

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 Northwesterly, 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 foot 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:

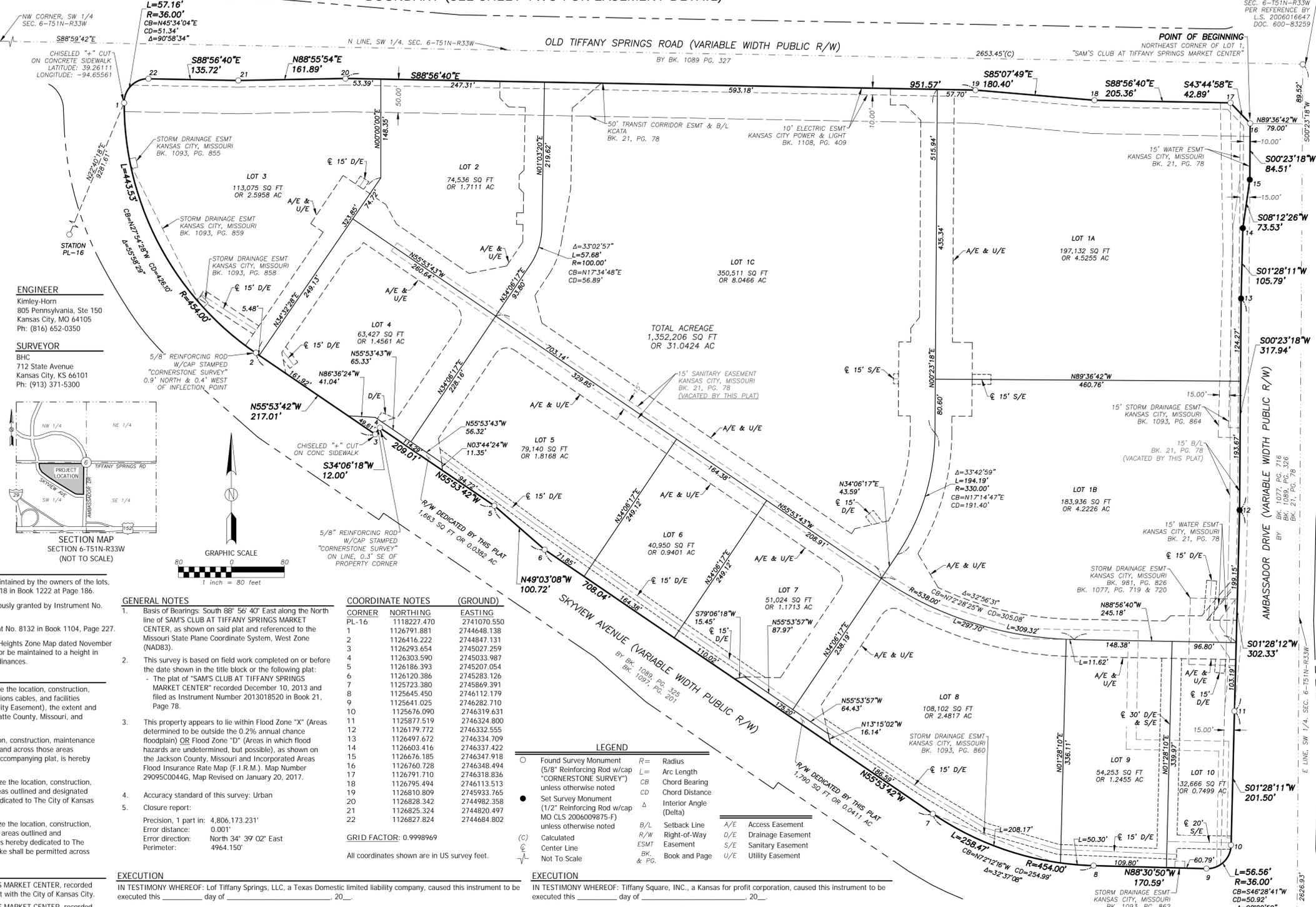
TIFFANY SQUARE

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)

Table with 2 columns: LAND DATA, AREA. Rows include TOTAL LAND AREA, LAND AREA FOR PROPOSED & EXISTING RIGHT-OF-WAY, NET LAND AREA.

Table with 2 columns: PLAT DATA, COUNT. Rows include NUMBER OF LOTS, NUMBER OF TRACTS.

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...
2. This survey is based on field work completed on or before the date shown in the title block...
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)...

COORDINATE NOTES (GROUND)

Table with columns: CORNER, NORTHING, EASTING. Lists coordinates for corners PL-16 through 22.

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
B/L Setback Line
R/W Right-of-Way
ESMT Easement
BK, & PG. Book and Page
R= Radius
L= Arc Length
CB Chord Bearing
CD Chord Distance
A Interior Angle (Delta)
S/E Sanitary Easement
D/E Drainage Easement
U/E Utility Easement
A/E Access Easement

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

Table with columns: Description, Date, Rev., JMC, Drawn, Checked.



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

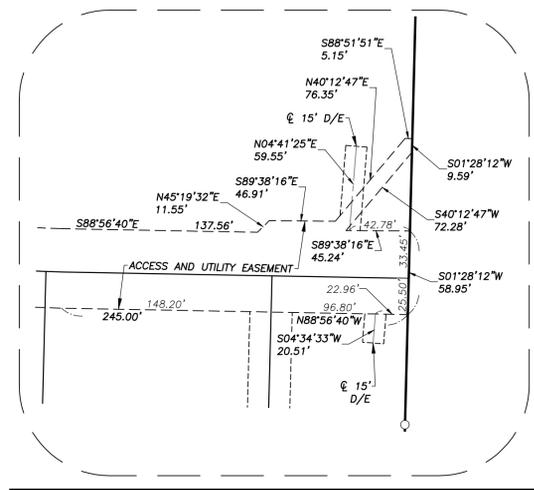
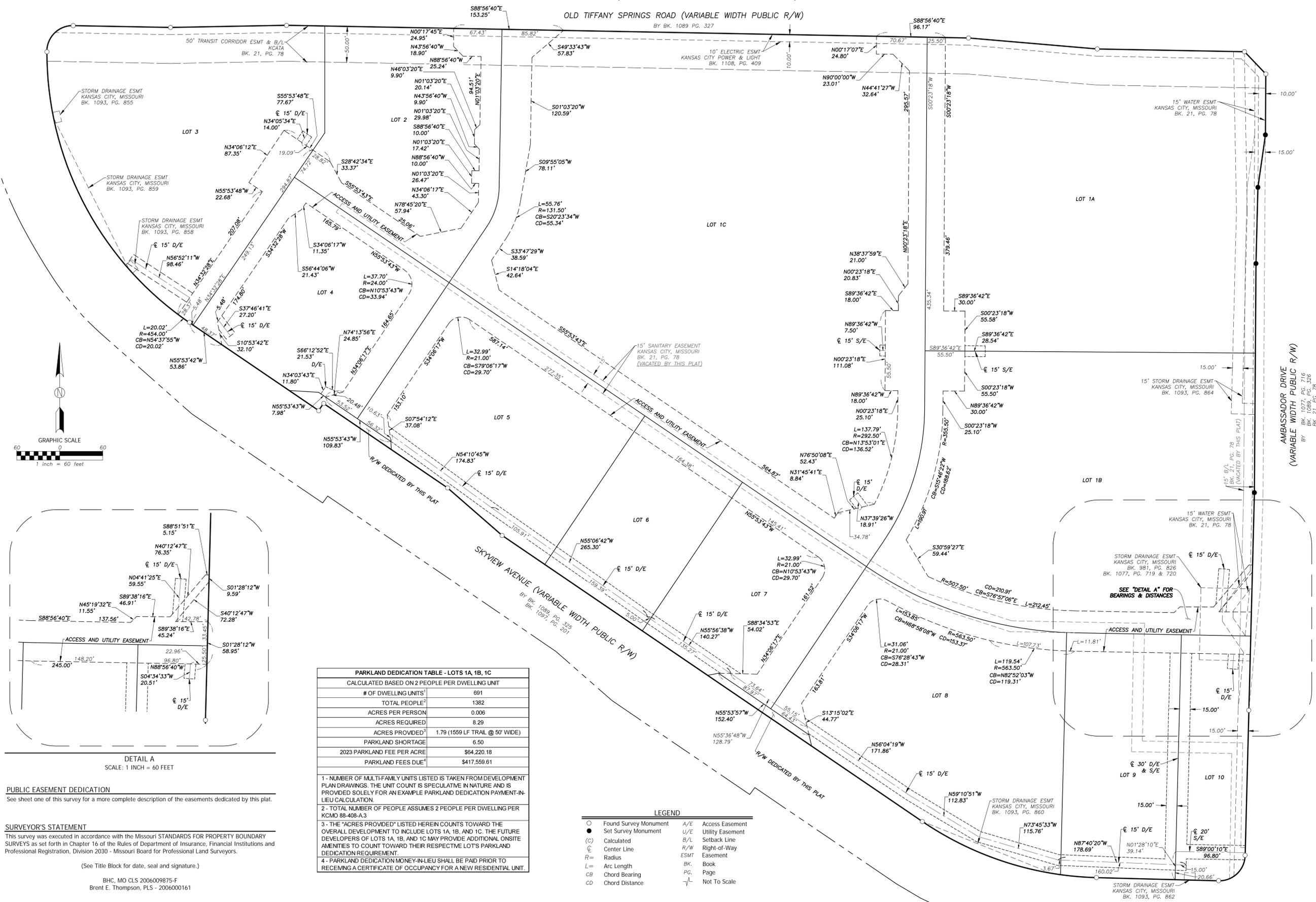
Client: FINAL PLAT OF TIFFANY SQUARE A REPLAT OF LOTS 1 THROUGH 9 SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER A SUBDIVISION IN THE CITY OF KANSAS CITY PLATTE COUNTY, MISSOURI

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: 1 OF 2

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-A3
- 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
●	Set Survey Monument
(C)	Calculated
CL	Center Line
R	Radius
L	Arc Length
CB	Chord Bearing
CD	Chord Distance
A/E	Access Easement
U/E	Utility Easement
B/L	Setback Line
R/W	Right-of-Way
ESMT	Easement
BK.	Book
PG.	Page
—	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

Rev.	Date	Description	Drawn	Checked
1	2024/11/01	Original revision based on KCMO Plan Review Discrepancy Report	JMC	



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

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

Client: **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
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Sheet: 2 OF 2