Clay County, Missouri
Land Survey Document

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Robert T Sevier, Recorder
Grantor: SHOAL CREEK VALLEY DEVELOPMENT CO
Grantee: VILLAGE FOURTH PLAT

THE VILLAGE FOURTH PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

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 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
Tracts A and B are 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 C within The Village 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 Covenant to Maintain Storm Water Detention Facility Plat of The Village 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.

PRIVATE OPEN SPACE
Private open space dedicated by The Village First Plat, The Village Second Plat, and The Village Third Plat, was previously reserved at the election of the developer in lieu of the required park land dedication for 10 single family units, 40 duplex units, and 51 multi-family units, pursuant to section 66-128, code of general ordinances, as amended.

STREET LIGHT MAINTENANCE
The street lights located within this plat 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.

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.

FUTURE LOT SPLITS
The future subdivision of lots in this plat will not exceed a total of 108 units.

LAND USE	SQUARE FEET	ACRES
LOTS 1 – 6, 8–11 SINGLE FAMILY	82796.35	1.901
LOTS 7 & 12 – 2' – DUPLEX or MULTI FAMILY	317448.04	7.287
TRACTS A AND B – COMMON AREA	6213.83	0.143
STREET RIGHT-OF-WAY INCLUDING ALLEYS	177868.57	4.083
TOTAL	584326.79	13.414

LAND 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, with the South line of the Southwest Quarter of said Section 11, a distance of 199.98 feet; thence North 00°39'35" East, a distance of 39.72 feet to a point on the south right-of-way of N.E. 80th Street, said point being the point of beginning; thence North 00°00'00" East, a distance of 60.00 feet to a point on the north right-of-way of N.E. 80th Street; thence with the north right-of-way of N.E. 80th Street on a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", with an initial tangent bearing of North 90°00'00" West, an arc distance of 31.42 feet to a point on the east right-of-way of N. Farley Avenue; thence North 00°00'00" East, with the east right-of-way of N. Farley Avenue, a distance of 1232.70 feet; thence no longer with the east right-of-way of N. Farley Avenue, on a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", with an initial tangent bearing of South 00°00'00" East, an arc distance of 23.56 feet; thence North 90°00'00" East, a distance of 132.00 feet; thence South 00°00'00" East, a distance of 30.00 feet; thence on a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", with an initial tangent bearing of North 90°00'00" West, an arc distance of 23.56 feet; thence South 00°00'00" East, a distance of 70.00 feet to a point of curvature; thence on a curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet; thence North 90°00'00" East, a distance of 4.35 feet to a point of curvature; thence on a curve to the right having a radius of 71.00 feet, a central angle of 80°31'28", an arc distance of 99.78 feet to a point of reverse curvature; thence on a curve to the left having a radius of 25.00 feet, a central angle of 80°31'28", an arc distance of 35.13 feet; thence North 90°00'00" East, a distance of 12.01 feet to a point of curvature; thence on a curve to the left having a radius of 89.00 feet, a central angle of 10°17'45", an arc distance of 15.99 feet; thence South 10°17'45" East, a distance of 22.00 feet; thence South 11°13'55" East, a distance of 112.49 feet; thence on a curve to the left having a radius of 160.00 feet, a central angle of 18°07'17", with an initial tangent bearing of North 82°16'06" East, an arc distance of 50.60 feet; thence South 25°31'11" East, a distance of 50.00 feet; thence on a curve to the left having a radius of 15.00 feet, a central angle of 64°08'49", with an initial tangent bearing of South 64°08'49" West, an arc distance of 16.79 feet; thence South 00°00'00" East, a distance of 260.52 feet; thence North 90°00'00" East, a distance of 108.40 feet; thence South 42°56'58" East, a distance of 106.03 feet; thence South 29°59'21" East, a distance of 84.73 feet; thence North 90°00'00" East, a distance of 120.00 feet to a point on the west right-of-way of N. Laurel Avenue; thence South 00°00'00" East, with the west right-of-way of N. Laurel Avenue, a distance of 272.00 feet to a point of curvature; thence on a curve to the right 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 178.00 feet to a point of curvature; thence on a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", an arc distance of 31.42 feet to a point on the east right-of-way of N. Lane Avenue; thence North 90°00'00" West, a distance 50.00 feet to a point on the west right-of-way of N. Lane Avenue; thence South 00°00'00" East, with the west right-of-way of N. Lane Avenue, a distance of 119.50 feet to a point of curvature; thence continuing with the west right-of-way of N. Lane Avenue on a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", an arc distance of 31.42 feet to a point on the north right-of-way of N.E. 80th Street; thence North 90°00'00" West, with the north right-of-way of N.E. 80th Street, a distance of 120.00 feet; thence South 00°00'00" East, a distance of 103.02 feet to a point on the north line of the Northwest Quarter of Section 14, Township 51 North, Range 32 West; thence continuing South 00°00'00" East, a distance of 48.98 feet to a point of curvature; thence on a curve to the right having a radius of 27.00 feet, a central angle of 90°00'00", an arc distance of 42.41 feet; thence North 90°00'00" West, a distance of 35.00 feet; thence South 00°00'00" East, a distance of 22.00 feet to the northwest corner of Lot 1, THE VILLAGE SECOND PLAT; thence North 90°00'00" West, a distance of 82.00 feet to a point of curvature; thence on a curve to the left having a radius 27.00 feet, a central angle of 52°46'47", an arc distance of 24.87 feet; thence North 52°46'47" West, a distance of 22.00 feet; thence North 42°26'44" West, a distance of 133.46 feet to a point on the south line of the Southwest Quarter of Section 11, Township 51 North, Range 32 West, thence continuing North 42°26'44" West, a distance of 2.42 feet; thence North 45°00'00" East, a distance of 53.87 feet to a point on the south right-of-way of N.E. 80th Street; thence North 90°00'00" West, with the south right-of-way of N.E. 80th Street, a distance of 50.36 feet to the point of beginning. The above described tract contains 584326.79 square feet, or 13.414 acres, more or less.

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

5-27-05
Date

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

STATE OF MISSOURI – GARY S. SMITH – Number LS-2640 – 5-27-05 – REGISTERED LAND SURVEYOR

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 24 day of May, 2005

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 Utah
COUNTY OF Salt Lake)ss.

BE IT REMEMBERED that on the 24th day of May, 2005, 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

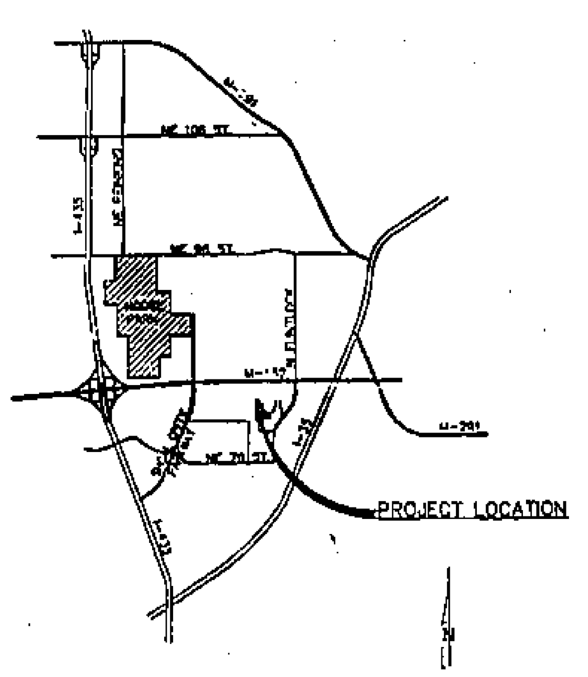
RUTH ELLEN MCCLURE – NOTARY PUBLIC • STATE OF UTAH – 130 East South Hall Ave., Ste 500 – Salt Lake City UT 84111 – My Comm. Exp. 12/17/2005

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 050140 duly authenticated as passed this 1st day of MAY 2005

Mayor – Kay Barnes
City Clerk – Millie M. Crossland

CITY PLAN COMMISSION
Approved February 15, 2005
Vice Chairman – Francisco Diaz, J.
Assistant Secretary – Vicki L. Walsh

PUBLIC WORKS
City Engineer – Stanley J. Harris, P.E.
Acting Director – Stanley J. Harris, P.E.



N.E. 80TH STREET

STA.	Elev.	Length
49+50	130.76	
49+85 PVI	132.50	[illegible]
51+35	130.65	
53+37	128.15	

N.E. 80TH TERRACE

STA.	Elev.	Length
0+00	137.63	
3+40	128.17	
4+00 PVI	126.50	120.00'
4+60	123.87	
5+00	118.17	
5+50 PVI	113.54	115.54
7+10	113.86	
7+58 PVI	112.02	
7+70	112.77	

N.E. 81ST STREET

STA.	Elev.	Length
0+00	141.02	
0+15	140.58	
0+75 PVI	136.60	120.00'
1+35	133.00	
1+75	133.40	
2+50 PVI	129.46	150.00'
3+25	127.24	
3+40 PVI	129.06	
3+77	126.31	

N.E. 81ST TERRACE

STA.	Elev.	Length
0+00	136.02	
0+62.50	134.38	
1+00 PVI	133.40	75.00'
1+37.50	132.12	
3+40	125.19	
3+80 PVI	122.83	80.00'
4+20	122.75	

N.E. 82ND STREET

STA.	Elev.	Length
0+00	139.37	
1+00	137.04	
1+50 PVI	135.68	100.00'
2+00	134.11	

N. LANE AVE.

STA.	Elev.	Length
[illegible]	123.31	
[illegible]	121.45	
2+20 PVI	120.95	100.00'
2+70	122.38	
9+50	124.70	
10+30 PVI	127.58	200.00'
11+50	126.14	
12+19.03 PVI	123.70	
12+31.03	123.95	

ALLEY 4A

STA.	Elev.	Length
0+00	133.07	
0+12 PVI	133.72	
0+20	133.63	
0+40 PVI	136.00	40.00'
0+60	135.71	
1+00	135.14	
1+15 PVI	134.65	50.00'
1+40	134.37	
2+75	132.84	
3+00 PVI	132.08	50.00'
3+25	131.41	
3+50.20 PVI	131.47	
3+72.20 PVI	131.88	
3+84.20 PVI	134.97	
5+60	135.37	40.00'
6+00 PVI	134.49	
6+40	134.74	
7+20	134.48	
7+40 PVI	135.38	
7+60	135.73	40.00'
8+44.20 PVI	135.50	
8+56.20 PVI	135.16	
8+68.20 PVI	135.43	
9+75	135.26	
10+00	135.53	50.00'
10+25	132.83	
14+24.39 PVI	123.08	
14+36.68	123.54	

ALLEY 4B

STA.	Elev.	Length
0+00	134.68	
0+12.50	134.51	
0+50 PVI	133.38	75.00'
0+87.50	131.30	
2+02.50	125.27	
2+40 PVI	121.94	
2+77.50	122.15	75.00'
2+84.36 PVI	121.94	
2+96.36	122.19	

ALLEY 4C

STA.	Elev.	Length
0+00	134.13	
0+12 PVI	133.88	
0+50	132.75	
0+75 PVI	132.00	50.00'
1+00	130.60	
1+40	126.37	
1+60 PVI	126.97	50.00'
1+80	126.83	
2+14 PVI	125.02	
2+26	122.77	

ALLEY 4D

STA.	Elev.
0+00	133.36
0+12 PVI	133.13
1+63.63	127.97

ALLEY 4E

STA.	Elev.
0+00	134.25
0+12 PVI	134.00
1+44.60 PVI	130.37
1+54.60	130.17

ALLEY 4F

STA.	Elev.	Length
0+00	120.57	
0+12 PVI	120.33	
1+40	128.14	
1+70 PVI	128.80	60.00'
2+00	128.49	
3+31.12	127.15	

LEGEND
D/E DRAINAGE EASEMENT
SS/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
W/E WATER LINE EASEMENT
B/L BUILDING LINE
R/W RIGHT-OF-WAY
⊙ SET 1/2" BAR W/ CAP 2640
[1] EASEMENT AS SHOWN ON OWNERSHIP CERTIFICATE DATED JAN. 31, 2005

MISSOURI STATE PLANE COORDINATE TRAVERSE

STATION	BEARING	DISTANCE	NORTHING	EASTING	
CL-19 RESET			340079.750	851569.037	MDNR MONUMENT CL-200
	S88°21'11"E	630.344			
2			340061.839	852199.921	WEST 1/4 COR. SEC. 15-T51N-R32W
	N00°32'09"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	60.942			SECTION LINE
4			340859.394	852207.371	
	N00°39'35"E	12.106			
5			340870.797	852268.446	POINT OF BEGINNING
	N00°00'00"E	18.288			
6			340889.083	852268.446	
	R=6.095	L=9.576			ITB=N90°00'00"W
7			340895.178	852262.353	
	N00°00'00"E	375.681			
8			341270.870	852262.353	
	R=4.571	L=7.180			ITB=S00°00'00"E
9			341269.299	852266.924	
	N90°00'00"E	40.230			
10			341266.299	852307.154	
	R=4.571	L=7.180			ITB=N90°00'00"W
11			341251.869	852307.154	
	S00°00'00"E	21.334			
12			341240.480	852302.583	
	R=7.619	L=11.968			
13			341225.153	852302.583	
	N90°00'00"E	1.326			
14			341217.534	852310.202	
	R=21.639	L=30.410			
15			341198.457	852332.873	
	R=7.619	L=10.707			
16			341193.092	852340.388	
	N90°00'00"E	3.663			
17			341193.092	852344.233	
	R=27.125	L=4.873			
18			341183.529	852349.081	
	S10°17'45"E	6.705			
19			341166.932	852350.279	
	S11°13'55"E	34.284			
20			341153.306	852356.957	
	R=48.763	L=15.421			ITB=N82°16'06"E
21			341157.743	852371.661	
	S25°31'11"E	15.238			
22			341144.030	852378.206	
	R=4.571	L=5.117			ITB=S64°08'49"W
23			341139.916	852375.728	
	S00°00'00"E	79.399			
24			341060.517	852375.728	
	N90°00'00"E	33.037			
25			341060.517	852408.765	
	S42°56'58"E	32.315			
26			341036.863	852430.784	
	S29°59'21"E	25.825			
27			341014.496	852443.692	
	N90°00'00"E	36.572			
28			341014.496	852480.264	
	S00°00'00"E	82.906			
29			340931.599	852480.264	
	R=6.095	L=9.576			
30			340925.503	852474.169	
	N90°00'00"W	54.249			
31			340925.503	852419.920	
	R=6.095	L=9.576			
32			340931.599	852413.824	
	N90°00'00"W	15.238			
33			340931.599	852398.586	
	S00°00'00"E	36.420			
34			340895.178	852398.586	
	R=6.095	L=9.576			
35			340889.083	852392.490	
	N90°00'00"W	36.572			
36			340889.083	852355.918	
	S00°00'00"E	31.397			
37			340857.685	852355.918	
	S00°00'00"E	14.928			
38			340842.758	852355.918	
	R=8.229	L=12.925			
39			340834.529	852347.689	
	N90°00'00"W	10.667			
40			340834.529	852337.022	
	S00°00'00"E	6.705			
41			340827.824	852337.022	
	N90°00'00"W	24.991			
42			340827.824	852312.031	
	R=8.229	L=7.580			
43			340824.573	852305.478	
	N52°46'47"W	6.705			
44			340828.628	852300.138	
	N42°26'44"W	40.675			
45			340858.642	852272.207	
	N42°26'44"W	0.737			
46			340859.186	852272.180	
	N45°00'00"E	10.416			
47			340870.797	852263.798	
	N90°00'00"W	15.348			
5			340870.797	852268.446	

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.

STEWART TITLE
Aicom

Continental Consulting Engineers, Inc.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
TEL. (913) 642-6642
FAX (913) 642-6641
NSPE APWA ICBO

SHEET 1 OF 2

Bk F
9/6/05 DM

Village 4th

http://www.ClayCoGov.com