

FINAL PLAT
CORPORATE CIRCLE APARTMENTS - FIRST PLAT
 A REPLAT OF LOT 26B, BLOCK 26, EXECUTIVE HILLS NORTH, BLOCKS 12 & 26,
 A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI

SHEET 1 OF 2



City Plan Commission
 Approved Subject to Conditions
 of Case No. CUD-FRPLAT-2023-00014 On 08-01-2023

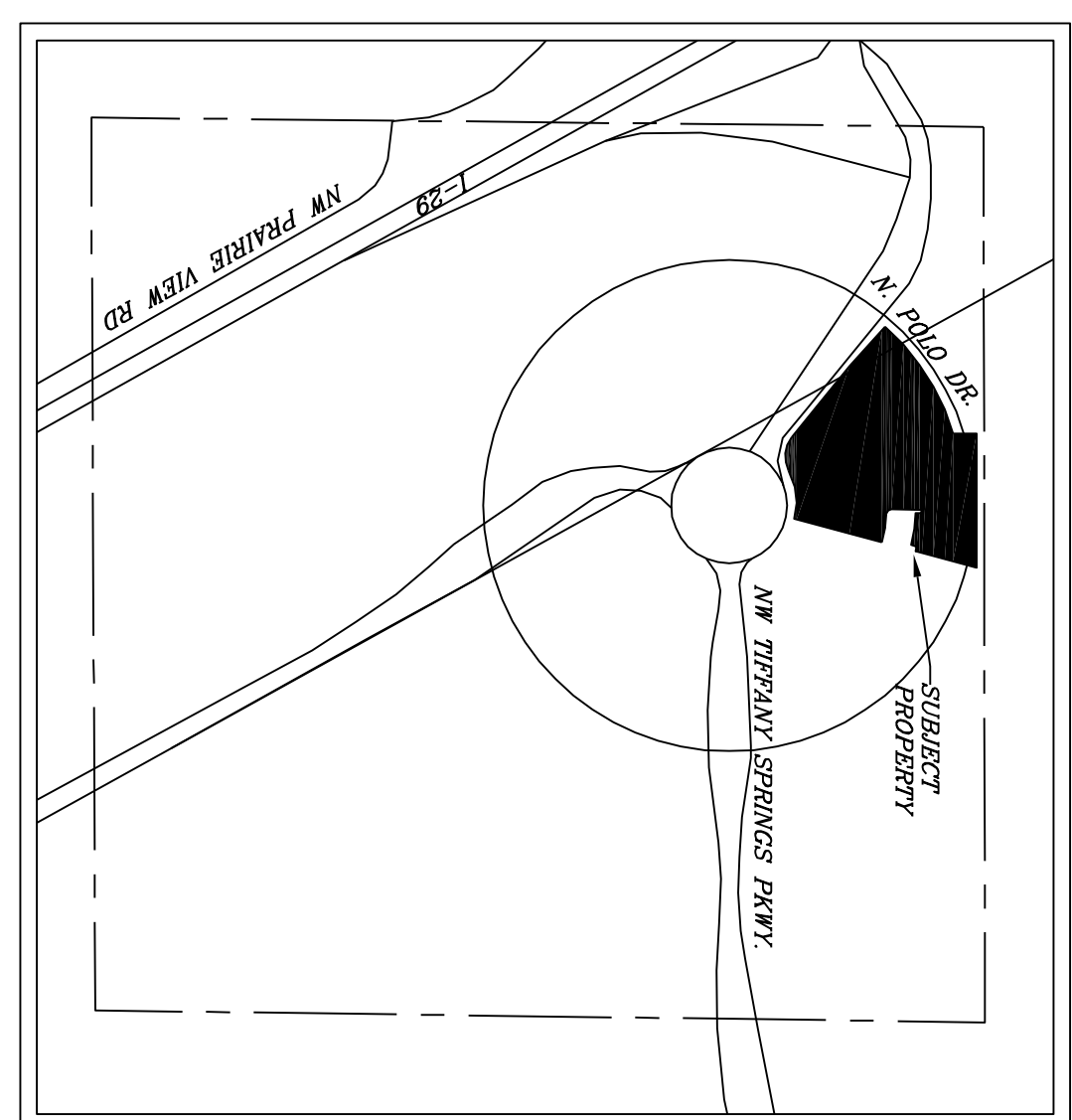
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

PROPERTY DESCRIPTION

PART OF LOT 26B, BLOCK 26, EXECUTIVE HILLS NORTH, BLOCKS 12 & 26, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 26B, THENCE S14°36'17"W, ALONG THE EASTERY LINE OF SAID LOT 26B, A DISTANCE OF 187.27 FEET, THENCE N23°22'34"W, DEPARTING SAID EASTERY LINE, A DISTANCE OF 9.80 FEET, THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 519 FEET, AN ARC DISTANCE OF 8.95 FEET, THENCE S14°27'18"W, A DISTANCE OF 12.88 FEET, THENCE WESTERLY, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N76°37'05"W, A RADIUS OF 553.71 FEET, AN ARC DISTANCE OF 96.77 FEET, THENCE N01°29'20"E, A DISTANCE OF 13.05 FEET, THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 4.90 FEET, AN ARC DISTANCE OF 15.40 FEET, THENCE S01°24'01"W, A DISTANCE OF 84.46 FEET, THENCE SOUTHEASTERLY, ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 22.78 FEET, THENCE EASTERLY, ALONG A CURVE TO THE RIGHT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 467.60 FEET, AN ARC DISTANCE OF 86.02 FEET TO A POINT ON THE EASTERY LINE OF SAID LOT 26B, THENCE S14°36'17"W, ALONG THE EASTERY LINE OF SAID LOT 26B, A DISTANCE OF 267.94 FEET TO THE POINT OF BEGINNING. THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 26B, A DISTANCE OF 767.94 FEET, SPRINGS PARKWAY, AS NOW ESTABLISHED, THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 26B, A DISTANCE OF 199.67 FEET, AN ARC DISTANCE OF 146.73 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 88.00 FEET, AN ARC DISTANCE OF 103.67 FEET, THENCE N81°00'00"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 270.18 FEET, THENCE N49°08'15"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 157.69 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 26B, THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N41°42'59"E, A RADIUS OF 693.67 FEET, AN ARC DISTANCE OF 390.75, THENCE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N89°59'15"E, CONTINUING ALONG THE NORTHERLY LINE OF LOT 26B, A DISTANCE OF 396.45 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
 5/8" IRON BAR WITH PLASTIC CAP STAMPED "S-M-T-PERMANENT MONUMENTATION".
2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "X", "O", "Δ", "▽", "IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
3. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A TITLE REPORT ISSUED BY STEWART TITLE COMPANY, FILE NUMBER 2008370 WITH AN EFFECTIVE DATE OF MAY 1, 2023 AT 8:00AM.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE.
5. THIS SURVEY DOES NOT AFFECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR. THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE. SUBSURFACE CONDITIONS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND ZONING OR OTHER LAND USE REGULATIONS.
6. 11 THIS SURVEYOR BELIEVES THE LENGTH OF 115.64 FEET CALLED FOR IN THE PROVIDED PROPERTY DESCRIPTION IS IN ERROR. THE LENGTH DOES NOT WORK TOGETHER WITH THE OTHER PROVIDED CURVE DATA OR PLAT DIMENSIONS AND RESULTS IN A LARGE CLASURE ERROR. THE DISTANCE SHOWN IS BASED ON THE INCLUDED ANGLE. THE BEARING OF N82°39'23"W IS THE RESULT OF THE CHANGED ARC LENGTH WHILE HOLDING THE DISTANCES ALONG THE NORTH LINE.



AREAS:
 TOTAL PLAT: 249,089 SQUARE FEET OR 5.72 ACRES
 NOTE: THERE ARE NO DEDICATED PUBLIC RIGHTS-OF-WAY LYING WITHIN THE BOUNDARIES OF THIS PLAT AND THERE ARE NO PROPOSED RIGHTS-OF-WAY TO BE DEDICATED.

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 SHALL BE HEREAFTER KNOWN AS "CORPORATE CIRCLE APARTMENTS-FIRST PLAT".

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

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, SEWER, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDSTALS, 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 CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT-OF-WAY IN THE EVENT THAT ADDITIONAL EASEMENTS ARE NEEDED TO COMPLETE THE UTILITY EASEMENT. THESE TERMS AND CONDITIONS ARE DEEMED TO BE APPLICABLE TO THE USE OF THE UTILITY EASEMENTS FOR THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE ABOVE SAID USES AND SPECIFICALLY THESE 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 OVER THE UTILITIES ABOVE STATED OR THE APURTENANCES THEREOF 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.

AVIATION AND NOISE EASEMENT: AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY DOCUMENT NO. _____ IN BOOK _____ AT PAGE _____ MAINTENANCE OF TRACTS A, B, C, D, AND E SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT.

PRIVATE OPEN SPACE: TRACTS A, B, C, D, AND E CONTAIN 1.308 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 108 RESIDENTIAL UNITS PURSUANT TO SECTION 88-409.4 OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 1.3 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT. SAID TRACTS WILL BE IMPROVED TO PROVIDE A DISC GOLF COURSE, OUTDOOR TENANT GATHERING/USE AREAS, LANDSCAPED BUILDING ENTRY ZONES, AND OPEN GREENSPACE.

FLOODPLAIN: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PAVED NUMBER 43 OF 625, COMMANDITY PANEL NUMBER 29073-004-G, EFFECTIVE DATE: JANUARY 2, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN WITNESS WHEREOF,
 CORPORATE CIRCLE APARTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

STEVE ROLITCH
 MEMBER
 STATE OF _____
 COUNTY OF _____, SS:

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY AND INDIVIDUALLY, SAID MEMBER HAS IDENTIFIED HIMSELF AS THE MANAGER, MEMBER OF CORPORATE CIRCLE APARTMENTS, LLC AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND THAT STEVE ROLITCH ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

CITY PLAN COMMISSION
 APPROVED: _____
 CASE NO.: CUD-FRPLAT-2023-00014

ACTING DIRECTOR
 MICHAEL J. SHAW

CITY CLERK
 MARILYN SANDERS

WINCENT E. BRICE
 JACKSON COUNTY ASSESSMENT DEPARTMENT

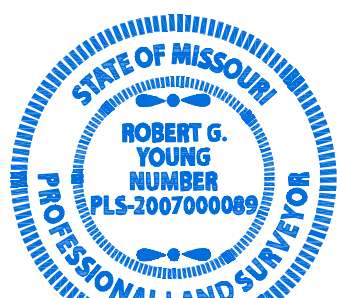
R.L. Buford & Associates, LLC
 LAND SURVEYING - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. 5-2010031977
 rob@rlbuford.com

FOR CORPORATE CIRCLE APARTMENTS 7505 NW TIFFANY SPRINGS PKWY KANSAS CITY, MO 64153	SEC.-TWP.-RGE. 36-52-34	COUNTY PLATTE	JOB NO. P-23093
DATE 05/17/2023	FIELD BOOK		

FINAL PLAT (SHEET 1 OF 2)

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. AND THAT THE RESULTS OF THIS SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Robert G. Young
 ROBERT G. YOUNG, PLS-2007000089
 REV 07/06/2023
 DATE

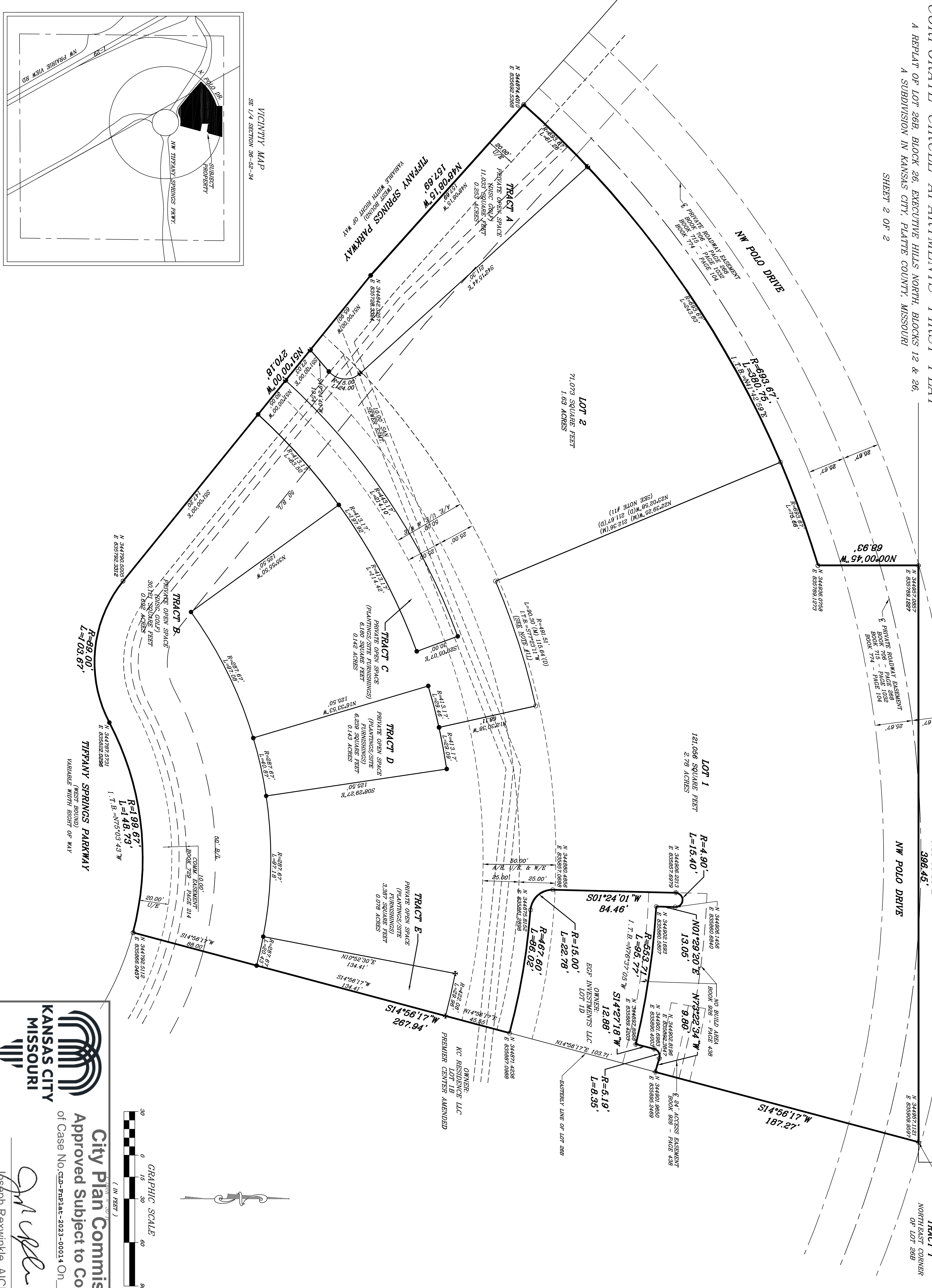


FINAL PLAT
CORPORATE CIRCLE APARTMENTS - FIRST PLAT
 A REPLAT OF LOT 268, BLOCK 26, EXECUTIVE HILLS NORTH, BLOCKS 12 & 26,
 A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI
 SHEET 2 OF 2

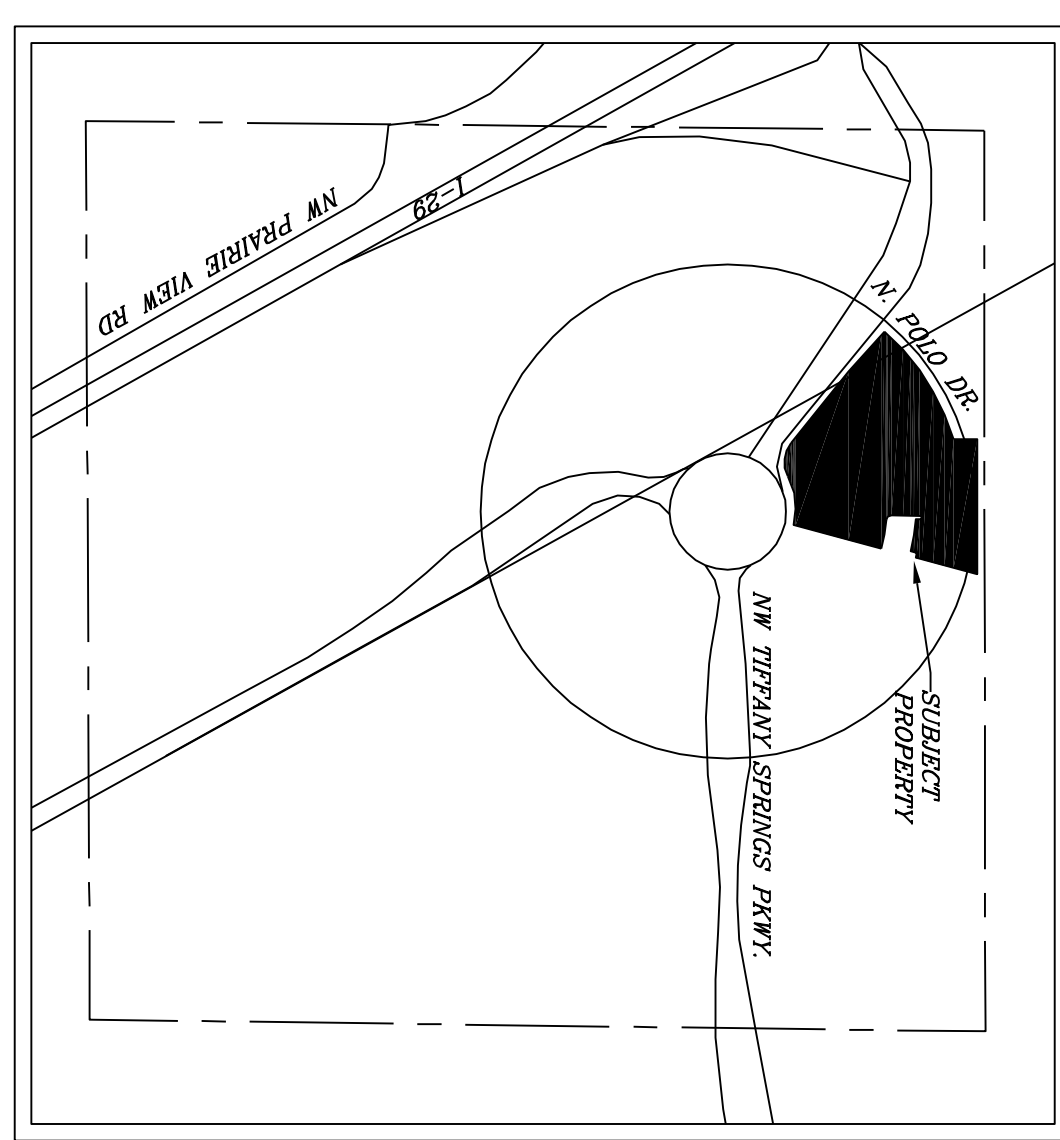
OWNER:
 ATRIUM FINANCE III LP

N 89°59'15" E
 398.45'

POINT OF BEGINNING
 TRACT I
 NORTHEAST CORNER
 OF LOT 268



VICINITY MAP
 SR. 1/4 SECTION 36-52-34



KANSAS CITY MISSOURI

City Plan Commission
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Joseph Rexwinkel, AICP
 Secretary of the Commission

