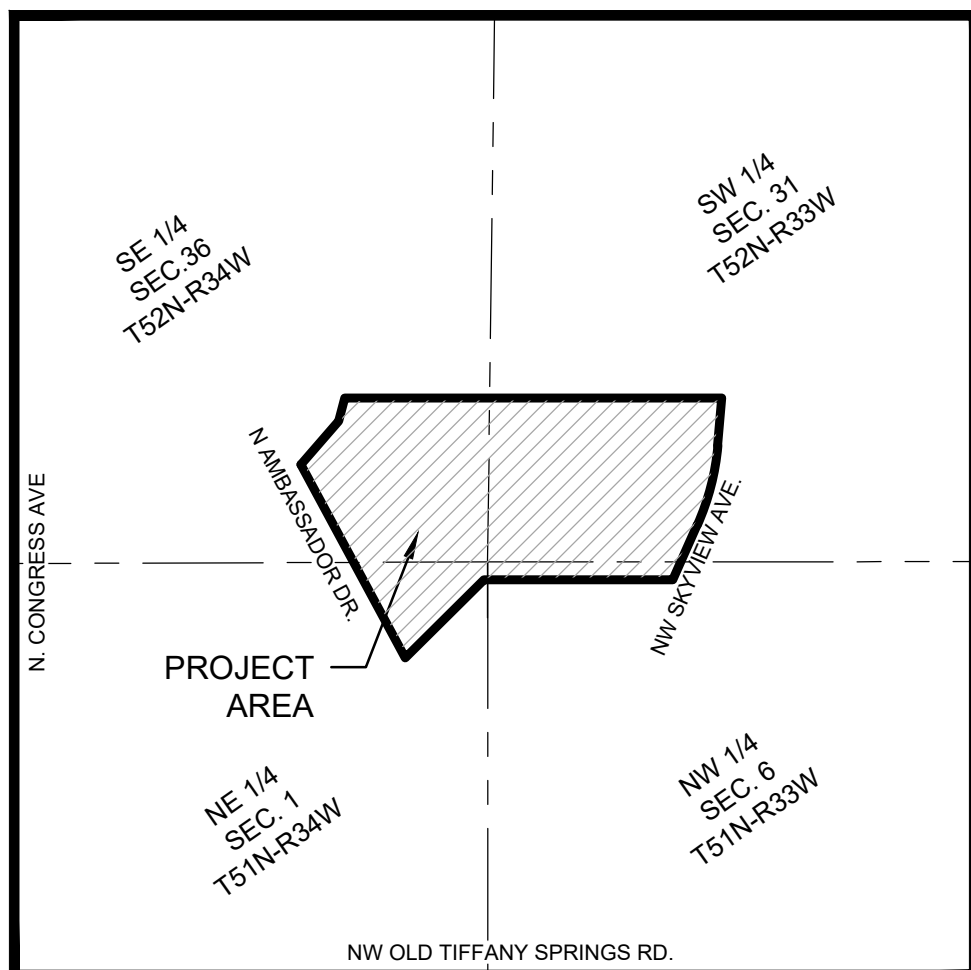


# REDWOOD TIFFANY SPRINGS

Being partially situated in the Northeast Quarter of Section 1, Township 51 North, Range 34 West and the Northwest Quarter of Section 6, Township 51 North, Range 33 West and the Southwest Quarter of Section 31, Township 52 North, Range 33 West and the Southeast Quarter of Section 36, Township 52 North, Range 34 West, all being in Kansas City, Platte County, Missouri



**DESCRIPTION:**

A tract of land being partially situated in the Northeast Quarter of Section 1, Township 51 North, Range 34 West, and being partially situated in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, and being partially situated in the Southwest Quarter of Section 31, Township 52 North, Range 33 West, and being partially situated in the Southeast Quarter of Section 36, Township 52 North, Range 34 West, all being in Kansas City, Platte County, Missouri and being now more particularly described as follows: Commencing at the corner common with the Northeast corner of aforesaid Section 1, the Northwest corner of aforesaid Section 6, the Southwest corner of aforesaid Section 31 and the Southeast corner of aforesaid Section 36; thence S00°15'09"W (S00°15'05"W, Plat) along the East line of the Northeast Quarter of said Section 1, Township 51 North, Range 34 West, being also along the West line of said Section 6, Township 51 North, Range 33 West, a distance of 83.22 feet (83.32 feet, Plat) to a point on the Northernly line of Tract F of the Final Plat of WATERMARK AT TIFFANY SPRINGS, a subdivision recorded February 26, 2019 in the Office of the Recorder of Deeds for the aforesaid County and State as Instrument No. 2019001846 in Plat Book 22 at Page 34 and the Point of Beginning of the tract of land to be herein described; thence N89°56'38"E (N89°57'03"E, Plat) along the Northernly line of said Tract F and Lot 1 of the Final Plat of said WATERMARK AT TIFFANY SPRINGS, a distance of 859.48 feet to the Northeast corner of said Lot 1, being also a point on the Westerly right-of-way line of NW Skyview Avenue as now established by the General Warranty Deed recorded November 17, 2009 in said Office of the Recorder of Deeds as Document No. 016540 in Book 1149 at Page 468; thence Northeastly and Northernly along the Westerly right-of-way line of NW Skyview Avenue established by said General Warranty Deed, the following courses and distances; thence N23°55'50"E (N24°00'36"E, Deed), 276.40 feet; thence Northeastly and Northernly along a curve to the left, tangent to the last described course, having a radius of 1,150.00 feet and a central angle of 19°00'56", an arc length of 381.67 feet; thence N04°58'54"E (N04°59'41"E, Deed), tangent to the last described curve, a distance of 222.82 feet; thence S90°00'00"W, departing from the Westerly right-of-way line of NW Skyview Avenue as established by said General Warranty Deed, a distance of 1,749.41 feet; thence S14°52'14"W, 111.23 feet; thence S40°56'51"W, 267.39 feet to a point on the Northeastly right-of-way line of N Ambassador Drive as now established 110 feet wide; thence S28°19'29"E along the Northeastly right-of-way line of said N Ambassador Drive, a distance of 1,020.04 feet to the Northwest corner of Trail/Landscape Tract B of said Final Plat of WATERMARK AT TIFFANY SPRINGS; thence N45°13'06"E (N45°13'31"E, Plat) along the Northwestly line of said Tract B, said Lot 1, and said Tract F, a distance of 514.45 feet (514.40 feet, Plat); thence N89°56'38"E (N89°57'03"E, Plat) along the Northernly line of said Tract F, a distance of 16.95 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220, MEC Corporate Certificate / License No. 2012009395 Containing 1,569,851 square feet or 36.039 acres, more or less.

**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.

**BUILDING LINES:**

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

**EASEMENT DEDICATION:**

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, including, but not limited to, underground pipes and conduits, pad mounted transformers, services 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 of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage 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 OF TRACTS:**

Tracts A & B are to be used for detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to recorded simultaneously with this plat.

**DEDICATION OF PARKLAND:**

Required Dedication:  
Units (Duplexes) = 12  
12 units x 3 people/unit x 0.006 = 0.216 AC.

Units (Multi) = 166  
166 x 2 people/unit x 0.006 = 1.992 AC.  
Total Required Dedication = 2.208 ac.

Provided Dedication:  
Total Length 8' Asphalt Trail = 2,493 LF  
2,493 LF x 50 FT = 124,650 SF = 2.861 AC.

**DEDICATIONS:**

**PLAT DEDICATION:**  
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "REDWOOD TIFFANY SPRINGS".

IN TESTIMONY WHEREOF, the undersigned on behalf of the Owner, has hereunto subscribed his hand.

Lombardo Homes of Tiffany Springs, LLC

By: Anthony Lombardo

County of )  
State of )SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Anthony Lombardo, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: \_\_\_\_\_

CITY PLAN COMMISSION PUBLIC WORKS

Approved: \_\_\_\_\_ Director: Michael J. Shaw

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 authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

- SET 3/4" IRON BAR w/MEC CAP
- FOUND 1/2" IRON BAR w/PLASTIC CAP (MOLS 366) UNLESS NOTED OTHERWISE
- ✕ FOUND CHISELED "X" CUT

- SS --- 15' PRIVATE SANITARY SEWER EASEMENT INSTRUMENT NO. 2023011789 BK. 1399, PG. 951
- ST --- 15' PRIVATE STORM SEWER EASEMENT INSTRUMENT NO. 2023011788 BK. 1399, PG. 950
- W --- 15' PRIVATE WATER MAIN EASEMENT INSTRUMENT NO. 2023011787 BK. 1399, PG. 949

| POINT       | NORTHING METERS | EASTING METERS | NORTHING STATE PLANE | EASTING STATE PLANE |
|-------------|-----------------|----------------|----------------------|---------------------|
| PL-05 RESET | 345581.190      | 834985.123     | 1133794.276          | 2739446.997         |
| 1           | 344137.156      | 836308.046     | 1129056.641          | 2743787.285         |
| 2           | 344137.174      | 836302.882     | 1129056.701          | 2743770.344         |
| 3           | 344026.732      | 836191.594     | 1128694.357          | 2743405.227         |
| 4           | 344300.389      | 836044.092     | 1129592.182          | 2742921.297         |
| 5           | 344361.942      | 836097.500     | 1129794.125          | 2743096.519         |
| 6           | 344394.707      | 836106.200     | 1129901.623          | 2743125.063         |
| 7           | 344394.707      | 836339.367     | 1129901.623          | 2744874.296         |
| 8           | 344327.054      | 836633.470     | 1129679.663          | 2744854.947         |
| 9           | 344214.949      | 836604.500     | 1129311.867          | 2744759.902         |
| 10          | 344137.400      | 836569.996     | 1129057.441          | 2744646.699         |

**GENERAL NOTES:**  
The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

5/8" Rebar w/Aluminum Caps will be set at the property corners after construction is completed.

There are no gaps, gores, or overlaps between REDWOOD TIFFANY SPRINGS and any neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network. Having a Combined Grid Factor of 0.9998980.

**TRAVERSE TABLE:**  
PL-05 RESET - being N43°22'23"W, 5355.73' of the Northwest corner of this plat.  
PL-05 RESET (State Plane, Feet) = North 1,133,794.276 East 2,739,446.997

**FLOOD ZONE:**  
According to the Federal Emergency Management Agency Flood Map Service the subject property is located within Fema's Flood Panel No. 290095C0043G and 29095C0044G, which both have an effective date of January 20, 2017. The subject property is located in flood hazard zone X, which is areas determined to be outside the 0.2% annual chance floodplain.

UNPLATTED

N90°00'00"W 1749.41'

LOT/PHASE 2  
520,946 SQ. FT OR  
11.959 AC.  
MORE OR LESS

LOT/PHASE 1  
1,048,905 SF. OR  
24.080 AC.  
MORE OR LESS.

N89°56'38"E 860.17'

N89°56'38"E  
16.27'

WATERMARK AT  
TIFFANY SPRINGS

I HEREBY CERTIFY THAT THIS FINAL PLAT TITLED "REDWOOD TIFFANY SPRINGS" A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STEVEN R. WHITAKER, MO. PLS. NO. 2005019220  
MCCLURE ENGINEERING COMPANY CORPORATE  
CERTIFICATE/LICENSE NO. 201200935  
SWHITAKER@MCCLUREVISION.COM