Clay County, Missouri
Land Survey Document

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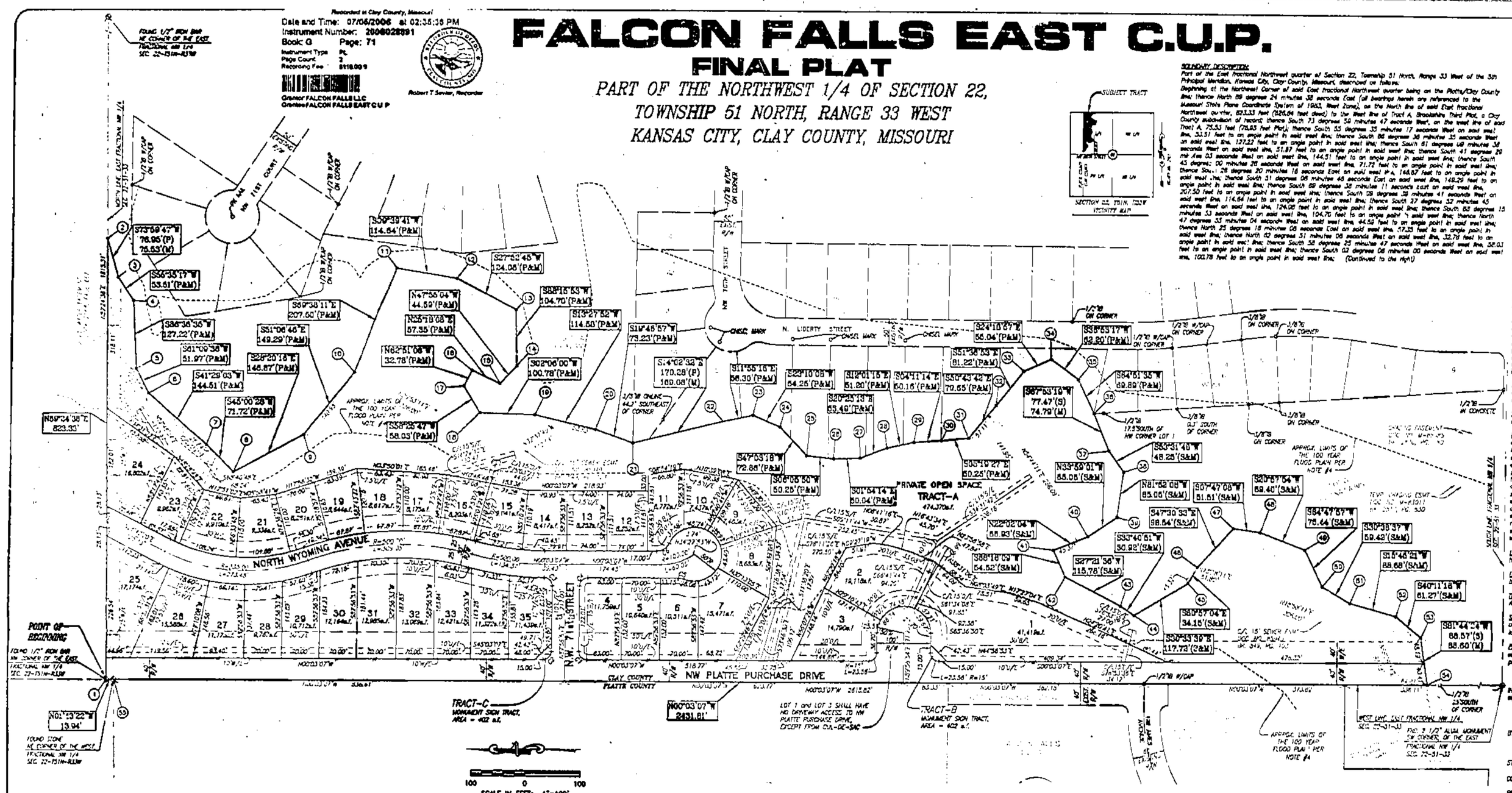
Grantor FALCON FALLS LLC
Grantee FALCON FALLS EAST C.U.P.
Robert T Sanzer, Recorder

FALCON FALLS EAST C.U.P.

FINAL PLAT

PART OF THE NORTHWEST 1/4 OF SECTION 22,
TOWNSHIP 51 NORTH, RANGE 33 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



BOUNDARY DESCRIPTION:
Part of the East fractional Northwest quarter of Section 22, Township 51 North, Range 33 West of the 5th Principal Meridian, Kansas City, Clay County, Missouri, described as follows:
Beginning at the Northeast Corner of said East fractional Northwest quarter being on the Platte/Clay County line; thence North 88 degrees 24 minutes 38 seconds East (all bearings herein are referenced to the Missouri State Plane Coordinate System of 1983, West Zone), on the north line of said East fractional Northwest quarter, 823.33 feet (826.64 feet deed) to the West line of Tract A, Broadstreet Third Plat, a Clay County subdivision of record; thence South 73 degrees 58 minutes 47 seconds West, on the west line of said Tract A, 75.53 feet (78.83 feet Plat); thence South 55 degrees 35 minutes 17 seconds West on said west line, 33.51 feet to an angle point in said west line; thence South 86 degrees 36 minutes 35 seconds West on said west line, 127.22 feet to an angle point in said west line; thence South 61 degrees 58 minutes 34 seconds West on said west line, 51.97 feet to an angle point in said west line; thence South 41 degrees 29 min ute 03 seconds West on said west line, 144.51 feet to an angle point in said west line; thence South 43 degrees 00 minutes 28 seconds West on said west line, 71.72 feet to an angle point in said west line; thence South 38 degrees 30 minutes 16 seconds East on said west line, 146.87 feet to an angle point in said west line; thence South 51 degrees 06 minutes 46 seconds East on said west line, 149.29 feet to an angle point in said west line; thence South 60 degrees 30 minutes 11 seconds East on said west line, 207.50 feet to an angle point in said west line; thence South 08 degrees 38 minutes 41 seconds West on said west line, 114.64 feet to an angle point in said west line; thence South 37 degrees 52 minutes 40 seconds West on said west line, 124.06 feet to an angle point in said west line; thence South 62 degrees 15 minutes 33 seconds West on said west line, 104.70 feet to an angle point in said west line; thence North 47 degrees 33 minutes 04 seconds West on said west line, 44.59 feet to an angle point in said west line; thence North 25 degrees 18 minutes 08 seconds East on said west line, 57.35 feet to an angle point in said west line; thence North 62 degrees 51 minutes 08 seconds West on said west line, 32.78 feet to an angle point in said west line; thence South 38 degrees 25 minutes 47 seconds West on said west line, 58.03 feet to an angle point in said west line; thence South 32 degrees 25 minutes 47 seconds West on said west line, 58.03 feet to an angle point in said west line; thence South 02 degrees 06 minutes 00 seconds West on said west line, 100.78 feet to an angle point in said west line; (Continued to the right)

BOUNDARY DESCRIPTION (Continued):
thence South 13 degrees 27 minutes 32 seconds West on said west line, 114.54 feet to an angle point in said west line; thence South 12 degrees 47 minutes 37 seconds West on said west line, 73.23 feet to the Northeast Corner of Lot 44, Westgate Meadows Second Plat, a City County subdivision of record; thence South 14 degrees 03 minutes 32 seconds East on the east line of said Westgate Meadows Second Plat, 159.06 feet (170.26 feet Plat) to an angle point in said west line; thence South 11 degrees 35 minutes 28 seconds East on said east line, 56.30 feet to an angle point in said west line; thence South 23 degrees 10 minutes 06 seconds West on said west line, 54.25 feet to an angle point in said west line; thence South 47 degrees 03 minutes 18 seconds West on said west line, 72.66 feet to an angle point in said west line; thence South 06 degrees 05 minutes 50 seconds West on said west line, 50.25 feet to an angle point in said west line; thence South 01 degrees 34 minutes 14 seconds East on said west line, 50.04 feet to an angle point in said west line; thence South 20 degrees 25 minutes 13 seconds East on said west line, 53.49 feet to an angle point in said west line; thence South 12 degrees 01 minutes 15 seconds East on said west line, 51.20 feet to an angle point in said west line; thence South 04 degrees 11 minutes 14 seconds East on said west line, 50.18 feet to an angle point in said west line; thence South 05 degrees 19 minutes 27 seconds East on said west line, 50.25 feet to an angle point in said west line; thence South 30 degrees 43 minutes 42 seconds East on said west line, 78.63 feet to an angle point in said west line; thence South 51 degrees 38 minutes 51 seconds East on said west line, 61.22 feet to an angle point in said west line; thence South 24 degrees 18 minutes 57 seconds East on said west line, 33.04 feet to an angle point in said west line; thence South 38 degrees 53 minutes 17 seconds West on said west line, 62.20 feet to an angle point in said west line; thence South 64 degrees 31 minutes 35 seconds West on said west line, 69.83 feet to the Northwest corner of Lot 1, Clayton Manor being sub the northeast corner of Lot 13, Eureka Farms Sub Lotts, City County subdivisions of record; thence South 07 degrees 53 minutes 19 seconds West on the north line of said Lot 13 being the centerline of Line Creek per the certified survey performed by Land Survey North dated April 12th 2003, 74.79 feet (77.47 feet Survey) to an angle point in said north line; thence South 33 degrees 31 minutes 48 seconds West on said north line, 40.22 feet to an angle point in said north line; thence North 81 degrees 32 minutes 05 seconds West on said north line, 23.06 feet to an angle point in said north line; thence North 32 degrees 59 minutes 01 seconds West on said north line, 63.06 feet to an angle point in said north line; thence North 20 degrees 07 minutes 04 seconds West on said north line, 68.93 feet to an angle point in said north line; thence South 03 degrees 18 minutes 08 seconds West on said north line, 54.32 feet to an angle point in said north line; thence South 27 degrees 31 minutes 38 seconds West on said north line, 113.78 feet to an angle point in said north line; thence South 33 degrees 40 minutes 51 seconds West on said north line, 30.62 feet to an angle point in said north line; thence South 30 degrees 33 minutes 38 seconds East on said north line, 117.07 feet to an angle point in said north line; thence South 60 degrees 37 minutes 04 seconds East on said north line, 34.13 feet to an angle point in said north line; thence South 47 degrees 30 minutes 31 seconds East on said north line, 94.01 feet to an angle point in said north line; thence South 03 degrees 47 minutes 05 seconds West on said north line, 51.21 feet to an angle point in said north line; thence South 70 degrees 37 minutes 54 seconds West on said north line, 58.40 feet to an angle point in said north line; thence South 54 degrees 47 minutes 37 seconds West on said north line, 75.44 feet to an angle point in said north line; thence South 30 degrees 38 minutes 37 seconds West on said north line, 58.42 feet to an angle point in said north line; thence South 13 degrees 03 minutes 21 seconds West on said north line, 58.62 feet to an angle point in said north line; thence South 40 degrees 11 minutes 18 seconds West on said north line, 61.27 feet to an angle point in said north line; thence South 81 degrees 44 minutes 24 seconds West on said north line, 68.60 feet (68.57 feet Survey) to the west line of said East fractional Northwest quarter being the Platte/City County line; thence North 00 degrees 03 minutes 07 seconds East on said County line, 2431.61 feet to the northeast corner of the West fractional Northwest quarter; thence North 87 degrees 43 minutes 32 seconds East on said County line, 13.94 feet to the Point of Beginning. Containing 24.30 acres more or less.

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 hereafter be known as "FALCON FALLS EAST C.U.P."

STREETS: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby so dedicated.

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 or lots designated utility easement (U/E), provided that the easements 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 rights and privileges shall be held 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 its rights of ingress and egress, or may be necessary or convenient 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.

LANDSCAPE EASEMENT: The 50' L/E strip is reserved for the planting of trees or shrubs by the owner or developer. The building of adversive fences is prohibited.

BUILDING LINES: Building lines or set back 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.

TRACTS: Tract A is hereby dedicated to storm water drainage and is to be maintained by the Home Owners Association.

SIGN TRACTS: Tract B and Tract C are hereby granted to Falcon Falls East Homeowners Association for any construction, reconstruction, maintenance, preservation, operation and repair of the monumental signs and related landscaping, over and through all entire of land designated as "Monument Sign Tract".

PUBLIC LAND: The Proprietors, in accordance with Section 65-178 Code of General Ordinances of Kansas City, Missouri wants to contribute Fourteen thousand three hundred fifty and 50/100 dollars ($14,350.00) in lieu of dedicating parkland for 70 Duplex Units.

IN TESTIMONY WHEREOF: Falcon Falls, LLC, a Missouri limited liability company, has caused these presents to be signed by Dennis M. Curtis, Managing Member of Falcon Falls, LLC, on this 11th day of April, 2006.

FALCON FALLS, LLC
BY: Dennis M. Curtis
Dennis M. Curtis, Managing Member

STATE OF MISSOURI }
} SS
COUNTY OF CLAY }

BE IT REMEMBERED: That on this 11th day of April, 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, appeared Dennis M. Curtis, Managing Member of Falcon Falls, LLC, known to me to be the person described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that he executed the same as his free act and deed on behalf of Falcon Falls, LLC.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County, the day and year last above written.

Deanna L. Neumer — 4/11/2006
Notary Public in and for — My commission expires
for said County and State

DEANNA L. NEUMER
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
PLATTE COUNTY
MY COMMISSION EXPIRES SEPT. 1, 2009
COMMISSION # 05448104

CITY PLAN COMMISSION — PUBLIC WORKS

Approved: December 5, 2001

Charles F. Myers, Chairman — Frank W. Kaufman, P.E., City Engineer

Virginia L. Wolfe, Assistant Secretary — Stanley J. Harris, P.E., Director of Public Works

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. 040-0-2010 duly authorized on behalf on this 27 day of April, 2006.

Kay Barnes, Mayor

Thomas J. Cmelik, City Clerk

PREPARED FOR:
FALCON FALLS, LLC
6818 N. INDIANA AVE.
GLADSTONE, MO 64118
(816) 413-0640

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

PHOENIX ENGINEERING & SURVEYING, LLC
[illegible]
PROJECT NO. 020326 — LAST REVISION: 04/03/06
PROJECT NAME: FALCON FALLS EAST
DWG. & DWG. NAME: H:\projects\020326\dwg\-020326-FINAL PLAT.dwg
SHEET 1 OF 1 — M5133-22

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