

TRACT A

A tract of land 120.00 feet wide across the SE 1/4 of Section 35, T52N, R34W of the 5th P.M., Kansas City, Platte County, Missouri, said tract being 60.00 feet in width on each side of the following described centerline: Commencing at the northeast corner of said SE 1/4; thence $S0^{\circ}-29' -52''W$ (all bearings herein are referenced to the City of Kansas City, Missouri independent grid system) on the east line of said SE 1/4, 726.52 feet to the point of beginning; thence $N90^{\circ}-00' -00''W$, 100.00 feet to a point of curvature; thence southwesterly on a curve to the left (said curve having a radius of 1830.00 feet, chord bearing $S83^{\circ}-45' -00''W$, chord distance 398.45 feet) an arc distance of 399.24 feet to a point of tangency; thence $S77^{\circ}-30' -00''W$, 125.00 feet to a point of curvature; thence westerly on a curve to the right (said curve having a radius of 1130.00 feet, chord bearing $N90^{\circ}-00' -00''W$, chord distance 489.15 feet) an arc distance of 493.06 feet to a point of tangency; thence $N77^{\circ}-30'' -00''W$, 500.00 feet to a point of curvature; thence continuing northwesterly on a curve to the left (said curve having a radius of 1130.00 feet, chord bearing $N87^{\circ}-30' -00''W$, chord distance 392.44 feet) an arc distance of 394.44 feet to a point of tangency; thence $S82^{\circ}-30' -00''W$, 125.00 feet to a point of curvature; thence continuing southwesterly on a curve to the right (said curve having a radius of 2800.00 feet, chord bearing $S86^{\circ}-15' -00''W$, chord distance 366.26 feet) an arc distance of 366.52 feet to a point of tangency; thence $N90^{\circ}-00' -00''W$, 173 feet more or less to a point on the west line of said SE 1/4, said point being approximately 697 feet south of the northwest corner of said SE 1/4. (Said tract contains 7.37 acres.)

DRAWING PATH: P:\211565-000\6-Drawings\Survey\211565-000 Tiffany Springs PKWY Exhibit.dwg PLOT DATE: 10/20/2023 9:59 AM PLOTTED BY: SCOTT CORWINE



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REVISIONS

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TIFFANY SPRINGS PARKWAY
ROW RELEASE
TRACT A
KANSAS CITY
PLATTE COUNTY, MISSOURI
211565-000
10-20-23

ENGINEER
N/A
SURVEYOR
S. Whitaker

DRAWN BY
S. CORWINE
CREW CHIEF
n/s

SKETCH NO.

EXH