Clay County, Missouri
Land Survey Document

THE PRESERVE FOURTH PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

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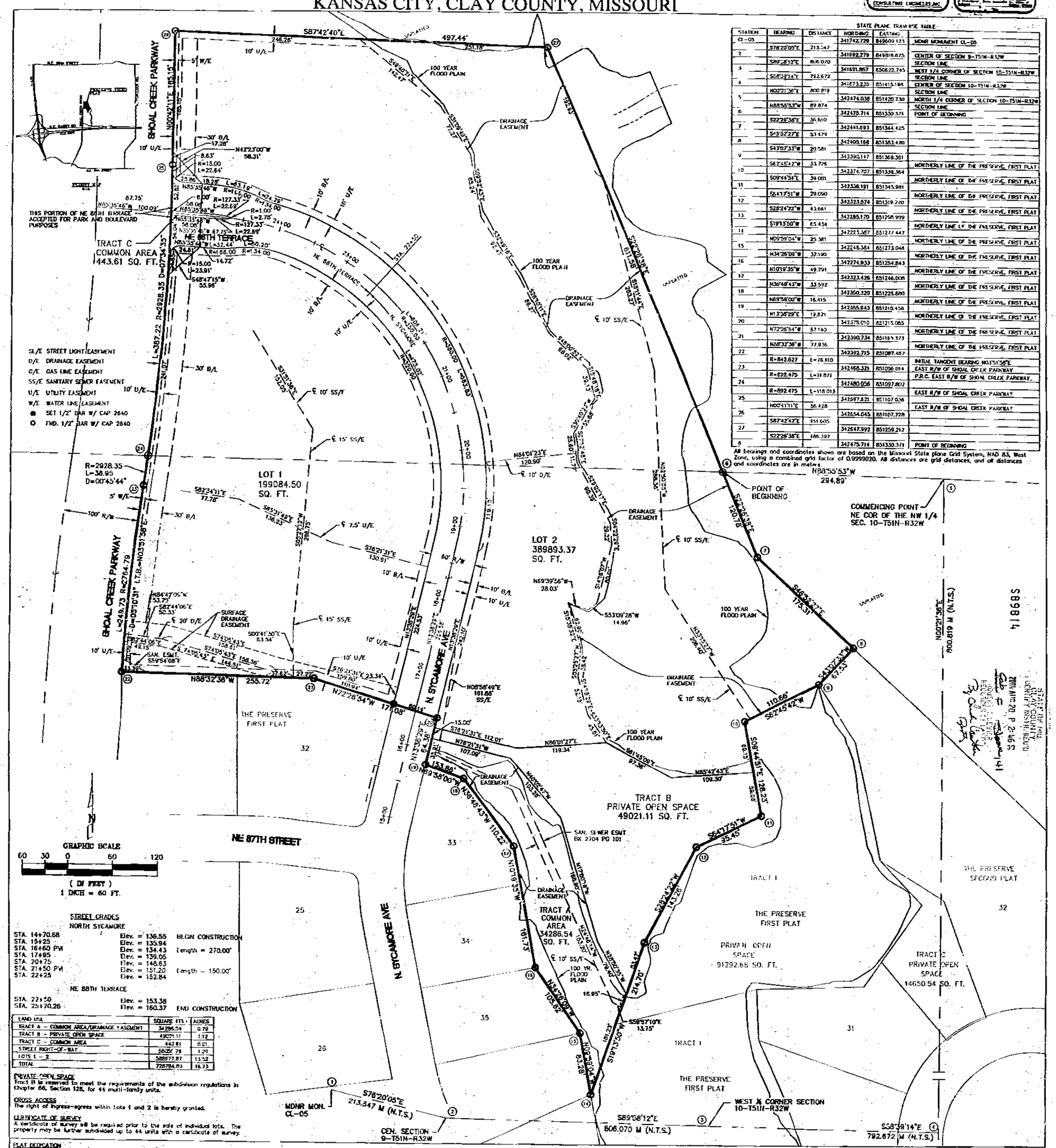

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE	NORTHING	EASTING	
CL-05			341742.729	849602.173	MDNR MONUMENT CL-05
	S78°20'05"E	213.547			
2			341692.279	849816.675	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°38'14"E	792.672			SECTION LINE
4			341673.235	851415.184	CENTER OF SECTION 10-T51N-R32W
	N00°21'36"E	800.819			SECTION LINE
5			342474.038	851420.730	NORTH 1/4 CORNER OF SECTION 10-T51N-R32W
	N88°55'53"W	89.874			SECTION LINE
6			342475.714	851330.371	POINT OF BEGINNING
	S22°26'38"E	36.810			
7			342441.693	851344.425	
	S45°57'27"E	53.479			
8			342405.168	851383.470	
	S43°07'33"W	20.581			
9			342390.147	851369.351	
	S62°45'42"W	33.726			
10			342374.707	851339.364	NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
	S09°44'51"E	39.081			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
11			342336.191	851345.981	
	S64°17'51"W	29.090			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
12			342323.674	851319.770	
	S28°24'22"W	43.661			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
13			342285.170	851298.999	
	S19°13'50"W	65.434			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
14			342223.387	851277.447	
	N09°59'04"W	25.381			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
15			342248.384	851273.048	
	N34°26'09"W	37.190			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
16			342274.933	851254.843	
	N10°19'35"W	49.291			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
17			342323.426	851246.006	
	N36°48'43"W	33.592			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
18			342350.320	851225.880	
	N89°58'00"W	16.415			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
19			342355.043	851210.456	
	N13°35'29"E	19.821			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
20			342375.010	851215.065	
	N72°25'54"W	53.140			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
21			342390.734	851183.373	
	N28°32'36"W	77.956			NORTHERLY LINE OF THE PRESERVE, FIRST PLAT
22			342392.715	851087.467	
	R=842.627	L=76.810			INITIAL TANGENT BEARING N03°51'58"E
23			342468.321	851096.014	EAST R/W OF SHOAL CREEK PARKWAY
	R=892.475	L=31.871			P.R.C. EAST R/W OF SHOAL CREEK PARKWAY.
24			342480.056	851097.802	
	R=892.475	L=118.013			EAST R/W OF SHOAL CREEK PARKWAY
25			342597.621	851107.036	
	N00°41'11"E	56.428			EAST R/W OF SHOAL CREEK PARKWAY
26			342654.045	851107.728	
	S87°42'42"E	151.605			
27			342647.992	851259.212	
	S22°26'38"E	188.397			
6			342475.714	851330.371	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.

STREET GRADES

NORTH SYCAMORE

STA. 14+70.68	Elev. = 136.55	BEGIN CONSTRUCTION
STA. 15+25	Elev. = 135.94	
STA. 16+60 PVI	Elev. = 134.43	Length = 270.00'
STA. 17+95	Elev. = 139.05	
STA. 20+75	Elev. = 148.63	
STA. 21+50 PVI	Elev. = 151.20	Length = 150.00'
STA. 22+25	Elev. = 152.84	

NE 88TH TERRACE

STA. 22+50	Elev. = 153.38	
STA. 25+70.26	Elev. = 160.37	END CONSTRUCTION

LAND USE	SQUARE FEET	ACRES
TRACT A - COMMON AREA/DRAINAGE EASEMENT	34286.54	0.79
TRACT B - PRIVATE OPEN SPACE	49021.11	1.12
TRACT C - COMMON AREA	443.61	0.01
STREET RIGHT-OF-WAY	56257.76	1.29
LOTS 1 - 2	588977.87	13.52
TOTAL	728784.89	16.73

PRIVATE OPEN SPACE
Tract B is reserved to meet the requirements of the subdivision regulations in Chapter 66, Section 128, for 44 multi-family units.

CROSS ACCESS
The right of ingress-egress within Lots 1 and 2 is hereby granted.

CERTIFICATE OF SURVEY
A certificate of survey will be required prior to the sale of individual lots. The property may be further subdivided up to 44 units with a certificate of survey.

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 FOURTH 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.

MAINTENANCE OF TRACTS
Tract A is to be used for common area 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 B is 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 within the Preserve First Plat 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 the Covenant to Maintain Storm Water Detention Facility Plan of the Preserve Fourth Plat, 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.

FLOOD ZONE DESIGNATION
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 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 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.

LAND DESCRIPTION
A tract of land in the Northwest Quarter of Section 10, and the Southwest Quarter of Section 3, 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 Northeast corner of the Northwest Quarter of said Section 10, thence North 88°55'53" West, along the North line of the Northwest Quarter of said Section 10, a distance of 294.89 feet to the point of beginning; thence South 22°26'38" East, a distance of 170.78 feet; thence South 46°57'27" East, a distance of 175.31 feet; thence South 43°07'33" West, a distance of 67.53 feet to a point on the northerly line of The Preserve, First Plat, a subdivision of land in the City of Kansas City, Clay County Missouri; thence along the northerly line of The Preserve, First Plat, South 62°45'42" West, a distance of 110.66 feet; thence continuing along the northerly The Preserve, First Plat, South 09°44'51" East, a distance of 128.23 feet; thence continuing along said northerly line, South 64°17'51" West, a distance of 95.45 feet; thence continuing along said northerly line, South 28°24'22" West, a distance of 143.26 feet; thence continuing along said northerly line, South 19°13'50" West, a distance of 214.70 feet; thence continuing along said northerly line, North 09°59'04" West, a distance of 83.28 feet; thence continuing along said northerly line, North 34°26'09" West, a distance of 100.62 feet; thence continuing along said northerly line, North 10°19'35" West, a distance of 161.73 feet; thence continuing along said northerly line, North 36°48'43" West, a distance of 110.22 feet; thence continuing along said northerly line, North 89°58'00" West, a distance of 53.86 feet; thence continuing along said northerly line, North 13°38'29" East, a distance of 64.38 feet; thence continuing along said northerly line, North 72°25'54" West, a distance of 171.08 feet; thence continuing along said northerly line, North 88°32'36" West, a distance of 255.72 feet to a point on the East right-of-way of Shoal Creek Parkway; thence along the East right-of-way of Shoal Creek Parkway, along a curve to the right having a radius of 2784.79 feet, a central angle of 05°10'31", with an initial tangent bearing of North 03°51'58" East, an arc distance of 249.73 feet to a point of reverse curvature; thence continuing along the East right-of-way of Shoal Creek Parkway, along a curve to the left having a radius of 2928.35 feet, a central angle of 07°34'35", an arc distance of 387.22 feet; thence continuing along the East right-of-way of Shoal Creek Parkway, North 00°42'11" East, a distance of 165.15 feet; thence South 87°42'40" East, and no longer along the East right-of-way of Shoal Creek Parkway, a distance of 497.44 feet; thence South 22°26'38" East, a distance of 611.58 feet to the point of beginning. The above described tract contains 728784.89 square feet, or 16.731 acres, more or less.

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.

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 21 day of January, 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 Utah)
COUNTY OF Salt Lake) ss.

BE IT REMEMBERED that on the 21st day of January, 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: 12-17-05

Ruth Ellen McClure
Notary Public

RUTH ELLEN MCCLURE
NOTARY PUBLIC - STATE OF UTAH
130 East South Temple, 3rd Floor
Salt Lake City, UT 84111
My Comm. Exp. 12/17/2005

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "THE PRESERVE FOURTH 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.

1-22-04
Date

Gary S. Smith
Missouri R.L.S. No. 2640

STATE OF MISSOURI
GARRY S. SMITH
Number
LS-2640
1-22-04
REGISTERED LAND SURVEYOR

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 040105 duly authenticated as passed this 1st day of July, 2004

Mayor - Kay Barnes

City Clerk - Mary Jo Chesney

CITY PLAN COMMISSION

Approved 2/17/04

Vice Chairman - Randy Endicott

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

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

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

SEAL OF KANSAS CITY MISSOURI SECOND DIVISION 1850

S38814

STATE OF MO
CLAY COUNTY
I CERTIFY INSTR. RECD
2004 APR 20 P 2:46:33
RECORDER OF DEEDS

The Preserves 4TH

http://www.ClayCoGov.com