Clay County, Missouri
Land Survey Document

S36954

THE VILLAGE FIRST PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

STREET GRADES

N.E. 80TH STREET
STA. 53+37 = BEGIN CONST. Elev. = 128.15
STA. 53+00 Elev. = 127.88
STA. 55+10 PVI Elev. = 126.01 Length = 300.00'
STA. 56+80 Elev. = 120.04
STA. 59+85 Elev. = 107.10
STA. 61+10 PVI Elev. = 102.12 Length = 250.00'
STA. 62+35 Elev. = 98.38
STA. 63+25 Elev. = 95.65

N.E. 79TH TERRACE
STA. 3+15 BEGIN CONST. Elev. = 126.31
STA. 3+40 PVI Elev. = 127.46 Length = 250.00'
STA. 4+65 Elev. = 123.14
STA. 8+85 Elev. = 108.30
STA. 9+20 PVI Elev. = 107.44 Length = 50.00'
STA. 9+45 Elev. = 105.69
STA. 9+84 Elev. = 105.40

N.E. 79TH STREET
STA. 3+31 BEGIN CONST. Elev. = 121.84
STA. 3+70 Elev. = 122.37
STA. 5+20 PVI Elev. = 124.40 Length = 300.00'
STA. 6+70 Elev. = 119.32
STA. 8+50 Elev. = 113.23
STA. 9+50 PVI Elev. = 109.85 Length = 200.00'
STA. 10+50 Elev. = 108.62

N. DITZLER AVENUE
STA. 10+50 Elev. = 108.62
STA. 12+90 Elev. = 105.66
STA. 13+50 PVI Elev. = 104.92 Length = 120.00'
STA. 14+10 Elev. = 103.13
STA. 14+48.50 Elev. = 101.95

N. HUNTER AVENUE
STA. 0+00 Elev. = 122.37
STA. 0+12 PVI Elev. = 122.13
STA. 2+98 PVI Elev. = 125.37
STA. 3+10 Elev. = 125.81

N. LANE AVENUE BETWEEN 79TH STREET AND 79TH TERRACE
STA. 0+00 Elev. = 121.31
STA. 0+12 Elev. = 121.07
STA. 0+70 Elev. = 121.73
STA. 1+20 PVI Elev. = 122.30 Length = 100.00'
STA. 1+70 Elev. = 121.16
STA. 2+98 Elev. = 118.24
STA. 3+10 Elev. = 118.48

N. LANE AVENUE BETWEEN 79TH TERRACE AND N.E. 80TH STREET
STA. 0+00 Elev. = 121.87
STA. 0+12 Elev. = 121.63
STA. 2+55 Elev. = 124.33
STA. 3+15 PVI Elev. = 125.00 Length = 120.00'

N. LANE AVENUE NORTH OF N.E. 80TH STREET
STA. 3+15 PVI Elev. = 125.00 Length = 120.00'
STA. 3+75 Elev. = 124.40
STA. 4+48.50 Elev. = 123.63

N. LAUREL AVENUE
STA. 0+00 Elev. = 115.65
STA. 1+71.00 Elev. = 113.93

ALLEY A
STA. 0+00 Elev. = 116.52
STA. 0+12 Elev. = 116.28
STA. 0+95 Elev. = 117.91
STA. 1+20 PVI Elev. = 118.40 Length = 50.00'
STA. 1+45 Elev. = 118.65
STA. 2+30 Elev. = 119.50

ALLEY B
STA. 0+00 Elev. = 109.68
STA. 0+12 Elev. = 109.44
STA. 1+25 Elev. = 111.99
STA. 1+50 PVI Elev. = 112.55 Length = 50.00'
STA. 1+75 Elev. = 113.38
STA. 3+37.12 Elev. = 118.75

ALLEY D
STA. 0+00 Elev. = 125.97
STA. 0+12 Elev. = 125.73
STA. 2+27 Elev. = 127.88

ALLEY F
STA. 0+00 Elev. = 123.61
STA. 2+56 Elev. = 113.88
STA. 2+68 Elev. = 114.23

ALLEY H
STA. 0+00 Elev. = 113.07
STA. 0+12 Elev. = 112.83
STA. 0+20 Elev. = 113.02
STA. 0+50 PVI Elev. = 113.75 Length = 60.00'
STA. 0+80 Elev. = 113.23
STA. 2+98 Elev. = 109.44
STA. 3+10 Elev. = 109.68

ALLEY I
STA. 0+00 Elev. = 121.48
STA. 0+12 Elev. = 121.22
STA. 2+45 Elev. = 112.31
STA. 2+55 Elev. = 111.92

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 VILLAGE 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 Tracts A and B and Lots 38 and 39 are hereby reserved at the election of the developer in lieu of the required park land dedication for 37 single family units, and 2 multi-family units pursuant to section 66-128, code of general ordinances, as amended.

MAINTENANCE OF TRACTS
Tracts A and B and Lots 38 and 39 are to be used for private open space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to Covenants, Conditions, and Restrictions, recorded simultaneously with this plat.
Tract C is to be used as a detention facility 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 Plat at the Village First Plat, recorded simultaneously with this plat
Tracts A and B are reserved to meet the requirements of this subdivision regulations is Chapter 66, Section 128, for 37 single family lots.

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 right of ingress and egress does not include any obligation to contribute for any damage 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 ZONE DESIGNATION
The lands herein platted are totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of Chapter 28, 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 boundary 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.

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the Community Charter for Shoal Creek Valley, recorded in the Office of the Register of Deeds of Clay County, Missouri in Book 3514 at pages 368 through 508.

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

LAND USE	SQUARE FEET	ACRES
LOTS 1-37, 40 AND 41	227086.34	5.213
LOT 38 - PRIVATE OPEN SPACE	46456.64	1.067
LOT 39 - NEIGHBORHOOD COMMUNITY CENTER PRIVATE OPEN SPACE	220258.94	5.057
PRIVATE OPEN SPACE - TRACTS A AND B	47716.84	1.095
DETENTION AREA - TRACT C	460616.29	10.574
STREET RIGHT-OF-WAY INCLUDING ALLEYS	235066.59	5.396
TOTAL	1237211.64	28.402

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 030915 duly authenticated as passed this 18 day of September 2003

Mayor - Kay Barnes

City Clerk - Millie M. Crossland

CITY PLANNING COMMISSION

Approved August 19, 2003

Vice Chairman - Randy Endecott

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

for City Engineer - Stanley J. Harris, P.E.

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

VICINITY MAP
N.T.S.

ZONING AND SET BACKS
The subject property is zoned MPC-2. The setbacks for MPC-2 are:

Minimum Building Setbacks	Front	Side	Rear
Primary Structure	10 ft.	5 ft.*	15 ft.
Accessory Structure	20 ft.	5 ft.	5 ft.
Garages	30 ft.	5 ft.	5 ft.
Driveways	10 ft.	0 ft.	5 ft
Corner lot building setback	Front setback applied to corner side setback		

*0-Lot line configurations allowed with 10 ft. opposing side setback.

In testimony whereof: 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 9th day of October, 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,
Sr. Vice President and COO

STATE OF Kansas)
)ss.
COUNTY OF Johnson)

BE IT REMEMBERED that on the 9th day of October, 2003, before me, 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.

My commission expires:
4-1-06

Notary Public

PHILLIP L. FRANCIS My Appt Exp. 4-1-06

LEGEND
D/E DRAINAGE EASEMENT
SS/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
W/E WATER LINE EASEMENT
B/L BUILDING LINE
⦿ SET 1/2" BAR W/ CAP 2640

MISSOURI STATE PLANE COORDINATE TRAVERSE

STATION	BEARING	DISTANCE	NORTHING	EASTING	
CL-13 RESET			340079.756	851569.837	MONR MONUMENT CL-200
	S88°21'11"E	630.344			
2			340061.635	852199.921	WEST 1/4 COR. SEC 15-T51N-R32W
	N00°32'06"E	797.790			WEST LINE NW 1/4 SEC 15-T51N-R32W
3			340859.394	852207.371	SW COR SW 1/4 SEC 11-T51N-R32W
	S89°20'25"E	148.558			SECTION LINE
4			340857.684	852355.919	POINT OF BEGINNING
	N00°00'00"E	31.398			
5			340889.082	852355.919	
	N90°00'00"E	36.573			
6			340889.082	852392.492	
	R=6.095	L=9.576			
7			340895.179	852398.587	
	N00°00'00"E	36.420			
8			340931.599	852398.587	
	N90°00'00"E	15.239			
9			340931.599	852412.626	
	R=6.095	L=9.576			I.T.B. = S00°00'00"E
10			340925.504	852419.923	
	N90°00'00"E	54.249			
11			340925.504	852474.172	
	R=6.095	L=9.576			
12			340931.601	852480.267	
	N90°00'00"E	15.239			
13			340931.601	852495.506	
	N00°00'00"E	321.40			
14			341029.554	852495.506	
	N90°00'00"E	24.909			
15			341029.554	852520.415	
	N84°02'23"E	45.438			
16			341034.272	852565.607	
	N12°03'11"E	51.976			
17			341085.102	852576.461	
	N29°41'30"E	73.157			
18			341148.654	852612.698	
	N05°01'46"W	81.282			
19			341229.623	852505.572	
	N90°00'00"E	95.982			
20			341229.623	852701.554	
	S08°07'07"W	100.626			
21			341130.035	852687.343	
	S50°52'06"E	50.912			
22			341097.874	852726.836	
	S11°16'15"E	78.317			
23			341021.068	852742.142	
	S25°01'59"W	68.055			
24			340959.406	852713.346	
	S53°04'08"E	27.730			
25			340942.634	852735.653	
	S36°55'52"W	144.120			
26			340827.428	852649.060	
	R=405.955	L=26.378			
27			340805.845	852633.904	
	R=7.619	L=11.661			
28			340803.480	852623.617	
	N59°06'59"W	5.251			
29			340806.175	852619.110	
	S30°53'01"W	18.286			
30			340790.482	852609.724	
	S59°06'59"E	5.251			
31			340787.786	852614.231	
	R=7.619	L=11.661			
32			340777.604	852617.011	
	R=405.955	L=7.241			I.T.B. = S28°34'09"W
33			340771.213	852613.605	
	S37°14'44"W	5.154			
34			340767.086	852610.468	
	R=118.861	L=65.517			
35			340706.879	852585.806	
	R=405.955	L=26.034			I.T.B. = S17°41'23"W
36			340681.940	852579.696	
	N90°00'00"W	227.436			
37			340681.842	852352.267	
	N00°00'00"E	15.239			
38			340697.081	852352.267	
	R=6.095	L=9.575			I.T.B.=N90°00'00"E
39			340703.178	852358.362	
	N00°00'00"E	67.050			
40			340770.228	852358.352	
	R=6.095	L=9.575			
41			340776.323	852352.265	
	N90°00'00"W	3.048			
42			340776.323	852349.217	
	N00°00'00"E	15.239			
43			340791.562	852349.217	
	N90°00'00"E	0.610			
44			340791.562	852349.827	
	R=6.095	L=9.576			
45			340797.659	852355.919	
	N90°00'00"E	59.942			
4			340857.684	852355.919	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 0.9999036. All distances are grid distances; and all distances and coordinates are in meters.

LEGAL DESCRIPTION
A tract of land in the Southwest Quarter of Section 11, and the Northwest Quarter of Section 14, all in Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the Southwest corner of the Southwest Quarter of Said Section 11, thence South 89°20'25" East, along the South line of the Southwest Quarter of said Section 11, a distance of 487.44 feet to the point of beginning; thence North 00°00'00" East, a distance of 103.02 feet; thence North 90°00'00" East, a distance of 120.00 feet to a point of curvature; thence along a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", an arc distance of 31.42 feet; thence North 00°00'00" East, a distance of 119.50 feet; thence North 90°00'00" East, a distance of 50.00 feet to a point of curvature; thence along a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", with an initial tangent bearing of South 00°00'00" East, an arc distance of 31.42 feet; thence North 90°00'00" East, a distance of 178.00 feet to a point of curvature; thence along a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", an arc distance of 31.42 feet; thence North 90°00'00" East, a distance of 50.00 feet; thence North 00°00'00" East, a distance of 321.40 feet; thence North 90°00'00" East, a distance of 81.73 feet; thence North 84°02'23" East, a distance of 149.09 feet; thence North 12°03'11" East, a distance of 170.54 feet; thence North 29°41'30" East, a distance of 240.04 feet; thence North 05°01'46" West, a distance of 266.70 feet; thence North 90°00'00" East, a distance of 314.93 feet; thence South 08°07'07" West, a distance of 330.17 feet; thence South 50°52'06" East, a distance of 167.03 feet; thence South 11°16'15" East, a distance of 256.97 feet; thence South 25°01'59" West, a distance of 223.30 feet; thence South 53°04'08" East, a distance of 51.58 feet; thence South 36°55'52" West, along the West right-of-way of N.E. Flintlock Road, a distance of 472.88 feet to a point of curvature; thence continuing along the West right-of-way of N.E. Flintlock Road, along a curve to the left having a radius of 1332.00 feet, a central angle of 3°43'23", an arc distance of 86.55 feet to a point of reverse curvature; thence continuing along the West right-of-way of N.E. Flintlock Road, along a curve to the right having a radius of 25.00 feet, a central angle of 87°41'08", an arc distance of 38.26 feet; thence North 59°06'59" West, along the West right-of-way of N.E. Flintlock Road, a distance of 17.23 feet; thence South 30°53'01" West, along the West right-of-way of N.E. Flintlock Road, a distance of 60.00 feet; thence South 59°06'59" East, along the West right-of-way of N.E. Flintlock Road, a distance of 17.23 feet to a point of curvature; thence continuing along the West right-of-way of N.E. Flintlock Road, along a curve to the right having a radius of 25.00 feet, a central angle of 87°41'08", an arc distance of 38.26 feet to a point of reverse curvature; thence continuing along the West right-of-way of N.E. Flintlock Road, along a curve to the left having a radius of 1332.00 feet, an initial tangent bearing of South 28°34'09" West, a central angle of 1°01'19", an arc distance of 23.76 feet; thence South 37°14'44" West, along the West right-of-way of N.E. Flintlock Road, a distance of 17.01 feet to a point of curvature; thence continuing along the West right-of-way of N.E. Flintlock Road, along a curve to the left having a radius of 390.00 feet, a central angle of 31°34'54", an arc distance of 214.97 feet to a point of curvature; thence continuing along the West right-of-way of N.E. Flintlock Road, along a curve to the left having a radius of 1332.00 feet, an initial tangent bearing of South 17°41'23" West, a central angle of 3°40'26", an arc distance of 85.42 feet; thence North 90°00'00" West departing the West right-of-way of N.E. Flintlock Road, a distance of 746.25 feet; thence North 00°00'00" East, a distance of 50.00 feet to a point of curvature; thence along a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", with an initial tangent bearing of North 90°00'00" East, an arc distance of 31.42 feet; thence North 00°00'00" East, a distance of 220.00 feet to a point of curvature; thence along a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", an arc distance of 31.42 feet; thence North 90°00'00" West, a distance of 10.00 feet; thence North 00°00'00" East a distance of 50.00 feet; thence North 90°00'00" East, a distance of 2.00 feet to a point of curvature; thence along a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", an arc distance of 31.42 feet; thence North 00°00'00" East, a distance of 196.98 feet to the point of beginning. The above described tract contains 1237211.64 square feet, or 28.40 acres, more or less.

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "THE VILLAGE FIRST PLAT" 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 as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

10-4-03
Date

Garry E. Smith
Missouri R.L.S. No. 2640

Continental Consulting Engineers, Inc.
5000 STATE LINE ROAD
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TEL. (913) 642-6642
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NSPE APWA ICBO

SHEET 1 OF 2

http://www.ClayCoGov.com