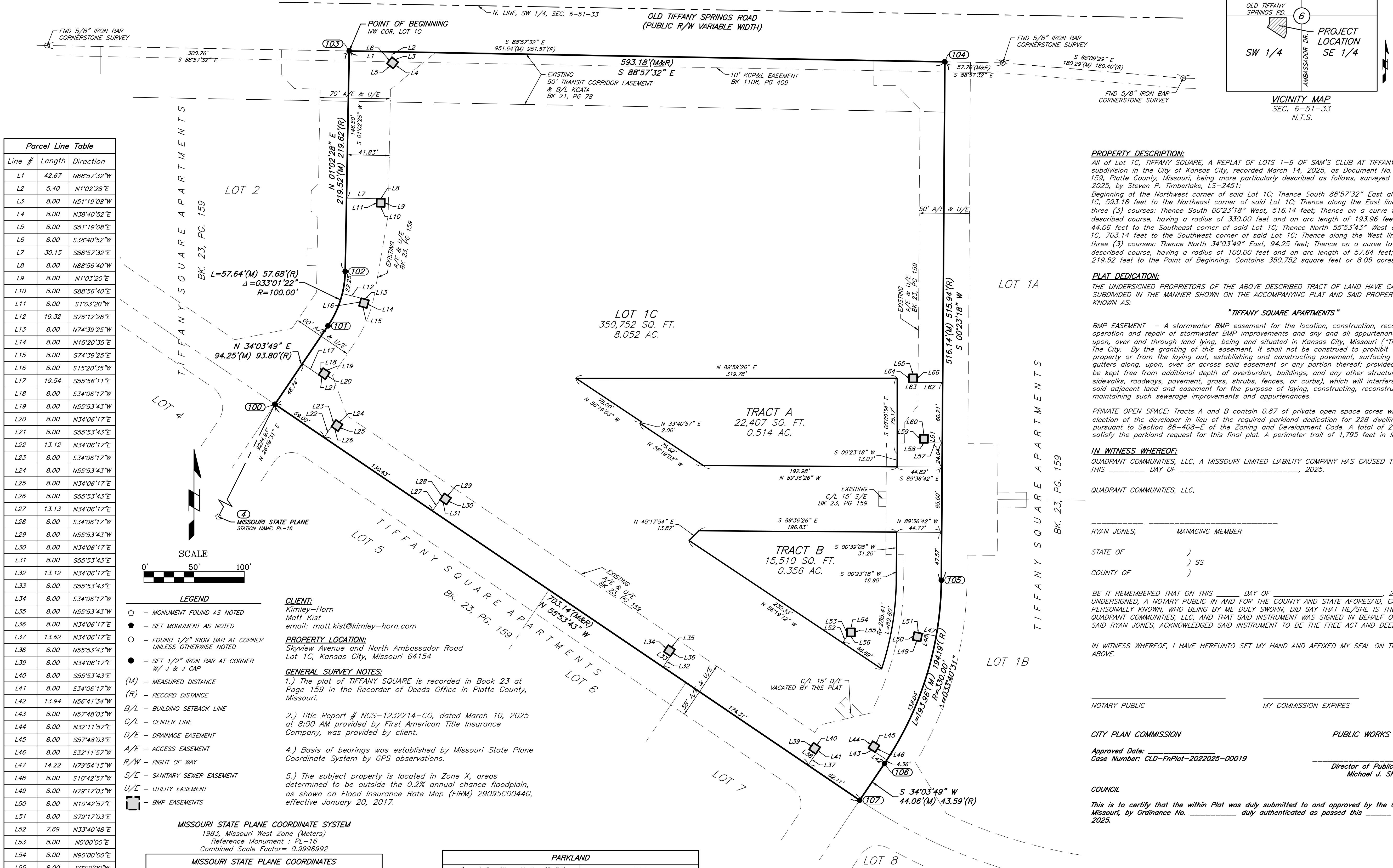


FINAL PLAT
TIFFANY SQUARE APARTMENTS
A REPLAT OF LOT 1C, TIFFANY SQUARE
SW 1/4, SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI



Parcel Line Table		
Line #	Length	Direction
L1	42.67	N88°57'32\"W
L2	5.40	N1°02'28\"E
L3	8.00	N51°19'08\"W
L4	8.00	N38°40'52\"E
L5	8.00	S51°19'08\"E
L6	8.00	S38°40'52\"W
L7	30.15	S88°57'32\"E
L8	8.00	N88°56'40\"W
L9	8.00	N1°03'20\"E
L10	8.00	S88°56'40\"E
L11	8.00	S1°03'20\"W
L12	19.32	S76°12'28\"E
L13	8.00	N74°39'25\"W
L14	8.00	N15°20'35\"E
L15	8.00	S74°39'25\"E
L16	8.00	S15°20'35\"W
L17	19.54	S55°56'11\"E
L18	8.00	S34°06'17\"W
L19	8.00	N55°53'43\"W
L20	8.00	N34°06'17\"E
L21	8.00	S55°53'43\"E
L22	13.12	N34°06'17\"E
L23	8.00	S34°06'17\"W
L24	8.00	N55°53'43\"W
L25	8.00	N34°06'17\"E
L26	8.00	S55°53'43\"E
L27	13.13	N34°06'17\"E
L28	8.00	S34°06'17\"W
L29	8.00	N55°53'43\"W
L30	8.00	N34°06'17\"E
L31	8.00	S55°53'43\"E
L32	13.12	N34°06'17\"E
L33	8.00	S55°53'43\"E
L34	8.00	S34°06'17\"W
L35	8.00	N55°53'43\"W
L36	8.00	N34°06'17\"E
L37	13.62	N34°06'17\"E
L38	8.00	N55°53'43\"W
L39	8.00	N34°06'17\"E
L40	8.00	S55°53'43\"E
L41	8.00	S34°06'17\"W
L42	13.94	N56°41'34\"W
L43	8.00	N57°48'03\"W
L44	8.00	N32°11'57\"E
L45	8.00	S57°48'03\"E
L46	8.00	S32°11'57\"W
L47	14.22	N79°54'15\"W
L48	8.00	S10°42'57\"W
L49	8.00	N79°17'03\"W
L50	8.00	N10°42'57\"E
L51	8.00	S79°17'03\"E
L52	7.69	N33°40'48\"E
L53	8.00	N0°00'00\"E
L54	8.00	N90°00'00\"E
L55	8.00	S0°00'00\"W
L56	8.00	N90°00'00\"W
L57	14.32	N89°36'42\"W
L58	8.00	N89°36'42\"W
L59	8.00	N0°23'18\"E
L60	8.00	S89°36'42\"E
L61	8.00	S0°23'18\"W
L62	25.51	N89°36'42\"W
L63	8.00	N90°00'00\"W
L64	8.00	N0°00'00\"E
L65	8.00	N90°00'00\"E
L66	8.00	S0°00'00\"W

- LEGEND**
- - MONUMENT FOUND AS NOTED
 - - SET MONUMENT AS NOTED
 - - FOUND 1/2\" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - - SET 1/2\" IRON BAR AT CORNER W/ J & J CAP
 - (M) - MEASURED DISTANCE
 - (R) - RECORD DISTANCE
 - B/L - BUILDING SETBACK LINE
 - C/L - CENTER LINE
 - D/E - DRAINAGE EASEMENT
 - A/E - ACCESS EASEMENT
 - R/W - RIGHT OF WAY
 - S/E - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - - BMP EASEMENTS

MISSOURI STATE PLANE COORDINATE SYSTEM
1983, Missouri West Zone (Meters)
Reference Monument - PL-16
Combined Scale Factor = 0.9998992

MISSOURI STATE PLANE COORDINATES			
Point #	Northing	Eastng	Description
4	340835.733(m)	835478.285(m)	PL-16
100	343348.340(m)	836739.727(m)	PROPERTY CORNER
101	343372.136(m)	836755.817(m)	PROPERTY CORNER
102	343388.653(m)	836761.041(m)	PROPERTY CORNER
103	343455.544(m)	836762.256(m)	PROPERTY CORNER
104	343452.259(m)	836943.010(m)	PROPERTY CORNER
105	343294.958(m)	836941.944(m)	PROPERTY CORNER
106	343239.307(m)	836924.689(m)	PROPERTY CORNER
107	343228.183(m)	836917.168(m)	PROPERTY CORNER

PARKLAND	
# of Dwelling Units (D/U)	228
People per D/U	2
Total # of People	456
Acres per Person	0.006
Acres Required	2.74
Tract A (Club House & Pool)	0.51
Tract B (Pickleball & Dog Park)	0.36
*Perimeter Trail	2.08
Acres Provided	2.95
Variance (AC)	-0.21
2024 Parkland Fees (\$ per Acre)	\$20,065.67
Parkland Fees Due	N/A
* acres is based upon the length of perimeter trail multiplied by the 50' width per 88-408-H	

Land Data	Area
Total Land Area	350,752 Sq. Ft., 8.052 Ac.
Land Area for Proposed and Existing Right of Way	n/a
Net Land Area	350,752 Sq. Ft., 8.052 Ac.
Plat Data	Count
Number of Lots	1
Number of Tracts	2

PROPERTY DESCRIPTION:

All of Lot 1C, 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, recorded March 14, 2025, as Document No. 2025002274, in Book 23, Page 159, Platte County, Missouri, being more particularly described as follows, surveyed and described on June 6, 2025, by Steven P. Timberlake, LS-2451:
Beginning at the Northwest corner of said Lot 1C; Thence South 88°57'32\" East along the North line of said Lot 1C, 593.18 feet to the Northeast corner of said Lot 1C; Thence along the East line of said Lot 1C the following three (3) courses: Thence South 00°23'18\" West, 516.14 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 330.00 feet and an arc length of 193.96 feet; Thence South 34°03'49\" West, 44.06 feet to the Southeast corner of said Lot 1C; Thence North 55°53'43\" West along the South line of said Lot 1C, 703.14 feet to the Southwest corner of said Lot 1C; Thence along the West line of said Lot 1C the following three (3) courses: Thence North 34°03'49\" East, 94.25 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 100.00 feet and an arc length of 57.64 feet; Thence North 01°02'28\" East, 219.52 feet to the Point of Beginning. Contains 350,752 square feet or 8.05 acres, more or less.

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 AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

\"TIFFANY SQUARE APARTMENTS\"

BMP EASEMENT - A stormwater BMP easement for the location, construction, reconstruction, maintenance, operation and repair of stormwater BMP improvements incidental thereto, to be under, upon, over and through land lying, being and situated in Kansas City, Missouri (\"The City\") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appearances.

PRIVATE OPEN SPACE: Tracts A and B contain 0.87 of private open space acres which are hereby reserved for the election of the developer in lieu of the required parkland dedication for 228 dwelling units (2 people per D/U) pursuant to Section 88-408-E of the Zoning and Development Code. A total of 2.74 acres are required to satisfy the parkland request for this final plat. A perimeter trail of 1,795 feet in length is also being provided.

IN WITNESS WHEREOF:

QUADRANT COMMUNITIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2025.

QUADRANT COMMUNITIES, LLC,

RYAN JONES, MANAGING MEMBER

STATE OF)
COUNTY OF) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME RYAN JONES, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF QUADRANT COMMUNITIES, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID RYAN JONES, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

CITY PLAN COMMISSION PUBLIC WORKS

Approved Date: _____
Case Number: CLD-FnPlat-2022025-00019

Director of Public Works
Michael J. Shaw

COUNCIL

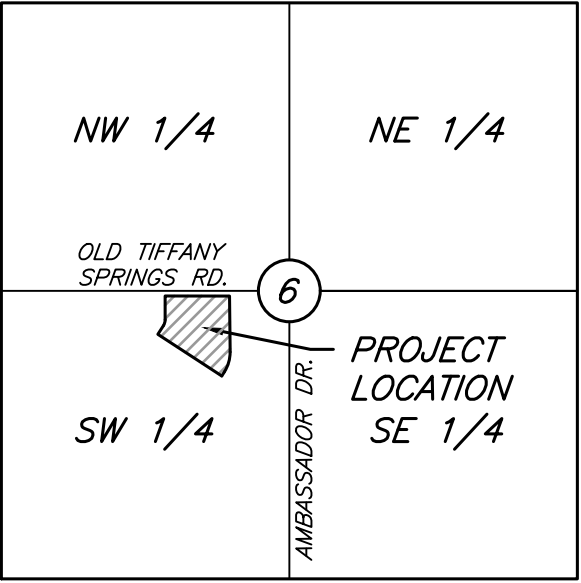
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 2025.

Mayor
Quinton Lucas

City Clerk
Marilyn Sanders

COUNTY RECORDING INFORMATION

Plat Dedication:	Reserved for County Recording Stamp
TIFFANY SQUARE APARTMENTS	
Private Open Space Dedication:	
SEE NOTES ABOVE	
Recorded As:	
Plat	



VICINITY MAP
SEC. 6-51-33
N.T.S.

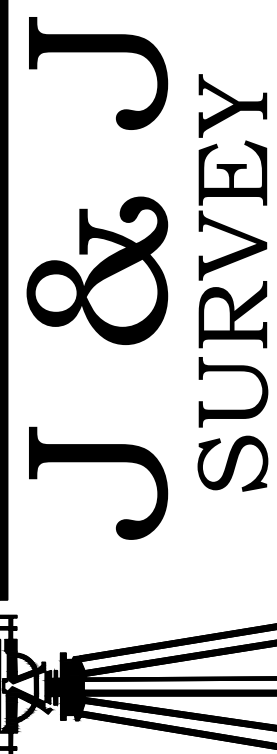
CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 15th day of May, 2025 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board of Professional Land Surveyors and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



Steven P. Timberlake LS-2451
Date 7-24-25

Location: S:\25-209 - Tiffany Square Apartments\Drawings\2025.07.23-FINAL PLAT REV3\25-209PLAT.dwg-Jul 24, 2025-9:59am



8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 411-1017 • FAX (816) 411-1018

INITIAL SUBMITTAL	06-05-25	07-17-25	07-23-25						
1									
2									
3									