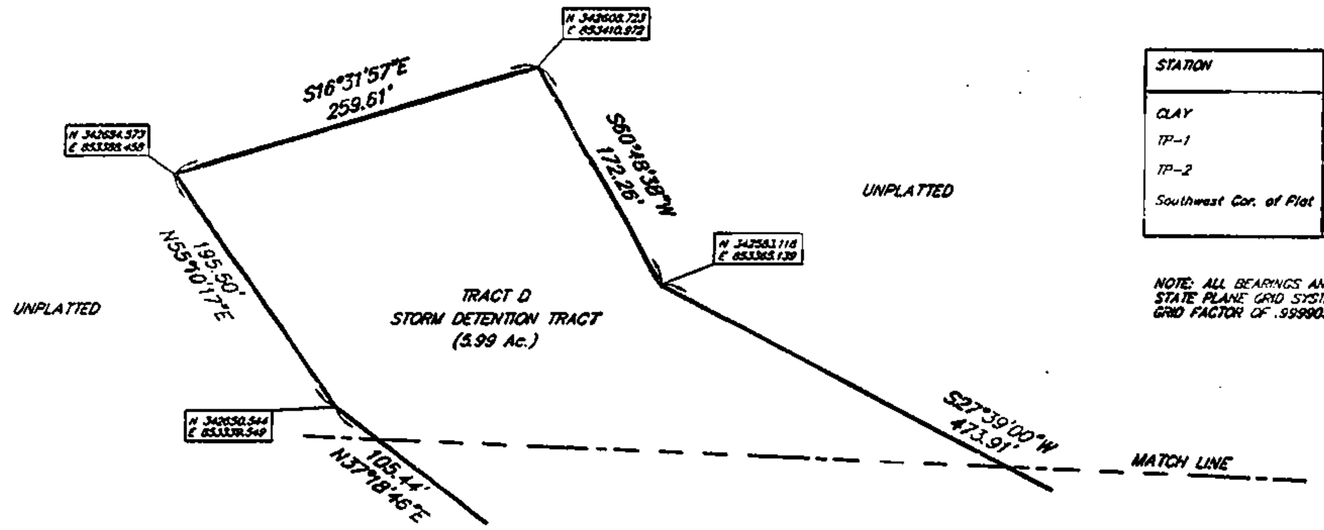
Clay County, Missouri
Land Survey Document

COPPERLEAF–
FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)



STATE PLANE TRAVERSE TABLE

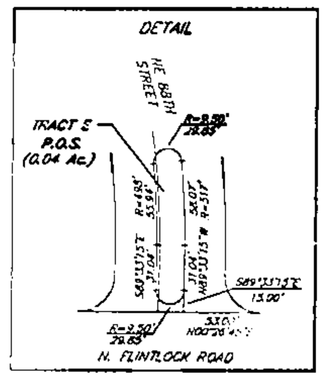
STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CLAY	-----	-----	341599.867	853732.678
TP–1	S89°45'03"W	2385.03	341596.705	853305.790
TP–2	N03°09'09"W	624.11	341786.627	852995.337
Southwest Cor. of Plat	N02°37'05"E	1519.78	342249.330	853016.494

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9999032. COORDINATES ARE IN METERS.

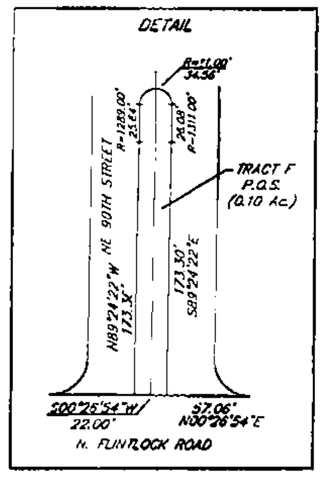
STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 90th STREET		
258.33 Feet Westerly of the Centerline of N. Oxford Avenue	183.25	------
93.75 Feet Westerly of the Centerline of N. Oxford Avenue	186.19	75.00'
48.30 Feet Easterly of the Centerline of N. Oxford Avenue	182.66	------
N. GLENWOOD AVENUE		
Centerline of NE 88th Street	151.24	------
75.00 Feet Northerly of the Centerline of NE 88th Street	149.68	50.00'
375.00 Feet Northerly of the Centerline of NE 88th Street	154.68	50.00'
725.00 Feet Northerly of the Centerline of NE 88th Street	174.34	100.00'
869.35 Feet Northerly of the Centerline of NE 88th Street	171.45	------
N OXFORD AVENUE		
Centerline of NE 88th Street	149.35	------
75.00 Feet Northerly of the Centerline of NE 88th Street	147.80	50.00'
300.00 Feet Northerly of the Centerline of NE 88th Street	151.30	75.00'
975.00 Feet Northerly of the Centerline of NE 88th Street	177.21	25.00'
1125.00 Feet Northerly of the Centerline of NE 88th Street	182.93	25.00'
1202.69 Feet Northerly of the Centerline of NE 88th Street	184.55	------
1270.80 Feet Northerly of the Centerline of NE 88th Street	183.13	------
NE 88th STREET		
244.82 Feet Westerly of the Centerline of N. Oxford Avenue	151.81	------
82.94 Feet Easterly of the Centerline of N. Oxford Avenue	142.53	50.00'
207.94 Feet Easterly of the Centerline of N. Oxford Avenue	152.28	75.00'
282.94 Feet Easterly of the Centerline of N. Oxford Avenue	151.00	------
NE 88th TERRACE		
Centerline of N. Glenwood Ave.	173.08	------
229.55 Feet Westerly of the Centerline of N. Glenwood Ave.	168.31	------

DETAIL



DETAIL



LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence South 89°20'12" East along the South line of said Southeast Quarter, 50.00 feet to a point on the Easterly right-of-way line of N. Flintlock Road, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence North 0°26'45" East along said Easterly line, 0.18 feet; thence North 0°26'54" East, along said Easterly line, 1202.81 feet; thence Easterly on a curve to the left, having an initial tangent bearing of South 0°26'54" West, a radius of 25.00 feet, a central angle of 89°51'16", an arc distance of 39.21 feet; thence South 89°24'22" East, 148.50 feet; thence Easterly on a curve to the left, tangent to the last described course, having a radius of 1257.00 feet, a central angle of 01°24'52", an arc distance of 31.03 feet; thence Northerly on a curve to the left, having a common tangent with the last described course, a radius of 2°.00 feet, a central angle of 92°26'03", an arc distance of 40.33 feet; thence North 89°02'46" East, 50.04 feet; thence Easterly on a curve to the left, having an initial tangent bearing of South 01°15'17" East, a radius of 25.00 feet, a central angle of 86°41'12", an arc distance of 37.82 feet; thence South 02°53'33" East, 82.21 feet; thence Southerly on a curve to the left, having an initial tangent bearing of South 82°14'19" West, a radius of 25.00 feet, a central angle of 85°29'36", an arc distance of 37.30 feet; thence South 03°15'17" East, 160.72 feet; thence North 86°44'43" East, 132.76 feet; thence North 71°56'25" East, 201.90 feet; thence South 29°06'43" East, 80.28 feet; thence South 39°25'31" East, 160.39 feet; thence South 45°49'38" East, 104.65 feet; thence South 55°44'10" East, 50.00 feet; thence Southwesterly on a curve to the left, having an initial tangent bearing of South 34°21'54" West, a radius of 725.00 feet, a central angle of 00°47'36", an arc distance of 10.04 feet; thence South 56°25'44" East, 132.68 feet; thence North 37°18'46" East, 105.44 feet; thence North 55°10'17" East, 195.50 feet; thence South 16°31'57" East, 259.61 feet; thence South 60°48'38" West, 172.26 feet; thence South 27°39'00" West, 473.91 feet; thence South 84°53'55" West, 124.34 feet; thence South 21°07'40" West, 224.83 feet; thence South 44°48'23" West, 63.00 feet; thence Northwesterly on a curve to the left, having an initial tangent bearing of North 43°11'37" West, a radius of 1200.00 feet, a central angle of 04°10'33", an arc distance of 87.32 feet; thence North 49°22'30" West, 57.39 feet; thence Northwesterly on a curve to the left, tangent to the last described course, having a radius of 372.00 feet, a central angle of 14°11'40", an arc distance of 91.66 feet; thence South 35°51'13" West, 65.79 feet; thence South 50°08'11" West, 326.81 feet; thence South 44°45'11" West, 355.06 feet to a point on the aforementioned Easterly line of said N. Flintlock Road; thence North 0°26'45" East along said Easterly line, 627.74 feet to the True Point of Beginning. Containing 28.45 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

COPPERLEAF – FIRST PLAT

EASEMENTS: 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 easement (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.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PARKLAND DEDICATION: Private open space is hereby reserved at the election of the Developer for Thirty-seven (37) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended. Additional private open space will be reserved in future phases of Flintlock Estates.

TRACT A: Tract A (2.34 acres) is hereby reserved as Private Open Space and shall be maintained by the Flintlock Estates Homes Association as described in the Declarations of Restrictions recorded with this plat.

TRACT B: Tract B (3.23 acres) is hereby reserved as Private Open Space and shall be maintained by the Flintlock Estates Homes Association as described in the Declarations of Restrictions recorded with this plat.

TRACT C: Tract C (2.49 acres) is hereby reserved as Private Open Space and shall be maintained by the Flintlock Estates Homes Association as described in the Declarations of Restrictions recorded with this plat.

TRACT D: Tract D (5.99 acres) is hereby reserved as a Storm Detention Facility and shall be maintained by the Flintlock Estates Homes Association as described in the Declarations of Restrictions recorded with this plat.

TRACT E: Tract E (0.04 acres) is hereby reserved as Private Open Space and shall be maintained by the Flintlock Estates Homes Association as described in the Declarations of Restrictions recorded with this plat.

TRACT F: Tract F (0.10 acres) is hereby reserved as Private Open Space and shall be maintained by the Flintlock Estates Homes Association as described in the Declarations of Restrictions recorded with this plat.

NOTE: A Grading Consent affecting this property was granted to the City of Kansas City, recorded as Document No. P42020 in Book 2952 at Page 14.

IN WITNESS WHEREOF: PETERSON DEVELOPMENT COMPANY, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 21st day of June, 2004.

PETERSON DEVELOPMENT COMPANY, INC.
a Missouri Corporation

Kenneth L. Riedemann — President
Roger H. Siegrist — Secretary

STATE OF KANSAS }
COUNTY OF JOHNSON } SS:

Be it remembered that on this 21st day of June, 2004, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth L. Riedemann and Roger H. Siegrist, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively of PETERSON DEVELOPMENT COMPANY, INC., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Kenneth L. Riedemann and Roger H. Siegrist, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 2-12-06

Sheri L. Shaddox
Notary Public

SHERI L. SHADDOX
NOTARY PUBLIC
State of Kansas
MY APPT. EXPIRES 2-12-06

CITY PLAN COMMISSION

Approved: February 19, 2002

Charles F. Myers
Chairman
Charles F. Myers

Vicki L. Wash
Asst. Secretary
Vicki L. Wash

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

Acting Director
Stanley J. Harris, 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. 021200 duly authenticated as passed this 20th day of December, 2002.

Kay Barnes
Mayor
Kay Barnes

Clerk
Mikie W. Crossland

CITY SEAL — MISSOURI — 1850

This plat and survey of COPPERLEAF–FIRST PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of COPPERLEAF–FIRST PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri 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.

6-10-04
Date

Signed: W. James Schowe
W. James Schowe, PLS #1989

John F. Lutjen & Associates, Inc.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone 816-587-1050
Fax: 816-587-1393

DATE: 6-10-04 | JOB NO.– 00455 | File Name– FSTPLAT

Cpl. F.
H/L/V Dm.

http://www.clayGov.com