677.537    | 854666.105   |

Lot 55  
New Longview Commercial District, Third Plat, Lots 42, 43, 51-54, Tracts C, D and E  
Instrument # 2018E0015502 Book 131, Page 76

Lot 1A  
FASCINATION AT NEW LONGVIEW, (LOTS 1A thru 1E, Inclusive & Tract A)  
Instrument # 2018E0034938 Book 177, Page 16

Lot 2  
MINOR PLAT AT NEW LONGVIEW, LOTS 1 & 2  
Instrument # 2017E0016996 Book 188 Page 41

**DEED DEDICATION:**  
The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:  
**MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1**

**EASEMENT DEDICATION:**  
An easement is hereby granted to City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of poles, wires, anchors, conduits and/or structure for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other public utility or services, any or all of them, upon, or under those areas outlined or designated upon this plat as "Utility Easement" (U.E.), or within any street or thoroughfare dedicated to public use on this plat. The grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law including without limitation, Section 527.186 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

**SIDEWALK EASEMENT:**  
The undersigned hereby dedicates a permanent Sidewalk Easement (S.W.E.) over and across the land hereinafter specifically described, for the purpose of constructing, using, repairing, and maintaining a public sidewalk and appurtenant work in any part of the easement, including the right to repair, maintain and replace the sidewalk, and for any reconstruction and future expansion of such facility within the area of the easement.

**BUILDING LINES:**  
Buildings lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be constructed between this line and the street right-of-way line.

**FLOODPLAIN:**  
According to "Flood Insurance Rate Map" Community Panel 29095C04125, revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain).

**OIL AND GAS WELLS:**  
There is no visible evidence, this date, of abandon oil or gas wells located within the property boundary, as identified in Missouri Department of Natural Resources, State Oil and Gas Council - Wells as of February 1, 2017.

**DRAINAGE NOTE:**  
Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

**IN WITNESS WHEREOF:**  
M-III LONGVIEW, LLC, a limited liability company has caused these presents to be executed this 3rd day of January, 2019.

M-III LONGVIEW, LLC  
BY: PLATFORM INVESTMENTS, LLC, its manager  
BY: PLATFORM VENTURES, LLC, its manager  
Corey Walker, Senior Vice President

**WITNESSES:**  
STATE OF Missouri COUNTY OF Jackson SS: \_\_\_\_\_

Be it remembered that on this 3rd day of January, 2019, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Corey Walker to me personally known, who being by me duly sworn, did say that he is Senior Vice President of PLATFORM INVESTMENTS, LLC, Manager of PLATFORM VENTURES, LLC and Manager of M-III LONGVIEW, LLC and that said instrument was signed in behalf of said limited liability company and that said Corey Walker acknowledged said instrument to be the free act and deed of said limited liability company.

**IN WITNESS WHEREOF:**  
I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: 8/23/20  
Notary Public: \_\_\_\_\_



LEGEND

- SR FOUND SECTION CORNER MONUMENTATION AS NOTED
- FND FOUND PROPERTY CORNER MONUMENTATION AS NOTED
- SET SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
- S.W.E. SIDEWALK EASEMENT
- B.L. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- R RADIUS
- L ARC DISTANCE
- D DELTA / CENTRAL ANGLE

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- D DELTA / CENTRAL ANGLE

**OLSSON**

North Kansas City, MO 64116  
TEL 816.361.1888 FAX 816.361.1177  
www.olsson.com

DATE OF SURVEY: 11-14-2018  
REVISIONS: 12-13-2018

Drawn by: NRV  
Surveyed by: JPM  
Checked by: JRS  
Approved by: C.J.S.  
Project no.: V\_FPT\_01383\_DWG  
File name:

**PROFESSIONAL LAND SURVEYOR**  
JASON S. ROUDEBUSH  
No. 00000014092  
Missouri State Seal

Olsson, MO CLS 366  
Jason S. Roudelush, MO PLS 2002014092  
December 13, 2018

APPROVED: George M. Binger III, P.E.  
City Engineer

APPROVED: Robert C. McKay, AICP  
Director of Planning & Special Projects

APPROVED: Stephanie Powell Aburt  
City Clerk

APPROVED: Victoria E. Price  
Recorder

This is to certify that the MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1 was submitted to and duly approved by the City of Lee's Summit, Missouri pursuant to Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinance for the City of Lee's Summit.

Date: 1-11-2019

Date: 1-11-19

Date: 1-11-19

Date: 1/15/19

Recorder's Fee \$ 66.00

By: C. W. Rouse Deputy

At Lee's Summit, Missouri on this day of January, 2019.

Recorded in Book 19800 at Page 345.

Instrument number 19E000345

Director Recorder of Deeds  
C. W. Rouse

Dec 13, 2018 10:41am USER: jreons

NEW LONGVIEW  
COMMERCIAL DISTRICT  
FOURTH PLAT LOT 1

SW KE

3053

3049

3045

3041

3039

3035

SW CURRY RD

400

404

408

KESSLER VIEW

351

J1

J2

SW KESSLER DR

SW KESSL

KESSLER  
RIDGE AT NEW  
LONGVIEW