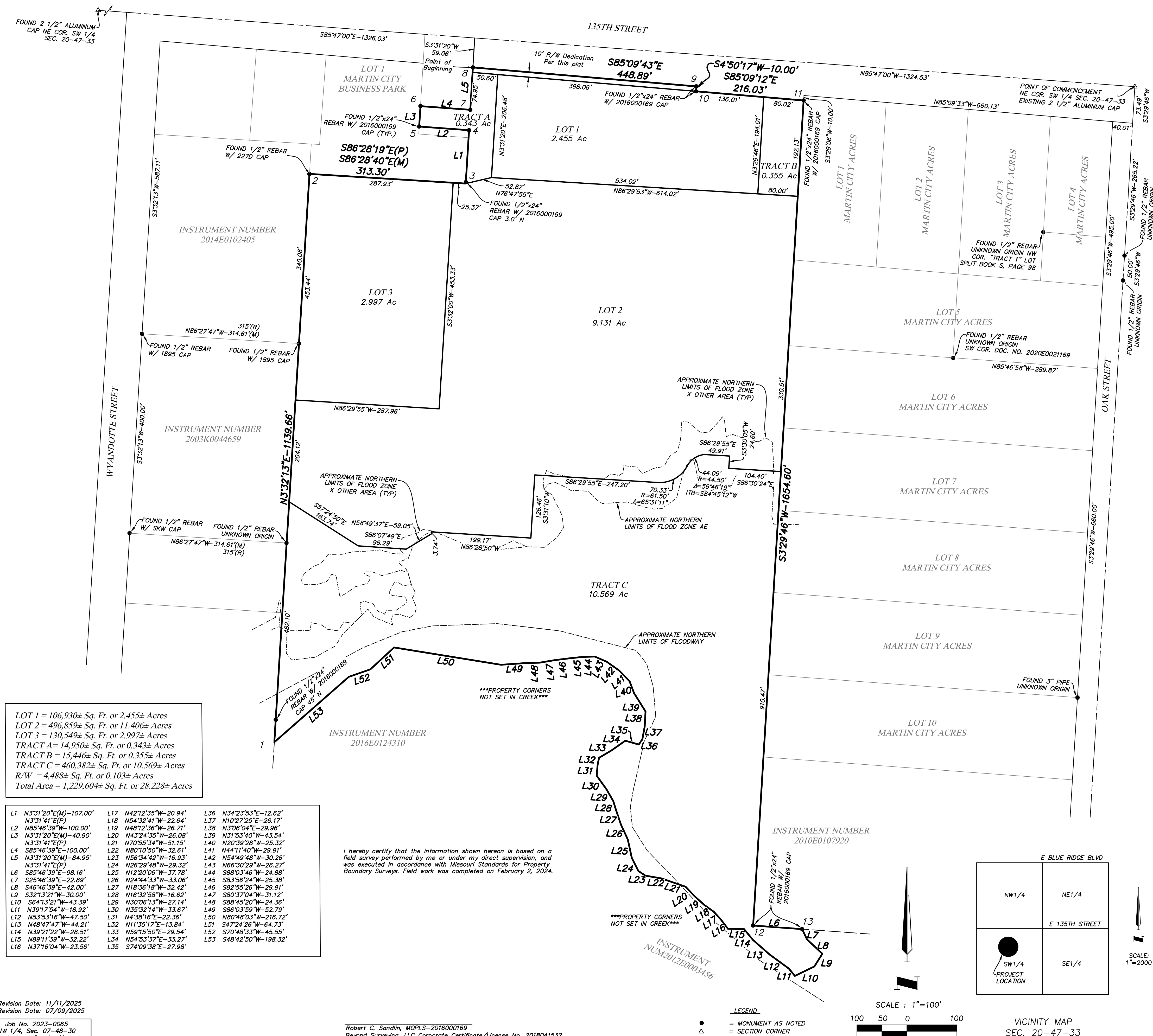


FINAL PLAT OF
TILDEN STATION

[illegible]

The above described tract of land contains 1,229,604 Sq. Ft. or 28.228 Acres more or less.

OWNERS CERTIFICATION AND 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 "TILDEN STATION"

Tract A is to be used for emergency access only and will be owned and maintained by the owner of Lot 1.

Tract B is to be used for private road access and is to be owned and maintained by the owner of Lot 1.

Tract C is to be used for Stream Buffer and is to be owned and maintained by the owner of Lot 1.

RIGHT OF ENTRANCE: *The right of entrance and egress in travel along any street or drive within the*

RIGHT OF ENTRANCE: The right of entry and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, 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 an assessment or other charge for the use of the property. The rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

SEWER EASEMENT - A sewer easement S/S/K for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and canals and all appurtenances incidental thereto in, 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 an constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said development shall not include the construction, reconstruction, maintenance, operation and repair of sewerage improvements, canals, ditches, roadways, pavement, curbs, shrubs, fences, or curbs), which will interfere with the City entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

DRAINAGE EASEMENT – A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over and upon any property may be necessary being and situated in Kansas City, Missouri (The City) hereby granted to The City. The City shall have the right of access to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

CROSS ACCESS: The right of ingress—egress between lots 2 and 3 along the areas shown hereon as cross access easement is hereby granted.

BMP EASEMENT: A BMP Easement (BMP/E) for the purpose of storm water detention facilities and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the TILDEN STATION, recorded simultaneously with this plat.

EXISTING EASEMENTS as shown hereon by their respective record books and pages are subject to the terms and conditions stated therein. This plat does not modify the existing easement terms or locations. They are shown hereon only as to how they affect the subject property.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this _____ day of _____
20_____

Owner
Martin City Venture, LLC

By: Michael Knight, Manager

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for said County and State, personally appeared Michael Knight, Manager, of Martin City Venture, LLC, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written

Notary Public

Print Name

My Appointment Expires _____

APPROVALS
CITY PLAN COMMISSION PUBLIC WORKS

Approved Date: _____

Case No.: _____

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 _____ 20____

Quinton Lucas, Mayor

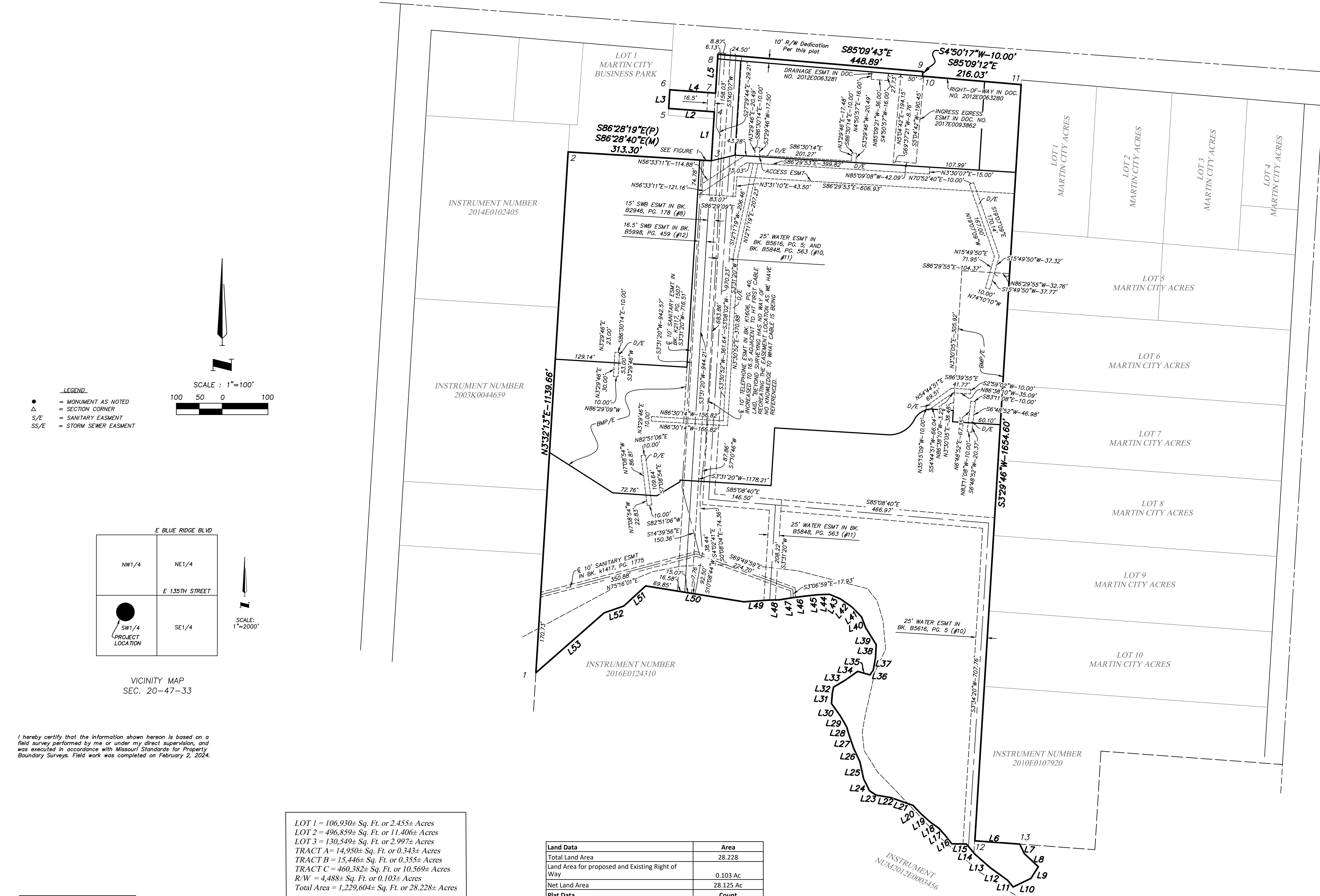
COUNTY RECORDING INFORMATION	
Plot Dedication: TILDEN STATION	
Private Open Space Dedication: 2.274	
Record As: Plot	

OWNER
City Venture, LLC
Madison Ave
s City, Mo
: 816-886-8413

29390 W 119th Street, Olathe, KS 66061
Office: 913-717-8538
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www.beyondsurveying.com

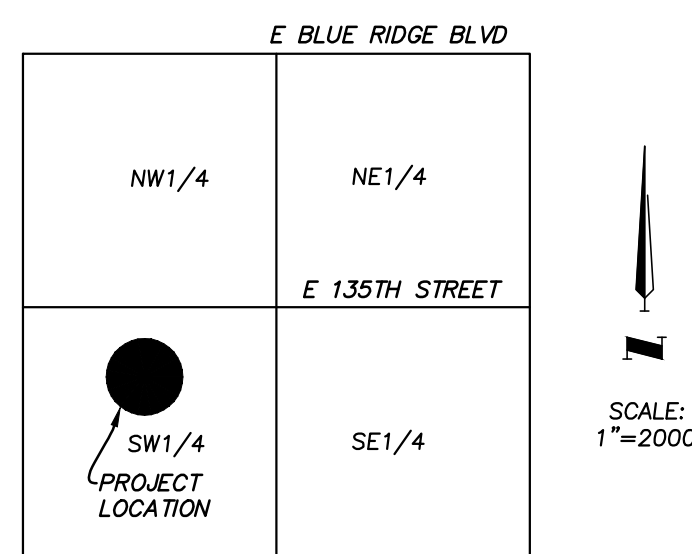


FINAL PLAT OF
TILDEN STATION
A PART OF THE NW 1/4, SECTION 20, TOWNSHIP 47S, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MISSOURI



LEGEND
● = MONUMENT AS NOTED
Δ = SECTION CORNER
S/E = SANITARY EASEMENT
SS/E = STORM SEWER EASEMENT

SCALE : 1"=100'
100 50 0 100



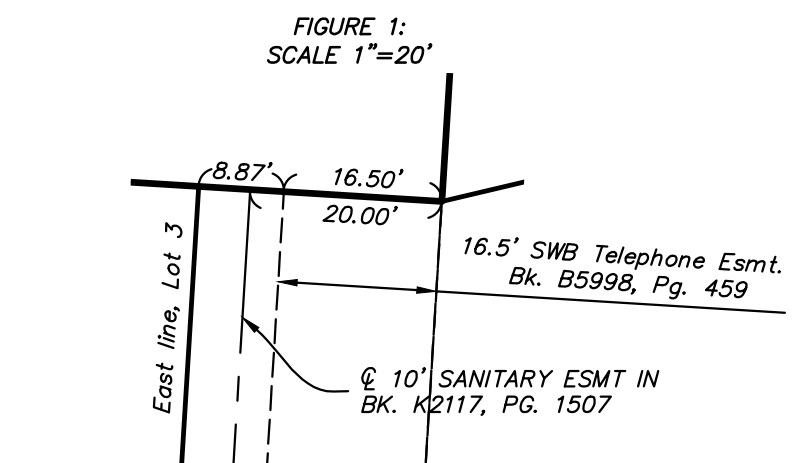
I hereby certify that the information shown hereon is based on a field survey performed by me or under my direct supervision, and was executed in accordance with Missouri Standards for Property Boundary Surveys. Field work was completed on February 2, 2024.

Robert C. Sandlin, MOPLS-2016000169
Beyond Surveying, LLC Corporate Certificate/License No. 2018041532

Revision Date: 11/11/2025
Revision Date: 07/09/2025

LOT 1 = 106,930± Sq. Ft. or 2.455± Acres
LOT 2 = 496,859± Sq. Ft. or 11.406± Acres
LOT 3 = 130,549± Sq. Ft. or 2.997± Acres
TRACT A = 14,950± Sq. Ft. or 0.343± Acres
TRACT B = 15,446± Sq. Ft. or 0.355± Acres
TRACT C = 460,382± Sq. Ft. or 10.569± Acres
R/W = 4,488± Sq. Ft. or 0.103± Acres
Total Area = 1,229,604± Sq. Ft. or 28.228± Acres

Land Data	Area
Total Land Area	28.228
Land Area for proposed and Existing Right of Way	0.103 Ac
Net Land Area	28.125 Ac
Plat Data	Count
Number of Lots	3
Number of Tracts	3



	NORTHING:	EASTING:
1	987642.849	2761035.839
2	988780.274	2761106.145
3	988761.027	2761418.836
4	988867.818	2761425.409
5	988875.181	2761325.586
6	988916.001	2761328.193
7	988908.639	2761427.916
8	988993.423	2761433.140
9	988955.566	2761890.405
10	988945.602	2761879.562
11	988927.350	2762094.811
12	987275.925	2761993.917
13	987268.698	2762091.805

FLOOD NOTE:
This property lies within Floodway areas in Zone AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments; Flood Zone AE special flood hazard area where base flood elevations determined; Flood Zone X, other flood areas of 0.2% annual chance flood; Flood zone X areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Kansas City, Jackson County, Missouri, Map Number 28095C03886, and 28095C03896 and both dated January 20, 2017.

GENERAL NOTES:
The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83.
The subject property address is: 1 East 135th Street.
The accuracy standard for this survey is "Urban."
Coordinate shown hereon are State Plane, Missouri West Zone NAD83.

TITLE NOTE:
Title information shown hereon was taken from First American Title Insurance Company Commitment for Title Insurance, No. NCS-1261805-STLO Effective Date: April 24, 2025 at 8:00 A.M.

REFERENCE SURVEY
Survey by Weiskirch & Parks Engineers, Inc. Dated 1/3/17 and recorded in Book 145 at Page 87, as Doc. No. 2017E0093862

OWNER
Martin City Venture, LLC
4600 Madison Ave
Kansas City, Mo
Phone: 816-886-8413

29390 W 119th Street, Olathe, KS 66061
Office: 913-717-8538
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