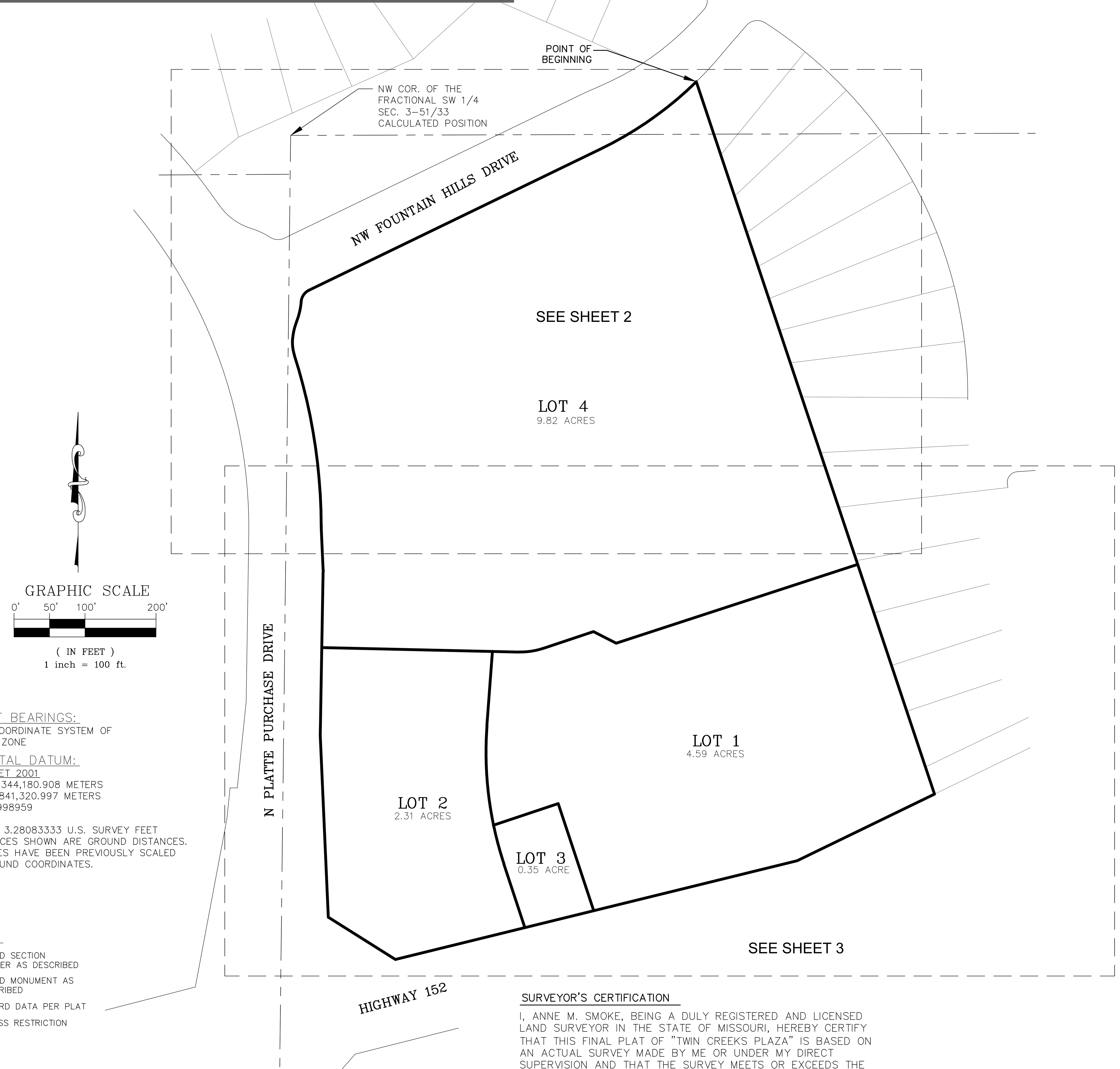
City Plan Commission
Approved Subject to Conditions
of Case No. CLD-FnPlat-2023-00017 On 07-18-2023

KANSAS CITY MISSOURI

Joseph Rexwinkle, AICP
Secretary of the Commission

FINAL PLAT OF TWIN CREEKS PLAZA

A PORTION OF THE WEST HALF OF FRACTIONAL SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 1 OF 3 SHEETS



BASIS OF BEARINGS:
MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE

HORIZONTAL DATUM:
PL-08 RESET 2001
NORTHING: 344,180.908 METERS
EASTING: 841,320.997 METERS
CAF = 0.9998959

1 METER = 3.28083333 U.S. SURVEY FEET
ALL DISTANCES SHOWN ARE GROUND DISTANCES.
COORDINATES HAVE BEEN PREVIOUSLY SCALED UP TO GROUND COORDINATES.

LEGEND:

- △ FOUND SECTION CORNER AS DESCRIBED
- ◉ FOUND MONUMENT AS DESCRIBED
- ( ) RECORD DATA PER PLAT
- ▲▲▲▲▲ ACCESS RESTRICTION

AREA TABLE:
TOTAL LAND AREA: 17.071 ACRES LAND AREA FOR PROPOSED RIGHT OF WAY: 0 ACRES NET LAND AREA: 17.071 ACRES

SURVEYOR'S CERTIFICATION

I, ANNE M. SMOKE, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS FINAL PLAT OF "TWIN CREEKS PLAZA" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE GRID BEARINGS, BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AND THAT THE BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND PLATTE COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
ANNE M. SMOKE
NUMBER PLS-2016019010
PROFESSIONAL LAND SURVEYOR
6-29-23

ANNE M. SMOKE ____________
MISSOURI PLS NO. 2016019010

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK, SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

CLD-FnPlat-2023-00017

ACCESS EASEMENT:
AN ACCESS EASEMENT IS BEING GRANTED TO THE CITY OF KANSAS CITY AND TO THE OWNERS OF LOTS 1 THROUGH 4 OF THIS PLAT AND PROHIBITS THE CONSTRUCTION OF BUILDINGS OR STRUCTURES (INCLUDING FENCES AND WALLS) THAT WOULD INTERFERE WITH SUCH ACCESS.

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 KANSAS CITY, 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 KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

PARKLAND:
NO PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PLAT.

PRIVATE OPEN SPACE:
NO PRIVATE OPEN SPACE IS BEING PROPOSED WITH THIS PLAT.

UTILITY EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, AS LOCATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT 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 ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OF 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.

DRAINAGE EASEMENT:
A DRAINAGE EASEMENT (D/E) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY . THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER EASEMENT:
A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

AVIATION AND NOISE EASEMENT:
AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY DOCUMENT NO. ______ IN BOOK _______ AT PAGE ______.

CITY PLANNING COMMISSION

APPROVED: _________

PUBLIC WORKS

____
DIRECTOR
MICHAEL J. SHAW

COUNCIL

THIS IS TO CERTIFY THAT THE PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _______ DULY AUTHENTICATED AS PASSED THIS ______________.

__________ __________
MAYOR
QUINTON LUCAS

____
CITY CLERK
MARILYN SANDERS

LEGAL DESCRIPTION:
A TRACT OF LAND SITUATED IN THE WEST HALF OF FRACTIONAL SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 44 OF FOUNTAIN HILLS-SECOND PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE, ALONG THE WESTERLY LINE OF FOUNTAIN HILLS-SECOND PLAT, AND ALONG THE WEST LINE OF FOUNTAIN HILLS FIFTH PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, SOUTH 18°29'16" EAST, 1057.68 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 152, DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED FEBRUARY 24, 1977 IN BOOK 1246, PAGE 502; THENCE, ALONG THE NORTHERLY LINE OF SAID HIGHWAY 152, AND ALONG THE EASTERLY LINE OF BAUGHMAN ROAD AS DESCRIBED IN SAID BOOK 1246, PAGE 502, THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 64°06'51" WEST, 215.14 FEET; (2) SOUTH 76°12'10" WEST, 582.47 FEET; (3) NORTH 57°48'33" WEST, 111.65 FEET; (4) NORTH 02°32'28" WEST, 135.24 FEET; (5) NORTH 02°30'45" WEST, 120.77 FEET TO THE MOST SOUTHERLY CORNER OF THE PERMANENT ROAD RIGHT OF WAY DESCRIBED IN THE DOCUMENT RECORDED SEPTEMBER 8, 2021 IN BOOK 9168, PAGE 55; THENCE, ALONG THE EASTERLY LINE OF SAID PERMANENT ROAD RIGHT OF WAY DESCRIBED IN BOOK 9168, PAGE 55, THE FOLLOWING SIX (6) COURSES: (1) NORTH 00°59'10" EAST, 230.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH 88°54'26" WEST, 56.00 FEET; (2) NORTHERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 56.00 FEET, THROUGH A CENTRAL ANGLE OF 03°32'25", AN ARC DISTANCE OF 3.46 FEET; (3) NORTH 02°26'51" WEST, 59.93 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; (4) NORTHERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 44.00 FEET, THROUGH A CENTRAL ANGLE OF 02°13'52", AN ARC DISTANCE OF 1.71 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE LEFT; (5) NORTHERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 802.00 FEET, THROUGH A CENTRAL ANGLE OF 17°26'55", AN ARC DISTANCE OF 244.24 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE RIGHT; (6) NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 22°57'00", AN ARC DISTANCE OF 24.03 FEET TO THE MOST NORTHERLY CORNER OF SAID PERMANENT ROAD RIGHT OF WAY DESCRIBED IN BOOK 9168, PAGE 55, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOUNTAIN HILLS DRIVE AS SHOWN ON FOUNTAIN HILLS-FIRST PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY AND PLATTE COUNTIES, MISSOURI, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT COMPOUND CURVE TO THE RIGHT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FOUNTAIN HILLS DRIVE, THE FOLLOWING FIVE (5) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 86.00 FEET, THROUGH A CENTRAL ANGLE OF 16°09'33", AN ARC DISTANCE OF 24.25 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE LEFT; (2) NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 99.00 FEET, THROUGH A CENTRAL ANGLE OF 16°43'10", AN ARC DISTANCE OF 28.89 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE RIGHT; (3) NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 59°26'33", AN ARC DISTANCE OF 20.75 FEET; (4) NORTH 64°10'02" EAST, 455.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; (5) NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 513.50 FEET, THROUGH A CENTRAL ANGLE OF 18°29'17", AN ARC DISTANCE OF 165.69 FEET TO THE POINT OF BEGINNING, PREPARED BY ANNE M. SMOKE, MISSOURI PLS 2016001010, ON MAY 25, 2023.

CONTAINS APPROXIMATELY 17.07 ACRES.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "TWIN CREEKS PLAZA".

IN TESTIMONY THEREOF, THE FOLLOWING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED:

TWIN CREEKS PLAZA, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: ____
ERIKA FEINGOLD

STATE OF: _________
)SS
COUNTY OF: _______________

BE IT REMEMBERED THAT ON THIS ___________ DAY OF _____________, 2023, BEFORE ME CAME ________________, TO ME PERSONALLY KNOWN, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS ______________ OF TWIN CREEKS PLAZA, LLC, AND THAT SAID INSTRUMENT HAS BEEN SIGNED AND SEALED AS HIS/HER FREE ACT AND DEED ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

____
NOTARY PUBLIC MY COMMISSION EXPIRES

____
PRINT NAME

STATE OF: _________
)SS
COUNTY OF: _______________

BE IT REMEMBERED THAT ON THIS ___________ DAY OF _____________, 2023, BEFORE ME CAME ________________, TO ME PERSONALLY KNOWN, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS ______________ OF TWIN CREEKS PLAZA, LLC, AND THAT SAID INSTRUMENT HAS BEEN SIGNED AND SEALED AS HIS/HER FREE ACT AND DEED ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

____
NOTARY PUBLIC MY COMMISSION EXPIRES

____
PRINT NAME

No.	REVISIONS	DATE	BY

Kimley-Horn
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1828 WALNUT STREET, SUITE 06-100
KANSAS CITY, MO 64108
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM
MO CERTIFICATE OF AUTHORITY #001512, EXPIRES 12/31/21

SCALE: AS NOTED
DESIGNED BY: AMS
DRAWN BY: AMS
CHECKED BY: AMS

MINNEY SURVEYING
15547 W 81ST STREET
LENEXA, KS 66219
PH. (913) 766-5141
www.minneysurvey.com

FINAL PLAT

TWIN CREEKS PLAZA
KANSAS CITY, MO

ORIGINAL ISSUE: 6-29-23
KHA PROJECT NO. 268390000
SHEET NUMBER

Drawing name: M:\Work\2023\23-0019 Twin Creeks Plaza\Acad\23-0019-FINAL PLAT.dwg 1 OF 3 Jun 29, 2023 11:10am by: minne
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FINAL PLAT OF TWIN CREEKS PLAZA

A PORTION OF THE WEST HALF OF FRACTIONAL SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 2 OF 3 SHEETS

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of Case No. CLD-FnPlat-2023-00017 On 07-18-2023
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KANSAS CITY MISSOURI

STATE OF MISSOURI
ANNE M. SMOKE
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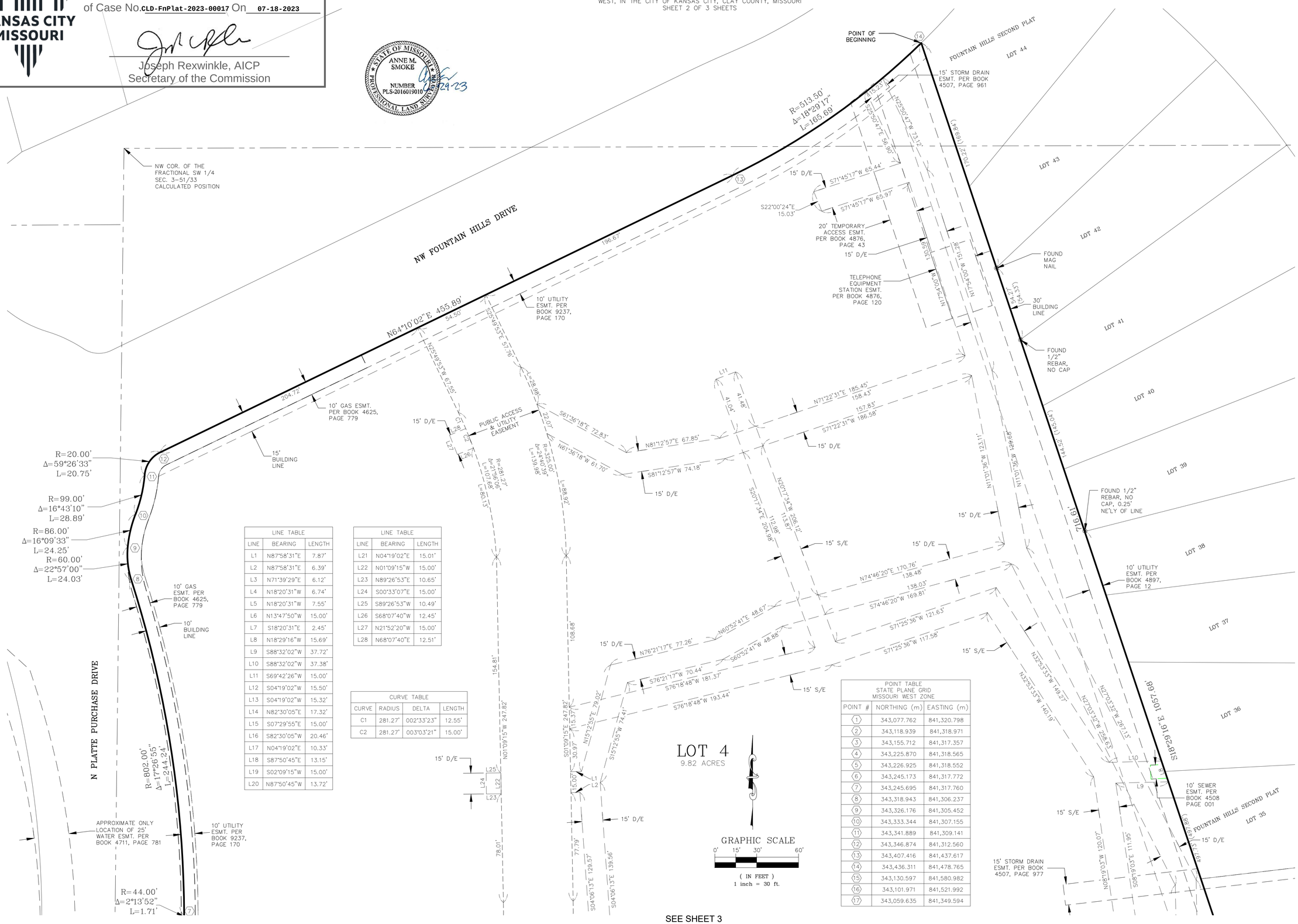

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°58'31"E	7.87'
L2	N87°58'31"E	6.39'
L3	N71°39'29"E	6.12'
L4	N18°20'31"W	6.74'
L5	N18°20'31"W	7.55'
L6	N13°47'50"W	15.00'
L7	S18°20'31"E	2.45'
L8	N18°29'16"W	15.69'
L9	S88°32'02"W	37.72'
L10	S88°32'02"W	37.38'
L11	S69°42'26"W	15.00'
L12	S04°19'02"W	15.50'
L13	S04°19'02"W	15.32'
L14	N82°30'05"E	17.32'
L15	S07°29'55"E	15.00'
L16	S82°30'05"W	20.46'
L17	N04°19'02"E	10.33'
L18	S87°50'45"E	13.15'
L19	S02°09'15"W	15.00'
L20	N87°50'45"W	13.72'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N04°19'02"E	15.01'
L22	N01°09'15"W	15.00'
L23	N89°26'53"E	10.65'
L24	S00°33'07"E	15.00'
L25	S89°26'53"W	10.49'
L26	S68°07'40"W	12.45'
L27	N21°52'20"W	15.00'
L28	N68°07'40"E	12.51'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	281.27'	002°33'23"	12.55'
C2	281.27'	003°03'21"	15.00'

POINT TABLE STATE PLANE GRID MISSOURI WEST ZONE		
POINT #	NORTHING (m)	EASTING (m)
1	343,077.762	841,320.798
2	343,118.939	841,318.971
3	343,155.712	841,317.357
4	343,225.870	841,318.565
5	343,226.925	841,318.552
6	343,245.173	841,317.772
7	343,245.695	841,317.760
8	343,318.943	841,306.237
9	343,326.176	841,305.452
10	343,333.344	841,307.155
11	343,341.889	841,309.141
12	343,346.874	841,312.560
13	343,407.416	841,437.617
14	343,436.311	841,478.765
15	343,130.597	841,580.982
16	343,101.971	841,521.992
17	343,059.635	841,349.594

SEE SHEET 3

No.	REVISIONS	DATE	BY

Kimley»Horn
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SHEET NUMBER
2 OF 3

Drawing name: M:\Work\2023\23-0019 Twin Creeks Plaza\Acad\23-0019-FINAL PLAT.dwg 2 OF 3 Jun 29, 2023 11:10am by: mmne
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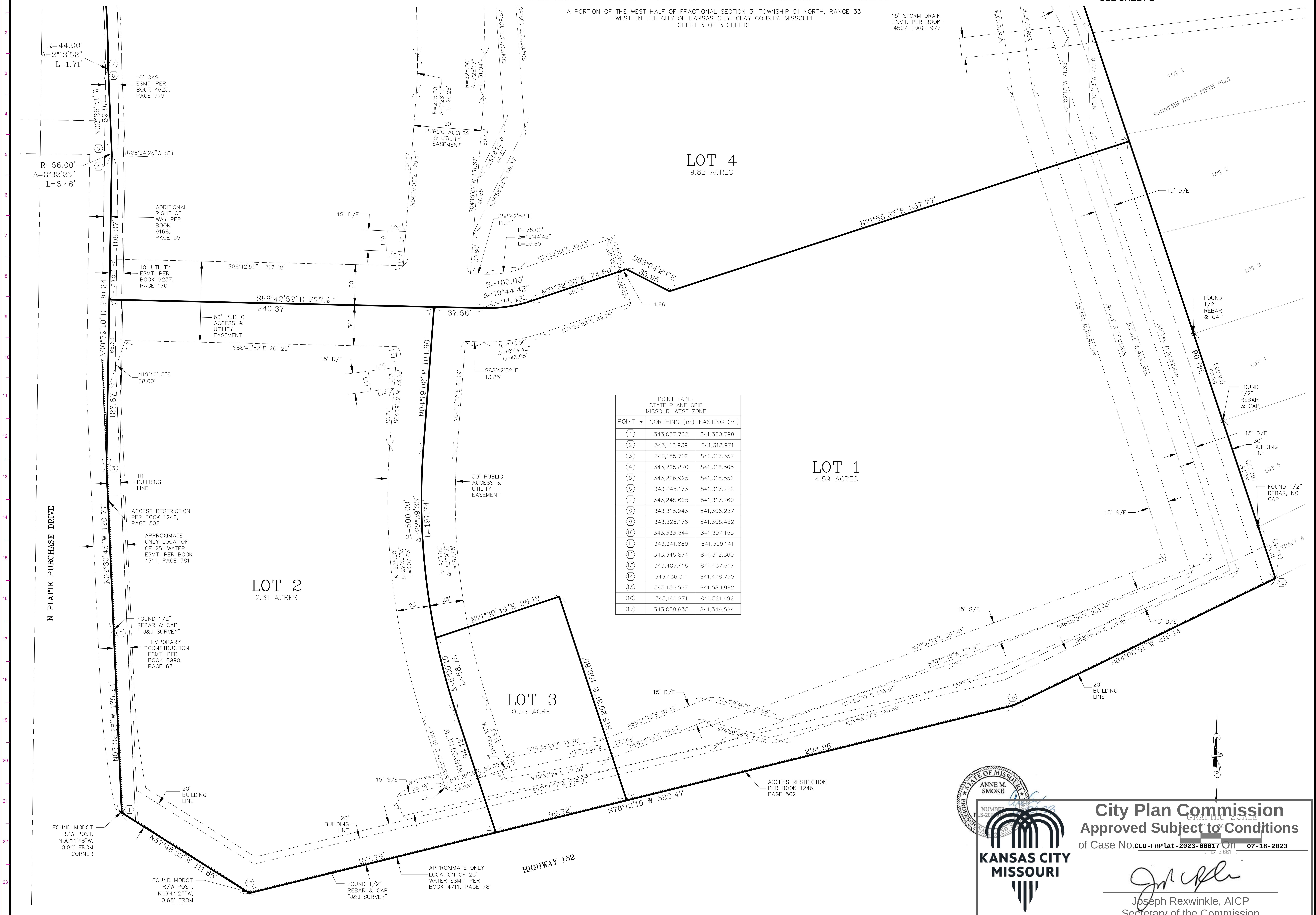

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5	343,226.925	841,318.552
6	343,245.173	841,317.772
7	343,245.695	841,317.760
8	343,318.943	841,306.237
9	343,326.176	841,305.452
10	343,333.344	841,307.155
11	343,341.889	841,309.141
12	343,346.874	841,312.560
13	343,407.416	841,437.617
14	343,436.311	841,478.765
15	343,130.597	841,580.982
16	343,101.971	841,521.992
17	343,059.635	841,349.594

STATE OF MISSOURI
ANNE M. SMOKE
NUMBER PLS-201...
PROFESSIONAL LAND SURVEYOR

City Plan Commission
Approved Subject to Conditions
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KANSAS CITY MISSOURI

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