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STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
2004 JUL 22 A 11:03
CAB F SLV 136
RECORDER OF DEEDS
by Jessica Carr Deputy

THE VILLAGE THIRD PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

LAND DESCRIPTION

A tract of land in the Southeast Quarter of Section 10, the Southwest Quarter of Section 11, the Northwest Quarter of Section 14, and Lot 39, THE VILLAGE FIRST PLAT, 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 Southeast corner of the Southeast Quarter of said Section 10, thence North 00°19'03" East, with the East line of the Southeast Quarter of said Section 10, a distance of 97.41 feet to the point of beginning; thence North 90°00'00" West, a distance of 79.79 feet to a point of curvature; thence on a curve to the right having a radius of 1970.00 feet, a central angle of 05°05'44", an arc distance of 175.20 feet; thence North 84°54'16" West, a distance of 281.11 feet to a point of curvature; thence on a curve to the left having a radius of 2030.00 feet, a central angle of 05°05'44", an arc distance of 180.54 feet; thence North 90°00'00" West, a distance of 105.73 feet; thence North 06°54'41" West, a distance of 149.09 feet; thence North 56°34'27" East, a distance of 248.23 feet; thence North 00°00'00" East, a distance of 276.75 feet; thence North 90°00'00" West, a distance of 183.12 feet; thence North 00°00'00" East, a distance of 591.85 feet; thence on a curve to the left having a radius of 2390.00 feet, a central angle of 17°02'30", with an initial tangent bearing of North 85°48'03" East, an arc distance of 587.82 feet; thence North 18°17'28" West, a distance of 50.00 feet; thence on a curve to the left having a radius of 2340.00 feet, a central angle of 02°08'59", with an initial tangent bearing of North 71°42'32" East, an arc distance of 120.47 feet to a point of reverse curvature; thence on a curve to the right having a radius of 500.00 feet, a central angle of 17°39'08", an arc distance of 154.05 feet to a point on the West line of the Southwest Quarter of Section 11; thence continuing on a curve to the right having a radius of 500.00 feet, a central angle of 03°35'19", an arc distance of 31.32 feet; thence North 90°00'00" East, a distance of 140.65 feet; thence South 00°00'00" East, a distance of 1410.63 feet to a point of curvature; thence on 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 675.00 feet to a point of curvature; thence on 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 391.50 feet; thence North 90°00'00" East, a distance of 50.00 feet to a point on the West line of Lot 39, The Village First Plat; thence North 00°00'00" East, with the West line of said Lot 39, a distance of 49.40 feet to the Northwest corner of said Lot 39; thence North 90°00'00" East, with the North line of said Lot 39, a distance of 81.73 feet to the Northeasterly corner of said Lot 39; thence South 52°37'50" East, with the East line of said Lot 39, a distance of 112.49 feet; thence North 82°08'23" East, continuing with the East line of said Lot 39, a distance of 203.64 feet; thence South 22°09'14" East, continuing with the East line of said Lot 39, a distance of 97.72 feet; thence South 31°27'47" West, continuing with the East line of said Lot 39, a distance of 127.07 feet; thence South 01°34'47" East, continuing with the East line of said Lot 39, a distance of 107.04 feet; thence South 25°16'33" East, continuing with the East line of said Lot 39, a distance of 191.11 feet; thence South 49°28'13" East, continuing with the East line of said Lot 39, a distance of 147.53 feet to a point on the West right-of-way of N. Flintlock Road; thence South 30°55'52" West, with the West right-of-way of N. Flintlock Road, a distance of 60.28 feet to a point of curvature; thence continuing with the West right-of-way of N. Flintlock Road on a curve to the left having a radius of 1332.00 feet, a central angle of 03°28'25", an arc distance of 80.75 feet to a point of reverse curvature; thence continuing with the West right-of-way of N. Flintlock Road, on a curve to the right having a radius of 20.00 feet, a central angle of 93°50'47", an arc distance of 32.76 feet to a point on the Northerly right-of-way of N.E. 80th Street; thence North 52°41'46" West, with the Northerly right-of-way of N.E. 80th Street, a distance of 122.88 feet; thence South 37°18'14" West, a distance of 60.00 feet to a point on the Southerly right-of-way of N.E. 80th Street; thence North 52°41'46" West, with the Southerly right-of-way of N.E. 80th Street, a distance of 192.82 feet to a point of curvature; thence continuing with the Southerly right-of-way of N.E. 80th Street on a curve to the left having a radius of 340.00 feet, a central angle of 37°18'14", an arc distance of 221.37 feet; thence continuing with the Southerly right-of-way of N.E. 80th Street, and its Westerly prolongation, North 90°00'00" West, a distance of 779.96 feet; thence North 00°00'00" East, a distance of 60.00 feet; thence North 90°00'00" West, a distance of 99.87 feet to the point of beginning. The above described tract contains 1543549.40 square feet, or 35.436 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 VILLAGE THIRD 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 franchises in its 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 (Lot 2) is hereby reserved at the election of the developer in lieu of the required park land dedication for 8 single family units pursuant to section 65-128, code of general ordinances, as amended.

CROSS ACCESS

The right of ingress-egress between Lot 2 and Tract A for public use of hike-bike trail is hereby granted.

MAINTENANCE OF TRACTS

Lot 2 shall be known as private open space. Tract A shall be known 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 recorded simultaneously with this plat. Tract B and Tract C shall be known as common areas, and all 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.

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.

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
LOT 1 – PUBLIC SCHOOL – MPC-2	653451.52	15.001
LOT 2 – PRIVATE OPEN SPACE – MPC-14	316345.74	7.262
LOTS 3-10 SINGLE FAMILY RESIDENTIAL – MPC-2	100190.09	2.300
TRACT A – STORM WATER DETENTION FACILITY – MPC-14	152084.99	3.491
TRACT B – COMMON AREA – MPC-14	2726.66	0.063
TRACT C – COMMON AREA – MPC-14	120078.84	2.757
STREET RIGHT-OF-WAY INCLUDING ALLEYS	198672.57	4.561
TOTAL	1543549.40	35.435

N.E. 82ND STREET

STA. 8+00 BEGIN CONST. Elev. = 132.60
STA. 8+50 PVI Elev. = 134.12 Length = 100.00'
STA. 9+00 Elev. = 135.41
STA. 12+08.50 END CONST. Elev. = 143.34

N.E. 80TH STREET

STA. 49+50 BEGIN CONST. Elev. = 130.76
STA. 49+85 PVI Elev. = 132.50 Length = 300.00'
STA. 51+35 Elev. = 130.65
STA. 53+37 END CONST. Elev. = 128.15

N. FARLEY AVE.

STA. 12+90.18 BEGIN CONST. Elev. = 130.00
STA. 13+50 PVI Elev. = 131.31
STA. 17+25 Elev. = 139.78
STA. 18+50 PVI Elev. = 142.60 Length = 250.00'
STA. 19+75 Elev. = 140.34
STA. 22+35 Elev. = 135.63
STA. 23+25 Elev. = 134.00 Length = 180.00'
STA. 24+15 Elev. = 135.85
STA. 28+03.82 END CONST. Elev. = 143.86

N. LAUREL AVE.

STA. 1+71.67 BEGIN CONST. Elev. = 113.93
STA. 4+43.67 END CONST. Elev. = 111.23

LEGEND

D/E DRAINAGE EASEMENT
SS/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
W/E WATER LINE EASEMENT
SL/E STREET LIGHT EASEMENT
B/L BUILDING LINE
R/W RIGHT-OF-WAY
⊛ SET 1/2" BAR W/ CAP 2540

MISSOURI STATE PLANE COORDINATE TRAVERSE

STATION	BEARING	DISTANCE	NORTHING	EASTING	
CL-10 RESET			340079.756	851569.837	MONR MONUMENT CL-200
	S88°21'11"E	630.344			
2			340061.659	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
	N00°19'03"E	29.605			SECTION LINE
4			340889.083	852207.535	POINT OF BEGINNING
	N90°00'00"W	24.318			
5			340889.083	852183.217	
	R=600.399	L=53.390			
6			340891.456	852129.891	
	N84°54'16"W	85.674			
7			340899.065	852044.556	
	R=618.086	L=55.023			
8			340901.510	851989.606	
	N90°00'00"W	32.223			
9			340901.510	851957.384	
	N06°54'41"W	45.438			
10			340946.819	851951.916	
	N56°34'27"E	75.653			
11			340988.292	852015.056	
	N00°00'00"E	84.345			
12			341072.638	852015.056	
	N90°00'00"W	55.810			
13			341072.638	851959.245	
	N00°00'00"E	180.379			
14			341253.015	851959.245	
	R=728.403	L=179.151			I.T.B. = N85°48'03"E
15			341267.863	852134.512	
	N18°17'28"W	L=15.239			
16			341302.332	852129.730	
	R=713.205	L=36.718			I.T.B. = N71°42'32"E
17			341314.747	852164.279	
	R=152.386	L=46.947			
18			341324.501	852209.946	
	R=152.386	L=9.545			
19			341325.599	852219.497	
	N90°00'00"E	42.856			
20			341325.590	852262.353	
	S00°00'00"E	429.918			
21			340895.179	852262.353	
	R=6.095	L=9.575			
22			340889.083	852268.449	
	N90°00'00"E	205.721			
23			340889.083	852474.169	
	R=6.095	L=9.575			
24			340895.179	852480.264	
	N00°00'00"E	119.318			
25			341014.497	852480.264	
	N90°00'00"E	15.239			
26			341014.497	852495.503	
	N00°00'00"E	15.056			
27			341029.552	852495.503	
	N90°00'00"E	24.908			
28			341029.552	852520.410	
	S52°37'50"E	34.284			
29			341008.743	852547.657	
	N82°08'23"E	62.004			
30			341017.231	852609.137	
	S22°09'14"E	29.782			
31			340989.469	852620.367	
	S31°27'47"E	38.730			
32			340956.814	852600.153	
	S01°34'47"E	32.623			
33			340924.204	852601.052	
	S25°16'33"E	58.245			
34			340871.335	852625.921	
	S49°28'13"E	44.963			
35			340842.116	852660.096	
	S30°55'52"W	18.372			
36			340827.430	852640.057	
	R=405.955	L=24.610			
37			340807.322	852634.875	
	R=6.095	L=9.984			
38			340805.834	852626.096	
	N52°41'46"W	37.450			
39			340828.532	852596.307	
	S37°18'14"W	18.286			
40			340813.004	852585.725	
	N52°41'46"W	58.768			
41			340849.599	852538.480	
	R=103.632	L=67.467			
42			340870.797	852475.681	
	N90°00'00"W	237.710			
43			340870.797	852237.971	
	N00°00'00"E	18.286			
44			340889.083	852237.971	
	N90°00'00"W	30.436			
4			340889.083	852207.535	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 0.9999038. All distances are grid distances, and all distances and coordinates are in meters.

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 040497 duly authenticated as passed this 24th day of June 2004

Kay Barnes
Mayor – Kay Barnes

City Clerk – Millie M. Crossland

CITY PLAN COMMISSION

Approved 03-16-04

Vice Chairman – Randy Endecott

Asst. Secretary – Virginia L. Walsh

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

PUBLIC WORKS

City Engineer – Stanley J. Harris, P.E.

Acting Director – Stanley J. Harris, P.E.

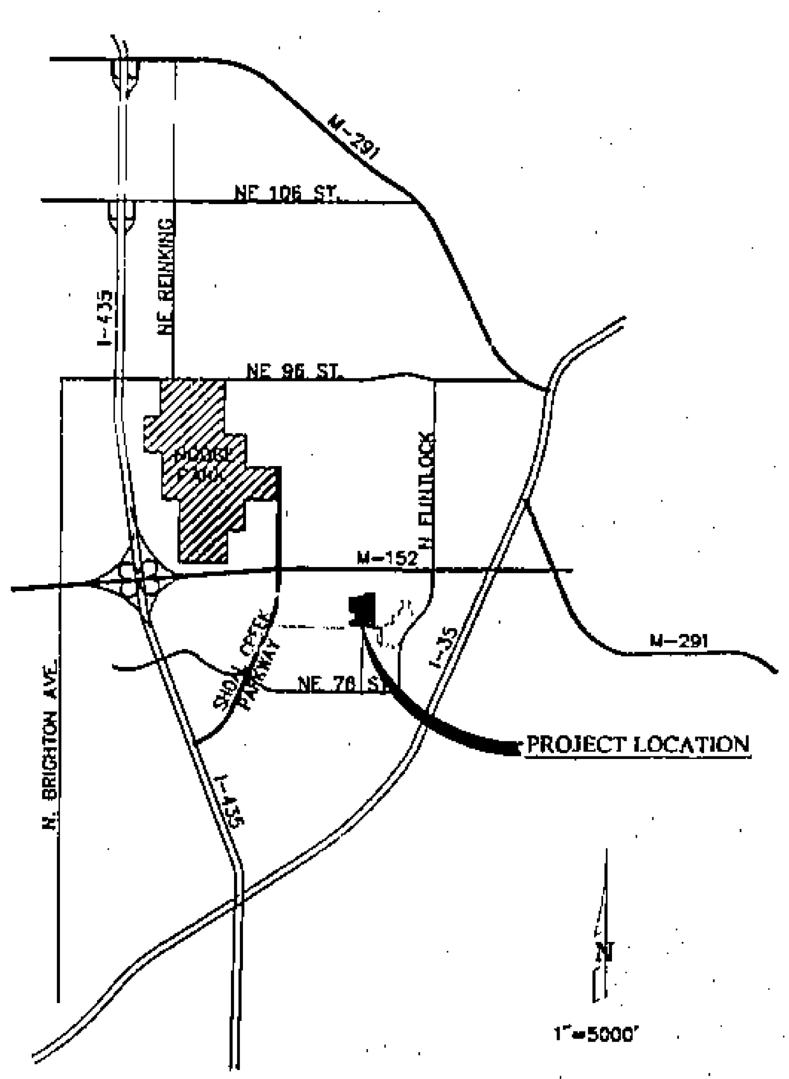
SURVEYOR'S CERTIFICATE

I hereby certify that the plat of "THE VILLAGE THIRD 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.

6-9-04
Date

Garry G. Smith
Missouri R.L.S. No. 2540

STATE OF MISSOURI GARRY G. SMITH NUMBER LS-2540 6-9-04 REGISTERED LAND SURVEYOR



VICINITY MAP

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 June, 2004

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 Kansas)
COUNTY OF Johnson)ss.

BE IT REMEMBERED that on the 9th day of June 2004, 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

Carla F 6/14/04 DM

Continental CONSULTING ENGINEERS, INC

9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
TEL (913) 642-6642
FAX (913) 642-6641
NSPE AFWA ICBO

SHEET 1 OF 2

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com