Clay County, Missouri
Land Survey Document

Continental
CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
TEL. (913) 642-6642
FAX (913) 642-6941
NSPE APWA ICBO

THE PRESERVE FIRST PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

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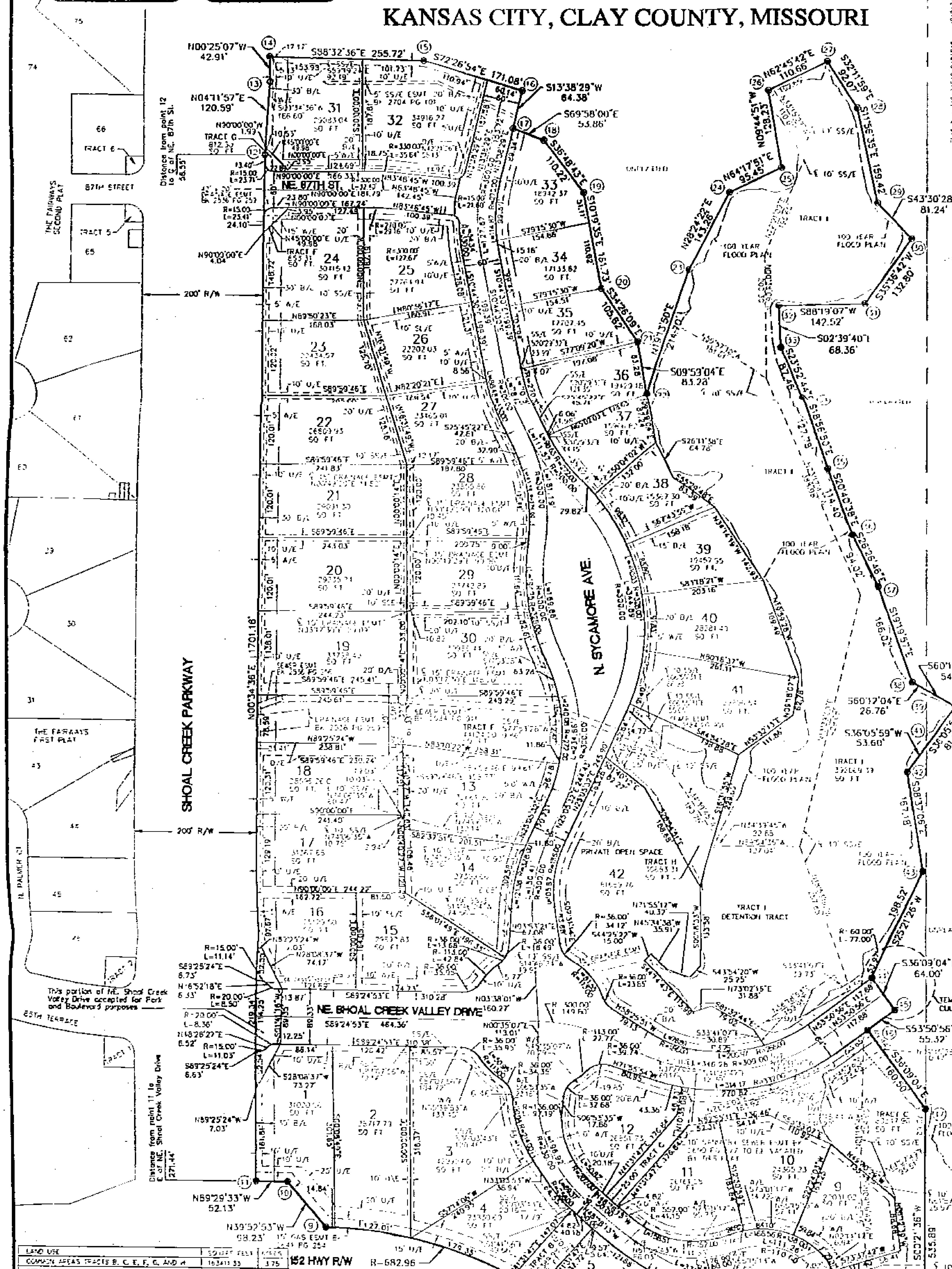


LAND USE	SQUARE FEET	ACRES
COMMON AREAS TRACTS B, C, E, F, G, AND H	163411.35	3.75
STREET RIGHT-OF-WAY	305032.41	7.00
LOTS 1 - 41	1077792.73	24.74
NEIGHBORHOOD CENTER - LOT 42 PRIVATE OPEN SPACE	81659.76	1.85
DETENTION AREA (TRACT I) PRIVATE OPEN SPACE - DETENTION	392069.39	9.00
LAND DEDICATED TO K.C. PARKS AND RECREATION	4302.34	0.10
TOTAL	2026944.9	46.53

ZONING AND SETBACKS
The subject property is zoned MPC-1. The setbacks for MPC-1 are:

Minimum Building Setbacks	Front	Side	Rear
Primary Structure	20 ft	5 ft	20 ft
Accessory Structure	20 ft	5 ft	10 ft
Garages	30 ft	5 ft	5 ft
Driveways	10 ft	6 ft	5 ft
Corner lot building setback	Front setback applied to corner side setback		
Shoal Creek Parkway frontage	20 feet minimum building setback		

Lot 42 and Tract I are reserved to meet the requirements of the subdivision regulations in Chapter 66, Section 128, for 41 single family lots.

STREET GRADES

N.E. 85th TERRACE

East right-of-way of Shoal Creek Parkway = STA 1+85	Elev = 100.00
STA 2+95	Elev = 153.66
STA 3+25	Elev = 152.51
STA 4+45 PVI	Elev = 147.14
STA 5+65	Elev = 144.02
STA 6+50.20 PVI	Elev = 141.80
STA 7+25	Elev = 139.70
STA 8+00 PVI	Elev = 137.00
STA 8+75	Elev = 133.66
STA 9+40	Elev = 130.25
STA 10+40 PVI	Elev = 125.00
STA 11+40	Elev = 126.00

PRESERVE WAY

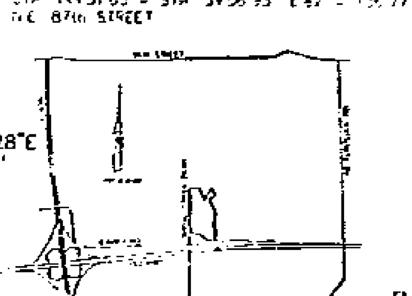
STA 0+00 = STA 6+50.20 85th TERRACE	Elev = 141.80
STA 1+00	Elev = 139.53
STA 1+50 PVI	Elev = 138.39
STA 2+00	Elev = 137.03
STA 2+55	Elev = 135.66
STA 4+30 PVI	Elev = 131.10
STA 6+65	Elev = 133.13
STA 10+30	Elev = 135.07
STA 11+60 PVI	Elev = 133.81
STA 13+30	Elev = 138.12
STA 14+51.65 = STA 5+56.93 N.E. 87th STREET	Elev = 135.77

PRESERVE COURT

STA 0+00 = STA 6+50.20 85th TERRACE	Elev = 141.80
STA 0+77.50	Elev = 139.64
STA 1+30 PVI	Elev = 138.13
STA 1+82.50	Elev = 135.51
STA 2+45	Elev = 132.32
STA 3+20 PVI	Elev = 128.50
STA 3+95	Elev = 129.92
STA 6+65	Elev = 135.05
STA 7+65 PVI	Elev = 136.95
STA 8+65	Elev = 135.05
STA 11+??	Elev = 130.60

N.E. 87th STREET

STA 2+00 = West right-of-way of Shoal Creek Parkway	Elev = 150.00
STA 2+50 PVI	Elev = 146.80
STA 3+00	Elev = 143.32
STA 4+30	Elev = 137.83
STA 4+80 PVI	Elev = 135.41
STA 5+30	Elev = 135.45
STA 5+56.93 = STA 14+51.65 Preserve Way	Elev = 136.53



GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FT.

SL/E STREET LIGHT EASEMENT
D/E DRAINAGE EASEMENT
G/E GAS LINE EASEMENT
SS/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
W/E WATER LINE EASEMENT
● SET 1/2" BAR W/ CAP 2640
○ FND 1/2" BAR W/ CAP 1760

CAR. F Sleeve 7
01 DEC 31 AID: 35 08
By Wanda Watson Deputy

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE	NORTHING	EASTING	
CL-05			341742.129	849699.173	MONR MONUMENT CL-05
	S76°20'05"E	213.547			
2			341692.272	849916.675	CENTER OF SECTION 9-T51N-R32W
	S89°58'12"E	806.070			SECTION LINE
3			341691.857	850622.745	WEST 1/4 CORNER OF SECTION 10-T51N-R32W
	S88°39'14"E	792.672			SECTION LINE
4			341673.235	851415.193	CENTER OF SECTION 10 T51N-R32W
	N00°21'36"E	26.274			SECTION LINE
5			341699.503	851415.363	POINT OF BEGINNING
	N88°24'09"W	53.253			NORTH R/W 152 HWY
6			341700.993	851362.131	
	[illegible]	76.074			LTB N88°34'49"W NORTH R/W 152 HWY
7			341722.615	851289.697	
	N54°45'47"W	85.447			NORTH R/W 152 HWY
8			341771.247	851219.566	
	[illegible]	110.851			LTB N58°48'14"W NORTH R/W 152 HWY
9			341821.426	851114.732	
	[illegible]	[illegible]			NORTH R/W 152 HWY
10			341824.470	851096.536	
	[illegible]	[illegible]			NORTH R/W 152 HWY
11			341824.541	851072.648	
	N00°34'36"E	518.470			EAST R/W SHOAL CREEK PARKWAY
12			342242.954	851034.866	
	[illegible]	36.752			EAST R/W SHOAL CREEK PARKWAY
13			342273.632	[illegible]	
	[illegible]	13.075			EAST R/W SHOAL CREEK PARKWAY
14			342292.715	851087.462	
15–47	[illegible]	[illegible]	[illegible]	[illegible]	
39			[illegible]	851417.722	POINT ON WEST LINE OF NE 1/4 SEC. 10
41			[illegible]	851417.543	POINT ON EAST LINE OF NW 1/4 SEC. 10
47			[illegible]	851410.303	POINT ON EAST LINE OF NW 1/4 SEC. 10
	[illegible]	163.504			SECTION LINE
5			341699.503	851415.363	POINT OF BEGINNING

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone using a combined grid factor of 0.9999020. All distances are grid distances, and all distances and coordinates are in meters.

10' KCPL EASEMENT KNOWN AS THE GENERAL HIGHWAY 110 ... RECORDED ... DATED AUGUST 1957

PLAT DEDICATION
The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "THE PRESERVE FIRST PLAT".

EASEMENT DEDICATION
An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, 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. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe, and continuous maintenance of the aforesaid uses and specifically there 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 appurtenances thereto without the written approval of the director of public works, as to utility easements and or the director of water services as to water main easements.

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

BUILDING LINES
Building lines or setbacks 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.

PRIVATE OPEN SPACE
Private open space is hereby reserved at the election of the developer in lieu of the required parkland dedication for 41 single family units, pursuant to section 66-128, code of general ordinances, as amended.

FLOODPLAIN
The lands herein platted lie totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of Chapter 29, code of ordinances of Kansas City, Missouri, and are further subject to the revisions of chapter X - federal insurance administration, subchapter B - National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the flood plain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

SURVEYOR'S CERTIFICATE
I hereby certify that I am a duly Registered Land Surveyor under the laws of the State of Missouri, and that to the best of my knowledge meets or exceeds the current minimum standards for property boundary surveys, and that said survey was conducted under my direct supervision. Gary S. [illegible], Missouri R.L.S. No. 2640

[signature]

CLL F 3/5/02 [illegible] 1226

MAINTENANCE OF TRACTS
Tract I is to be used for detention and Lot 42 for private open space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to covenant for maintenance of storm water detention facility, recorded simultaneously with this plat.

TEMPORARY CUL-DE-SAC
An easement is hereby granted for public use over the area marked "TEMPORARY CUL-DE-SAC" provided, however, that if public streets are extended through and beyond said easement, then said temporary cul-de-sac easement shall terminate and ownership in fee shall be in the owner of the abutting property.

Tracts B, C, E, F, G, H, and I
Tracts B, C, E, F, G, & H shall be known as common areas owned and maintained by Shoal Creek Valley Development Inc, LLC. Tract I shall be known as a detention area owned and maintained by Shoal Creek Valley Development Inc, LLC, pursuant to covenant for maintenance of storm water detention facility, filed simultaneously with this Plat.

Flood Zone Designation
Portions of the subject property are within Zone A, of Flood Insurance Rate Map Community Panel 50 of 145, Number 290173 0050 B, Revised August 5, 1986. This property may be subject to changes in said Flood Insurance Rate Map based on Preliminary Report Hydrologic and Hydraulic Study for the Shoal Creek Valley Development prepared by George Butler Associates, Inc. and under review by Continental Consulting Engineers, Inc.

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the covenants and restrictions which are to be recorded in the Office of the Register of Deeds of Clay County, Missouri and which covenants and restrictions hereby become a part of the dedication of this plat as though set hereon.

There shall be no access to Missouri Highway 152 or Barry Road from Lots 1 through 8, Tract B, and Tract C.

All exterior boundary corners and interior lot corners will be set or reset after construction is complete.

LEGAL DESCRIPTION
A tract of land in the North Half of Section 10, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri more particularly described as follows, commencing at the Southeast corner of the Northwest Quarter of said Section 10, thence North 00°21'36" East, along the East line of the Northwest Quarter of said Section 10, a distance of 66.21 feet to a point on the Northerly right-of-way of Missouri Highway 152, said point being the point of beginning; thence North 88°24'09" West, along the Northerly right-of-way of Missouri Highway 152, a distance of 174.73 feet, thence continuing along the Northerly right-of-way of Missouri Highway 152, along a curve to the right having a radius of 482.96 feet, a central angle of 29°36'45", with an initial tangent bearing of North 88°34'49" West, an arc distance of 249.61 feet, thence continuing along said right-of-way, North 54°45'47" West, a distance of 280.53 feet, thence continuing along said right-of-way along a curve to the left having a radius of 682.96 feet, a central angle of 30°30'49", with an initial tangent bearing of North 58°48'14" West, an arc distance of 363.72 feet, thence continuing along said right-of-way North 39°52'53" West, a distance of 98.23 feet; thence continuing along said right-of-way, North 89°29'33" West, a distance of 52.13 feet to a point on the Easterly right-of-way of Shoal Creek Parkway; thence North 00°34'36" East, along the Easterly right-of-way of Shoal Creek Parkway, a distance of 1701.16 feet, thence continuing along the Easterly right-of-way of Shoal Creek Parkway, North 04°11'57" East, a distance of 120.59 feet; thence continuing along said right-of-way, North 00°25'07" West, a distance of 42.91 feet; thence South 88°32'36" East, a distance of 255.72 feet, thence South 72°26'54" East, a distance of 171.08 feet, thence South 13°38'29" West, a distance of 64.38 feet; thence South 69°58'00" East, a distance of 53.86 feet; thence South 36°48'43" East, a distance of 110.22 feet; thence South 10°19'35" East, a distance of 161.73 feet; thence South 34°26'09" East, a distance of 105.62 feet; thence South 09°53'04" East, a distance of 83.28 feet, thence North 19°13'50" East, a distance of 214.70 feet; thence North 28°24'22" East, a distance of 143.26 feet, thence North 64°17'51" East, a distance of 95.45 feet; thence North 09°44'51" West, a distance 128.23 feet; thence North 62°45'42" East, a distance of 110.66 feet, thence South 32°11'59" East, a distance of 92.07 feet, thence South 11°56'35" East, a distance of 159.42 feet, thence South 43°30'28" East, a distance of 81.24 feet; thence South 35°36'42" West, a distance of 132.80 feet, thence South 88°19'07" West, a distance of 142.52 feet, thence South 02°39'40" East, a distance of 68.36 feet; thence South 23°52'44" East, a distance of 87.46 feet, thence South 18°56'50" East, a distance of 127.78 feet, thence South 20°40'38" East, a distance of 114.40 feet, thence South 26°26'46" East, a distance of 94.02 feet, thence South 19°19'57" East, a distance of 166.02 feet, thence South 60°12'04" East, a distance of 26.76 feet to a point on the West line of the Northeast Quarter of said Section 10, thence South 60°12'04" East, a distance of 54.69 feet; thence South 36°05'59" West, a distance of 81.55 feet to a point on the East line of the Northwest Quarter of said Section 10; thence South 36°05'59" West, a distance of 53.60 feet; thence South 08°37'06" East, a distance of 167.18 feet; thence South 25°21'26" West, a distance of 198.52 feet, thence South 36°09'04" East, a distance of 64.00 feet; thence South 53°50'56" West, a distance of 55.32 feet, thence South 36°09'04" East, a distance of 160.50 feet to a point on the East line of the Northeast Quarter of said Section 10, thence South 00°21'36" West, along the East line of the Northwest Quarter of said Section 10, a distance of 535.89 feet to the point of beginning. The above described tract contains 2026944.9 square feet, or 46.53 acres, more or less.

In testimony whereof: Shoal Creek Valley Development Company, LLC, by Zions Securities Corporation, A Utah Corporation, Managing Member, has caused these presents to be signed by, Zions Securities Corporation, Vice President, this 26th day of December, 2001

By [signature]
Mark O. Staples, Vice President, Zions Securities Corporation

STATE OF Utah
COUNTY OF Salt Lake

BE IT REMEMBERED that on the 26th day of December 2001 before me, the undersigned, a notary public in and for the county and state aforesaid, came Mark O. Staples, to me personally known, who being by me duly sworn did say that he is the Vice President of Zions Securities Corporation, a corporation, managing member of Shoal Creek Valley Development Company, LLC and that said instrument was signed in behalf of said Corporation as managing member of said Company and that Mark O. Staples acknowledged said instrument 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

NOTARY PUBLIC
GERRI A. HUNTER
15 E. So. Temple, Ste. 1100
Salt Lake City, Utah 84133
My Commission Expires
August 16, 2003
STATE OF UTAH

[signature]
Notary Public

My commission expires 8/16/03

CITY PLANNING COMMISSION

Approved

[signature]
Vice Chairman - Randy Endecott

[signature]
Ass't Secretory - Virginia L. Walsh

PUBLIC WORKS

[signature]
City Engineer - Stanley J. Harris, P.E.

[signature]
Director - [illegible] J. Wolf, Jr., P.E.

010383
Entry Number

CITY COUNCIL
This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance Number 011743 duly authenticated as passed this 20 day of Dec., 2001

[signature]
Mayor - Kay Barnes

[signature]
CITY CLERK
City Clerk - Catherine T. Rocha

http://www.ClayCoGov.com