Clay County, Missouri
Land Survey Document

S32965

STATE OF MO. CLAY COUNTY
I CERTIFY INSTRUMENT RECEIVED
2003 OCT 23 P 12:20 S
F Sheet 101
ROBERT T. SEVIER
RECORDER OF DEEDS
By Wenda Waters Deputy

FINAL PLAT OF: THE SHOPPES AT SHOAL CREEK

A TRACT OF LAND IN THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 51 NORTH, RANGE 32 WEST KANSAS CITY, CLAY COUNTY, MISSOURI

Description: All that part of the Northwest Quarter of Section 11, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri, described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of Section 11, Township 51 North, Range 32 West; thence North 89 degrees19 minutes13 seconds West along the South line of the Northwest Quarter of said Section 11, a distance of 87.98 feet to a point; thence North 00 degrees 40 minutes 47 seconds East a distance of 67.28 feet to the point of intersection of the West right of way line of NE Flintlock Road and the North right-of-way of Missouri Highway 152, the POINT OF BEGINNING; thence North 88 degrees 36 minutes 33 seconds West along the North right-of-way line of said Highway 152 a distance of 674.66 feet to a point; thence South 89 degrees 06 minutes 01 seconds West along the North right of way line of said Highway 152 a distance of 100.08 feet to a point; thence North 88 degrees 36 minutes 35 seconds West along the North right of way line of said Highway 152 a distance of 175.08 feet to a point; thence North 88 degrees 36 minutes 32 seconds West along the North right of way line of said Highway 152 a distance of 234.81 feet to a point; thence North 01 degree 23 minutes 27 seconds East a distance of 180.05 feet to a point; thence North 29 degrees 43 minutes 48 seconds East a distance of 206.12 feet to a point; thence North 7 degrees 56 minutes 10 seconds East a distance of 59.48 feet to a point; thence North 19 degrees 07 minutes 14 seconds West a distance of 51.62 feet to a point; thence North 6 degrees 17 minutes 48 seconds East a distance of 211.50 feet to a point; thence North 24 degrees 39 minutes 32 seconds East a distance of 136.83 feet to a point; thence North 42 degrees 31 minutes 53 seconds East a distance of 197.24 feet to a point; thence North 34 degrees 33 minutes 19 seconds East a distance of 68.45 feet to a point; thence North 82 degrees 53 minutes 43 seconds West a distance of 95.13 feet to a point; thence North 22 degrees 35 minutes 29 seconds West a distance of 80.86 feet to a point; thence North 12 degrees 12 minutes 30 seconds West a distance of 248.93 feet to a point; thence North 28 degrees 37 minutes 15 seconds West a distance of 122.62 feet to a point; thence North 58 degrees 27 minutes 35 seconds West a distance of 29.76 feet to a point; thence North 9 degrees 56 minutes 48 seconds West a distance of 82.97 feet to a point; thence North 24 degrees 06 minutes 31 seconds West a distance of 57.13 feet to a point; thence North 5 degrees 40 minutes 19 seconds West a distance of 48.91 feet to a point; thence North 15 degrees 54 minutes 55 seconds West a distance of 24.73 feet to a point; thence North 40 degrees 20 minutes 19 seconds West a distance of 64.30 feet to a point; thence North 36 degrees 01 minutes 04 seconds West a distance of 42.77 feet to a point; thence North 14 degrees 48 minutes 52 seconds West a distance of 20.27 feet to a point; thence North 4 degrees 30 minutes 05 seconds East a distance of 68.98 feet to a point; thence North 15 degrees 24 minutes 26 seconds East a distance of 100.91 feet to a point; thence South 84 degrees 56 minutes 05 seconds East a distance of 56.76 feet to a point; thence South 6 degrees 45 minutes 51 seconds East a distance of 73.18 feet to a point; thence South 23 degrees 55 minutes 09 seconds East a distance of 46.67 feet to a point; thence South 80 degrees 21 minutes 48 seconds East a distance of 46. feet to a point; thence North 87 degrees 57 minutes 13 seconds East a distance of 67.57 feet to a point; thence South 19 degrees 00 minutes 15 seconds West a distance of 13.38 feet to a point; thence South 49 degrees 13 minutes 04 seconds West a distance of 40.01 feet to a point; thence South 1 degree 09 minutes 15 seconds East a distance of 31.10 feet to a point; thence South 31 degrees 48 minutes 35 seconds East a distance of 77.92 feet to a point; thence South 44 degrees 18 minutes 17 seconds East a distance of 92.69 feet to a point; thence South 29 degrees 12 minutes 38 seconds East a distance of 67.95 feet to a point; thence South 86 degrees 17 minutes 28 seconds East a distance of 92.76 feet to a point; thence North 46 degrees 26 minutes 40 seconds East a distance of 45.44 feet to a point; thence North 28 degrees 46 minutes 42 seconds East a distance of 46.76 feet to a point; thence North 1 degree 53 minutes 51 seconds East a distance of 60.71 feet to a point; thence North 40 degrees 39 minutes 40 seconds East a distance of 49.44 feet to a point; thence North 0 degrees 00 minutes 00 seconds East a distance of 55.05 feet to a point; thence North 35 degrees 41 minutes 49 seconds West a distance of 108.85 feet to a point; thence North 40 degrees 44 minutes 22 seconds East a distance of 99.17 feet to a point; thence South 21 degrees 52 minutes 42 seconds East a distance of 125.13 feet to a point; thence North 51 degrees 31 minutes 57 seconds East a distance of 38.20 feet to a point; thence North 30 degrees 20 minutes 24 seconds East a distance of 68.44 feet to a point; thence South 88 degrees 04 minutes 45 seconds East a distance of 33.36 feet to a point; thence South 15 degrees 51 minutes 18 seconds West a distance of 124.66 feet to a point; thence South 25 degrees 01 minutes 35 seconds East a distance of 47.51 feet to a point; thence South 80 degrees 49 minutes 21 seconds East a distance of 138.30 feet to a point; thence South 49 degrees 33 minutes 58 seconds West a distance of 65.75 feet to a point; thence South 70 degrees 38 minutes 10 seconds West a distance of 95.22 feet to a point; thence South 48 degrees 30 minutes 09 seconds West a distance of 37.28 feet to a point; thence South 12 degrees 56 minutes 26 seconds West a distance of 91.58 feet to a point; thence South 11 degrees 34 minutes 04 seconds East a distance of 63.40 feet to a point; thence South 89 degrees 07 minutes 51 seconds East a distance of 38.32 feet to a point; thence South 31 degrees 35 minutes 33 seconds West a distance of 60.20 feet to a point; thence South 16 degrees 38 minutes 11 seconds West a distance of 60.26 feet to a point; thence South 7 degrees 07 minutes 05 seconds East a distance of 82.54 feet to a point; thence South 39 degrees 57 minutes 34 seconds East a distance of 60.00 feet to a point; thence South 22 degrees 36 minutes 26 seconds East a distance of 38.29 feet to a point; thence South 45 degrees 23 minutes 49 seconds East a distance of 33.09 feet to a point; thence South 61 degrees 52 minutes 07 seconds East a distance of 15.32 feet to a point; thence South 38 degrees 45 minutes 55 seconds East a distance of 47.71 feet to a point; thence South 70 degrees 12 minutes 56 seconds East a distance of 14.18 feet to a point; thence North 85 degrees 17 minutes 20 seconds East a distance of 51.93 feet to a point; thence South 70 degrees 34 minutes 01 seconds East a distance of 26.92 feet to a point; thence South 84 degrees 53 minutes 12 seconds East a distance of 39.17 feet to a point; thence North 48 degrees 12 minutes 09 seconds East a distance of 14.84 feet to a point; thence North 81 degrees 12 minutes 33 seconds East a distance of 72.35 feet to a point; thence North 74 degrees 41 minutes 35 seconds East a distance of 119.46 feet to a point; thence South 89 degrees 38 minutes 28 seconds East a distance of 179.06 feet to a point on the West right of way line of NE Flintlock Road; thence in a Southwesterly direction along the West right of way line of NE Flintlock Road and along a curve to the left whose initial tangent bears South 2 degrees 33 minutes 08 seconds West, having a radius of 5054.09 feet, through a central angle of 2 degrees 06 minutes 23 seconds, an arc distance of 185.80 feet to a point; thence South 0 degrees 26 minutes 45 seconds West along the West right of way line of NE Flintlock Road a distance of 623.59 feet to a point; thence in a Southwesterly direction along the West right of way line of NE Flintlock Road and along a curve to the right, having a radius of 21.00 feet, through a central angle of 64 degrees 38 minutes 06 seconds, an arc distance of 23.69 feet to a point; thence South 0 degrees 26 minutes 45 seconds West a distance of 309.74 feet to the POINT OF BEGINNING and containing 1,502,716 Square Feet or 34.498 Acres, more or less.

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 SHOPPES AT SHOAL CREEK"

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 of 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 it's 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 of 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 so dedicated.

Building Lines

Building lines or 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.

Right of Entrance:

The right of entrance 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 rights of ingress and egress does not include any obligation to contribute for any damages to any private street or drive by virtue of the exercise of 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.

Flood Plain

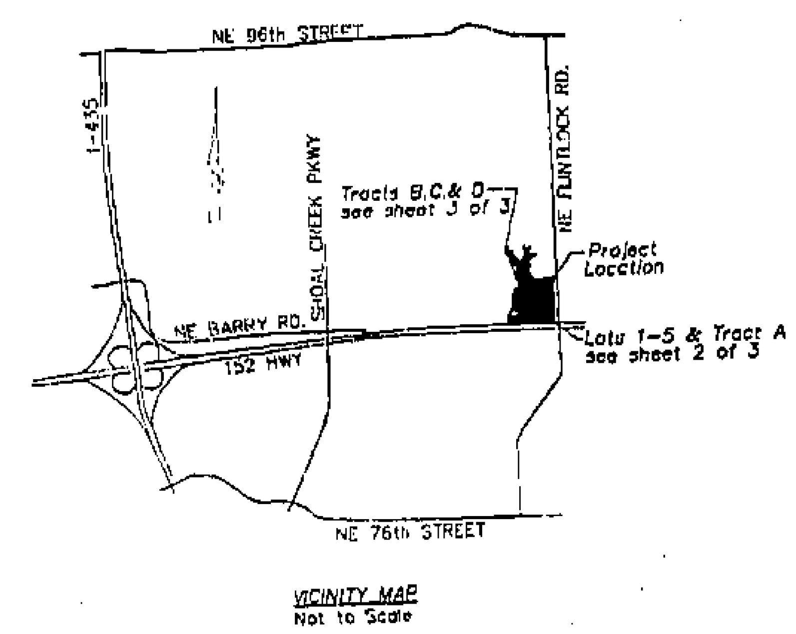
Portions of the subject property are within Zone A, of Flood Insurance Rate Map Community Panel 50 of 145, Number 290173 0050 B, Revised August 5, 1986. This property may be subject to changes in said Flood Insurance Rate Map based on Preliminary Report Hydrologic and Hydraulic Study for the Shoal Creek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

Zoning

The Property Shown hereon lies within the JPC-6 Zoning District.

Street Grades

The Street Grades for NE Flintlock Road are established by City Ordinance 981093, Dated September 10, 1998 and are as follows: 121.26' N. of Missouri Highway 152 Elevation 124.37', 743.67' N. of Missouri Highway 152 Elevation 152.21', 1205.73' N. of Missouri Highway 152 Elevation 133.73'. Missouri Highway 152 is a State Maintained Highway



VICINITY MAP
Not to Scale

Restricted Access

No vehicular access to Missouri Highway 152 from lots 1, 2 & 3 is permitted.

Undesirable Noise Levels

The area described herein lies adjacent to Missouri Highway 152 as such, Such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels. No residential uses will be allowed within these noise contours.

Cross Access

The right of ingress-egress between Lots 1, 2, 3, 4, 5 & Tracts B, C, & D is hereby granted.

Maintenance of Tracts

Tract A is to be used for landscaping and signage, Tract B is designated as Private Open Space, Tract C is a Roadway Easement and Tract D is for Storm Water Detention and Private Open Space. Tracts A, B, C, shall be maintained by the owners of the lots, tracts and parcels shown within this plat. Tract D is to be used for Storm Water Detention and shall be maintained by the owners of the Lots, Tracts and Parcels shown within this plat pursuant to "Covenant to Maintain Storm Water Detention Facility-The Shoppes at Shoal Creek" recorded simultaneously with this plat.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed their name.

Shoal Creek Valley Development Company, LLC a Missouri limited liability company, has caused these presents to be signed by its Manager, Zions Securities Corporation, a Utah corporation, this 25 day of September, 2003.

Shoal Creek Valley Development Company, LLC a Missouri limited liability company
By: Its Manager
Zions Securities Corporation, a Utah Corporation

By: P. David Jensen
P. David Jensen,
Sr. Vice President and COO

STATE OF Utah } SS
COUNTY OF Salt Lake }

Be it remembered, that on the 25 day of September, 2003, before the undersigned, a notary public in and for the County and State aforesaid came P. David Jensen, to me personally known, who being by me duly sworn did say that he is the Sr. Vice President and COO of Zions Securities Corporation, a Utah corporation, Manager of Shoal Creek Valley Development Company, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said corporation as Manager of said company and that P. David Jensen 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 and year last above written.

Signature

My appointment expires:

CITY PLAN COMMISSION

Approved July 1, 2003

Vice Chairman—Randy Endecott

Secretary—Virginia L. Walsh

PUBLIC WORKS

City Engineer—Stanley J. Harris, P.E.

Acting Director—Larry W. Frevert, P.E.

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. 031004 duly authenticated as passed this 18 day of Sept, 2003.

Mayor—Kay Barnes

City Clerk—Millie M. Crossland

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

I hereby certify that the plat of "THE SHOPPES AT SHOAL CREEK" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for Class "C" (Urban) property as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

Michael E. Bogina LS-2048
Olsson Associates LC-386

Date

TRAVERSE TABLE

Point	Grid Bearing	Distance Ground Feet	Distance Grid Meters	Grid Coordinates (Meters) Northing	Grid Coordinates (Meters) Easting
[illegible]				340305.19?7	853168.5940
	N07°19'24"W	4432.34	1350.852		
1				341645.0245	852946.4030
	S51°54'54"W	110.75	33.755		
2				341665.9455	852969.0346
	N88°36'33"W	674.66	205.639		
3				341670.8364	852764.2766
	S89°06'01"W	100.08	30.502		
4				341670.3574	852733.7789
	N88°36'35"W	175.08	53.359		
5				341671.6521	852680.4352
	N88°36'32"W	234.81	71.564		
6				341673.3896	852608.8919
	N1°23'27"E	180.05	54.879		
7				341728.2487	852610.2238
	N29°43'48"E	206.12	62.819		
8				341782.7084	852641.3765
	N7°56'10"E	59.48	18.129		
9				341800.7632	852643.8794
	N19°07'14"W	51.62	15.732		
10				341815.6171	852638.7263
	N6°17'48"E	211.50	64.459		
11				341879.6875	852645.7958
	N24°39'32"E	136.83	41.703		
12				341917.5874	852663.1950
	N42°31'53"E	197.24	60.113		
13				341961.8848	852703.8310
	N34°33'19"E	68.45	20.861		
14				341979.0655	852715.6634
	N82°53'43"W	95.13	28.994		
15				341982.6515	852686.8921
	N22°35'29"W	80.86	24.644		
16				342005.4043	852677.4751
	N12°12'30"W	248.93	75.867		
17				342079.5551	852661.3811
	N28°37'15"W	122.62	37.370		
18				342112.3590	852643.4810
	N58°27'35"W	29.76	9.070		
19				342117.1033	852635.7311
	N9°56'48"W	82.97	25.288		
20				342142.0110	852631.3832
	N24°06'31"W	57.13	17.413		
21				342157.9049	852624.2707
	N5°40'19"W	48.91	14.907		
22				342172.7392	852622.7974
	N15°54'55"W	24.73	7.537		
23				342179.9878	852620.7304
	N40°20'19"W	64.30	19.597		
24				342194.9249	852608.0455
	N36°01'04"W	42.77	13.036		
25				342205.4685	852600.3801
	N14°48'52"W	20.27	6.178		
26				342211.4397	852598.8008
	N4°30'05"W	68.98	21.024		

Wilshire Grid Factor 0.9999051

Point	Grid Bearing	Grid Distance Feet	Grid Distance Meters	Grid Coordinates (Meters) Northing	Grid Coordinates (Meters) Easting
27				342229.3995	852600.4504
	N15°24'26"E	100.91	30.755		
28				342260.0486	852608.6218
	S84°56'05"E	56.76	17.304		
29				342260.5203	852625.8619
	S6°45'51"E	73.18	22.303		
30				342238.3725	852628.4888
	S23°55'09"E	46.67	14.225		
31				342225.3479	852634.2480
	S80°21'48"E				
32				[illegible]	852648.2329
	N87°57'13"E	67.57	20.595		
33				[illegible]	852668.8148
	S19°00'15"W	13.38	4.079		
34				[illegible]	852607.4866
	S49°13'04"W	40.01	12.195		
35				[illegible]	852658.2529
	S1°09'15"E	31.10			
36				[illegible]	852659.7708
	S31°48'35"E	77.92			
37				[illegible]	852672.9936
	S44°18'17"E	92.69			
38				[illegible]	852692.8414
	S29°12'38"E	67.96	20.709		
39				[illegible]	852701.6623
	S86°17'28"E	92.76	28.269		
40				[illegible]	852729.8825
	N46°26'40"E	45.44	13.862		
41				[illegible]	852739.9285
	N28°46'42"E	46.76	14.251		
42				[illegible]	852746.7592
	N1°53'51"E	60.71	18.501		
43				[illegible]	852747.4017
	N40°39'40"E	49.44	15.064		
44				[illegible]	852757.2206
	N0°00'00"E	55.05	16.777		
45				[illegible]	852757.2206
	N35°41'49"W	108.85	33.174		
46				[illegible]	852737.8637
	N40°44'22"E	99.17	30.323		
47				[illegible]	852757.5802
	S21°52'42"E	125.13	38.137		
48				[illegible]	852771.7996
	N51°31'37"E	38.20	11.643		
49				[illegible]	852783.3138
	N30°20'24"E	68.44	20.858		
50				[illegible]	852793.8518
	S88°04'45"E	33.36	10.169		
51				[illegible]	852803.2852
	S15°51'18"W	124.66	37.892		
52				[illegible]	852792.9256
	S25°01'35"E	47.51	14.480		

Point	Grid Bearing	Grid Distance Feet	Grid Distance Meters	Grid Coordinates (Meters) Northing	Grid Coordinates (Meters) Easting
53				342191.7065	852799.0312
	S80°48'21"E	138.30	42.149		
54				342184.9827	852840.5405
	S49°33'58"W	65.75	20.037		
55				342171.9881	852825.3889
	S70°38'10"W	95.22	29.014		
56				342162.3664	852798.0112
	S48°30'09"W	37.28	11.363		
57				342154.8372	852789.5003
	S12°56'26"W	91.58	27.910		
58				342127.6356	852783.2500
	S11°34'04"E	63.40	19.324		
59				342108.7245	852787.1254
	S89°07'51"E	38.32	11.678		
60				342104.5444	852798.0371
	S31°35'33"W	60.20	18.348		
61				342088.9159	852789.4253
	S16°38'11"W	60.26	18.366		
62				342071.3185	852783.1870
	S7°07'05"E	82.54	25.154		
63				342048.3580	852786.2940
	S39°57'34"E	60.00	18.286		
64				342032.3416	852798.0283
	S22°36'26"E	38.29	11.670		
65				342021.5680	852802.5145
	S45°23'49"E	33.09	10.085		
66				342014.4867	852809.6946
	S61°52'07"E	15.32	4.668		
67				342012.2858	852813.8112
	S38°45'55"E	47.71	14.540		
68				342000.9490	852822.9148
	S70°12'56"E	14.18	4.320		
69				341999.4256	852826.9803
	N85°17'20"E	51.93	15.827		
70				342000.7366	852842.7540
	S70°34'01"E	26.92	8.204		
71				341998.0571	852850.4904
	S84°53'12"E	39.17	11.938		
72				341996.9931	852862.3812
	N48°12'09"E	14.84	4.523		
73				342000.0078	852865.7533
	N81°12'33"E	72.35	22.050		
74				342003.3777	852887.5443
	N74°41'35"E	119.46	36.407		
75				342012.9888	852922.6597
	S89°38'28"E	179.06	54.573		
76				342012.6470	852977.2313
LC=	S01°29'56"W	185.78	56.622		
77				341956.0442	852975.7502
	S0°26'45"W	623.59	190.053		
78				341765.9974	852974.2713
LC=	S32°45'05"W	22.45	6.843		
79				341760.2420	852970.5693
	S0°26'45"W	309.74	94.399		
2				341665.8455	852968.8346

Lot	S.F.	Acre
1	410,237	9.42
2	60,534	1.39
3	67,264	1.54
4	62,013	1.42
5	68,896	1.58

Tract	S.F.	Acre
A	8,282	0.19
B	479,721	11.01
C	74,734	1.72
D	270,341	6.22

Cab. F
11/4/03 DML

Prepared For:
Shoal Creek Development
10 East South Temple
Salt Lake City, Utah 84133

Prepared By:
Olsson Associates
8301 State Line Road, Suite 101
Kansas City, Missouri, 64114
(816) 361-1177

drawn by: TDH
designed by: JY
checked by: MEB
approved by: BM
project no.: 2002-0832
file name: KCC832071A.dwg

DATE	REVISION	BY
9/23/03	Rev. Name of Signing for Owner	DLU
9/03/03	Rev. Maintenance Language & Add Approval Date	DLU
8/19/03	Rev. Wilshire Coordinate & Maintenance of Tracts Language	DLU
7/31/03	Rev. Traverse Table & Jurats	DLU
7/1/03	Add Trail, Access Language & Easements	TDH
6/18/03	Revised per City Comments	TDH
6/04/03	Revised per City Comments	TDH
3/25/03	Original Preparation	TDH

THE SHOPPES AT SHOAL CREEK SHEET 1 OF 3

OLSSON ASSOCIATES

OLSSON ASSOCIATES
CONSULTING ENGINEERS
8301 STATE LINE ROAD
SUITE 101
KANSAS CITY, MO 64114
816-361-1177
816-361-1888 (FAX)

http://www.ClayCoGov.com