

**Homestead Community Improvement District**  
**Report for the Fiscal Year Ending December 31, 2022**

This report is prepared in compliance with RSMo 67.1471.4, requiring that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the District's Board of Directors during that period. The following information is for the District's fiscal year that ended December 31, 2022.

**Services Provided** – The District did not provide any services.

**Beginning Cash on Hand** - \$3,982.23

**Developer Advances** - \$54,000

**CID Revenues Collected** – \$45,960.35

**Expenditures** – \$94,519.74

**End Cash on Hand** - \$9,422.84

**Written Resolutions Passed by the Board** – The Board passed ten (10) written resolutions, specifically:

<u>Resolution No. 2022-1:</u>	Approve minutes of the 8/2/2021 board meeting
<u>Resolution No. 2022-2:</u>	Appointing Officers
<u>Resolution No. 2022-3:</u>	Approve Budget for FYE 12/31/2023 and appropriate funds
<u>Resolution No. 2022-4:</u>	Appropriate funds for legal services
<u>Resolution No. 2022-5:</u>	Appropriate funds for insurance
<u>Resolution No. 2022-6:</u>	Levy 2022 Annual Dues Special Assessment
<u>Resolution No. 2022-7:</u>	Levy 2022 Initiation Fees Special Assessment
<u>Resolution No. 2022-8:</u>	Appropriate Funds to Reimburse Developer
<u>Resolution No. 2022-9:</u>	Accept Resignation and Elect Interim Director
<u>Resolution No. 2022-10:</u>	Consent to Removal of Property from District

A copy of each of these resolutions is attached hereto.

**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2022-1**

**APPROVING THE MINUTES OF THE AUGUST 2, 2021  
BOARD OF DIRECTORS MEETING**

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**WHEREAS**, the Bylaws of the Board of Directors (the "Board") of the Homestead Community Improvement District (the "District") require the District to keep minutes of Board of Directors Meetings;

**WHEREAS**, the Board conducted a Board of Directors Meetings on August 2, 2021; and

**WHEREAS**, minutes of such meeting have been prepared and circulated to members of the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**, that the minutes of the Board of Directors meeting held on August 2, 2021 are attached hereto, as Exhibit A, and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on July 8, 2022.

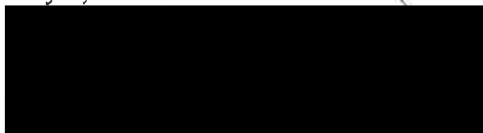


EXHIBIT A

August 2, 2021 Meeting Minutes

**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**MINUTES OF THE ANNUAL MEETING OF THE BOARD OF  
DIRECTORS OF THE DISTRICT – AUGUST 2, 2021**

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A meeting of the Board of Directors (the “Directors” or “Board”) of the Homestead Community Improvement District (the “District”) was held on August 2, 2021, commencing at 8:45 a.m. at Liberty City Hall, 101 E. Kansas Street, Liberty, MO 64068, after giving due notice.

The following Directors were present, either in person or telephonically: Joe Duffey, Dan Carr, and John Davis (Board member Jane Duffey was not present and one position remains vacant). After recognizing that a quorum of the Board was present, Mr. Davis called the meeting to order.

The Directors first considered Resolution 2021-1, approving the minutes of the August 25, 2020 meeting. Mr. Carr made a motion to approve the resolution, which was seconded by Mr. Duffey. A vote was held, and the Directors unanimously adopted the resolution.

The Directors next considered Resolution 2021-2, appointing officers of the District. Mr. Carr made a motion to approve the resolution, which was seconded by Mr. Duffey. A vote was held, and the Directors unanimously adopted the resolution.

The Directors then briefly discussed Resolution 2021-3, approving a proposed budget for fiscal year ending December 31, 2022. Mr. Carr made a motion to approve the resolution, which was seconded by Mr. Duffey. A vote was held, and the Directors unanimously adopted the resolution.

The Directors then considered Resolution 2021-4, appropriating funds for legal services. Mr. Carr made a motion to approve the resolution, which was seconded by Mr. Duffey. A vote was held, and the Directors unanimously adopted the resolution.

The Directors then considered Resolution 2021-5, appropriating funds for insurance. Mr. Carr made a motion to approve the resolution, which was seconded by Mr. Duffey. A vote was held, and the Directors unanimously adopted the resolution.

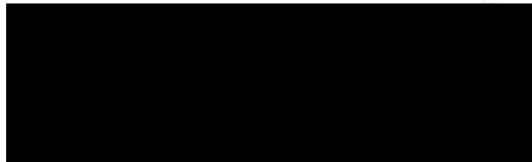
The Directors then considered Resolution 2021-6, levying 2020 Annual Dues Special Assessment. Mr. Davis briefly discussed/explained that his was the portion of dues to be collected by the County Collector through tax bills. It was acknowledged that all board members present were very well aware from the draft minutes and had intended to approve last week but for unexpected schedule conflicts prevented a quorum at the initially scheduled meeting time, so actions directed by Mr. Carr ahead of formally convening were entirely consistent with the intention of the Board. Mr. Carr made a motion to approve the resolution, which was seconded by Mr. Duffey. A vote was held, and the Directors unanimously adopted the resolution.

The Directors then considered Resolution 2021-7, levying 2021 Initiation Fees Special Assessments. Mr. Davis briefly discussed/explained the resolution, including that this was the portion of dues to be collected by Joe Duffey and/or Natalie Prather at closing each lot sale. Mr. Carr made a motion to approve the resolution, which was seconded by Mr. Duffey. A vote was held, and the Directors unanimously adopted the resolution.

The Directors then considered Resolution 2021-8, appropriating funds for reimbursement of Developer. Mr. Carr made a motion to approve the resolution, which was seconded by Mr. Duffey. A vote was held, and the Directors unanimously adopted the resolution.

Under other business, Mr. Carr suggested Walt Holt as a potential candidate to fill the vacant Director seat. Mr. Duffey and Mr. Davis agreed that he would be a good candidate. Mr. Carr then indicated that he would CID legal counsel to prepare an additional resolution nominating Walt Holt as a Successor Director to fill the vacant seat. Mr. Carr stated that this would become Resolution No. 2021-9, Nomination of Successor Directors. Mr. Carr made a motion to approve Resolution 2021-9, which was seconded by Mr. Duffey. A vote was held, and the Directors unanimously adopted the resolution. Mr. Davis indicated that he would report the meeting minutes to CID legal counsel.

Mr. Carr then moved to adjourn the meeting, which was seconded by Mr. Duffey. The Directors unanimously voted to adjourn the meeting. The meeting was adjourned.



**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2022-2**

**APPOINTING OFFICERS OF THE DISTRICT**

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**WHEREAS**, the Bylaws of the Homestead Community Improvement District (the “**District**”) require the District’s Board of Directors to appoint a chairman, executive director, secretary, treasurer and such other officers or employees as it deems necessary;

**WHEREAS**, the Board of Directors of the District desires to appoint a chairman, secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws; and

**WHEREAS**, the chairman, secretary, treasurer and executive director shall have the powers and duties described in the Bylaws.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. Dan Carr is appointed Executive Director/Chairman.
2. Walter Holt is appointed Secretary/Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on July 8, 2021



HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-3

APPROVING PROPOSED ANNUAL BUDGET FOR FISCAL YEAR ENDING  
DECEMBER 31, 2023

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**WHEREAS**, the Homestead Community Improvement District (the “**District**”) is required to adopt an annual budget for the operation of the District;

**WHEREAS**, the District has submitted to the City a proposed annual budget for fiscal year ending December 31, 2023, which is attached as Exhibit A; and

**WHEREAS**, the District desires to adopt the proposed annual budget for the operation of the District with respect to the District’s fiscal year ending December 31, 2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby adopts an annual Budget with respect to the District’s fiscal year ending December 31, 2023, which is attached hereto as Exhibit A.
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on August 8, 2021.

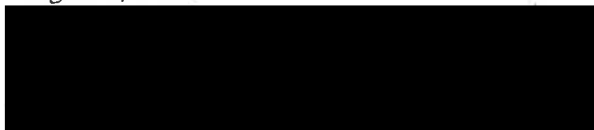


EXHIBIT A

**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT  
FYE 12/31/2023 PROPOSED BUDGET**

See attached



HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT

FYE 12/31/2023 PROPOSED BUDGET

BUDGET MESSAGE:

The Homestead Community Improvement District was established by the City Council of Liberty, Missouri on January 9, 2017.

The District's Board of Directors approved Special Assessment Petition #1 (Initiation Fees), Special Assessment Petition #2 (Annual Dues), Special Assessment Petition #3 (Emergency Dues) and Special Assessment Petition #4 (Special Fees) on February 7, 2017.

Pursuant to a Construction and Financing Agreement entered into by the District and the Developer, the Developer will incur costs needed to pay for District's operating costs (including formation costs) and to construct certain improvements, and the CID will reimburse the Developer (with interest) with CID special assessment revenues as such revenues are collected over time.

	FYE 12/31/2023*	FYE 12/31/2022*	FYE 12/31/2021
	(as proposed)	(as amended)	(actual)
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$ 5,732.23	\$ 3,982.23	\$ 2,610.68
<b>ESTIMATED REVENUE*:</b>			
- CID Special Assessment #1 (Initiation Fees)**	\$ 10,000.00	\$ 10,000.00	\$ 7,000.00
- CID Special Assessment #2 (Annual Dues)**	\$ 30,000.00	\$ 30,000.00	\$ 26,060.64
- CID Special Assessment #3 (Emergency Dues)	\$ -	\$ -	\$ -
- CID Special Assessment #4 (Special Fees)	\$ -	\$ -	\$ -
- Net Proceeds of Developer Advances <sup>^</sup>	\$ 25,000.00	\$ 30,000.00	\$ 37,467.97
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$ 70,732.23</b>	<b>\$ 73,982.23</b>	<b>\$ 73,139.29</b>
<b>ESTIMATED EXPENDITURES:</b>			
- Refunds of Annual Dues	\$ -	\$ -	\$ -
- Advertising and Promotion	\$ 600.00	\$ 600.00	\$ 504.75
- Bank Service Charges	\$ 150.00	\$ 150.00	\$ 105.00
- Business Licenses and Permits	\$ 500.00	\$ 500.00	\$ 400.00
- Insurance Expense	\$ 1,300.00	\$ 1,300.00	\$ 4,201.00
- Landscaping	\$ 21,000.00	\$ 21,000.00	\$ 20,550.55
- Legal Expense	\$ 12,000.00	\$ 12,000.00	\$ 11,037.00
- Miscellaneous	\$ 200.00	\$ 200.00	\$ 187.84
- Pool	\$ 12,000.00	\$ 12,000.00	\$ 11,831.94
- Repairs and Maintenance	\$ 500.00	\$ 500.00	\$ 444.00
- Utilities	\$ 20,000.00	\$ 20,000.00	\$ 19,894.98
- Reimbursement of Developer (Principal & Interest) <sup>^</sup>	\$ -	\$ -	\$ -
- Design, Construction & Other Project Costs <sup>^^</sup>	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$ 68,250.00</b>	<b>\$ 68,250.00</b>	<b>\$ 69,157.06</b>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$ 2,482.23	\$ 5,732.23	\$ 3,982.23

\* Estimated values.

<sup>^</sup> The Board of Directors passed Resolution No. 2018-11, Certifying \$803,888 in Eligible Project Costs, advanced by the Developer. The Board of Directors passed Resolution No. 2020-9, Certifying \$87,955.93 in Eligible Project Costs, advanced by Developer. The Board may certify additional project costs in the future.

<sup>^^</sup> Estimated Design, Construction and Other Project Costs include a Bike/Hike trail (\$150,000), Clubhouse/Pool and associated amenities (\$1,000,000), Street Landscaping and Stormwater Management (\$75,000).

**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2022-4**

**APPROPRIATING FUNDS FOR LEGAL FEES**

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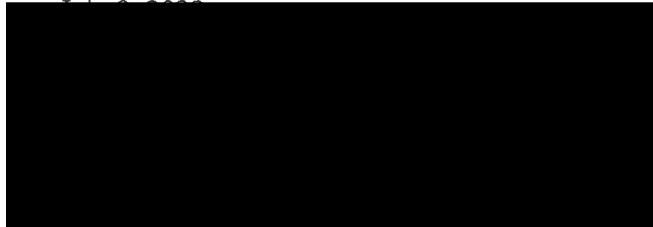
**WHEREAS**, the Homestead Community Improvement District (the "District") has required and continues to require legal services from Polsinelli PC law firm as the District's general counsel; and

**WHEREAS**, the Board wishes to appropriate funds necessary to pay for such legal services as are necessary during fiscal year ending December 31, 2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**, the Board hereby appropriates from the general funds of the District such funds as are necessary to pay for legal services provided to the District.

**BE IT FURTHER RESOLVED**, the Board authorizes and directs the Treasurer of the District to make such payments as they become due and payable as funds are available.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on



**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2022-5**

**APPROPRIATING FUNDS FOR INSURANCE**

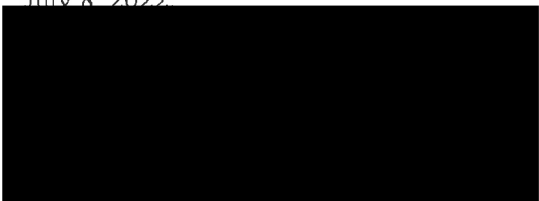
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**WHEREAS**, the Homestead Community Improvement District (the "District") wishes to purchase insurance for the District that provides coverage for errors and omissions, employed practice liability and general liability.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District's officers are authorized to obtain insurance for the fiscal year ending December 31, 2023 that provides the District with coverage for errors and omissions, employment practice liability and general liability.
2. The District hereby appropriates such funds as are necessary to purchase such insurance.
3. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on July 8, 2022.



**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2022-6**

**LEVY OF SPECIAL ASSESSMENT #2 (ANNUAL DUES)**

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**WHEREAS**, the Homestead Community Improvement District (the "**District**") was established by the City Council of the City of Liberty, Missouri, on January 9, 2017, by Ordinance No. 10669, upon the filing of a Petition by the owner of real property within the District (the "**Formation Petition**");

**WHEREAS**, the District's Board of Directors (the "**Board**") desires to assist in the funding of certain improvements, formation costs, and operating costs; and

**WHEREAS**, the Board desires to establish a special assessment against real property benefited within the District for the purpose of providing revenue for the payment of or reimbursement of (with interest) the costs of construction of certain improvements that benefit the owners of real property and residents within the District, the costs of forming the District, and the costs of operating and administering the District (collectively, the "**CID Costs**") as described in the Petition (the "**Special Assessment Petition**") for the Establishment of Special Assessments #2 (Annual Dues) (the "**CID Special Assessment #2**"), a copy of which is attached as **Exhibit A**;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

Section 1. Property Benefited. It is found that each tract, lot, and parcel of real property which is located within the District and listed on the attached petition will be benefited by the financing of the CID Costs.

Section 2. CID Special Assessment #2 (Annual Dues). The CID Special Assessment #2 is hereby levied against each tract, lot and parcel (other than tracts, lots, or parcels at such time owned by South Withers Road Development, LLC or any affiliate, the District, or a builder or other party prior to the initial occupancy of the residence thereon as a residence) in the amount of \$650 for fiscal year ending December 31, 2022, which shall be prorated if the initial occupancy of a residence took place during the year.

Section 3. Collection of Assessments. The officers of the District are authorized and directed to take such actions as are necessary or desirable to cause the Collector of Clay County, Missouri to bill and to collect CID Special Assessment #2 as provided in this Resolution and in the Special Assessment Petition.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on July 8, 2022.

D 

**EXHIBIT A**

**Petition for the Establishment of Special Assessment #2 (Annual Dues)**

Execution Version

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**PETITION TO THE BOARD OF DIRECTORS OF  
THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT  
FOR THE ESTABLISHMENT OF SPECIAL ASSESSMENT #2 (ANNUAL DUES)  
ON REAL PROPERTY LOCATED WITHIN THE HOMESTEAD  
COMMUNITY IMPROVEMENT DISTRICT**

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Execution Version

**PETITION FOR THE ESTABLISHMENT OF SPECIAL ASSESSMENT #2 (ANNUAL DUES)  
ON REAL PROPERTY LOCATED WITHIN THE HOMESTEAD  
COMMUNITY IMPROVEMENT DISTRICT**

To the Board of Directors of The Homestead Community Improvement District (the "**Board**");

The undersigned, collectively representing:

- (1) the owners collectively owning more than fifty percent by assessed value of the real property within the boundaries of The Homestead Community Improvement District; and
- (2) more than fifty-percent per capita of all owners of real property within the boundaries of The Homestead Community Improvement District

do hereby petition and request that The Homestead Community Improvement District (the "**District**") be authorized to establish a special assessment against real property benefited within the District for the purpose of providing revenue for the payment of or reimbursement of (with interest) the cost of construction of certain improvements that benefit the owners of real property and residents within the District (e.g., pedestrian/bike trail, clubhouse pool and related amenities, installation of landscaping along the District's perimeter and within public right-of-way along interior streets, stormwater management facilities), the costs of forming the District (e.g., legal fees), and the costs of operating and administering the District (e.g., the costs of maintaining, operating, repairing/replacing District property, including maintaining reserves to pay for such costs, insurance, professional services, special events), such special assessment to be levied against each tract, lot, or parcel of real property within the District, as legally described in Exhibit A (other than tracts, lots, or parcels at such time owned by South Withers Road Development, LLC or any affiliate, the District, or a builder or other party prior to the initial occupancy of the residence thereon as a residence), in an amount not to exceed the maximum rate of \$1,500.00 per year, adjusted upward by two percent (2.0%) annually after December 31, 2017.

Such authorization to levy the special assessment shall expire upon the termination of the District. The tracts of land located in the District which will receive special benefits from the improvements and services are legally described on Exhibit A.

[NO FURTHER TEXT; SIGNATURE PAGES FOLLOW]



**EXECUTION PAGE FOR PETITION FOR THE ESTABLISHMENT OF SPECIAL ASSESSMENT #2 (ANNUAL DUES)**

Name of owner: South Withers Road Development, L.L.C  
Owner's telephone number: (816) 883-2450  
Owner's mailing address: 105 S. Stewart Road  
Liberty, MO 64068

- |   |   |
|---|---|
| <input type="checkbox"/> Corporation                | <input type="checkbox"/> General Partnership                  |
| <input type="checkbox"/> Limited Partnership        | <input checked="" type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Partnership                | <input type="checkbox"/> Urban Redevelopment Corporation      |
| <input type="checkbox"/> Not-for-profit Corporation | <input type="checkbox"/> Other (specify) _____                |

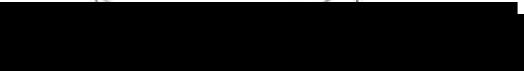
Map and parcel numbers: 14616001000100 (\$1,220)  
14604000100800 (\$3,640)  
14604000100700 (\$21,010)

Assessed value: \$25,870 (total)

**By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.**

Date: November 10<sup>th</sup>, 2016

**SOUTH WITHERS ROAD DEVELOPMENT, LLC**



Name: Daniel Carr  
Title: member

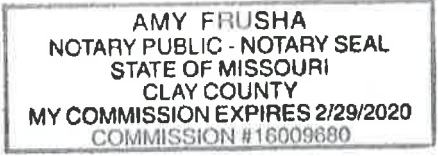
STATE OF MISSOURI                    )  
  ) ss.  
COUNTY OF CLAY                    )

On this 10<sup>th</sup> day of November, 2016, before me Amy Frusha, a Notary Public in and for said state, personally appeared Daniel Carr, the member of South Withers Road Development, LLC, known to me to be the person who executed the forgoing instrument, in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, the foregoing has been executed the day and year first above written.



My Commission Expires:  
2-29-20



**EXECUTION PAGE FOR PETITION FOR ESTABLISHMENT OF SPECIAL  
ASSESSMENT #2 (ANNUAL DUES)**

Name of owner: Ronald C. Mullenix, Successor  
Trustee of the Jeanne C. Withers Trust;  
Robert S. Withers, a single person; and  
Jane W. Harney

Owner's telephone number: (816) 883-2613

Owner's mailing address: 2 S. Main Street  
Liberty, MO 64068  
Attention: Ron Mullenix

State what type of entity:

<input type="checkbox"/> Corporation	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Partnership	<input type="checkbox"/> Urban Redevelopment Corporation
<input type="checkbox"/> Not-for-profit Corporation	<input checked="" type="checkbox"/> Other (specify) <u>trust and individuals</u>

Map and parcel numbers: 14604000100101

Assessed value: \$1,860

**[continued on next page]**

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: September \_\_, 2016

Jeanne C. Withers Trust

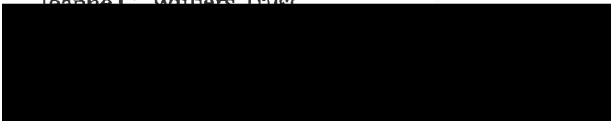


\_\_\_\_\_  
Jane W. Harney

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: September 26, 2016

Jeanne C. Withers Trust



Robert S. Withers

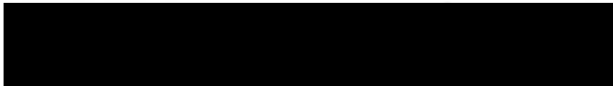


State of Maryland

STATE OF Missouri )  
 )  
COUNTY OF Clay )

On this 26<sup>th</sup> day of September, 2016, before me, a Notary Public, personally appeared **Ronald C. Mullennix, Trustee of the Jeanne C. Withers Trust**, to me known to be the person described in and who executed the forgoing instrument, in behalf of said trust and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



My Commission Expires: MICHELE A. BOUCHARD  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County  
My Commission Expires: May 27, 2018  
Commission #14396458

STATE OF Missouri )  
 )  
COUNTY OF Clay )

On this 26<sup>th</sup> day of September, 2016, before me, a Notary Public, personally appeared **Robert S. Withers**, known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me that he executed the within instrument as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



My Commission Expires: MICHELE A. BOUCHARD  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County  
My Commission Expires: May 27, 2018  
Commission #14396458

STATE OF Missouri )  
 )  
COUNTY OF Clay )

On this 26<sup>th</sup> day of September, 2016, before me, a Notary Public, personally appeared **Jane W. Harney**, known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me that she executed the within instrument as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



My Commission Expires: MICHELE A. BOUCHARD  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County  
My Commission Expires: May 27, 2018  
Commission #14396458

**EXECUTION PAGE FOR PETITION FOR THE ESTABLISHMENT OF SPECIAL  
ASSESSMENT #2 (ANNUAL DUES)**

Name of owner: Joe H. and Mary J. Duffey

Owner's telephone number: (816) 883-2450

Owner's mailing address: 105 S. Stewart Road  
Liberty, MO 64068

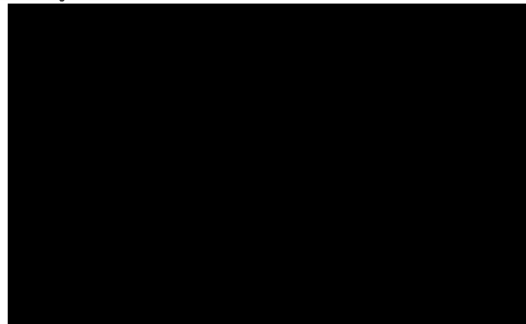
- |   |   |
|---|---|
| <input type="checkbox"/> Corporation                | <input type="checkbox"/> General Partnership                    |
| <input type="checkbox"/> Limited Partnership        | <input type="checkbox"/> Limited Liability Company              |
| <input type="checkbox"/> Partnership                | <input type="checkbox"/> Urban Redevelopment Corporation        |
| <input type="checkbox"/> Not-for-profit Corporation | <input checked="" type="checkbox"/> Other (specify) individuals |

Map and parcel numbers: 14604000100100

Assessed value: \$85,710

**By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.**

Date: November 10<sup>th</sup>, 2016



Execution Copy

STATE OF Missouri )  
COUNTY OF Clay )

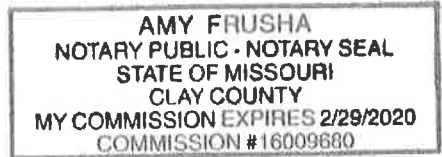
On this 10<sup>th</sup> day of November, 2016, before me, a Notary Public, personally appeared Joe H. Duffey, husband of Mary J. Duffey, known to me to be the person described in the foregoing instrument and who executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



My Commission Expires:

2-29-20



STATE OF Missouri )  
COUNTY OF Clay )

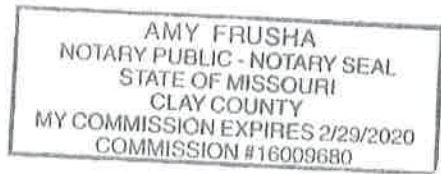
On this 10<sup>th</sup> day of November, 2016, before me, a Notary Public, personally appeared Mary J. Duffey, wife of Joe H. Duffey, known to me to be the person described in the foregoing instrument and who executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



My Commission Expires:

2-29-20



Execution Copy

**EXHIBIT A**

**THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**LEGAL DESCRIPTION**

**North Phase**

***North Tract:***

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, in the City of Liberty, Clay County Missouri described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 22 seconds West, along the East line of the Northeast Quarter of said Section 21, a distance of 500.54 feet; thence North 88 degrees 58 minutes 25 seconds West a distance of 47.78 feet to the Westerly Right-of-Way of South Withers Road also being the point of beginning of the tract of land herein to be described; thence continuing along said Right-of-Way South 01 degrees 57 minutes 40 seconds East, a distance of 131.14 feet; thence South 00 degrees 19 minutes 46 seconds West a distance of 470.71 feet; thence leaving said Right-of-Way North 87 degrees 00 minutes 01 seconds West, a distance of 619.99 feet; thence South 00 degrees 02 minutes 22 seconds West and parallel to the East line of the Northeast Quarter of said Section 24, a distance of 296.52 feet, thence North 87 degrees 00 minutes 01 seconds West, a distance of 632.65 feet to the center line of Little Shoal Creek Trident No. 2 (the following courses and distances are along the center line of Little Shoal Creek Trident No. 2) thence North 01 degrees 29 minutes 05 seconds East, a distance of 81.88 feet; thence North 36 degrees 28 minutes 08 seconds East, a distance of 110.28 feet; thence North 54 degrees 03 minutes 46 seconds West, a distance of 50.44 feet; thence North 09 degrees 10 minutes 49 seconds West, a distance of 177.59 feet; thence North 22 degrees 25 minutes 32 seconds East, a distance of 186.61 feet; thence North 65 degrees 49 minutes 17 seconds West, a distance of 149.77 feet; thence North 11 degrees 09 minutes 34 seconds West, a distance of 47.46 feet; thence North 61 degrees 14 minutes 30 seconds West, a distance of 138.50 feet; thence North 14 degrees 31 minutes 42 seconds East, a distance of 99.52 feet; thence North 77 degrees 31 minutes 30 seconds West, a distance of 58.31 feet; thence North 10 degrees 58 minutes 45 seconds West, a distance of 28.77 feet; thence South 88 degrees 57 minutes 39 seconds East and parallel to the North line of the Northeast Quarter of said Section 24, a distance of 1484.58 feet to the point of beginning.

***South Tract:***

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, in the City of Liberty, Clay County, Missouri described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 22 seconds West, along the East line of the Northeast Quarter said section 24, a distance of 1400.36 feet, thence North 87 degrees 00 minutes 01 seconds West a distance of 71.58 feet to the Westerly Right-of Way of South Withers Road also being the point of beginning of the tract of land herein to be described; thence continuing along said Right-of-Way Southwesterly along a curve to the left having an Initial Tangent Bearing of South 11 degrees 04 minutes 27 seconds West, a radius of 1392.39 feet and an arc length of of 714.94 feet; thence South 40 degrees 29 minutes 36 seconds West, a distance of 770.31 feet to a point on the South line of the Northeast Quarter of said Section 24; thence North 88 degrees 49 minutes 42 seconds West, along the



## Execution Copy

South line of the Northeast Quarter of said Section 24, a distance of 944.98 feet to the center line of Little Shoal Creek Trident No. 2 (the following courses and distances are along the center line of Little Shoal Creek Trident No. 2); thence North 16 degrees 27 minutes 03 seconds East, a distance of 12.26 feet; thence South 85 degrees 41 minutes 36 seconds East, a distance of 80.87 feet; thence North 01 degrees 01 minutes 43 seconds West, a distance of 113.07 feet; thence North 43 degrees 37 minutes 22 seconds East a distance of 67.17 feet; thence North 54 degrees 58 minutes 36 seconds East, a distance of 55.90 feet; thence North 61 degrees 30 minutes 51 seconds East, a distance of 46.74 feet; thence North 32 degrees 07 minutes 01 seconds East, a distance of 49.97 feet; thence North 35 degrees 54 minutes 06 seconds East, a distance of 78.84 feet; thence North 76 degrees 10 minutes 09 seconds East, a distance of 52.24 feet; thence North 19 degrees 36 minutes 23 seconds East, a distance of 143.69 feet; thence North 62 degrees 47 minutes 13 seconds East, a distance 104.98 feet; thence North 58 degrees 03 minutes 48 seconds, a distance of 63.41 feet; thence North 74 degrees 11 minutes 48 seconds West, a distance of 98.77 feet; thence North 47 degree 00 minutes 33 seconds East, a distance of 89.43 feet; thence North 59 degrees 42 minutes 05 seconds East, a distance of 87.34 feet; thence North 46 degrees 33 minutes 28 seconds East, a distance of 81.11 feet; thence North 34 degrees 30 minutes 21 seconds West, a distance of 34.95 feet; thence North 08 degrees 03 minutes 54 seconds East, a distance of 212.46 feet; thence North 16 degrees 06 minutes 21 seconds West, a distance of 66.28 feet thence North 01 degrees 29 minutes 05 seconds East, a distance of 218.57 feet; thence leaving said Centerline of Little Shoal Creek Trident No. 2 South 87 degrees 00 minutes 01 seconds East, a distance of 1226.70 feet to the point of beginning.

### ***Duffey A:***

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, Liberty, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 21 seconds West, along the East line of the Northeast Quarter of said Section 24, a distance of 1049.62 feet; thence North 89 degrees 57 minutes 39 seconds West, a distance of 45.32 feet, to the Westerly Right-of-Way line of South Withers Road and the Point of Beginning to the tract of land herein to be described; thence South 00 degrees 19 minutes 46 seconds West, along said Right-of-Way line, a distance of 87.58 feet; thence continuing along said Right-of-Way line Southerly along a curve to the Right, being tangent to the last described course, having a radius of 1392.39 feet; an arc distance of 254.47 feet; thence North 85 degrees 05 minutes 55 seconds West, a distance of 412.56 feet; thence North 04 degrees 18 minutes 58 seconds East, a distance of 275.15 feet; thence North 51 degrees 30 minutes 45 seconds East, a distance of 181.63 feet; thence Southeasterly along a curve to the Left, having an initial tangent bearing of South 44 degrees 07 minutes 49 seconds East, a radius of 269.00 feet, an arc distance of 213.83 feet; thence South 89 degrees 40 minutes 30 seconds East, a distance of 81.77 feet to the Point of Beginning, except that portion lying within public roads, if any.

### ***Duffey B:***

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, Liberty, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 21 seconds West, along the East line of the Northeast Quarter of said Section 24, a distance of 1400.36 feet; thence North 87 degrees 00 minutes 01 seconds West, a distance of 71.57 feet, to the Westerly Right-of-Way line of South Withers Road and the Point of

## Execution Copy

Beginning to the tract of land herein to be described; thence North 87 degrees 00 minutes 01 seconds West, a distance of 594.05 feet; thence North 00 degrees 02 minutes 14 seconds East, a distance of 296.52 feet; thence South 87 degrees 00 minutes 01 seconds East, a distance of 205.14 feet; thence South 51 degrees 30 minutes 45 seconds West, a distance of 1.16 feet; thence South 04 degrees 18 minutes 58 seconds West a distance of 275.15 feet, thence South 85 degrees 05 minutes 55 seconds East a distance of 415.56 feet to the Westerly Right of Way Line of South Withers Road, thence Southwesterly along a curve to the Left, having an initial tangent bearing of South 10 degrees 48 minutes 02 seconds West, a radius of 1392.39 feet, an arc distance of 6.65 feet to the Point of Beginning, except that portion lying within public roads, if any.

### South Phase

A tract of land being a part of the South Half (S1/2) of Section 24 (24) in Township fifty-one (51). Range Thirty-Two (32) bounded and described as follows: Beginning of the Northeast corner of the West Half (W1/2) of the Southeast Quarter (SE ¼) of Section Twenty-Four (24) in said Township and Range, thence South 30.90 Chains to the center of the Little Shoal Creek thence with said creek East 12 of a chain to the Westerly line of the right-of-way of the Hannibal and St. Joseph Railroad Company; thence with said right-of-way line South 37 degrees 30 minutes West Two (2) chains to Newton Van Dyke's line, thence with said line North 88 degrees 45 minutes West Thirty and 50/100 (30.50) chains to the Easterly line of the public road, thence North 1 degree East 9.90 chains, thence North 11.50 chains to Little Shoal Creek, thence North 25 degrees East 1.83 chains, thence North 53 degrees East 4.22 chains, thence North 4 degrees East 6.49 chains to the line running East and West through the center of the said Section, thence East on said line 26.68 chains to the point of beginning being the same real estate conveyed by deed recorded in Book 158 at Page 220 of the deed records of Clay County, Missouri. Also except, that portion lying within public roads, if any.

HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-7

LEVY OF SPECIAL ASSESSMENT #1 (INITIATION FEES)

---

**WHEREAS**, the Homestead Community Improvement District (the “**District**”) was established by the City Council of the City of Liberty, Missouri, on January 9, 2017, by Ordinance No. 10669, upon the filing of a Petition by the owner of real property within the District (the “**Formation Petition**”);

**WHEREAS**, the District’s Board of Directors (the “**Board**”) desires to assist in the funding of certain improvements, formation costs, and operating costs; and

**WHEREAS**, the Board desires to establish a special assessment against real property benefited within the District for the purpose of providing revenue for the payment of or reimbursement of (with interest) the costs of construction of certain improvements that benefit the owners of real property and residents within the District, the costs of forming the District, and the costs of operating and administering the District (collectively, the “**CID Costs**”) as described in the Petition (the “**Special Assessment Petition**”) for the Establishment of Special Assessments #1 (Initiation Fees) (the “**CID Special Assessment #1**”), a copy of which is attached as Exhibit A;

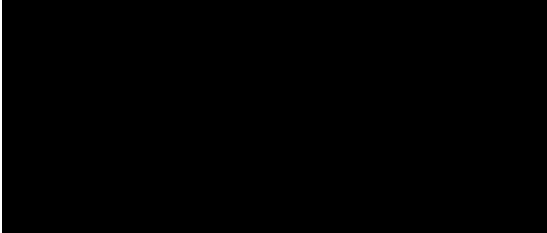
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

Section 1. Property Benefited. It is found that each tract, lot, and parcel of real property which is located within the District and listed on the attached petition will be benefited by the financing of the CID Costs.

Section 2. CID Special Assessment #1 (Initiation Fees). The CID Special Assessment #1 is hereby levied against each tract, lot and parcel (upon initial occupancy of a residence on each such lot and upon each subsequent transfer of ownership of each such lot) in the amount of \$500 for fiscal year ending December 31, 2022.

Section 3. Collection of Assessments. The officers of the District are authorized and directed to take all necessary actions to collect the CID Special Assessment #1 (which may, but is not required, to include causing the Collector of Clay County, Missouri to collect same) and deposit same into the CID Bank Account, as provided in this Resolution and in the Special Assessment Petition.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on



**EXHIBIT A**

**Petition for the Establishment of Special Assessment #1 (Initiation Fees)**

Execution Version

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**PETITION TO THE BOARD OF DIRECTORS OF  
THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT  
FOR THE ESTABLISHMENT OF SPECIAL ASSESSMENT #1 (INITIATION FEES)  
ON REAL PROPERTY LOCATED WITHIN THE HOMESTEAD  
COMMUNITY IMPROVEMENT DISTRICT**

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Execution Version

**PETITION FOR THE ESTABLISHMENT OF SPECIAL ASSESSMENT #1 (INITIATION FEES)  
ON REAL PROPERTY LOCATED WITHIN THE HOMESTEAD  
COMMUNITY IMPROVEMENT DISTRICT**

To the Board of Directors of The Homestead Community Improvement District (the “**Board**”):

The undersigned, collectively representing:

- (1) the owners collectively owning more than fifty percent by assessed value of the real property within the boundaries of The Homestead Community Improvement District; and
- (2) more than fifty-percent per capita of all owners of real property within the boundaries of The Homestead Community Improvement District

do hereby petition and request that The Homestead Community Improvement District (the “**District**”) be authorized to establish a special assessment against real property benefited within the District for the purpose of providing revenue for the payment of or reimbursement of (with interest) the cost of construction of certain improvements that benefit the owners of real property and residents within the District (e.g., pedestrian/bike trail, clubhouse pool and related amenities, installation of landscaping along the District’s perimeter and within public right-of-way along interior streets, stormwater management facilities), the costs of forming the District (e.g., legal fees), and the costs of operating and administering the District (e.g., the costs of maintaining, operating, repairing/replacing District property, including maintaining reserves to pay for such costs, insurance, professional services, special events), such special assessment to be levied against each tract, lot, or parcel of real property within the District, as legally described in Exhibit A, upon initial occupancy of a residence on each such lot and upon each subsequent transfer of ownership of each such lot for value, which receives special benefits as a result of such improvements and services, the cost of which shall be assessed against property within The Homestead Community Improvement District on a per lot basis in amount not to exceed the maximum rate of \$500.00, adjusted upward by two percent (2.0%) annually after December 31, 2017.

Such authorization to levy the special assessment shall expire upon the termination of the District. The tracts of land located in the District which will receive special benefits from the improvements and services are legally described on Exhibit A.

[NO FURTHER TEXT; SIGNATURE PAGES FOLLOW]

**EXECUTION PAGE FOR PETITION FOR THE ESTABLISHMENT OF SPECIAL ASSESSMENT #1 (INITIATION FEES)**

Name of owner: South Withers Road Development, L.L.C  
Owner's telephone number: (816) 883-2450  
Owner's mailing address: 105 S. Stewart Road  
Liberty, MO 64068

- |   |   |
|---|---|
| <input type="checkbox"/> Corporation                | <input type="checkbox"/> General Partnership                  |
| <input type="checkbox"/> Limited Partnership        | <input checked="" type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Partnership                | <input type="checkbox"/> Urban Redevelopment Corporation      |
| <input type="checkbox"/> Not-for-profit Corporation | <input type="checkbox"/> Other (specify) _____                |

Map and parcel numbers: 14616001000100 (\$1,220)  
14604000100800 (\$3,640)  
14604000100700 (\$21,010)

Assessed value: \$25,870 (total)

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: November 10<sup>th</sup>, 2016

**SOUTH WITHERS ROAD DEVELOPMENT, LLC**

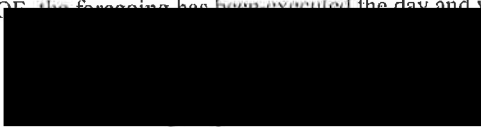


Name: Daniel Carr  
Title: Member

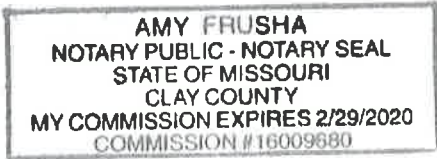
STATE OF MISSOURI )  
) ss.  
COUNTY OF CLAY )

On this 10<sup>th</sup> day of November, 2016, before me Amy Frusha, a Notary Public in and for said state, personally appeared Daniel Carr, the member of South Withers Road Development, L.L.C, known to me to be the person who executed the forgoing instrument, in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, the foregoing has been executed the day and year first above written.



My Commission Expires: 2-29-20





**EXECUTION PAGE FOR PETITION FOR ESTABLISHMENT OF SPECIAL  
ASSESSMENT #1 (INITIATION FEES)**

Name of owner: Ronald C. Mullennix, Successor  
Trustee of the Jeanne C. Withers Trust;  
Robert S. Withers; and Jane W. Harney

Owner's telephone number: (816) 883-2613

Owner's mailing address: 2 S. Main Street  
Liberty, MO 64068  
Attention: Ron Mullennix

State what type of entity:

<input type="checkbox"/> Corporation	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Partnership	<input type="checkbox"/> Urban Redevelopment Corporation
<input type="checkbox"/> Not-for-profit Corporation	<input checked="" type="checkbox"/> Other (specify) <u>trust and individuals</u>

Map and parcel numbers: 14604000100101

Assessed value: \$1,860

**[continued on next page]**

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

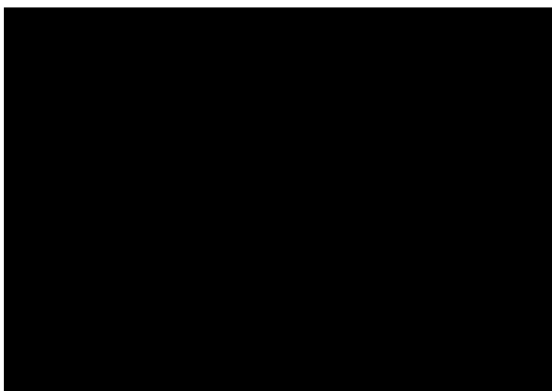
Date: September \_\_\_\_, 2016



Jane W. Harney

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: September 10, 2016



STATE OF Missouri )  
 )  
COUNTY OF Clay )

On this 26<sup>th</sup> day of September, 2016, before me, a Notary Public, personally appeared **Ronald C. Mullennix, Trustee of the Jeanne C. Withers Trust**, to me known to be the person described in and who executed the forgoing instrument, in behalf of said trust and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: \_\_\_\_\_  
MICHELE A. BOUCHARD  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County  
My Commission Expires: May 27, 2018  
Commission #14396458



STATE OF Missouri )  
 )  
COUNTY OF Clay )

On this 26<sup>th</sup> day of September, 2016, before me, a Notary Public, personally appeared **Robert S. Withers**, known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me that he executed the within instrument as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: \_\_\_\_\_  
MICHELE A. BOUCHARD  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County  
My Commission Expires: May 27, 2018  
Commission #14396458



STATE OF Missouri )  
 )  
COUNTY OF Clay )

On this 26<sup>th</sup> day of September, 2016, before me, a Notary Public, personally appeared **Jane W. Harney**, known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me that she executed the within instrument as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: \_\_\_\_\_  
MICHELE A. BOUCHARD  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County  
My Commission Expires: May 27, 2018  
Commission #14396458



**EXECUTION PAGE FOR PETITION FOR THE ESTABLISHMENT OF SPECIAL  
ASSESSMENT #1 (INITIATION FEES)**

Name of owner: Joe H. and Mary J. Duffey

Owner's telephone number: (816) 883-2450

Owner's mailing address: 105 S. Stewart Road  
Liberty, MO 64068

- |  |   |
|--|---|
| <input type="checkbox"/> Corporation                   | <input type="checkbox"/> General Partnership                    |
| <input type="checkbox"/> Limited Partnership           | <input type="checkbox"/> Limited Liability Company              |
| <input type="checkbox"/> Partnership                   | <input type="checkbox"/> Urban Redevelopment Corporation        |
| <input type="checkbox"/> Not-for-profit<br>Corporation | <input checked="" type="checkbox"/> Other (specify) individuals |

Map and parcel numbers: 14604000100100

Assessed value: \$85,710

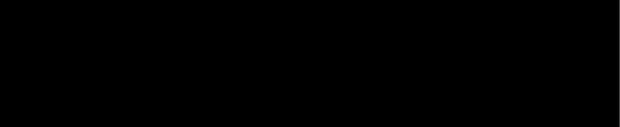
**By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.**

Date: November 10<sup>th</sup>, 2016



STATE OF Missouri )  
 )  
COUNTY OF Clay )

On this 10<sup>th</sup> day of November, 2016, before me, a Notary Public, personally appeared Joe H. Duffey, husband of Mary J. Duffey, known to me to be the person described in the foregoing instrument and who executed the same.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day and year last above written. 

My Commission Expires:  
2-29-20



STATE OF Missouri )  
 )  
COUNTY OF Clay )

On this 10<sup>th</sup> day of November, 2016, before me, a Notary Public, personally appeared Mary J. Duffey, wife of Joe H. Duffey, known to me to be the person described in the foregoing instrument and who executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day and year last above written. 

My Commission Expires:  
2-29-20



## EXHIBIT A

### THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT

#### LEGAL DESCRIPTION

##### North Phase

###### *North Tract:*

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, in the City of Liberty, Clay County Missouri described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 22 seconds West, along the East line of the Northeast Quarter of said Section 21, a distance of 500.54 feet; thence North 88 degrees 58 minutes 25 seconds West a distance of 47.78 feet to the Westerly Right-of-Way of South Withers Road also being the point of beginning of the tract of land herein to be described; thence continuing along said Right-of-Way South 01 degrees 57 minutes 40 seconds East, a distance of 131.14 feet; thence South 00 degrees 19 minutes 46 seconds West a distance of 470.71 feet; thence leaving said Right-of-Way North 87 degrees 00 minutes 01 seconds West, a distance of 619.99 feet; thence South 00 degrees 02 minutes 22 seconds West and parallel to the East line of the Northeast Quarter of said Section 24, a distance of 296.52 feet, thence North 87 degrees 00 minutes 01 seconds West, a distance of 632.65 feet to the center line of Little Shoal Creek Trident No. 2 (the following courses and distances are along the center line of Little Shoal Creek Trident No. 2) thence North 01 degrees 29 minutes 05 seconds East, a distance of 81.88 feet; thence North 36 degrees 28 minutes 08 seconds East, a distance of 110.28 feet; thence North 54 degrees 03 minutes 46 seconds West, a distance of 50.44 feet; thence North 09 degrees 10 minutes 49 seconds West, a distance of 177.59 feet; thence North 22 degrees 25 minutes 32 seconds East, a distance of 186.61 feet; thence North 65 degrees 49 minutes 17 seconds West, a distance of 149.77 feet; thence North 11 degrees 09 minutes 34 seconds West, a distance of 47.46 feet; thence North 61 degrees 14 minutes 30 seconds West, a distance of 138.50 feet; thence North 14 degrees 31 minutes 42 seconds East, a distance of 99.52 feet; thence North 77 degrees 31 minutes 30 seconds West, a distance of 58.31 feet; thence North 10 degrees 58 minutes 45 seconds West, a distance of 28.77 feet; thence South 88 degrees 57 minutes 39 seconds East and parallel to the North line of the Northeast Quarter of said Section 24, a distance of 1484.58 feet to the point of beginning.

###### *South Tract:*

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, in the City of Liberty, Clay County, Missouri described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 22 seconds West, along the East line of the Northeast Quarter said section 24, a distance of 1400.36 feet, thence North 87 degrees 00 minutes 01 seconds West a distance of 71.58 feet to the Westerly Right-of Way of South Withers Road also being the point of beginning of the tract of land herein to be described; thence continuing along said Right-of-Way Southwesterly along a curve to the left having an Initial Tangent Bearing of South 11 degrees 04 minutes 27 seconds West, a radius of 1392.39 feet and an arc length of of 714.94 feet; thence South 40

degrees 29 minutes 36 seconds West, a distance of 770.31 feet to a point on the South line of the Northeast Quarter of said Section 24; thence North 88 degrees 49 minutes 42 seconds West, along the South line of the Northeast Quarter of said Section 24, a distance of 944.98 feet to the center line of Little Shoal Creek Trident No. 2 (the following courses and distances are along the center line of Little Shoal Creek Trident No. 2); thence North 16 degrees 27 minutes 03 seconds East, a distance of 12.26 feet; thence South 85 degrees 41 minutes 36 seconds East, a distance of 80.87 feet; thence North 01 degrees 01 minutes 43 seconds West, a distance of 113.07 feet; thence North 43 degrees 37 minutes 22 seconds East a distance of 67.17 feet; thence North 54 degrees 58 minutes 36 seconds East, a distance of 55.90 feet; thence North 61 degrees 30 minutes 51 seconds East, a distance of 46.74 feet; thence North 32 degrees 07 minutes 01 seconds East, a distance of 49.97 feet; thence North 35 degrees 54 minutes 06 seconds East, a distance of 78.84 feet; thence North 76 degrees 10 minutes 09 seconds East, a distance of 52.24 feet; thence North 19 degrees 36 minutes 23 seconds East, a distance of 143.69 feet; thence North 62 degrees 47 minutes 13 seconds East, a distance 104.98 feet; thence North 58 degrees 03 minutes 48 seconds, a distance of 63.41 feet; thence North 74 degrees 11 minutes 48 seconds West, a distance of 98.77 feet; thence North 47 degree 00 minutes 33 seconds East, a distance of 89.43 feet; thence North 59 degrees 42 minutes 05 seconds East, a distance of 87.34 feet; thence North 46 degrees 33 minutes 28 seconds East, a distance of 81.11 feet; thence North 34 degrees 30 minutes 21 seconds West, a distance of 34.95 feet; thence North 08 degrees 03 minutes 54 seconds East, a distance of 212.46 feet; thence North 16 degrees 06 minutes 21 seconds West, a distance of 66.28 feet thence North 01 degrees 29 minutes 05 seconds East, a distance of 218.57 feet; thence leaving said Centerline of Little Shoal Creek Trident No. 2 South 87 degrees 00 minutes 01 seconds East, a distance of 1226.70 feet to the point of beginning.

***Duffey A:***

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, Liberty, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 21 seconds West, along the East line of the Northeast Quarter of said Section 24, a distance of 1049.62 feet; thence North 89 degrees 57 minutes 39 seconds West, a distance of 45.32 feet, to the Westerly Right-of-Way line of South Withers Road and the Point of Beginning to the tract of land herein to be described; thence South 00 degrees 19 minutes 46 seconds West, along said Right-of-Way line, a distance of 87.58 feet; thence continuing along said Right-of-Way line Southerly along a curve to the Right, being tangent to the last described course, having a radius of 1392.39 feet; an arc distance of 254.47 feet; thence North 85 degrees 05 minutes 55 seconds West, a distance of 412.56 feet; thence North 04 degrees 18 minutes 58 seconds East, a distance of 275.15 feet; thence North 51 degrees 30 minutes 45 seconds East, a distance of 181.63 feet; thence Southeasterly along a curve to the Left, having an initial tangent bearing of South 44 degrees 07 minutes 49 seconds East, a radius of 269.00 feet, an arc distance of 213.83 feet; thence South 89 degrees 40 minutes 30 seconds East, a distance of 81.77 feet to the Point of Beginning, except that portion lying within public roads, if any.

***Duffey B:***

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, Liberty, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 21 seconds West, along the East line of the Northeast



Quarter of said Section 24, a distance of 1400.36 feet; thence North 87 degrees 00 minutes 01 seconds West, a distance of 71.57 feet, to the Westerly Right-of-Way line of South Withers Road and the Point of Beginning to the tract of land herein to be described; thence North 87 degrees 00 minutes 01 seconds West, a distance of 594.05 feet; thence North 00 degrees 02 minutes 14 seconds East, a distance of 296.52 feet; thence South 87 degrees 00 minutes 01 seconds East, a distance of 205.14 feet; thence South 51 degrees 30 minutes 45 seconds West, a distance of 1.16 feet; thence South 04 degrees 18 minutes 58 seconds West a distance of 275.15 feet, thence South 85 degrees 05 minutes 55 seconds East a distance of 415.56 feet to the Westerly Right of Way Line of South Withers Road, thence Southwesterly along a curve to the Left, having an initial tangent bearing of South 10 degrees 48 minutes 02 seconds West, a radius of 1392.39 feet, an arc distance of 6.65 feet to the Point of Beginning, except that portion lying within public roads, if any.

### South Phase

A tract of land being a part of the South Half (S1/2) of Section 24 (24) in Township fifty-one (51). Range Thirty-Two (32) bounded and described as follows: Beginning of the Northeast corner of the West Half (W1/2) of the Southeast Quarter (SE ¼) of Section Twenty-Four (24) in said Township and Range, thence South 30.90 Chains to the center of the Little Shoal Creek thence with said creek East 12 of a chain to the Westerly line of the right-of-way of the Hannibal and St. Joseph Railroad Company; thence with said right-of-way line South 37 degrees 30 minutes West Two (2) chains to Newton Van Dyke's line, thence with said line North 88 degrees 45 minutes West Thirty and 50/100 (30.50) chains to the Easterly line of the public road, thence North 1 degree East 9.90 chains, thence North 11.50 chains to Little Shoal Creek, thence North 25 degrees East 1.83 chains, thence North 53 degrees East 4.22 chains, thence North 4 degrees East 6.49 chains to the line running East and West through the center of the said Section, thence East on said line 26.68 chains to the point of beginning being the same real estate conveyed by deed recorded in Book 158 at Page 220 of the deed records of Clay County, Missouri. Also except, that portion lying within public roads, if any.

**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2022-8**

**APPROPRIATING FUNDS FOR REIMBURSEMENT OF DEVELOPER**

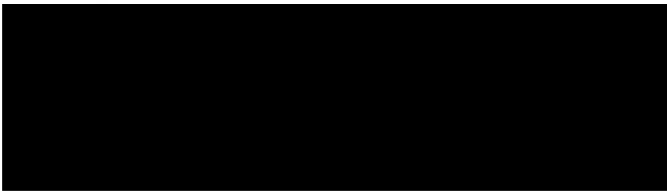
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**WHEREAS**, Homestead Community Improvement District (the “**District**”) wishes to transfer Community Improvement District special assessment revenues during fiscal year ending December 31, 2023 to South Withers Road Development, LLC (the “**Developer**”) pursuant to the terms of the Construction and Financing Agreement entered into between the District and Developer.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. That the District hereby appropriates all funds on deposit with the District during the fiscal year ending December 31, 2023, net of amounts used to pay Operating Costs up to a certain amount as set forth in the Construction and Financing Agreement, to the Developer for reimbursement of costs advanced by Developer, including interest thereon, under the Construction and Financing Agreement.
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on July 8, 2022.



**HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2022-9**

**ACCEPT RESIGNATIONS AND APPOINT INTERIM DIRECTORS**

**WHEREAS**, the Bylaws of the Homestead Community Improvement District (the "District") require that the resignation of a director be in writing and such resignation shall be effective upon its acceptance by the Board of Directors and that in the event of a vacancy on the Board prior to the expiration of a director's term, the remaining Directors shall elect an interim director to fill the vacancy for the unexpired term; and

**WHEREAS**, the Board of Directors of the District desire to accept resignations from Directors Joe Duffey and John Davis, and elect interim directors, Kristi Stuedle and Mike Belew, in accordance with the Bylaws.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. Joe Duffey has resigned from the Board of Directors for the Homestead Community Improvement District. The remaining Board of Directors hereby accept Joe Duffey's resignation and elect Kristi Stuedle as interim director to fill said vacant seat with the term expiring on February 6, 2025.
2. John Davis has resigned from the Board of Directors for the Homestead Community Improvement District. The remaining Board of Directors hereby accept John Davis' resignation and elect Mike Belew as interim director to fill said vacant seat with the term expiring on February 6, 2025.
3. This resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Homestead Community Improvement District on

July 8, 2022



HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-10

CONSENTING TO REMOVAL OF PROPERTY FROM THE DISTRICT

**WHEREAS**, Harvest Investments, LLC recently purchased property from South Withers Road Development generally located at the southwest corner of Old Withers Road and South Withers Road (the "Harvest Property") and has requested that the Harvest Property be removed from the CID;

**WHEREAS**, before property may be removed from a community improvement district, Section 67.1441.1(1), RSMo, requires that the community improvement district's board of directors' consent to such removal;


**WHEREAS**, before property may be removed from a community improvement district, Section 67.1441.1(2), RSMo, requires a determination that the community improvement district can meet its obligations without the revenues associated with the property proposed to be removed;

**WHEREAS**, the District's obligations consist of ongoing operating and administrative costs of the District, which are paid for through the collection of annual CID Initiation Fee and Annual Dues Special Assessments levied against the property owners within the District; and

**WHEREAS**, without the CID Initiation Fee and Annual Dues Special Assessments revenue from the Property, it is the Board's determination that the CID can meet all of its obligations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOMESTEAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District can meet all of its obligations without the annual CID Initiation Fee and Annual Dues Special Assessments revenues generated by the Harvest Property.
2. The Board consents to the removal of the Harvest Property, such that the new legal description of the District will be as set forth on Exhibit A, and a depiction of the new District boundaries is set forth on Exhibit B.

 the Homestead Community Improvement District on

**EXHIBIT A**

LEGAL DESCRIPTION

**North Phase**

***North Tract (Parcel No. 14616001000100):***

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 500.54 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 25 SECONDS WEST A DISTANCE OF 47.78 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH WITHERS ROAD ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 57 MINUTES 40 SECONDS EAST, A DISTANCE OF 131.14 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 46 SECONDS WEST A DISTANCE OF 470.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 619.99 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 296.52 FEET, THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 632.65 FEET TO THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2) THENCE NORTH 01 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 81.88 FEET; THENCE NORTH 36 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 110.28 FEET; THENCE NORTH 54 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.44 FEET; THENCE NORTH 09 DEGREES 10 MINUTES 49 SECONDS WEST, A DISTANCE OF 177.59 FEET; THENCE NORTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 186.61 FEET; THENCE NORTH 65 DEGREES 49 MINUTES 17 SECONDS WEST, A DISTANCE OF 149.77 FEET; THENCE NORTH 11 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 47.46 FEET; THENCE NORTH 61 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 138.50 FEET; THENCE NORTH 14 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 99.52 FEET; THENCE NORTH 77 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 58.31 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 28.77 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 39 SECONDS EAST AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1484.58 FEET TO THE POINT OF BEGINNING.

***South Tract (Parcel No. 14604000100101):***

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER SAID SECTION 24, A DISTANCE OF 1400.36 FEET, THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST A DISTANCE OF 71.58 FEET TO THE WESTERLY RIGHT-OF WAY OF SOUTH WITHERS ROAD ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 11 DEGREES 04 MINUTES 27 SECONDS WEST, A RADIUS OF 1392.39 FEET AND AN ARC LENGTH OF 714.94 FEET; THENCE SOUTH 40 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 770.31 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 88 DEGREES 49 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 944.98 FEET TO THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE CENTER LINE OF LITTLE SHOAL CREEK TRIDENT NO. 2); THENCE NORTH 16 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.26 FEET; THENCE SOUTH 85 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 80.87 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 113.07 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 22 SECONDS EAST A DISTANCE OF 67.17 FEET; THENCE NORTH 54 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 55.90 FEET; THENCE NORTH 61 DEGREES 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 46.74 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 01 SECONDS EAST, A DISTANCE OF 49.97 FEET; THENCE NORTH 35 DEGREES 54 MINUTES 06 SECONDS EAST, A DISTANCE OF 78.84 FEET; THENCE NORTH 76 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 52.24 FEET; THENCE NORTH 19 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 143.69 FEET; THENCE NORTH 62 DEGREES 47 MINUTES 13 SECONDS EAST, A DISTANCE 104.98 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 48 SECONDS, A DISTANCE OF 63.41 FEET; THENCE NORTH 74 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.77 FEET; THENCE NORTH 47 DEGREE 00 MINUTES 33 SECONDS EAST, A DISTANCE OF 89.43 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 05 SECONDS EAST, A DISTANCE OF 87.34 FEET; THENCE NORTH 46 DEGREES 33 MINUTES 28 SECONDS EAST, A DISTANCE OF 81.11 FEET; THENCE NORTH 34 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 34.95 FEET; THENCE NORTH 08 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 212.46 FEET; THENCE NORTH 16 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 66.28 FEET THENCE NORTH 01 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 218.57 FEET; THENCE LEAVING SAID CENTERLINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 SOUTH 87 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 1226.70 FEET TO THE POINT OF BEGINNING.

***Duffey A (Portion of Parcel No. 14604000100100):***

All that part of the Northeast Quarter of Section 24, Township 51, Range 32, Liberty, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 02 minutes 21 seconds West, along the East line of the Northeast Quarter of said Section 24, a distance of 1049.62 feet; thence North 89 degrees 57 minutes 39 seconds West, a distance of 45.32 feet, to the Westerly Right-of-Way line of South Withers Road and the Point of Beginning to the tract of LAND HEREIN TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 19 MINUTES 46 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 87.58 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHERLY ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1392.39 FEET; AN ARC DISTANCE OF 254.47 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 55 SECONDS WEST, A DISTANCE OF 412.56 FEET; THENCE NORTH 04 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF 275.15 FEET; THENCE NORTH 51 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF 181.63 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 44 DEGREES 07 MINUTES 49 SECONDS EAST, A RADIUS OF 269.00 FEET, AN ARC DISTANCE OF 213.83 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 81.77 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN PUBLIC ROADS, IF ANY.

***Duffey B (Portion of Parcel No. 14604000100100):***

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1400.36 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 71.57 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH WITHERS ROAD AND THE POINT OF BEGINNING TO THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 87 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 594.05 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.52 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 205.14 FEET; THENCE SOUTH 51 DEGREES 30 MINUTES 45 SECONDS WEST, A DISTANCE OF 1.16 FEET; THENCE SOUTH 04 DEGREES 18 MINUTES 58 SECONDS WEST A DISTANCE OF 275.15 FEET, THENCE SOUTH 85 DEGREES 05 MINUTES 55 SECONDS EAST A DISTANCE OF 415.56 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH WITHERS ROAD, THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 10 DEGREES 48 MINUTES 02 SECONDS WEST, A

RADIUS OF 1392.39 FEET, AN ARC DISTANCE OF 6.65 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN PUBLIC ROADS, IF ANY.

**South Phase (Parcel Nos. 14604000100700 and 14604000100800)**

A TRACT OF LAND BEING A PART OF THE SOUTH HALF (S1/2) OF SECTION 24 (24) IN TOWNSHIP FIFTY-ONE (51). RANGE THIRTY-TWO (32) BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-FOUR (24) IN SAID TOWNSHIP AND RANGE, THENCE SOUTH 30.90 CHAINS TO THE CENTER OF THE LITTLE SHOAL CREEK THENCE WITH SAID CREEK EAST 12 OF A CHAIN TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF THE HANNIBAL AND ST. JOSEPH RAILROAD COMPANY; THENCE WITH SAID RIGHT-OF-WAY LINE SOUTH 37 DEGREES 30 MINUTES WEST TWO (2) CHAINS TO NEWTON VAN DYKE'S LINE, THENCE WITH SAID LINE NORTH 88 DEGREES 45 MINUTES WEST THIRTY AND 50/100 (30.50) CHAINS TO THE EASTERLY LINE OF THE PUBLIC ROAD, THENCE NORTH 1 DEGREE EAST 9.90 CHAINS, THENCE NORTH 11.50 CHAINS TO LITTLE SHOAL CREEK, THENCE NORTH 25 DEGREES EAST 1.83 CHAINS, THENCE NORTH 53 DEGREES EAST 4.22 CHAINS, THENCE NORTH 4 DEGREES EAST 6.49 CHAINS TO THE LINE RUNNING EAST AND WEST THROUGH THE CENTER OF THE SAID SECTION, THENCE EAST ON SAID LINE 26.68 CHAINS TO THE POINT OF BEGINNING BEING THE SAME REAL ESTATE CONVEYED BY DEED RECORDED IN BOOK 158 AT PAGE 220 OF THE DEED RECORDS OF CLAY COUNTY, MISSOURI. ALSO EXCEPT, THAT PORTION LYING WITHIN PUBLIC ROADS, IF ANY AND **EXCEPT: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 32 WEST; THENCE N88°50'17"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1390.35 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S00°32'37"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 616.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH WITHERS ROAD AS DESCRIBED IN BOOK 4612 AT PAGE 582; THENCE S40°28'53"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.60 FEET TO THE NORTHEASTERLY LINE OF TRACT A, HOMESTEAD HILLS FIRST PLAT, A SUBDIVISION IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI; THENCE N49°30'52"W ALONG THE NORTHEASTERLY LINE OF SAID TRACT A, A DISTANCE OF 788.56 FEET; THENCE N01°09'42"E ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 453.23 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S88°50'17"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 878.75 FEET TO THE POINT OF BEGINNING.**



**City Parcel #1** (*Parcel No. and 14616000104600*)

TRACT D, WITHERSFIELD 4<sup>TH</sup> PLAT, IN LIBERTY, CLAY COUNTY, MISSOURI.

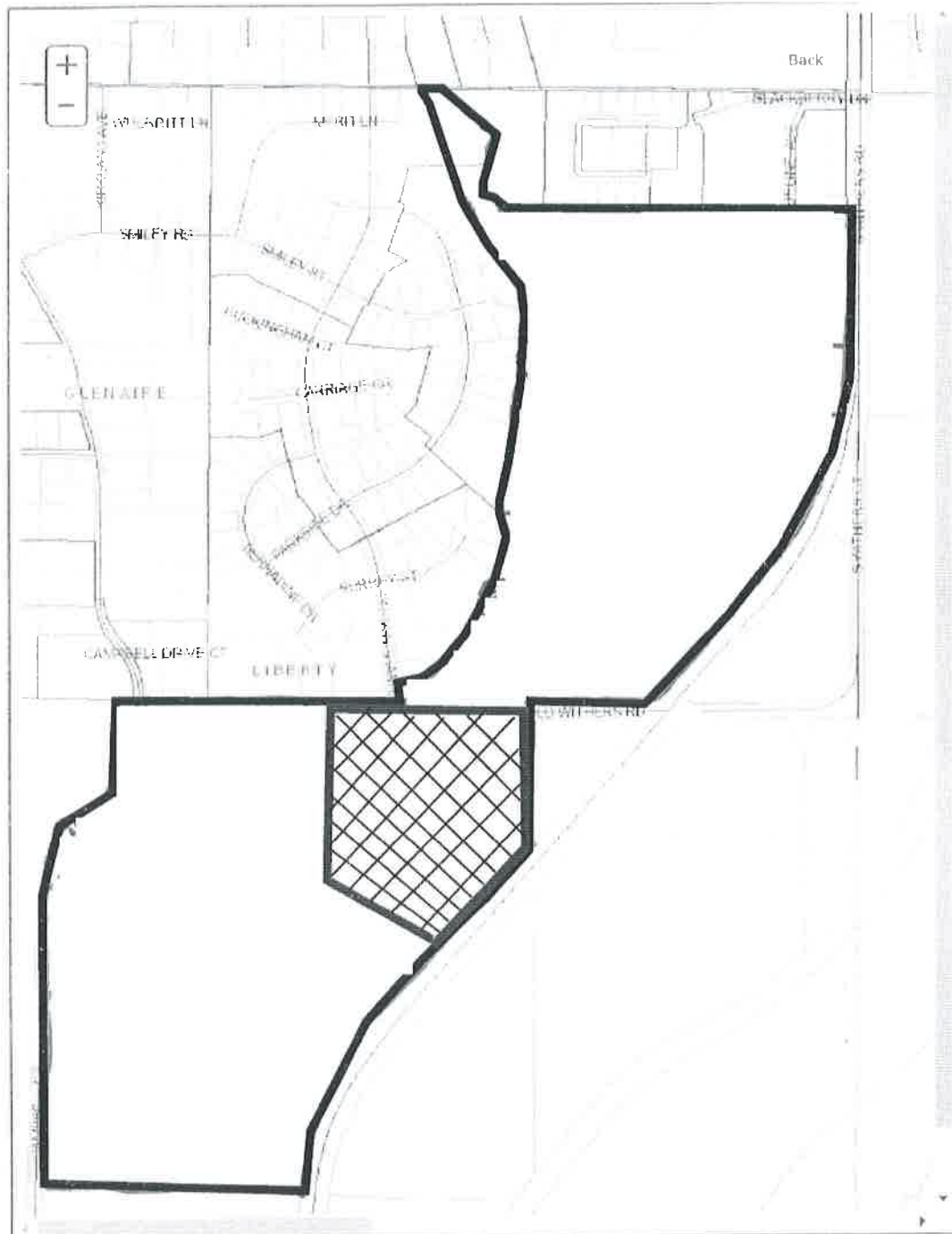
**City Parcel #2** (*Parcel No. 14616000100300*)

ALL OF TRACT A, WITHERSFIELD FIRST PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 32, IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 32 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND ALONG THE WEST LINE OF WITHERSFIELD FIRST PLAT, A SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, A DISTANCE OF 359.84 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 1018.45 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID WITHERSFIELD FIRST PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 158.85 FEET TO A POINT ON THE CENTERLINE OF LITTLE SHOAL CREEK TRIDENT NO. 2 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE CENTERLINE OF SAID LITTLE SHOAL CREEK TRIDENT NO. 2); THENCE SOUTH 14 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 125.50 FEET; THENCE SOUTH 83 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 73.40 FEET; THENCE SOUTH 10 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 77.55 FEET; THENCE SOUTH 77 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 58.31 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.52 FEET; THENCE SOUTH 61 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 138.50 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 34 SECONDS EAST, A DISTANCE OF 47.46 FEET; THENCE SOUTH 65 DEGREES 49 MINUTES 17 SECONDS EAST, A DISTANCE OF 149.77 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 186.61 FEET; THENCE SOUTH 09 DEGREES 10 MINUTES 49 SECONDS EAST, A DISTANCE OF 177.59 FEET; THENCE SOUTH 54 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 36 DEGREES 28 MINUTES 08 SECONDS WEST, A DISTANCE OF 110.28 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 300.45 FEET; THENCE SOUTH 16 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 66.28 FEET; THENCE SOUTH 08 DEGREES 03 MINUTES 54 SECONDS WEST, A DISTANCE OF 212.46; THENCE LEAVING SAID CENTERLINE NORTH 80 DEGREES 32 MINUTES 04 SECONDS WEST, A DISTANCE OF 234.69 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 31 SECONDS EAST, A DISTANCE OF 658.28 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 23 SECONDS WEST, A DISTANCE OF 303.56 FEET; THENCE NORTH 34 DEGREES 52 MINUTES 11 SECONDS WEST, A DISTANCE OF 255.21 FEET; THENCE NORTH 25 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 362.26 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**  
**DISTRICT MAP**



Cross-hatch area is property being removed from the District.