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Recorded in Platte County, Missouri



Recording Date/Time: 09/14/2023 at 11:03:51 AM

Book: 1397 Page: 314

Instr #: 2023009131

Pages: 4

Fee: \$30.00 E 20230008224



Christopher L. Wright
Recorder of Deeds

STEWART TITLE

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

(Space above reserved for Recorder of Deeds certification)

Stewart Title
1821901

Title of Document: Ordinance No. 221042

Date of Document: 9/11/2023

Grantor(s): City of Kansas City, MO

Grantee(s): City of Kansas City, MO

Grantee(s) Mailing Address: 414 E 12th Street, Kansas City, MO 64106

Legal Description:

Plat of HELENA TOWNHOMES AT TIFFANY SPRINGS, a subdivision in Kansas City, Platte County, Missouri.

Reference Book and Page(s):

If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 221042

ORDINANCE NO. 221042

Approving the plat of Helena Townhomes at Tiffany Springs, an addition in Platte County, Missouri, on approximately 3.83 acres generally located on the north side of N.W. 88th Street approximately 125 feet west of North St. Claire Avenue, creating 2 lots for the purpose of a 28 townhome residential subdivision; 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 record this ordinance and attached documents. (CLD-FnPlat-2022-00035)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Helena Townhomes at Tiffany Springs, 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 Storm Water Detention 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 record copies 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 October 18, 2022.

Approved as to form:

Eduard Alegre

Eduard Alegre
Associate City Attorney

This is to certify that General Taxes for 2022, 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 *Carmenlynn Smith*

Dated, *September 11, 2023*



Authenticated as Passed

Quinton L. Adams

Quinton L. Adams, Mayor

Marilyn Sanders, City Clerk

DEC 15 2022

Date Passed

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STEWART TITLE

WHEN RECORDED RETURN TO:

*Ms. Rachelle M. Biondo
Rouse Frets White Goss Gentile Rhodes, P.C.
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111-3538*

Stewart Title 1821901

Title of Document: Subordination of Deed of Trust to Plat

Date of Document: August 30, 2023

Grantor(s): Pony Express Bank

Grantee(s): Parkville Holdings, LLC

Grantee(s) Mailing Address: 7607 N.W. John Anders Road
Kansas City, MO 64152

Legal Description: See Page 2

Reference: Book 1395, Page 682

SUBORDINATION OF DEED OF TRUST TO PLAT

This Subordination of Deed of Trust to Plat Witnesseth, that Pony Express Bank, owner and holder of the note evidencing the debt secured by the Deed of Trust executed by Parkville Holdings, LLC, dated August 1, 2023 and recorded on August 2, 2023 in the office of the Recorder of Deeds for Platte County, Missouri in Book 1395, Page 682, for value received does hereby subordinate from the lien and effect of said Deed of Trust the following part of the property therein described, to-wit:

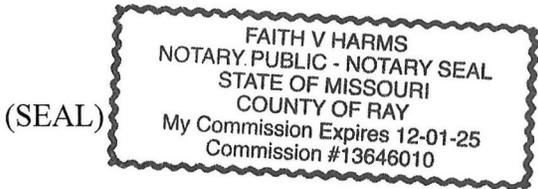
Helena Townhomes at Tiffany Springs, a subdivision of land in Kansas City, Platte County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No **2023009132** *KV*

and the undersigned hereby subordinates the lien and effect of said Deed of Trust to the easements, lot lines and building lines as shown on said plat. Provided, however, that this partial release shall not prejudice the lien of Deed of Trust on the remaining property therein described.

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

IN WITNESS WHEREOF, these presents have been executed under the seal of said corporation, pursuant to due authority, this 30th day of August, 2023.

PONY EXPRESS BANK



By: David L. Hinck
 Name: David L. Hinck
 Title: Senior Vice President

STATE OF MO)
) ss.
 COUNTY OF Clay)

On this 30th day of August, 2023, before me, the undersigned Notary Public, in and for said state, personally appeared David L. Hinck, of Pony Express Bank, known to me to be the person described in and who executed the within document in behalf of said bank, and acknowledged to me that he/she executed the same for the purposes therein stated, and he/she acknowledged execution thereof to be on behalf of and the free act and deed of said bank.

Subscribed and sworn to me the day and year above written.

Janet Claws
 Notary Public:

My commission expires:

12-1-25