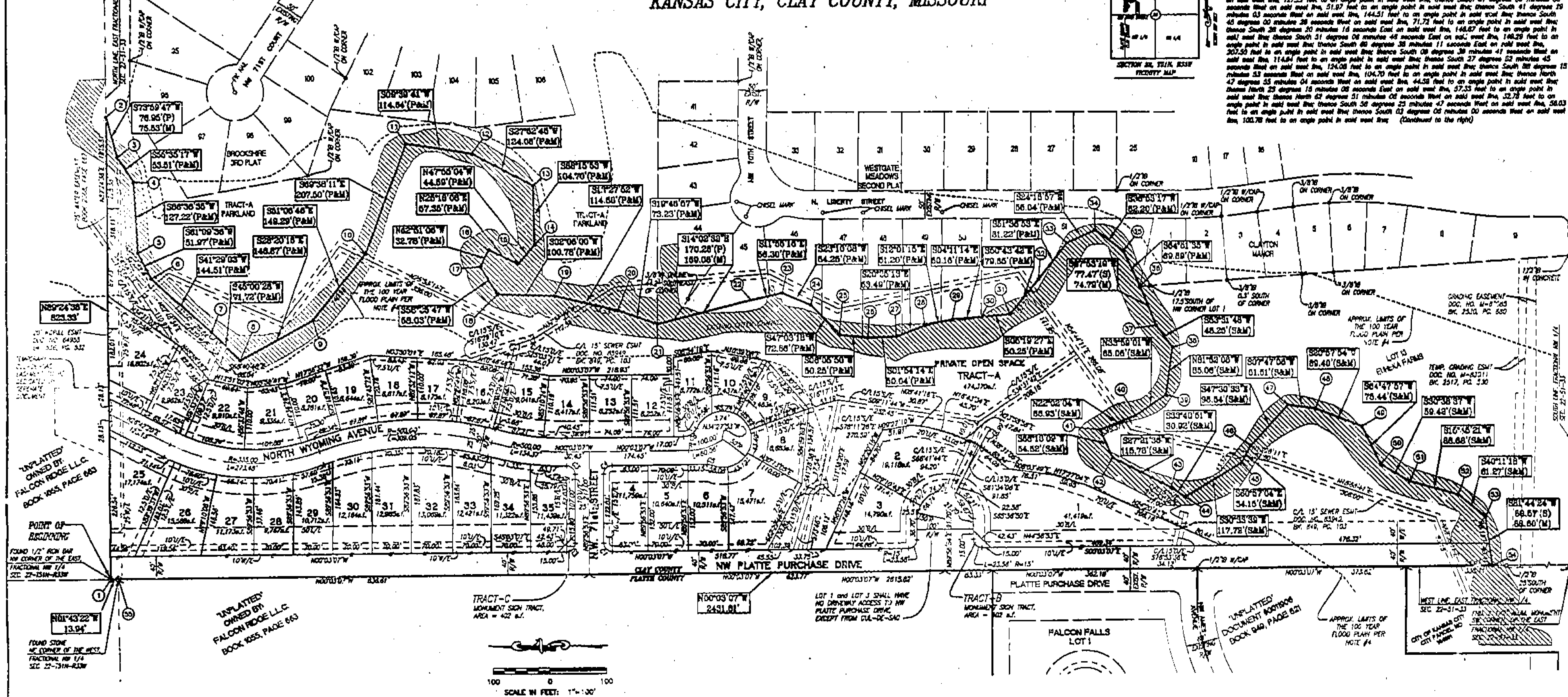
Clay County, Missouri
Land Survey Document

# 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: [illegible] (Continued to the right)

**BOUNDARY DESCRIPTION (Continued):**
[illegible]

**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, [illegible]

**LANDSCAPE EASEMENTS:** The 50' L/E strip is reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon 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 monument signs and related landscaping, over and through all strips of land designated as "Monument Sign Tract".

**PARK LAND:** The Proprietor, in accordance with Section 66-128 Code of General Ordinances of Kansas City, Missouri elects to contribute fourteen thousand three hundred fifty and 25/100 dollars ($14,350.25) 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. Curtin, Managing Member of Falcon Falls, LLC, on this ____ day of ________ 2006.

FALCON FALLS, LLC

BY: ______________
Dennis M. Curtin, Managing Member

STATE OF MISSOURI )
) SS
COUNTY OF CLAY )

BE IT REMEMBERED That on this ____ day of ________ 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, appeared Dennis M. Curtin, 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 as a 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.

______________ Notary Public in and for said County and State
______________ My commission expires

CITY PLAN COMMISSION
Approved: December 6, 2005

______________ Charles F. Myers, Chairman
______________ Virginia L. Walsh, Assistant Secretary

PUBLIC WORKS

______________ Stanley J. Harris, P.E., City Engineer
______________ 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.________ duly authenticated as passed this ________ day of ________ 2006.

______________ Kay Barnes, Mayor
______________ Millie M. Crossland, City Clerk

**PREPARED FOR:**
FALCON FALLS, LLC
6210 N. INDIANA AVE.
GLADSTONE, MO 64119
(816) 413-0640

**ESTABLISHED STREET GRADES PER THE PLAT OF FALCON FALLS EAST C.U.P.**

| Street Name & Station | PVI Elevation | Grade | Description |
|---|---|---|---|
| N.W. Platte Purchase Drive | | | |
| 866.92' | 134.62 | | BEGIN CONSTRUCTION |
| | | 4.00% | |
| 908.92' | 136.39 | | NW 69th St. |
| | | 4.00% | |
| 1164.00' | 151.54 | | 240' Vertical Curve |
| | | 1.00% | |
| 1557.00' | 150.44 | | 400' Vertical Curve |
| | | 6.00% | |
| 1770.21' | 170.19 | | NW 71st St. |
| | | 6.00% | |
| 1818.21' | 172.53 | | END CONSTRUCTION |
| N.W. Platte Purchase Drive (CUL-DE-SAC) | | | |
| 0.00' | 152.23 | | C/L N.W. Platte Purchase Dr. |
| | | -2.00% | |
| 24.00' | 151.75 | | 45' Vertical Curve |
| | | -4.65% | |
| 91.70' | 148.55 | | C/L Cul-De-Sac |
| | | -4.25% | |
| 130.70' | 146.58 | | 30' Vertical Curve = (End Cul-De-Sac) |
| N.W. 71st Street | | | |
| 0.00' | 170.19 | | C/L N.W. Platte Purchase Dr. |
| | | -2.00% | |
| 24.00' | 169.71 | | 45' Vertical Curve |
| | | -3.70% | |
| 317.00' | 158.70 | | C/L North Wyoming Ave. |
| North Wyoming Avenue | | | |
| -38.00' | 145.18 | | END Cul-De-Sac |
| | | 4.92% | |
| 0.00' | 147.00 | | C/L Cul-De-Sac |
| | | 5.50% | |
| 238.75' | 160.10 | | 150' Vertical Curve |
| | | -2.00% | |
| 430.00' | 156.27 | | 160' Vertical Curve |
| | | 4.50% | |
| 670.00' | 167.07 | | 190' Vertical Curve |
| | | -1.31% | |
| 1020.00' | 162.49 | | 190' Vertical Curve |
| | | 4.15% | |
| 1119.71' | 166.63 | | North Property Line |

**CURVE TABLE**

| CURVE | LENGTH | RADIUS |
|---|---|---|
| C1 | 23.56 | 15.00 |
| C2 | 23.56 | 15.00 |
| C3 | 23.55 | 15.00 |
| C4 | 23.56 | 15.00 |
| C5 | 8.53 | 25.00 |
| C6 | 28.84 | 25.00 |

**BENCHMARK:**
KCMO BENCHMARK #54 CHISELED SQUARE SE CORNER CONCRETE PATIO SOUTH ENTRANCE TO HOUSE #6724 N. EVANS. ELEVATION 212.40

**MINIMUM BASEMENT FLOOR ELEVATION TABLE**

| Lot | MIN. B. Floor Elev. | Lot | MIN. B. Floor Elev. | Lot | MIN. B. Floor Elev. |
|---|---|---|---|---|---|
| 33 | 148.81 | 35 | 143.81 | 11 | 138.88 |
| 34 | 148.34 | 27 | 153.49 | 10 | 137.96 |
| 35 | 148.86 | 21 | 154.14 | 9 | 137.44 |
| 32 | 153.34 | 20 | 156.37 | 8 | 138.83 |
| 31 | 152.78 | 19 | 152.85 | 7 | 137.46 |
| 30 | 150.24 | 18 | 150.23 | 6 | 140.15 |
| 29 | 147.89 | 17 | 138.36 | 5 | 143.03 |
| 28 | 148.88 | 16 | 137.14 | 4 | 148.73 |
| 27 | 150.31 | 15 | 147.82 | 3 | 149.94 |
| 26 | 154.00 | 14 | 148.84 | 2 | 134.07 |
| 25 | 154.77 | 13 | 144.94 | 1 | 133.41 |
| 24 | 136.10 | 12 | 152.08 | | |

**MINIMUM LOW OPENING ELEVATION**

| Lot | MIN. OPENING Elev. | Lot | MIN. OPENING Elev. | Lot | MIN. OPENING Elev. |
|---|---|---|---|---|---|
| 24 | 158.0 | 17 | 151.8 | 10 | 136.8 |
| 23 | 164.0 | 16 | 148.8 | 9 | 137.8 |
| 22 | 166.0 | 15 | 144.0 | 8 | 137.8 |
| 21 | 166.0 | 14 | 150.5 | 7 | 138.0 |
| 20 | 167.0 | 13 | 147.0 | 3 | 140.5 |
| 19 | 158.0 | 12 | 148.0 | 2 | 138.0 |
| 18 | 152.0 | 11 | 140.0 | 1 | 140.8 |

**MISSOURI STATE PLANE COORDINATES (IN METERS)**

1 = N:330304.872 E:841272.789
2 = N:330307.453 E:841523.714
3 = N:330301.107 E:841501.588
4 = N:330301.301 E:841488.134
5 = N:330178.580 E:841448.429
6 = N:330171.858 E:841435.554
7 = N:330138.984 E:841406.380
8 = N:330123.510 E:841380.827
9 = N:330194.112 E:841412.108
10 = N:330233.548 E:841447.585
11 = N:330233.543 E:841508.873
12 = N:330198.098 E:841501.009
13 = N:330165.877 E:841485.326
14 = N:330164.708 E:841451.431
15 = N:330173.814 E:841441.345
16 = N:330188.818 E:841448.815
17 = N:330184.174 E:841438.825
18 = N:330164.915 E:841424.857
19 = N:330154.271 E:841423.731
20 = N:330120.280 E:841418.800
21 = N:330088.258 E:841408.047
22 = N:330040.987 E:841420.550
23 = N:330032.478 E:841424.085
24 = N:330017.378 E:841417.580
25 = N:330002.150 E:841401.335
26 = N:330006.021 E:841388.708
27 = N:329971.679 E:841400.215

**MISSOURI STATE PLANE COORDINATES (IN METERS)**

28 = N:329954.401 E:841405.903
29 = N:329941.139 E:841408.153
30 = N:329925.881 E:841410.789
31 = N:329910.644 E:841411.880
32 = N:329885.279 E:841430.443
33 = N:329872.908 E:841448.858
34 = N:329864.871 E:841458.793
35 = N:329848.459 E:841445.414
36 = N:329840.409 E:841427.179
37 = N:329831.830 E:841405.013
38 = N:329821.089 E:841393.187
39 = N:329828.756 E:841387.524
40 = N:329843.187 E:841358.441
41 = N:329867.108 E:841348.788
42 = N:329855.419 E:841333.577
43 = N:329824.079 E:841317.380
44 = N:329818.238 E:841312.134
45 = N:329785.344 E:841330.378
46 = N:329780.380 E:841338.475
47 = N:329760.000 E:841361.820
48 = N:329744.451 E:841358.483
49 = N:329718.008 E:841348.745
50 = N:329708.318 E:841328.941
51 = N:329683.638 E:841318.711
52 = N:329667.828 E:841312.372
53 = N:329653.361 E:841300.322
54 = N:329648.482 E:841273.549
55 = N:329638.824 E:841272.827

**TRAVERSE TABLE**

| STATION | GRID AZ. | DIST. (METERS) | NORTHING | EASTING |
|---|---|---|---|---|
| CL-14A | GRID AZ. 269°17'11" GRID FACTOR 0.9999037 | | | |
| CL-14 | | | 337066.152 | 842215.410 |
| | 3°31'36" | 332.045 | | |
| TP-1 | | | 337338.567 | 842235.835 |
| | 5°38'44" | 648.384 | | |
| TP-2 | | | 337982.832 | 842290.048 |
| | 358°49'30" | 840.189 | | |
| TP-3 | | | 338822.040 | 842263.588 |
| | 358°34'05" | 422.173 | | |
| TP-4 | | | 339043.513 | 842238.335 |
| | 07°46'10" | 298.983 | | |
| TP-5 | | | 339340.724 | 842278.887 |
| | 301°40'30" | 110.484 | | |
| TP-6 | | | 339403.060 | 842176.367 |
| | 269°25'21" | 903.614 | | |
| NW COR PLAT | | | 338304.872 | 841272.789 |

COORDINATES ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE AND TIES TO STATION CL-14, 1986 OF THE KANSAS CITY METRO CONTROL. COORDINATES ARE SHOWN IN METERS

**LEGEND**

- - - - = APPROX. LIMITS OF THE 100 YEAR FLOOD PLAIN
- R = CURVE RADIUS
- L = ARC LENGTH
- I.T.B. = INITIAL TANGENT BEARING
- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE
- Δ = DELTA (CENTRAL ANGLE)
- 1 = LOT NUMBER
- W/E = WATER EASEMENT
- L/E = LANDSCAPE EASEMENT
- C/L = CENTERLINE
- B/L = BUILDING LINE SETBACK
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- S/E = SANITARY SEWER EASEMENT
- (P) = PLATTED DIMENSION
- (M) = MEASURED DIMENSION
- (D) = DEEDED DIMENSION
- (S) = SURVEY DIMENSION ST LAND SURVEY NORTH
- • = SET 1/2" IRON BAR WITH PLASTIC CAP, STAMPED "MO2000 151303"
- ○ = FOUND 1/2" IRON BAR WITH ID CAP
- IB = IRON BAR
- R/W = RIGHT OF WAY
- ——•—— = NO DIRECT ACCESS TO NW. PLATTE PURCHASE DR. FROM RESIDENTIAL LOTS.

**NOTES:**

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-210638-KCTY, EFFECTIVE FEBRUARY 14, 2006 AT 8:00 A.M.
A. ITEM NO. 8 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT IS A 30 FEET ESMT. GRANTED TO KCPRM AS DOC. 84855, BK 338, PG 532.
B. ITEM NO. 9 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT IS A 15 FEET SEWER ESMT. GRANTED TO KCMO AS DOC. B-33048, BK 848, PG 103.
C. ITEM NO. 10 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT IS A TEMP. GRADING ESMT. FOR NW 68th ST. AS DOC. M-83011, BK 2517, PG 530.
D. ITEM NO. 11 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT IS A GRADING CONSENT FOR NW 68th ST. AS DOC. M-83013, BK 2517, PG 533.
E. ITEM NO. 12 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT IS A GRADING ESMT. FOR NW 68th ST. AS DOC. M-88085, BK 2530, PG 880.
2. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.
3. THE CLASS OF PROPERTY FOR THE SUBJECT TRACT IS CONSIDERED "URBAN", PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.
4. THE SUBJECT TRACT LIES IN ZONE "C" (AREA OF MINIMAL FLOODING), ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD), ZONE "AE" (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF KANSAS CITY, MISSOURI, COMMUNITY PANEL NO. 290173-0060-E, DATED AUGUST 5, 1986.
5. NO DRIVEWAY ACCESS TO NORTHWEST PLATTE PURCHASE DRIVE FOR LOTS 4-7 AND 25-35, AND LIMITED ACCESS TO NW PLATTE PURCHASE DRIVE FROM LOT 1 and LOT 3 VIA THE BULB OF THE CUL-DE-SAC OF NW. PLATTE PURCHASE DRIVE.
6. FUTURE LOT SPLITS: LOTS 3 THRU 12, 13 THRU 18, AND 21 THRU 24 ESTABLISHED BY THIS PLAT, MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR A LOT SPLIT OR MINOR SUBDIVISION, AS DEFINED IN CHAPTER 66, SUBDIVISIONS, CODE OF ORDINANCES, AND AS DESCRIBED BY THE COMMUNITY UNIT PROJECT PLAN APPROVED BY ORDINANCE NO. 051358, PASSED JANUARY 5, 2006; PROVIDED THAT BUILDING WALLS AND OPENINGS ON, OR ADJACENT TO, PROPERTY LINES SHALL BE CONSTRUCTED WITH APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KANSAS CITY BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES AND IN ACCORDANCE WITH THE COMMUNITY UNIT PROJECT PLAN APPROVED BY ORDINANCE NO. 051358, PASSED JANUARY 5, 2006.
7. ACCESS TO TRACT "A" (PRIVATE OPEN SPACE) FOR MAINTENANCE, SHALL BE VIA NW PLATTE PURCHASE DRIVE.

**SURVEYOR'S CERTIFICATION:**
I hereby certify that this plat of "FALCON FALLS EAST C.U.P.", is based on an actual survey made by me or under my direct supervision and that to the best of my professional knowledge and belief, said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys for Class "Urban" as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board of Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Wesley Stroghom L.S. 2184
as agent of Phoenix Engineering & Surveying L.L.C.
LS 2000151303

MAY 14, 2005
Date of Survey

PHOENIX ENGINEERING & SURVEYING, LLC

| | | | |
|---|---|---|---|
| PROJECT NO. | 02032a | LAST REVISION: | 04/07/06 |
| PROJECT NAME | FALCON FALLS EAST | | |
| DIR. & DWG. NAME | H:\projects/02032/dwg/-02032a-FINAL PLAT.dwg | | |

SHEET 1 OF 1 M5133-22

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