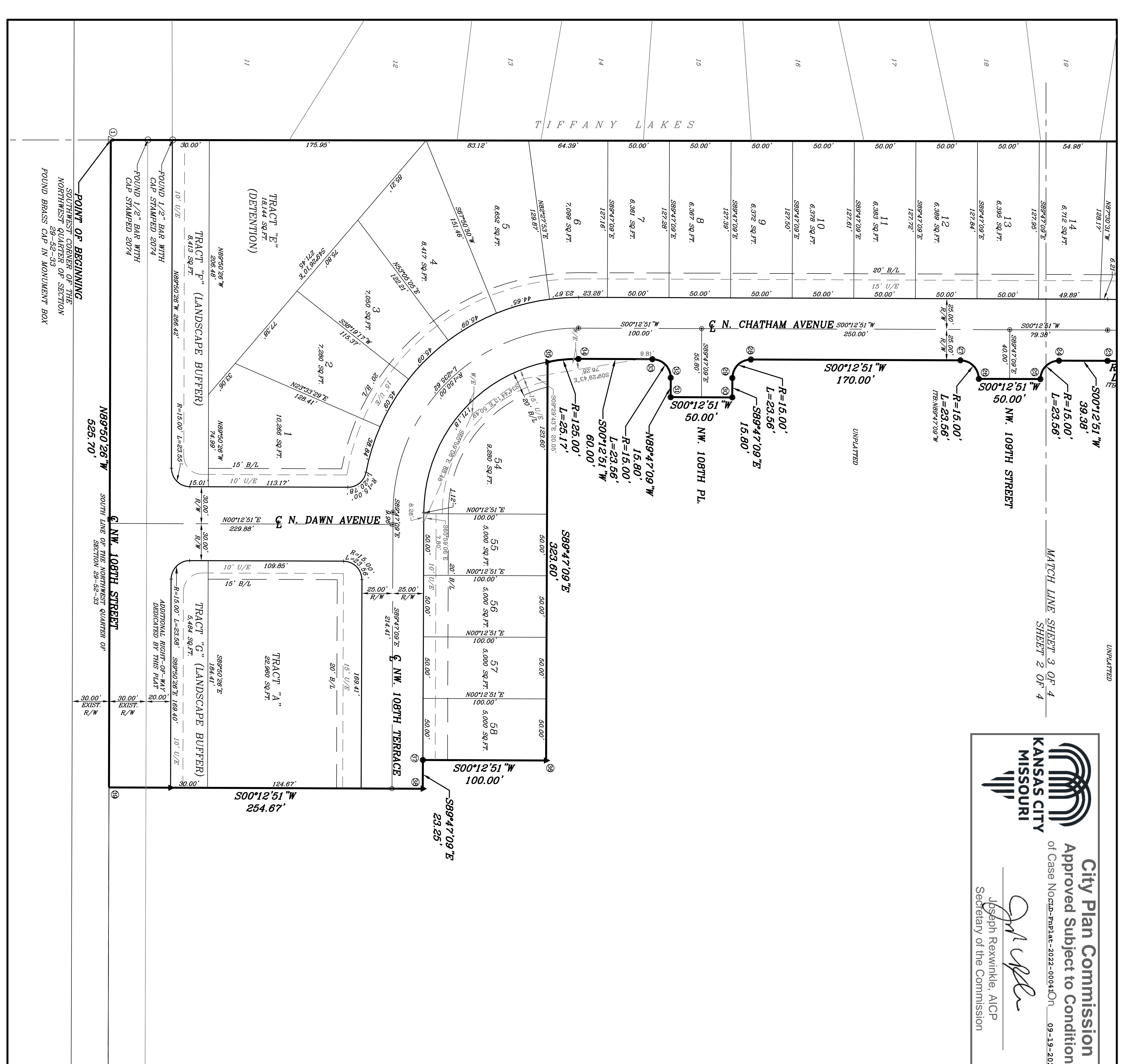


KANSAS CITY MISSOURI

City Plan Commission
 Approved Subject to Conditions
 of Case No. CPD-FMP-2022-00041 On 03-19-2023

Joseph Rexwinkel, AICP
 Secretary of the Commission

FINAL PLAT
TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI



PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THIS SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS TIFFANY MEADOWS STREET DEDICATION. STREETS SHOWN HEREBY AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREETS RIGHT-OF-WAY ARE HEREBY DEDICATED. BUILDING LINES, BUILDING LINES OR SPACING LINES ARE HEREBY REPEALED, AS SHOWN, ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THEREOF.

WATER MAIN EASEMENT: A WATER MAIN EASEMENT (W/M) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LING, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN INFRASTRUCTURE AND RELATED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNLAMENTAL GRASS, NON-ORNLAMENTAL SHRUBS, SOFTWALLS, ROWWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON OR OPERATING THEREON. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LATERAL OF EGRESS, AND CONSTRUCTION OF PAYMENT, SIDEWALKS, CURBS AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, OR REMOVING UTILITY LINES, AND FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, OR REMOVING UTILITY EASEMENTS (U/E) PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN SAID EASEMENT, BY WHATEVER OR THEIR OWNERS, AND TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN SAID EASEMENT, BY WHATEVER OR THEIR OWNERS, AND TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN SAID EASEMENT, BY WHATEVER OR THEIR OWNERS. ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE. THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, STRUCTURES, OR OBSTRUCTIONS OF ANY KIND, WHICH WOULD INTERFERE WITH THE OPERATION OF THE UTILITY EASEMENT. THE EARTH COVERED OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

MAINTENANCE: TRACTS A, B, E, H, K, AND L ARE TO BE USED AS OPEN SPACE, D/E, U/E, AND STORM WATER DETENTION PURSUANT TO THE COVENANTS TO MAINTAIN STORM WATER DETENTION AND MAP FACILITIES FOR THE PLAT OF TIFFANY MEADOWS AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANTS AND RESTRICTIONS RECORDED BY SAID INSTRUMENTS WITH THIS PLAT.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ _____ IN FULL FOR THE ACQUISITION OF THE TRACTS OF LAND DESCRIBED IN THIS PLAT PURSUANT TO SECTION 86-409-C OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN: ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2807700424, PANEL 4E OF 624, MAP NUMBER 2807700424, THE TRACTS OF LAND DESCRIBED IN THIS PLAT ARE NOT LOCATED WITHIN A FLOODPLAIN. THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN WITNESS WHEREOF,
 REVOLUTIONS INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

RUSSELL GROSSMAN
 MANAGING MEMBER

STATE OF _____
 COUNTY OF _____
 ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RUSSELL GROSSMAN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF REVOLUTIONS INVESTMENTS, LLC, AND THAT HE HAS CAUSED THESE PRESENTS TO BE EXECUTED AS SET FORTH IN SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

TRUST NAME: _____
 BY COMMISSION EXPRESS: _____

CITY PLAN COMMISSION
 APPROVED: _____
 ACTING DIRECTOR
 RALPH S. DAVIS

COUNCIL
 THIS IS TO CERTIFY THAT THIS WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 20____.

MAYOR
 QUINTON LUCAS

CITY CLERK
 MARILYN SANDERS

GRAPHIC SCALE
 1 inch = 40 ft.

FOR RENOVATION INVESTMENTS
 FINAL PLAT

SEC.-TWP.-RGE. COUNTY JOB NO.
 29-52-33 PLATTE P-22084

DATE 08/17/2022 FIELD BOOK

DRAWN BY R.C.Y.

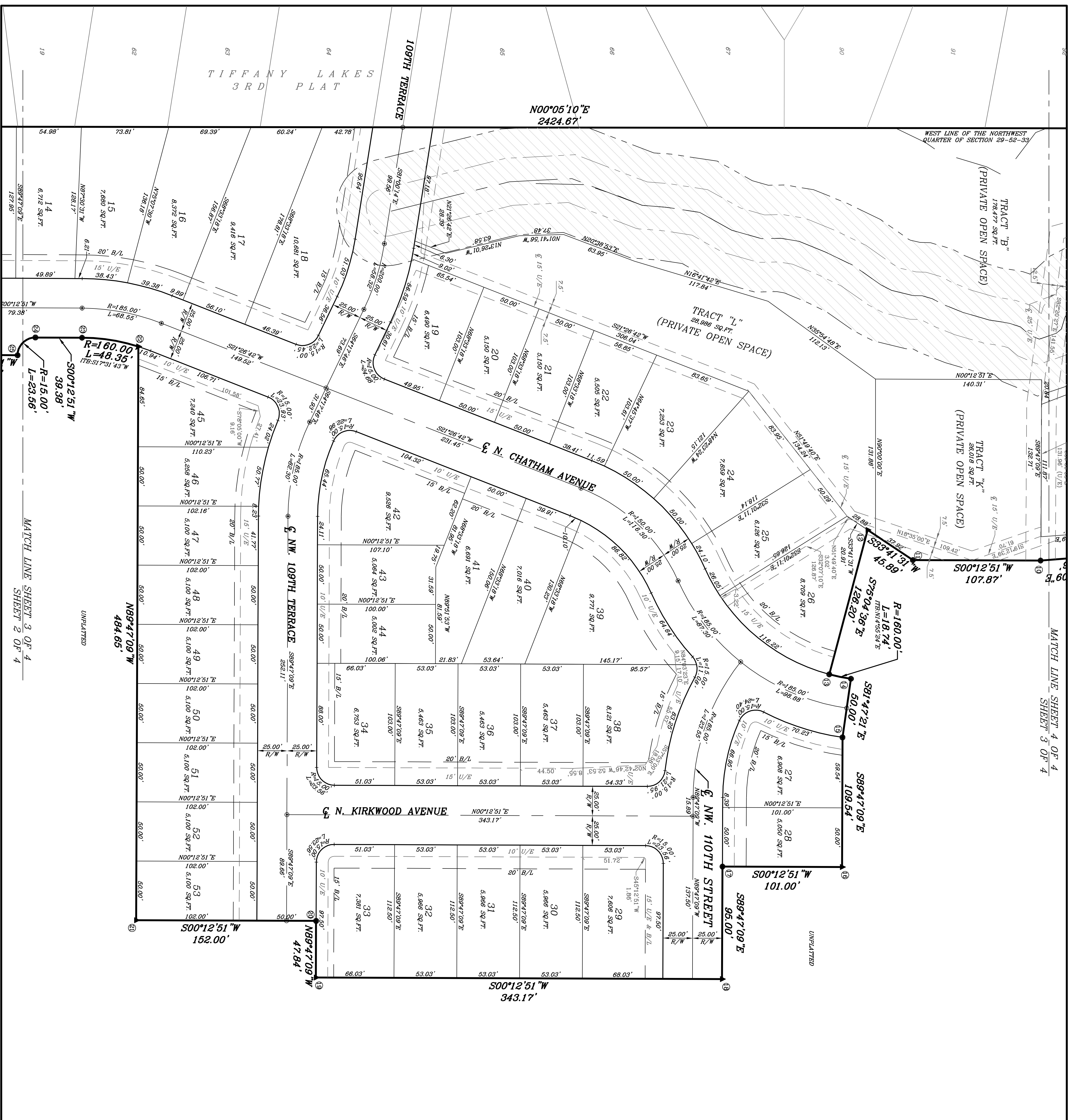
R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089
 08/17/2022
 DATE

STATE OF MISSOURI
 ROBERT G. YOUNG
 NUMBER PLS-2007000089
 PROFESSIONAL LAND SURVEYOR



FINAL PLAT
TIFFANY MEADOWS
 KANSAS CITY, PLATTE COUNTY, MISSOURI

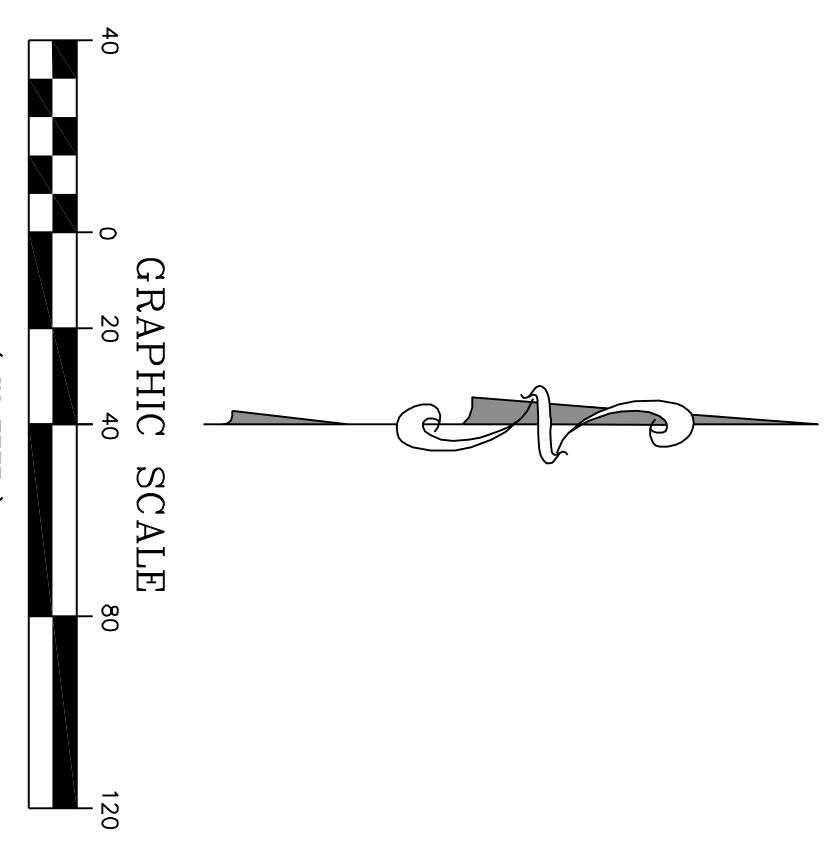
KANSAS CITY MISSOURI

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-PLATE-2023-00040N 09-19-2023

Joseph Rexwinkel, AICP
 Secretary of the Commission

BEARINGS AND COORDINATES ARE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, "N" KANSAS CITY METRO CONTROL MONUMENT PL-04, GRID FACTOR=0.9999996, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS

1	N 347528.5814	E 539055.1840	21	N 346937.4484	E 539175.1499
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3	N 347275.6247	E 539048.4381	23	N 346715.1970	E 539001.0446
4	N 347255.6247	E 539048.4381	24	N 346715.1970	E 539001.0446
5	N 347235.6247	E 539048.4381	25	N 346715.1970	E 539001.0446
6	N 347215.6247	E 539048.4381	26	N 346715.1970	E 539001.0446
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13	N 347075.6247	E 539048.4381	33	N 346715.1970	E 539001.0446
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FOR **RENOVATION INVESTMENTS** FINAL PLAT

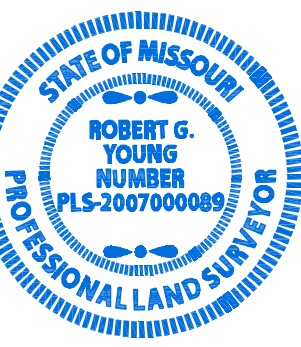
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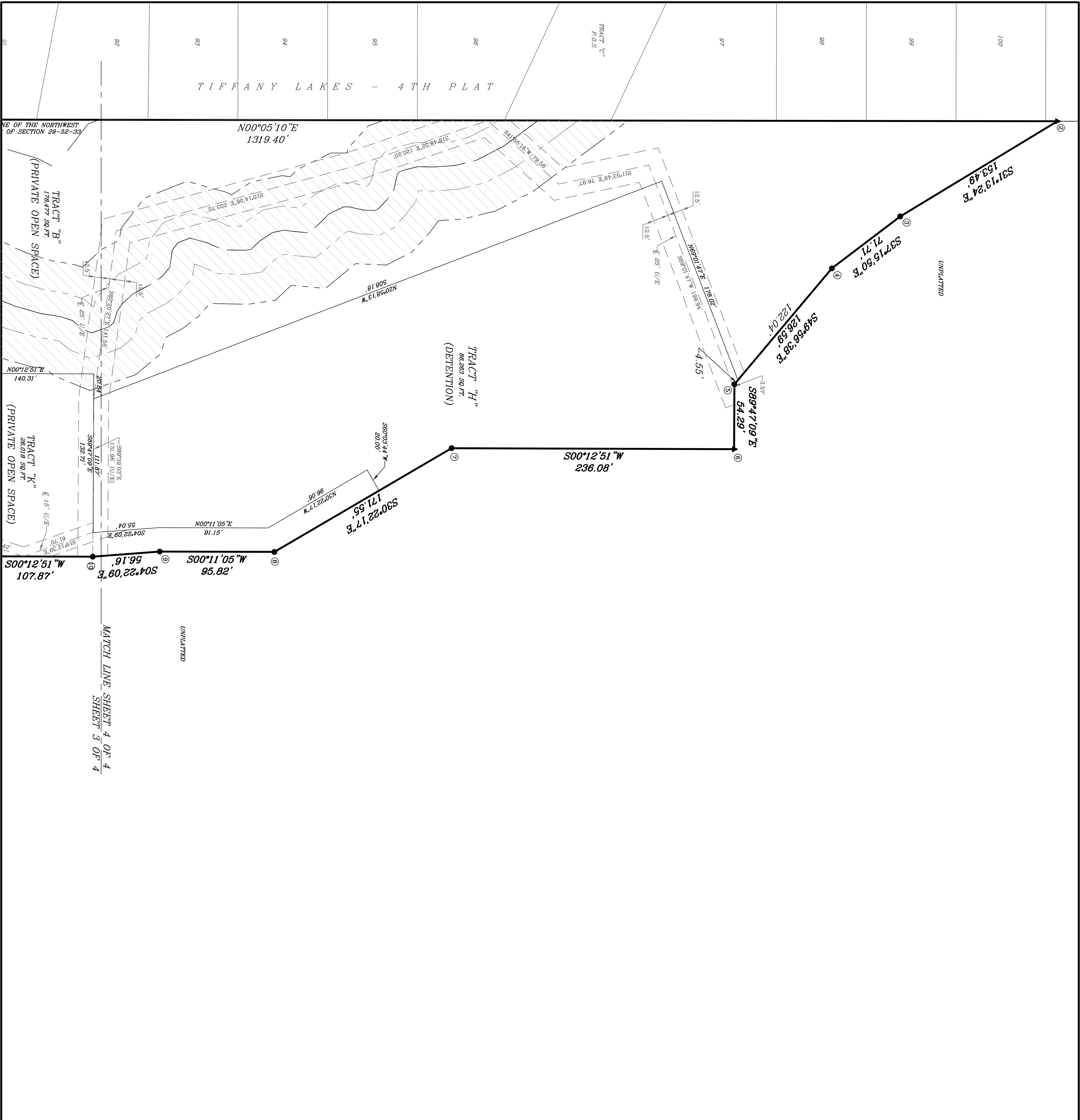
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	COUNTY	JOB NO.
29-52-33	PLATTE	P-22084
DATE	FIELD BOOK	
08/17/2022		
DRAWN BY		
R.C.Y.		

SURVEYOR'S CERTIFICATION
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Robert G. Young
 ROBERT G. YOUNG, PLS-2007000089 09/17/2022 DATE



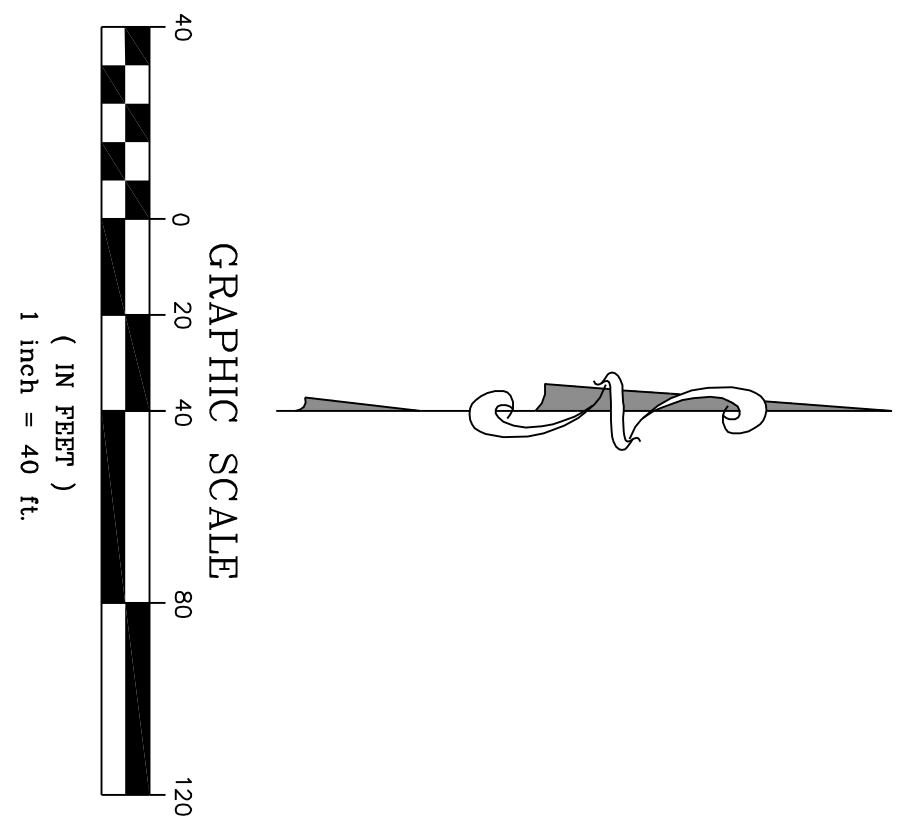


FINAL PLAT
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

KANSAS CITY MISSOURI

City Plan Commission
Approved Subject to Conditions
of Case No. CDP-EPH-14-2022-0004101 09-19-2023

Joseph Rexwinkle, AICP
Secretary of the Commission



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Z:\A-PLATTE COUNTY\P-22084 TIFFANY MEADOWS 108TH STREET\dwg\P-22084_MASTER LAYOUT.dwg 3/22/2022 7:53:24 PM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
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FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
RENOVATION INVESTMENTS	29-52-33	PLATTE	P-22084
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Robert G. Young
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08/17/2022
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