

Tract B

Part of the SW 1/4 of Section 36, T52N, R34W of the 5th P.M., Kansas City, Platte County, Missouri, described as follows: Commencing at median centerline station 575+60 of Interstate Highway #29 equal centerline station 51+00 of Tiffany Springs Parkway; thence $S60^{\circ}-31' -14''W$ (all bearings herein are referenced to the City of Kansas City, Missouri independent grid system) on the centerline of said parkway, 610.00 feet to a point of curvature; thence continuing southwesterly on a 4° curve to the right of said centerline, 110.00 feet to a point on the westerly right-of-way line of Interstate Highway #29 and the point of beginning; thence $N25^{\circ}-04' -46''W$ on said westerly right-of-way line, 68.41 feet; thence southwesterly on a curve to the right (said curve having a radius of 1010.00 feet, initial tangent bearing $S62^{\circ}-46' -12''W$, chord bearing $S86^{\circ}-23' -06''W$, chord distance 809.19 feet) an arc distance of 832.56 feet to a point of tangency; thence $N70^{\circ}00' -00''W$, 102.81 feet to a point of curvature; thence northwesterly on a curve to the left (said curve having a radius of 1790.00 feet chord bearing $N80^{\circ}-00' -00''W$, chord distance 621.66 feet) an arc distance of 624.83 feet to a point of tangency; thence $N90^{\circ}-00' -00''W$, 42.29 feet to a point on the west line of the SW 1/4 of said Section 36, said point being $S0^{\circ}-29' -52''W$, 666.52 feet from the northwest corner of said SW 1/4; thence $S0^{\circ}-29' -52''W$ on the west line of said SW 1/4; 120.00 feet; thence $S90^{\circ}-00' -00''E$, 43.33 feet to a point of curvature; thence southeasterly on a curve to the right (said curve having a radius of 1670.00 feet, chord bearing $S80^{\circ}-00' -00''E$, chord distance 579.98 feet) an arc distance of 582.94 feet to a point of tangency; thence $S70^{\circ}-00' -00''E$, 102.81 feet to a point of curvature; thence northeasterly on a curve to the left (said curve having a radius of 1130.00 feet, chord bearing $N80^{\circ}-29' -57''E$, chord distance 901.20 feet) an arc distance of 926.97 feet to the westerly right-of-way line of Interstate Highway #29; thence $N25^{\circ}-04' -46''W$, on said right-of-way, 51.67 feet to the point of beginning (said tract contains 4.488 acres).

DRAWING PATH: P:\211565-000\Drawings\Survey\211565-000 Tiffany Springs PKWY Exhibit.dwg PLOT DATE: 10/20/2023 10:04 AM PLOTTED BY: SCOTT CORWINE



making lives better.

11031 Strang Line Road
Lenexa, Kansas 66215
913-888-7800
www.mcclurevision.com

REVISIONS

TIFFANY SPRINGS PARKWAY
ROW RELEASE
TRACT B

PLATTE COUNTY, MISSOURI
211565-000
10-20-23

ENGINEER N/A	DRAWN BY S.CORWINE
SURVEYOR S.Whitaker	CREW CHIEF n/s

SKETCH NO.
EXH