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**File #: 241083**

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### ORDINANCE NO. 241083

Approving the plat of Tiffany Square, an addition in Platte County, Missouri, on approximately 3 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive, creating 13 lots for the purposes of mixed use development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00003)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Tiffany Square, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

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Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 4, 2024.

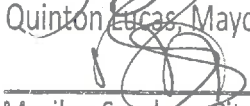
Approved as to form:

  
Eluard Alegre  
Associate City Attorney



Authenticated as Passed

  
Quinton Lucas, Mayor

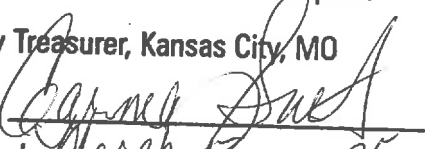
  
Marilyn Sanders, City Clerk

JAN 09 2025

Date Passed

This is to certify that General Taxes for 20~~24~~<sup>25</sup>, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO

By 

Dated, March 13, 20~~24~~<sup>25</sup>

27/3  
Recorded in Platte County, Missouri



Recording Date/Time: 03/14/2025 at 09:55:24 AM

Book: 1416 Page: 381

Instr #: 2025002273

Pages: 3

Fee: \$27.00 E 20250002100



Christopher L. Wright  
Recorder of Deeds

ROUSE FRETS WHITE GOSS GENTILE RHODES PC

## PLATTE COUNTY MISSOURI CERTIFICATION RECORDER OF DEEDS

### EXEMPT DOCUMENT

The Recorder of Deeds has added this page to your document per  
compliance with State law under Exempt Status.  
RSMo 59.310.4 (effective January 1, 2002)

Christopher L. Wright  
Recorder of Deeds  
415 Third St., Suite 70  
Platte City, MO 64079

This Page is Part Of The Document – Do Not Detach

Rouse Frets White Goss Gentile Rhodes P.C.