

BOUNDARY DESCRIPTION

A Tract being all of SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER, a subdivision of land recorded December 10, 2013 and filed as Instrument Number 2013018520 in Book 21, Page 78, in the City of Kansas City, Platte County, Missouri, said Tract as surveyed by Brent E. Thompson, PLS - 2006000161, with BHC, MO CLS 2006009875-F, being more particularly described by metes and bounds as follows:

(NOTE: For course orientation the bearings in the description are based on the North line of SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER having a bearing of South 88° 56' 40" East, as shown on said recorded plat and referenced to Missouri State Plane Coordinate System, West Zone, NAD83)

COMMENCING at the Northeast corner of the Southwest Quarter of Section 6, Township 51 North, Range 33 West of the Fifth Principal Meridian, monumented by a found 5/8-inch reinforcing rod with 2.5-inch aluminum disk:

Thence South 00° 23' 18" West, 89.52 feet, on the East line of said Southwest Quarter;
Thence North 89° 36' 42" West, 79.00 feet, to the Northeast corner of Lot 1 of SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER and the POINT OF BEGINNING of said Tract herein described, monumented by a found 5/8-inch reinforcing rod with cap stamped "CORNERSTONE SURVEY", said point being on the South Right-of-Way line of Tiffany Springs Road and on the West Right-of-Way line of Ambassador Drive;
Thence South 00° 23' 18" West, 84.51 feet, on the West Right-of-Way line of Ambassador Drive;
Thence South 08° 12' 26" West, 73.53 feet, continuing on said West Right-of-Way line;
Thence South 01° 28' 11" West, 105.79 feet, continuing on said West Right-of-Way line;
Thence South 00° 23' 18" West, 317.94 feet, continuing on said West Right-of-Way line;
Thence South 01° 28' 12" West, 302.33 feet, continuing on said West Right-of-Way line;
Thence South 01° 28' 11" West, 201.50 feet, continuing on said West Right-of-Way line of Ambassador Drive, to its intersection with the North Right-of-Way line of Skyview Avenue;
Thence Southwesterly, following said North Right-of-Way line, on a curve to the right having a radius of 36.00 feet, an arc length of 56.56 feet, with a chord bearing of South 46° 28' 41" West and a chord distance of 50.92 feet;
Thence North 88° 30' 50" West, 170.59 feet, continuing on said North Right-of-Way line;
Thence Northwesterly, following said North Right-of-Way line, on a curve to the right having a radius of 454.00 feet, an arc length of 258.47 feet, with a chord bearing of North 72° 12' 16" West and a chord distance of 254.99 feet;
Thence North 55° 53' 42" West, 708.04 feet, continuing on said North Right-of-Way line;
Thence North 49° 03' 08" West, 100.72 feet, continuing on said North Right-of-Way line;
Thence North 55° 53' 42" West, 209.01 feet, continuing on said North Right-of-Way line;
Thence South 34° 06' 18" West, 12.00 feet, continuing on said North Right-of-Way line;
Thence North 55° 53' 42" West, 217.01 feet, continuing on said North Right-of-Way line;
Thence Northwesterly, following said North Right-of-Way line, on a curve to the right having a radius of 454.00 feet, an arc length of 443.53 feet, with a chord bearing of North 27° 54' 28" West and a chord distance of 426.10 feet;
Thence Northeasterly, following said North Right-of-Way line, on a non-tangent curve to the right having a radius of 36.00 feet, an arc length of 57.16 feet, with a chord bearing of North 45° 34' 04" East and a chord distance of 51.34 feet, to its intersection with the South Right-of-Way line of Tiffany Springs Road;
Thence South 88° 56' 40" East, 135.72 feet, on said South Right-of-Way line;
Thence North 88° 55' 54" East, 161.89 feet, continuing on said South Right-of-Way line;
Thence South 88° 56' 40" East, 951.57 feet, continuing on said South Right-of-Way line;
Thence South 85° 07' 49" East, 180.40 feet, continuing on said South Right-of-Way line;
Thence South 88° 56' 40" East, 205.36 feet, continuing on said South Right-of-Way line;
Thence South 43° 44' 58" East, 42.89 feet, continuing on said South Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,352,206 square feet or 31.0424 acres.

PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "TIFFANY SQUARE".

COVENANTS AND RESTRICTIONS

DETENTION FACILITY: Tiffany Hills Regional Basin is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within the plat, pursuant to the Covenant recorded as Document No. 2013018518 in Book 1222 at Page 186.

SPECIAL PURPOSE RAPID TRANSIT EASEMENT: Special Purpose Rapid Transit Easement was previously granted by Instrument No. 2013018520 in Book 21, Page 78.

AVIATION AND NOISE EASEMENT: Aviation and Noise Easement was previously granted by Document No. 8132 in Book 1104, Page 227.

BUILDING HEIGHT (KCI): The subject property is located within the Kansas City International Airport Heights Zone Map dated November 4, 1994. No structures, objects, or natural growth of terrain shall be erected, altered, or allowed to grow or be maintained to a height in excess of the height limit as established per ordinance no. 040342 or as amended or revised by future ordinances.

PUBLIC EASEMENT DEDICATION

GENERAL UTILITY EASEMENT: An easement to enter upon, locate, construct and maintain or authorize the location, construction, maintenance and use of electrical conduits, poles, wires, ducts, cables, water lines, gas lines, communications cables, and facilities appurtenant thereto, upon, over and under those areas outlined and designated on this plat as "U/E" (Utility Easement), the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Kansas City, Platte County, Missouri, and their successors and assigns.

ACCESS EASEMENT: An easement to enter upon, locate, construct and maintain or authorize the location, construction, maintenance and use of public traffic ways and emergency vehicular access with the right of ingress and egress, over, and across those areas designated on this plat as "A/E" (Access Easement), the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Kansas City, Platte County, Missouri, and their successors and assigns.

SANITARY SEWER EASEMENT: An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of sanitary sewer pipes and appurtenant structures, upon, over and under those areas outlined and designated on this plat as "S/E", the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Kansas City, Platte County, Missouri, and their successors and assigns.

STORM DRAINAGE EASEMENT: An easement to enter upon, locate, construct and maintain or authorize the location, construction, maintenance and use of storm drainage ditches, pipes, and appurtenant structures upon and under those areas outlined and designated on this plat as "D/E", the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Kansas City, Platte County, Missouri, and their successors and assigns. Pavement, drives and the like shall be permitted across these easements so long as such improvements do not interfere with the use of said easements.

EASEMENT VACATION

SANITARY EASEMENT: A 15 feet sanitary easement created by plat SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER, recorded as Instrument Number 2013018520, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

BUILDING SETBACK: A 15 feet building setback line created by plat SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER, recorded as Instrument Number 2013018520, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

BUILDING SETBACK LINES

Building setback lines (denoted hereon as "B/L") are hereby established as shown on the accompanying plat and no buildings shall be constructed between this line and the street Right-of-Way lines or parcel lines to which said Building setback lines are adjacent.

PUBLIC STREET / ROAD RIGHT-OF-WAY DEDICATION

That portion reserved for public use as road Right-of-Way and designated hereon as "RW DEDICATED BY THIS PLAT", the extents and direction of which are shown on the accompanying plat, is hereby dedicated to public use in the City of Kansas City, Platte County, Missouri.

CONSENT TO LEVY

The undersigned proprietor of the above described land hereby consents and agrees that the City of Kansas City, Platte County, Missouri shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and affect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public ways or thoroughfares.

RIGHT OF ENTRANCE

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to the City of Kansas City, Platte County, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither The City of Kansas City, Platte County, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

OWNERSHIP INFORMATION

Owner:
Lot Tiffany Springs, LLC
Address:
4930 S Congress Ave
Austin, TX 78745

Owner:
Tiffany Square, INC.
Address:
7900 W 95th St
Overland Park, KS 66212

Final Plat of:

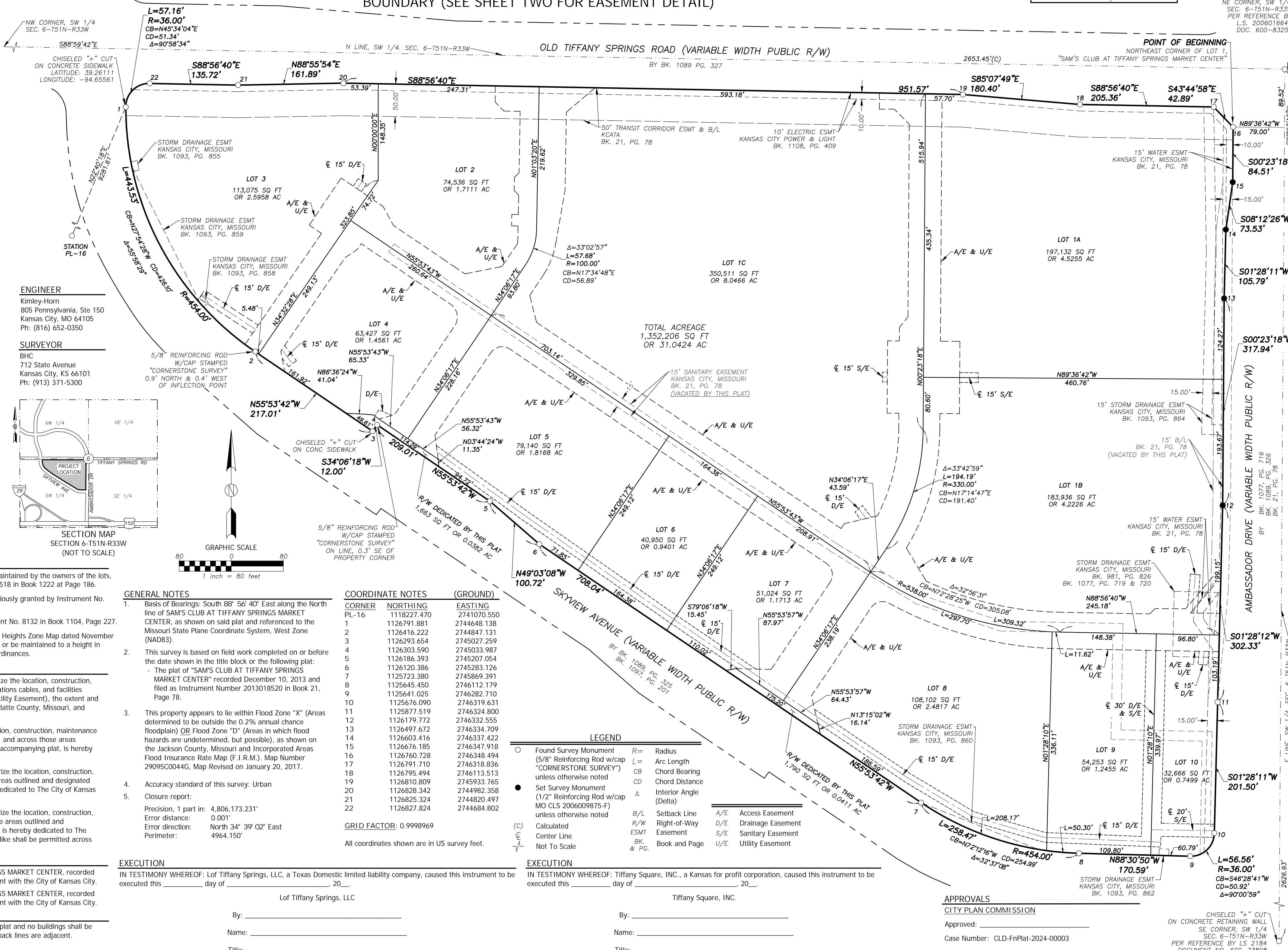
TIFFANY SQUARE

**A REPLAT OF LOTS 1-9 OF SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER
A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI
BOUNDARY (SEE SHEET TWO FOR EASEMENT DETAIL)**

LAND DATA	AREA
TOTAL LAND AREA	1,352,206 SQ FT OR 31.0424 AC
LAND AREA FOR PROPOSED & EXISTING RIGHT-OF-WAY	3,453 SQ FT OR 0.0793 AC
NET LAND AREA	1,348,753 SQ FT OR 30.9631 AC

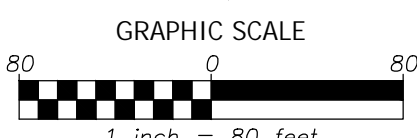
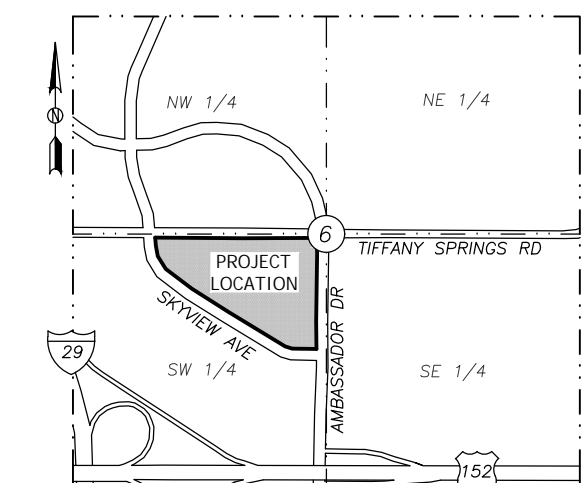
PLAT DATA	COUNT
NUMBER OF LOTS	12
NUMBER OF TRACTS	0

POINT OF COMMENCING
5/8" REINFORCING ROD
W/2.5" ALUMINUM DISK
NE CORNER, SW 1/4,
SEC. 6-T51N-R33W
PER REFERENCE BY
L.S. 2006D16647
DOC. 600-83259



ENGINEER
Kimley-Horn
805 Pennsylvania, Ste 150
Kansas City, MO 64105
Ph: (816) 652-0350

SURVEYOR
BHC
712 State Avenue
Kansas City, KS 66101
Ph: (913) 371-5300



GENERAL NOTES

- 1. Basis of Bearings: South 88° 56' 40" East along the North line of SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER, as shown on said plat and referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).
- 2. This survey is based on field work completed on or before the date shown in the title block or the following plat: The plat of "SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER" recorded December 10, 2013 and filed as Instrument Number 2013018520 in Book 21, Page 78.
- 3. This property appears to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (P.F.I.R.M.). Map Number 29095C0044G, Map Revised on January 20, 2017.
- 4. Accuracy standard of this survey: Urban
- 5. Closure report:
Precision: 1 part in: 4,806,173.231"
Error distance: 0.001"
Error direction: North 34° 39' 02" East
Perimeter: 4964.150'

COORDINATE NOTES (GROUND)

CORNER	NORTHING	EASTING
PL-16	1118227.470	2741070.550
1	1126791.881	2744648.138
2	1126416.222	2744847.131
3	1126293.654	2745027.259
4	1126303.590	2745033.987
5	1126186.393	2745207.054
6	1126120.386	2745283.126
7	1125723.380	2745869.391
8	1125645.450	2746112.179
9	1125641.025	2746282.710
10	1125676.090	2746319.631
11	1125877.519	2746324.800
12	1126179.772	2746332.555
13	1126497.672	2746334.709
14	1126603.416	2746337.422
15	1126676.185	2746347.918
16	1126760.728	2746348.494
17	1126791.710	2746318.836
18	1126795.494	2746113.513
19	1126810.809	2745933.765
20	1126828.342	2744982.358
21	1126825.324	2744820.497
22	1126827.824	2744684.802

GRID FACTOR: 0.9998969
All coordinates shown are in US survey feet.

LEGEND

- Found Survey Monument
(5/8" Reinforcing Rod w/cap "CORNERSTONE SURVEY")
● Set Survey Monument
(1/2" Reinforcing Rod w/cap MO CLS 2006009875-F) unless otherwise noted
- R= Radius
L= Arc Length
CB= Chord Bearing unless otherwise noted
CD= Chord Distance
Δ= Interior Angle (Delta)
B/L= Setback Line
R/W= Right-of-Way
ESMT= Easement
BK, & PG= Book and Page
- A/E= Access Easement
D/E= Drainage Easement
S/E= Sanitary Easement
U/E= Utility Easement
- (C) Calculated
Center Line
Not To Scale

EXECUTION

IN TESTIMONY WHEREOF: Lot Tiffany Springs, LLC, a Texas Domestic limited liability company, caused this instrument to be executed this _____ day of _____, 20____.

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }
On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____ of Lot Tiffany Springs, LLC, a Texas Domestic limited liability company, to me personally known to be the same person who executed the foregoing instrument of writing, and that this instrument was signed on behalf of said company by authority of its (Title) _____ (Name) _____, and said _____ acknowledged said instrument to be a free act and deed of said corporation.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal at my office in said county and state the day and year last above written.

My commission expires: _____
Notary Public

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }
On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____ of Tiffany Square, INC., a Kansas for profit corporation, to me personally known to be the same person who executed the foregoing instrument of writing, and that this instrument was signed on behalf of said corporation by authority of its (Title) _____ (Name) _____, and said _____ acknowledged said instrument to be a free act and deed of said corporation.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal at my office in said county and state the day and year last above written.

My commission expires: _____
Notary Public

APPROVALS

CITY PLAN COMMISSION

Approved: _____
Case Number: CLD-FnPlat-2024-00003

PUBLIC WORKS

Approved: _____
Michael J. Shaw, Director

COUNCIL

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____, duly authorized as passed this _____ day of _____, 20____.

Quinton Lucas, Mayor

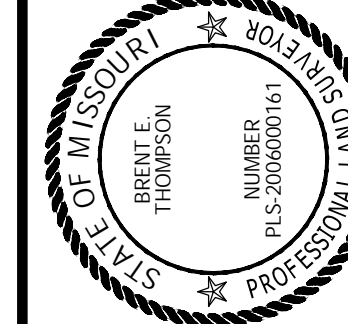
Marilyn Sanders, City Clerk

SURVEYOR'S STATEMENT

This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.

(See Title Block for date, seal and signature.)

BHC, MO CLS 2006009875-F
Brent E. Thompson, PLS - 2006000161



BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, MO 64101
Phone: (913) 371-5300

KIMLEY-HORN
805 PENNSYLVANIA, STE 150
KANSAS CITY, MO 64105

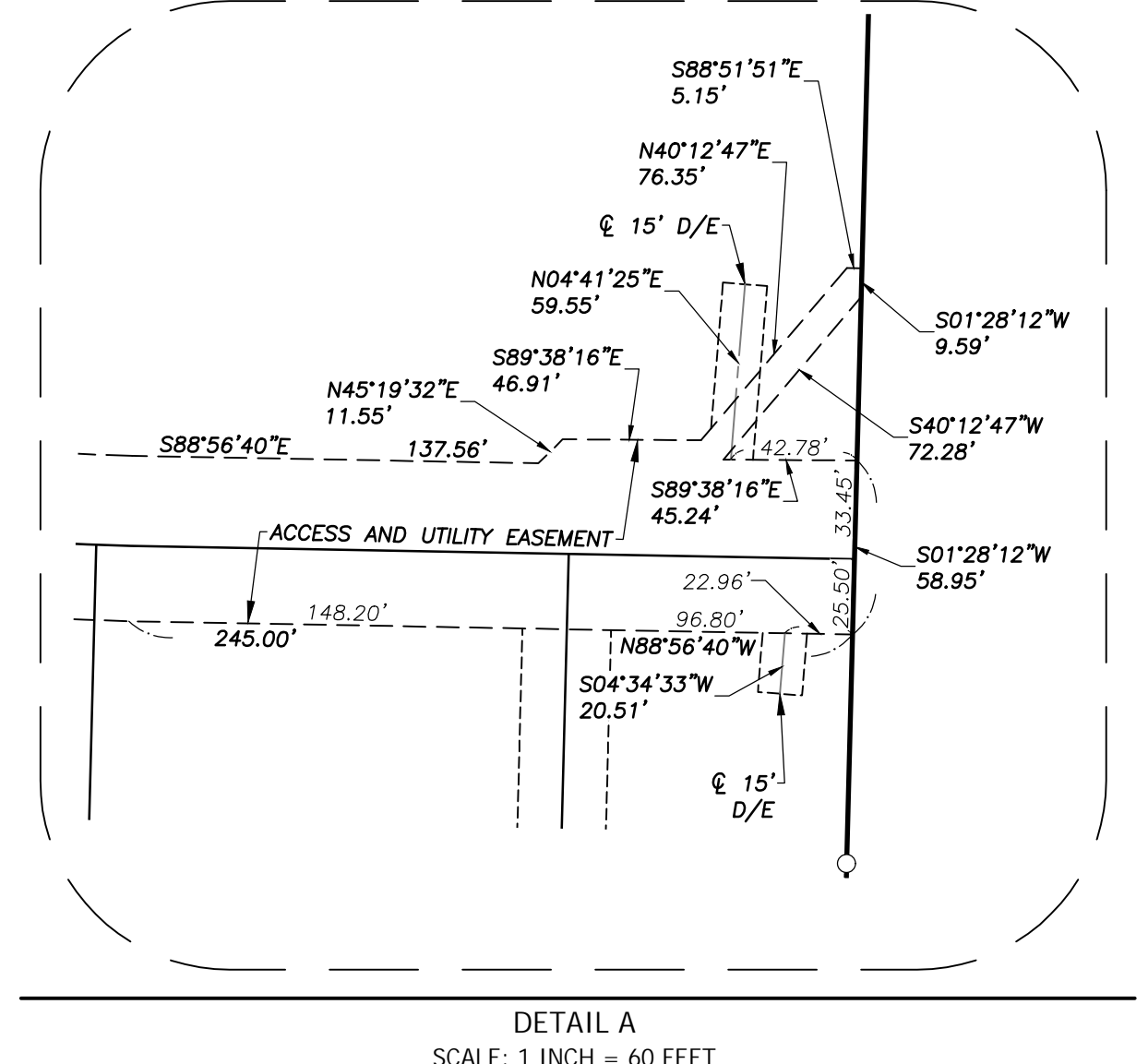
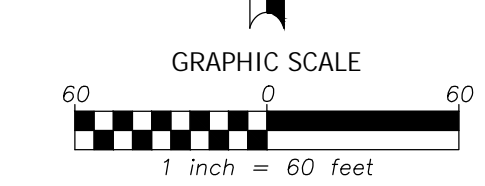
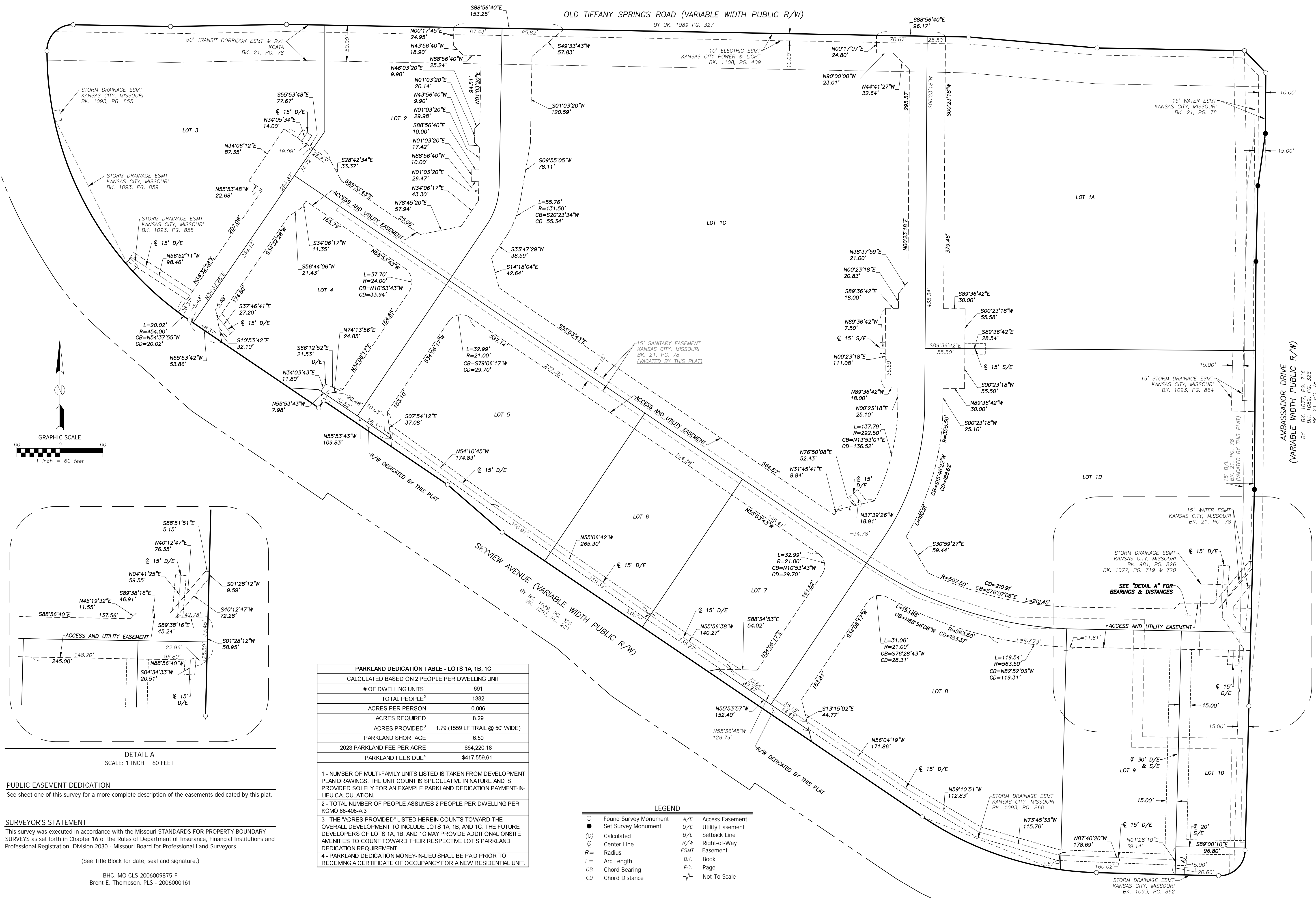
**FINAL PLAT OF TIFFANY SQUARE
A REPLAT OF LOTS 1 THROUGH 9
SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER
A SUBDIVISION IN THE CITY OF KANSAS CITY
PLATTE COUNTY, MISSOURI**

Project No: 032950.00.14
Field Crew: ZL, MF, MA, BB
Field Date: 2023/06/09
Drawn By: JMC
Issue Date: 2024/11/07
Sheet:

Final Plat of:

TIFFANY SQUARE

A REPLAT OF LOTS 1-9 OF SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER
A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI
EASEMENT DETAIL (SEE SHEET ONE FOR BOUNDARY)



PARKLAND DEDICATION TABLE - LOTS 1A, 1B, 1C	
CALCULATED BASED ON 2 PEOPLE PER DWELLING UNIT	
# OF DWELLING UNITS ¹	691
TOTAL PEOPLE ²	1382
ACRES PER PERSON	0.006
ACRES REQUIRED	8.29
ACRES PROVIDED ³	1.79 (1559 LF TRAIL @ 50' WIDE)
PARKLAND SHORTAGE	6.50
2023 PARKLAND FEE PER ACRE	\$64,220.18
PARKLAND FEES DUE ⁴	\$417,559.61

- 1 - NUMBER OF MULTI-FAMILY UNITS LISTED IS TAKEN FROM DEVELOPMENT PLAN DRAWINGS. THE UNIT COUNT IS SPECULATIVE IN NATURE AND IS PROVIDED SOLELY FOR AN EXAMPLE PARKLAND DEDICATION PAYMENT-IN-LIEU CALCULATION.
- 2 - TOTAL NUMBER OF PEOPLE ASSUMES 2 PEOPLE PER DWELLING PER KCMO 88-408-A.3
- 3 - THE "ACRES PROVIDED" LISTED HEREIN COUNTS TOWARD THE OVERALL DEVELOPMENT TO INCLUDE LOTS 1A, 1B, AND 1C. THE FUTURE DEVELOPERS OF LOTS 1A, 1B, AND 1C MAY PROVIDE ADDITIONAL ONSITE AMENITIES TO COUNT TOWARD THEIR RESPECTIVE LOT'S PARKLAND DEDICATION REQUIREMENT.
- 4 - PARKLAND DEDICATION MONEY-IN-LIEU SHALL BE PAID PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY FOR A NEW RESIDENTIAL UNIT.

LEGEND			
○	Found Survey Monument	A/E	Access Easement
●	Set Survey Monument	U/E	Utility Easement
(C)	Calculated	B/L	Setback Line
C	Center Line	R/W	Right-of-Way
R=	Radius	ESMT	Easement
L=	Arc Length	BK.	Book
CB	Chord Bearing	PG.	Page
CD	Chord Distance	—	Not To Scale

PUBLIC EASEMENT DEDICATION
See sheet one of this survey for a more complete description of the easements dedicated by this plat.

SURVEYOR'S STATEMENT
This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.
(See Title Block for date, seal and signature.)

BHC, MO CLS 2006009875-F
Brent E. Thompson, PLS - 2006000161

Project No:	032950.00.14
Field Date:	2023/06/09
Drawn By:	JMC
Issue Date:	2024/11/07
Sheet:	2 OF 2

Client: KIMLEY-HORN
805 PENNSYLVANIA, STE 150
KANSAS CITY, MO 64105

Project: FINAL PLAT OF TIFFANY SQUARE
A REPLAT OF LOTS 1 THROUGH 9
SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER
A SUBDIVISION IN THE CITY OF KANSAS CITY
PLATTE COUNTY, MISSOURI

Professional Land Surveyor Seal:
BRETT L. THOMPSON
PLS-2006000161
Professional Land Surveyor

Professional Engineer Seal:
BRETT L. THOMPSON
PE-5-2006000161
Professional Engineer

712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300
BHC is a trademark of Berglund, Hornum & Company, P.A.

Nov 07, 2024 - 2:11pm Plotted by: jacobsherman I:\032950.00.14 Tiffany Square ALTA Topo(DWG)Survey\032950.00.14-SRVY-PLAT.dwg