

273

Recorded in Platte County, Missouri



Recording Date/Time: 04/10/2026 at 02:31:10 PM

Book: 1432 Page: 404

Instr #: 2026004121

Pages: 3

Fee: \$27.00 E 20260003632

MD MANAGEMENT INC



Christopher L. Wright  
Recorder of Deeds

## 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



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 260186

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### ORDINANCE NO. 260186

Approving the plat of Erika's Place 2nd Plat, a subdivision in Platte County, Missouri, on approximately 11 acres generally located at the northeast corner of Northwest 95th Terrace and North Line Creek Parkway, creating 45 lots and 5 tracts to allow for a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00038)

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

Section 1. That the plat of Erika's Place 2nd Plat, 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, sewage, 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 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 5. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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 February 4, 2026.

Approved as to form:

Euard Alegre  
Associate City Attorney



Authenticated as Passed

Quintin L. Lewis, Mayor

Marilyn Sanders, City Clerk

FEB 12 2026

Date Passed

This is to certify that General Taxes for 2025, 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, April 9, 2026

30/3

Recorded in Platte County, Missouri



Recording Date/Time: 04/10/2026 at 02:31:10 PM

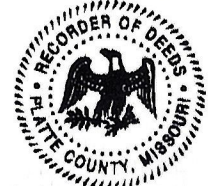
Book: 1432 Page: 405

Instr #: 2026004123

Pages: 3

Fee: \$30.00 S 20260003632

MD MANAGEMENT INC



Christopher L. Wright  
Recorder of Deeds

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**WHEN RECORDED RETURN TO:**

*Ms. Rachelle M. Biondo  
Rouse Frets White Goss Gentile Rhodes, P.C.  
801 W. 47<sup>th</sup> Street, Suite 500  
Kansas City, Missouri 64112*

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**Title of Document:** Subordination Agreement

**Date of Document:** March 25, 2026

**Grantor(s):** Security Bank of Kansas City

**Grantee(s):** Erika's Place Homes, LLC and BSEP, LLC

**Grantee(s) Mailing Address:** 4600 College Blvd., Suite 102  
Overland Park, KS 66211

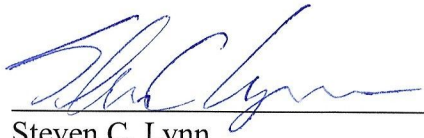
**Legal Description:** See Page 2

**Reference Book and Page:** Document 2025007166

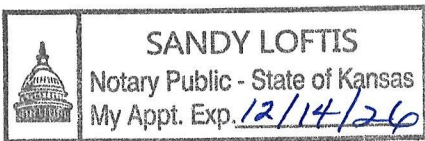
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IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 25<sup>th</sup> day of March 2026.

SECURITY BANK OF KANSAS CITY

By   
Name: Steven C. Lynn  
Title: Executive Vice President

In the State of KANSAS, County of WYANDOTTE on this 25 day of March, 2026, before, the undersigned, a Notary Public, in and for said County and State, personally appeared Steven C. Lynn, to me personally known, who being by me duly sworn did say that he/she is EVP of the Security Bank of Kansas City, and that said document was signed and sealed in behalf of said bank and said bank acknowledged said instrument to be the free act and deed of said bank. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.



  
Notary Public

My Commission expires 12/14/2026

3/2/26

Recorded in Platte County, Missouri



Recording Date/Time: 04/10/2026 at 02:31:10 PM

Book: 1432 Page: 406

Instr #: 2026004124  
Pages: 5  
Fee: \$36.00 S 20260003632



Christopher L. Wright  
Recorder of Deeds

MD MANAGEMENT INC

**WHEN RECORDED RETURN TO:**

*Ms. Rachelle M. Biondo  
Rouse Frets White Goss Gentile Rhodes, P.C.  
801 W. 47<sup>th</sup> Street, Suite 500  
Kansas City, Missouri 64112*

<b><i>Title of Document:</i></b>	Amendment to Declaration of Covenants, Conditions and Restrictions – Erica’s Place (Addition of 2nd Plat)
<b><i>Date of Document:</i></b>	March <u>31</u> , 2026
<b><i>Grantor(s):</i></b>	Erika’s Place Homes, LLC
<b><i>Grantee(s):</i></b>	Erika’s Place Homes, LLC
<b><i>Grantee(s) Mailing Address:</i></b>	4600 College Blvd., Suite 102 Overland Park, KS 66211
<b><i>Legal Description:</i></b>	See Exhibit A
<b><i>Reference Book and Page(s):</i></b>	Book 1396; Page 920

**AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**ERIKA'S PLACE  
KANSAS CITY, PLATTE COUNTY, MISSOURI**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Amendment") is made and entered into this 31 day of March, 2026, by Erika's Place Homes, LLC, a Missouri limited liability company ("Declarant").

**RECITALS**

A. Reference is made to that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ERIKA'S PLACE dated August 28, 2023 and recorded with the Platte County, Missouri Recorder of Deeds in Instrument No. 2023008731, Book 1396, Page 920 (the "Declaration of Covenants" or "Covenants") encumbering certain real property as described therein ("Erika's Place").

B. Article II, Section 3 of the Declaration of Covenants provides that from time to time as additional land is added to the plan of the Declarant in expanding Erika's Place, the Declarant reserves the right to annex such additional property defined as the "Annexation Property," such Annexation Property to be subject to the effect of the Declaration of Covenants.

C. Declarant desires to annex the Annexation Property legally described on the attached Exhibit A and wishes that the Annexation Property be encumbered by the Declaration of Covenants and benefit from and be subject to obligations of the Declaration of Covenants pursuant to the agreements and covenants herein contained.

D. Declarant desires to amend the Declaration of Covenants in order to provide for the Annexation Property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the agreements herein and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, Declarant agrees that the Annexation Property shall be and is hereby subject to the Declaration of Covenants as more specifically hereinafter set forth and that to the extent this Amendment amends the Declaration of Covenants, then the Declaration of Covenants are hereby so amended.

1. The RECITALS are incorporated herein as true and correct.
2. Except as otherwise provided herein all capitalized terms used in this Amendment shall have the meaning ascribed to them in the Declaration of Covenants, the terms, covenants and conditions of which are incorporated herein for all purposes by this reference.

3. The Declarant has the absolute right to amend, modify or change the Declaration of Covenants, in whole or in part, including therefor the right to subject additional property to the Declaration of Covenants, as provided in Article II, Section 3 thereof. The execution and recording of this Amendment occurs prior to the execution and recordation of the Certificate of Substantial Completion.

4. The terms "Plat" and "Property" as defined in Section 1.16 of the Declaration of Covenants shall mean to include the Annexation Property described in Exhibit A attached hereto and the term "Plat" shall include Erika's Place – 2<sup>nd</sup> Plat.

5. The terms "Common Area" and "Common Areas" as such terms are defined in Section 1.7 of the Declaration of Covenants shall be amended to add Tracts A, B, C, D and E, Erika's Place – 2<sup>nd</sup> Plat (a subdivision in the city of Kansas City, Platte County, Missouri) recorded with the Recorder of Deeds of Platte County, Missouri on April 10, 2026 as No. 2026004122, Book 23, Page 244, and is to be owned and maintained by the Association.

6. The Annexation Property is annexed pursuant to the provisions hereof for the purpose of annexing the Annexation Property to the general scheme and plan of the Declaration of Covenants.

7. As hereby amended, the Declaration of Covenants is ratified and confirmed.

*(Remainder of page intentionally left blank. Signature page to follow.)*



**EXHIBIT A**  
**Legal Description**

Lot 201 through 245, and Tracts A, B, C, D and E, ERIKA'S PLACE 2<sup>ND</sup> PLAT, a subdivision in Kansas City, Platte County, Missouri.