



City Plan Commission
Approved Subject to Conditions
of Case No. CD-EP-21-01-2022-000410N 09-19-2023

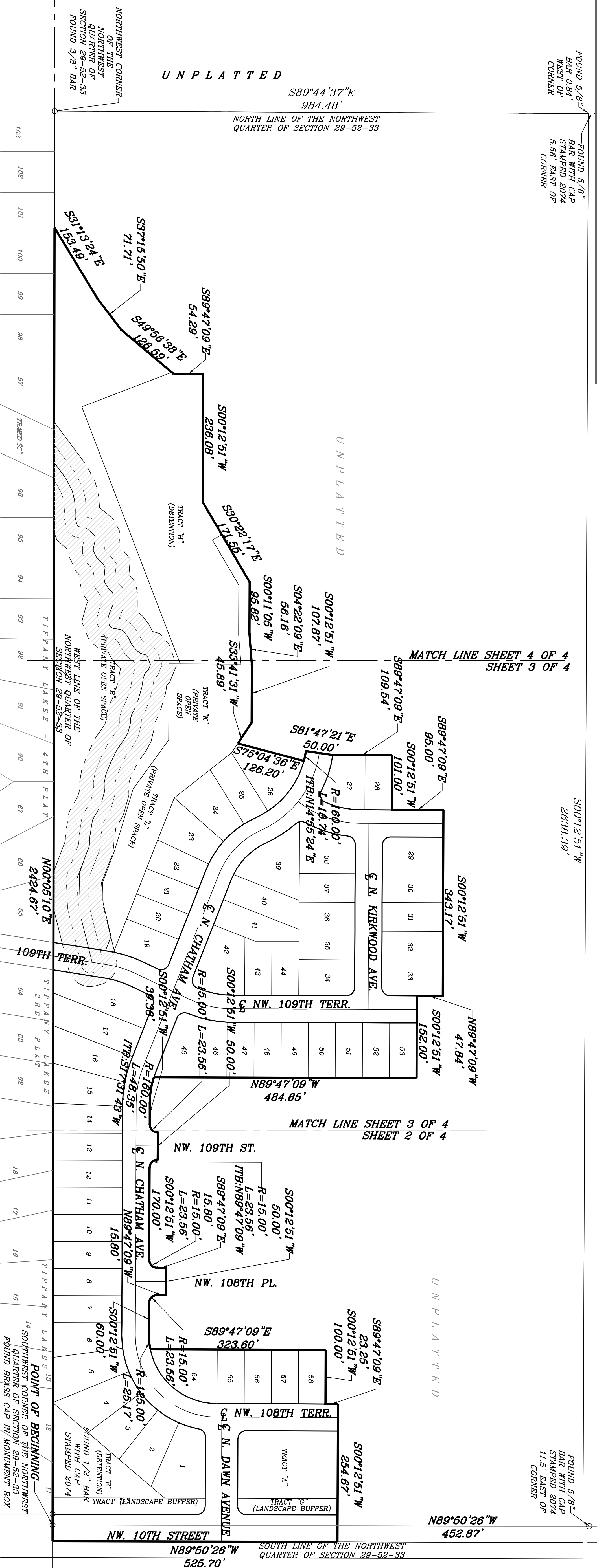
Joseph Rexwinkel, AICP
Secretary of the Commission

FOUND 5/8" BAR WITH CAP STAMPED 2074 WEST OF CORNER

FOUND 5/8" BAR WITH CAP STAMPED 2074 5.36' EAST OF CORNER

FOUND 5/8" BAR WITH CAP STAMPED 2074 11.3' EAST OF CORNER

FINAL PLAT
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI

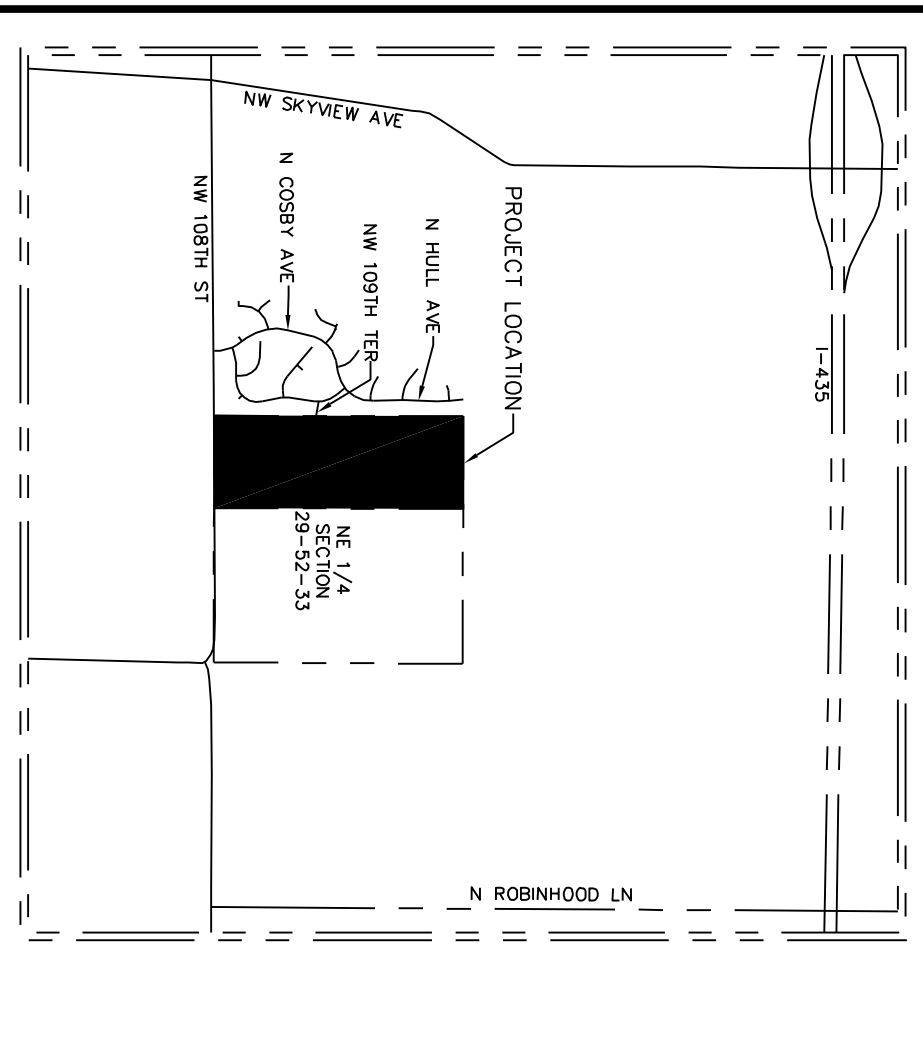
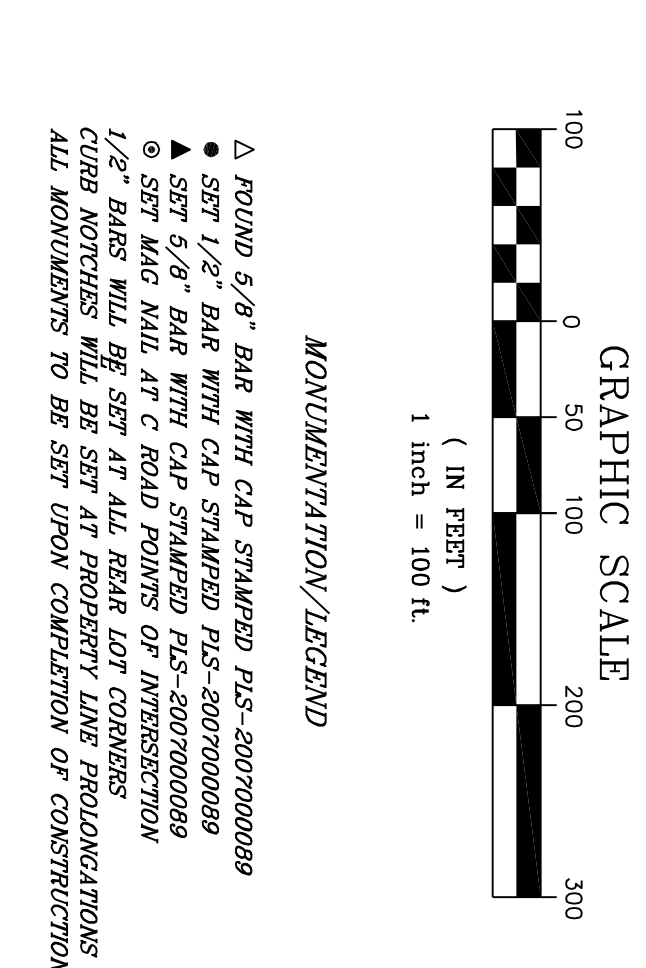


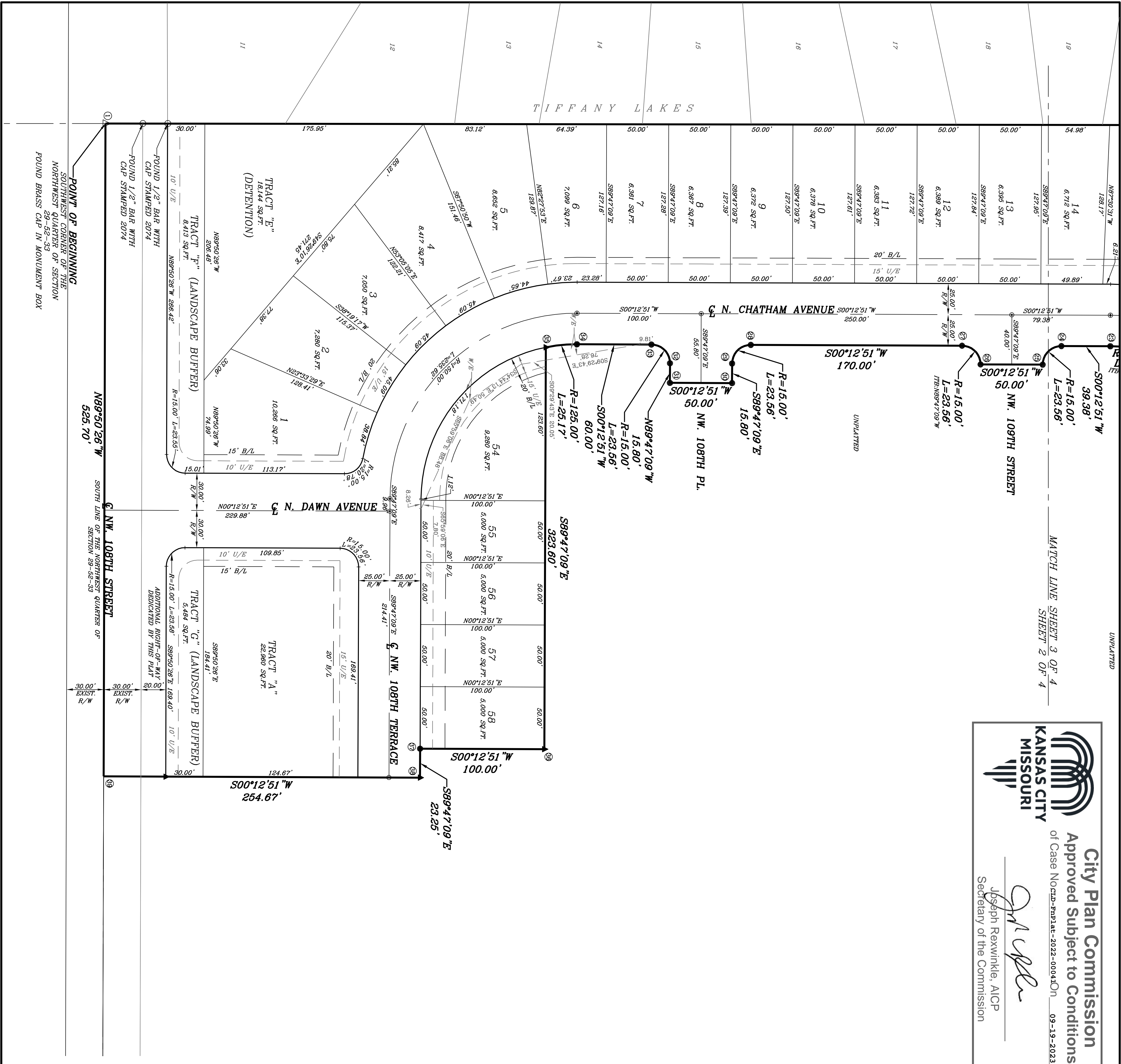
NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29-52-33 FOUND 3/8" BAR



POINT OF BEGINNING
SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29-52-33 FOUND BRASS CAP IN MONUMENT BOX

LEGAL DESCRIPTION:
ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER...

BOUNDARY SURVEY NOTES:
1. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PARENT PARCEL AS DESCRIBED IN A TITLE REPORT ISSUED BY STERNAIT TITLE GUARANTY COMPANY, COMMITMENT NO. 1976864, EFFECTIVE DATE OF JANUARY 28, 2022 AT 6:00 AM.






City Plan Commission
 Approved Subject to Conditions
 of Case No. CIP-Plan-2022-00041 On 09-19-2023

 Joseph Rexwinkle, AICP
 Secretary of the Commission

FINAL PLAT
TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI

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 TIFFANY MEADOWS STREET DEDICATION: STREETS SHOWN HEREBY AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREETS RIGHT-OF-WAY ARE HEREBY DEDICATED. BUILDING LINES, BUILDING SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN, ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO. WATER MAIN EASEMENT: A WATER MAIN EASEMENT (W/M) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING APPURTENANCES THEREON, UNDER AND THROUGH LAND LINGS, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN APPURTENANCES AND DEVICES TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SOLEMALUS, ROWMANS PLANTINGS OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON OR OPERATING THE WATER MAIN SERVICE. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LATTER DEVELOPMENT AND CONSTRUCTION OF ROADS, SIDEWALKS, CURBS AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF. UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING WATER MAINS AND OTHER UTILITIES, INCLUDING ANY APPURTENANCES, SERVICE CONNECTIONS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E) PROVIDED THAT THE EASEMENT GRANTED HEREBY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN SAID DESIGNATED UTILITY EASEMENTS, BY WAY OF THEIR OWN RIGHT OR OTHERWISE, SHALL BE KEPT CLEAR OF SAID UTILITY EASEMENTS. NO PORTION OF SAID UTILITY EASEMENTS SHALL BE USED FOR A PARTICULAR PURPOSE. THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE AND UNENCUMBERED. ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR MAINTENANCE OF THE APPROVED CURBS AND SIDEWALKS THEREON. THERE SHALL NOT BE BUILT THEREON OR THEREUNDER ANY STRUCTURES (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND TREES) 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 OR OPERATING OF ANY KIND OR NATURE SHOULD BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERED OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO 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. MAINTENANCE OF TRACT TRACTS A, B, E, H, K, AND L ARE TO BE USED AS OPEN SPACE U/E, U/E, AND STORM WATER DETENTION PURSUANT TO THE COVENANTS TO MAINTAIN STORM WATER DETENTION AND MAP FACILITIES FOR THE PLAT OF TIFFANY MEADOWS AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANTS AND RESTRICTIONS RECORDED BY SAID INSTRUMENTS WITH THIS PLAT. PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER AGREES TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ IN CASH. FLOODPLAIN: ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 280770042C, PANEL 4E OF 624, MAP NUMBER 280770042C, THE TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANTS AND RESTRICTIONS RECORDED BY SAID INSTRUMENTS WITH THIS PLAT, ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

RUSSELL GROSSMAN
MANAGING MEMBER

STATE OF MISSOURI
COUNTY OF _____, MO.

ON THIS ____ DAY OF _____, 20__ BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RUSSELL GROSSMAN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF RENOVATIONS INVESTMENTS, LLC, AND THAT HE HAS CAUSED THESE PRESENTS TO BE THE FREE ACT AND DEED OF SAID COMPANY.

TRUST NAME: _____
BY COMMISSION EXPRESS: _____

CITY PLAN COMMISSION
APPROVED: _____
ACTING DIRECTOR
RALPH S. DAVIS

COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDAINANCE NO. ____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF _____, 20__.

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS

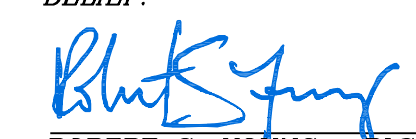
COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC
 Z:\A-PLATTE COUNTY\22084 TIFFANY MEADOWS 108TH STREET.dwg\22084_MASTER LAYOUT.dwg 3/22/2022 7:53:24 PM CDT
R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 rob@rlbuford.com
 P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152

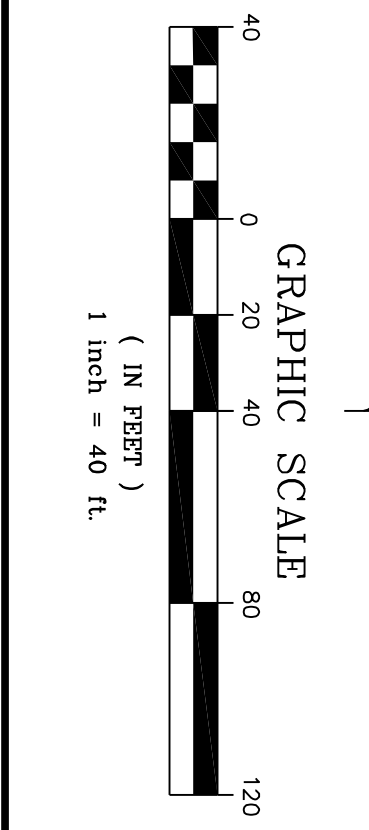
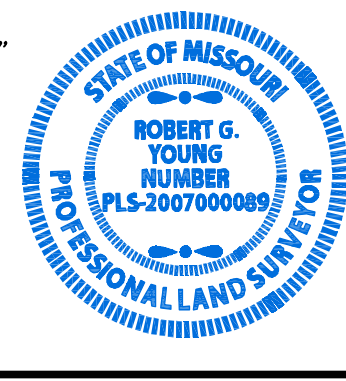
FOR RENOVATION INVESTMENTS	SEC.-TWP.-RGE. 29-52-33	COUNTY PLATTE	JOB NO. P-22084
DATE 08/17/2022	FIELD BOOK		
DRAWN BY R.C.Y.			

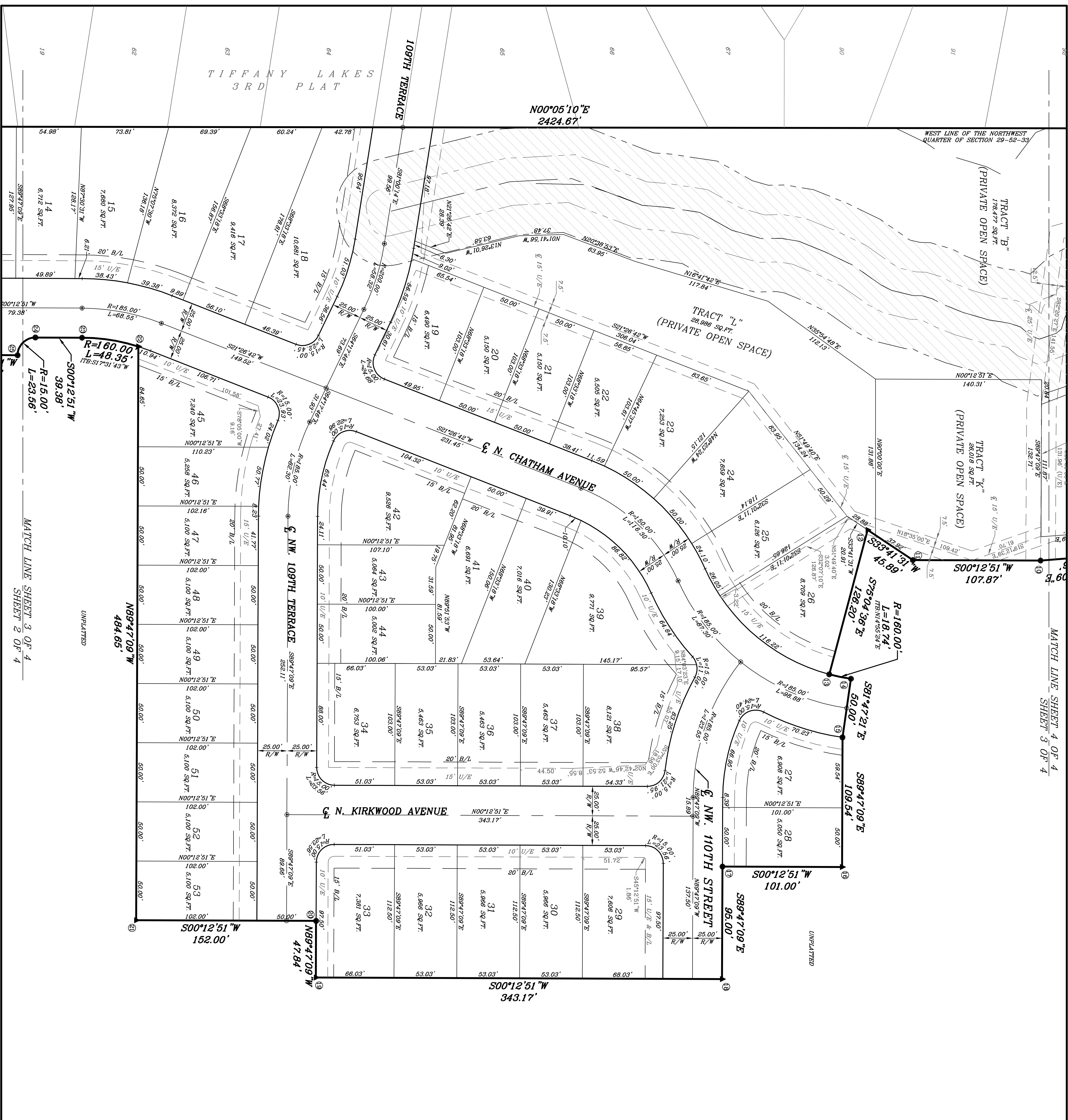
FINAL PLAT

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 SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.


ROBERT G. YOUNG, PLS-2007000089
 08/17/2022
 DATE





FINAL PLAT
TIFFANY MEADOWS
 KANSAS CITY, PLATTE COUNTY, MISSOURI

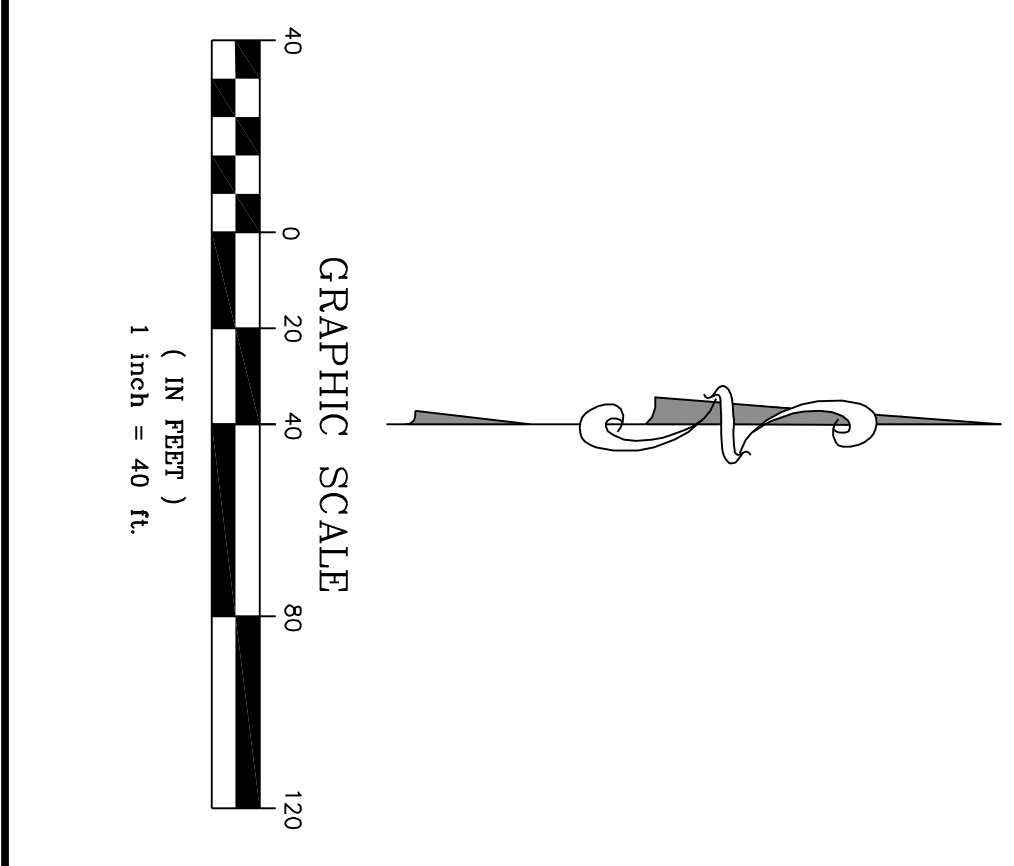
KANSAS CITY MISSOURI

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-PLATE-2023-00040N 09-19-2023

Joseph Rexwinkel, AICP
 Secretary of the Commission

BEARINGS AND COORDINATES ARE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, "N" KANSAS CITY METRO CONTROL MONUMENT PL-04, GRID FACTOR=0.9999996, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS

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FOR **RENOVATION INVESTMENTS**

R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

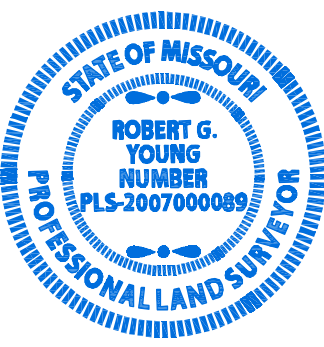
SEC.-TWP.-RGE.	COUNTY	JOB NO.
29-52-33	PLATTE	P-22084
DATE	FIELD BOOK	
08/17/2022		
DRAWN BY		
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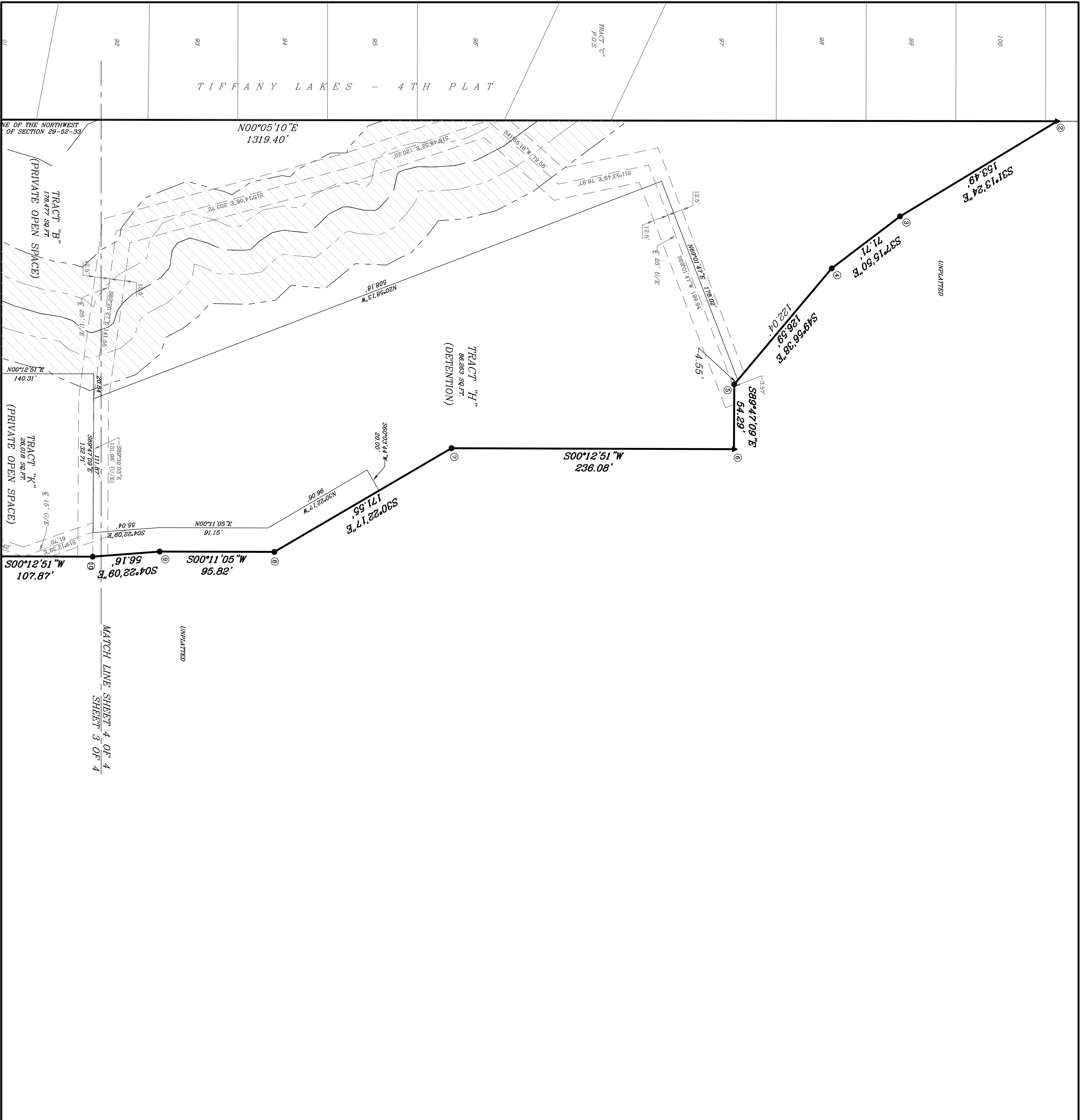
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09/17/2022
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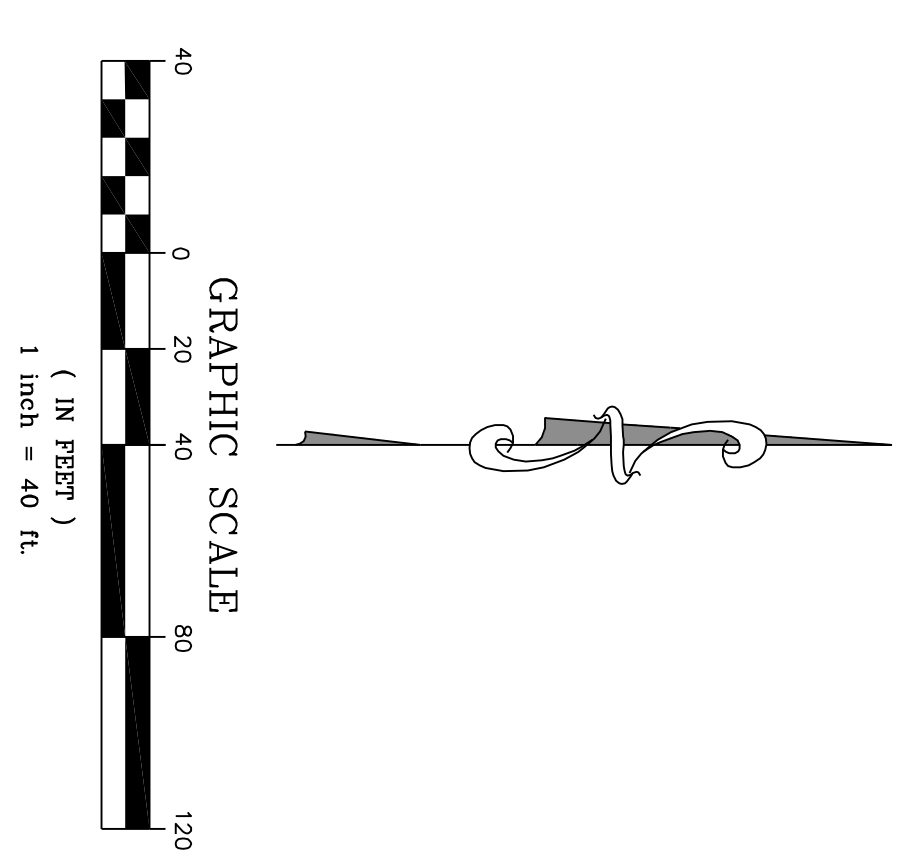


FINAL PLAT
TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI

KANSAS CITY MISSOURI

City Plan Commission
 Approved Subject to Conditions
 of Case No. CDP-EPH-14-2022-0004101 09-19-2023

Joseph Rexwinkle, AICP
 Secretary of the Commission



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 Z:\A-PLATTE COUNTY\22084 TIFFANY MEADOWS 108TH STREET\dwg\22084_MASTER LAYOUT.dwg 3/22/2022 7:53:24 PM CDT

R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
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FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
RENOVATION	29-52-33	PLATTE	P-22084
INVESTMENTS	DATE	FIELD BOOK	
	08/17/2022		
FINAL PLAT	DRAWN BY	R.C.Y.	

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