

VICINITY MAP
SEC.3 & 4-T51N-R33W

DEVELOPER:
TWIN CREEKS COMMONS, LLC
4600 College Boulevard, Suite 102
Overland Park, Kansas 66211
913-831-2996
ERIKA FEINGOLD
erika@mdmgt.com

FINAL PLAT
TWIN CREEKS VILLAGE COMMERCIAL NORTH
A PORTION OF WEST HALF OF FRACTIONAL SECTION 3 AND THE EAST HALF OF SECTION 4
ALL IN TOWNSHIP 51 NORTH, RANGE 33 WEST
A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI

DESCRIPTION:

A tract of land being situated in part of the West Half of Fractional Section 3 and part of the East Half of Section 4, all in Township 51 North, Range 33 West in Kansas City, Platte County, Missouri, said tract of land lying North of the Northerly right-of-way line of NW Tiffany Springs Road as now established 150 feet wide by instrument No. 2021017311 recorded September 8, 2021 in the Office of the Recorder of Deeds for said County and State in Book 1364 at Page 582 and lying West of the Westerly right-of-way line of N Platte Purchase Drive as now established 100 feet wide by FOUNTAIN HILLS - FIRST PLAT, a subdivision in said City, Clay County and said Platte County, Missouri, recorded November 16, 2004 as Document No. T04896 in the Office of the Recorder of Deeds for said County and State in Plat Book F at Page 156. Said tract of land being now more particularly described as follows:

Commencing at the Northwest corner of the West Half of aforesaid Fractional Section 3, being also the Northeast corner of aforesaid Section 4; thence S 00° 32' 34" W along the West line of the Northwest Fractional Quarter of said Section 3, being also along the East line of the Northeast Quarter of said Section 4, a distance of 2,534.33 feet to the Southwest corner of the Northwest Fractional Quarter of said Section 3, being also the Southeast corner of the Northeast Quarter of said Section 4; thence S 00° 28' 34" W along the West line of the Southwest Fractional Quarter of said Section 3, being also along the East line of the Southeast Quarter of said Section 4, a distance of 289.02 to a point on the Northerly right-of-way line of aforesaid NW Tiffany Springs Road and the Point of Beginning of the tract of land to be herein described; thence Easterly along said Northerly right-of-way line, being now along a curve to the left, having an initial tangent bearing of N 87° 05' 03" E, a radius of 1,525.00 feet and a central angle of 21° 16' 27", an arc length of 566.24 feet; thence Northeasterly, Northerly and Northwesterly along a compound curve to the left, tangent to the last described curve and continuing along said Northerly right-of-way line, having a radius of 60.00 feet and a central angle of 103° 30' 06", an arc length of 108.39 feet to a point on the Westerly right-of-way line of aforesaid N Platte Purchase Drive, thence Northwesterly along said Westerly right-of-way line, the following courses and distances, thence Northwesterly along a compound curve to the left, tangent to the last described curve, having a radius of 700.00 feet and a central angle of 16° 55' 25", an arc length of 206.77 feet; thence N 54° 36' 57" W (N 54° 37' 09" W, Plat), tangent to the last described curve, a distance of 152.93 feet; thence Northwesterly along a curve to the right, tangent to the last described curve, having a radius of 800.00 feet and a central angle of 7° 38' 18", an arc length of 106.65 feet; thence S 43° 17' 44" W, departing from the Westerly right-of-way line of said N Platte Purchase Drive, a distance of 59.46 feet; thence Southwesterly along a curve to the right, tangent to the last described course, having a radius of 243.50 feet and a central angle of 20° 36' 18", an arc length of 87.57 feet; thence S 63° 54' 02" W, tangent to the last described curve, a distance of 194.10 feet; thence S 00° 34' 50" E, a distance of 42.95 feet; thence Westerly along a curve to the right, having an initial tangent bearing of S 89° 25' 10" W, a radius of 1,263.33 feet and a central angle of 11° 26' 04", an arc length of 252.12 feet; thence S 72° 44' 24" W, not tangent to the last described curve, a distance of 78.51 feet; thence N 10° 51' 51" W, 468.27 feet; thence S 43° 23' 13" W, 409.52 feet; thence S 39° 07' 59" E, 285.14 feet; thence S 13° 12' 49" W, 158.84 feet to a point on the Northerly right-of-way line of said NW Tiffany Springs Road; thence S 76° 47' 11" W along said Northerly right-of-way line, perpendicular to the last described course, a distance of 201.15 feet; thence Southeasterly and Easterly, continuing along said Northerly right-of-way line, being now along a curve to the left, tangent to the last described course, having a radius of 1,525.00 feet and a central angle of 16° 07' 47", an arc length of 429.31 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 470,979 square feet or 10.812 acres, more or less.

The basis of the bearings shown hereon is the Missouri State Plane Coordinate System, NAD 83, West Zone.

FLOOD ZONE:

According to the Federal Emergency Management Agency Flood Map Service the subject property is located within Fema's Flood Panel No. 29095C0063G, which has 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.

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.

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 (UE), 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:

Tract A is to be used as detention and shall be maintained by the Twin Creeks Commons, LLC.

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 TWIN CREEKS VILLAGE COMMERCIAL NORTH and the 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 0.999896406.

FLOOD ZONE:

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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 "TWIN CREEKS VILLAGE COMMERCIAL NORTH".

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand. Twin Creeks Commons, LLC

By: _____
Erika Feingold, Vice President

County of _____)
JSS
State of _____)

BE IT REMEMBERED that on this _____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Erika Feingold, Vice President of Twin Creeks, LLC, 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 _____, 2022.

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

STREET GRADES

GRADE POINT	ELEVATION	V.C.T.
NW Tiffany Springs Parkway		
Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive	1058.33	
628.46' West of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive	1071.10	150'
874.01' West of Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive	1062.97	
N. Platte Purchase Drive		
121.96' South of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive	1060.80	
Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive	1058.33	
203.04' North of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive	1054.30	75'
428.04' North of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive	1060.20	100'
878.04' North of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive	1055.07	100'
1078.04' North of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive	1057.27	

SURVEYOR'S CERTIFICATION:
I hereby certify that this plat titled "TWIN CREEKS VILLAGE COMMERCIAL NORTH", 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 survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys and that it meets or exceeds the accuracy standards for an "Urban" type property boundary survey as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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.

BY: _____
Steven R. Whitaker, MO. PLS-2005019220
Steve.whitaker@mcclosurevision.com
McClure Engineering Company Certificate/License No. 2012009395

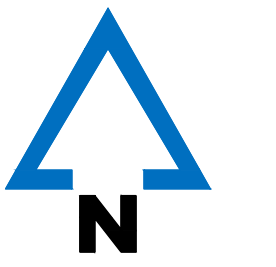
TWIN CREEKS VILLAGE COMMERCIAL NORTH		REVISIONS		KANSAS CITY, PLATTE CO. MISSOURI	
ENGINEER	DRAWN BY	REVISIONS	SEC. 384-T51N-R33W	211516-000	
P.OSBORNE	J.BURNETTE		211516-000	AUGUST 25, 2022	
SURVEYOR	CREW CHIEF				
S.WHITAKER					
SHEET NO.		01/02			

making lives better.
1700 Swarth Street, STE 100
North Kansas City, Missouri 64116
816-756-0444
www.mcclosurevision.com

DRAWING DATE: 08/15/2022 09:00 AM PLOT DATE: 07/27/2022 3:33 PM PLOTTED BY: JUDY BURLETTE

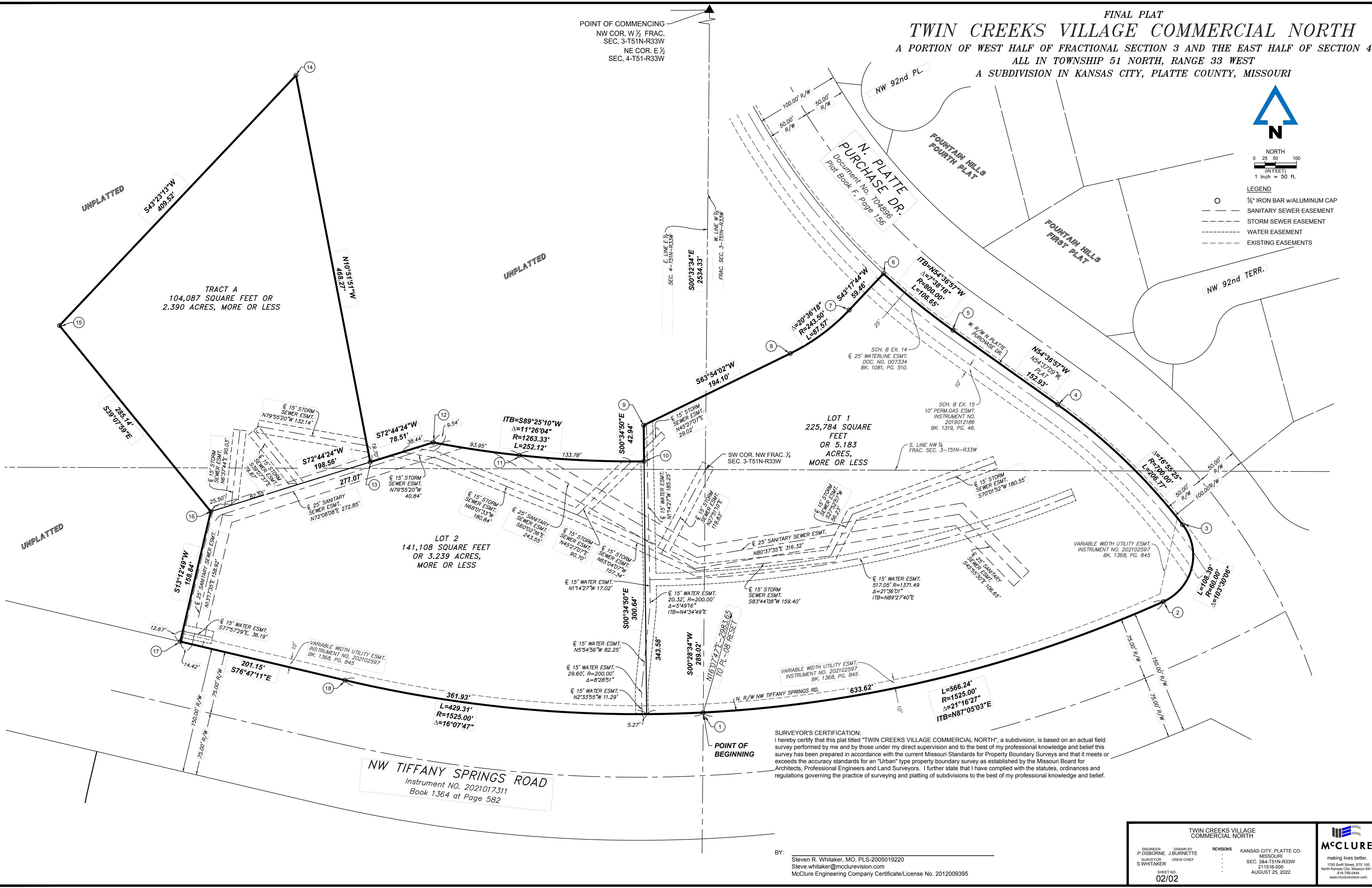
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 ALL IN TOWNSHIP 51 NORTH, RANGE 33 WEST
 A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI

POINT OF COMMENCING
 NW COR. W 1/2 FRAC.
 SEC. 3-T51N-R33W
 NE COR. E 1/2
 SEC. 4-T51-R33W



NORTH
 0 25 50 100
 (IN FEET)
 1 inch = 50 ft.

LEGEND
 ○ 3/4" IRON BAR W/ALUMINUM CAP
 --- SANITARY SEWER EASEMENT
 - - - STORM SEWER EASEMENT
 - - - WATER EASEMENT
 - - - EXISTING EASEMENTS



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 I hereby certify that this plat titled "TWIN CREEKS VILLAGE COMMERCIAL NORTH", 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 survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys and that it meets or exceeds the accuracy standards for an "Urban" type property boundary survey as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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.

NW TIFFANY SPRINGS ROAD
 Instrument NO. 202107311
 Book 1364 at Page 582

BY:
 Steven R. Whitaker, MO. PLS-2005019220
 Steve.whitaker@mcclurevision.com
 McClure Engineering Company Certificate/License No. 2012009395

TWIN CREEKS VILLAGE COMMERCIAL NORTH		REVISIONS	KANSAS CITY, PLATTE CO. MISSOURI	SEC. 3&4-T51N-R33W 211516-000 AUGUST 25, 2022	 making lives better. 1700 Swarth Street, STE 100 North Kansas City, Missouri 64116 816-756-0444 www.mcclurevision.com
ENGINEER	DRAWN BY				
P.OSBORNE	J.BURNETTE				
SURVEYOR	CREW CHIEF				
S.WHITAKER					
SHEET NO.					
02/02					

DRAWING DATE: 2/15/22 09:00 AM; PLOT DATE: 10/12/2022 3:33 PM; PLOTTED BY: JUDY BURNETTE