Clay County, Missouri
Land Survey Document

THE PLAZA @ SHOAL CREEK – SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
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Grantor SHOAL CREEK VALLEY DEVELOPMENT CO
Grantee PLAZA @ SHOAL CREEK SECOND PLAT
Robert T. Sevier, Recorder

Property Description:

A subdivision of land situated in the Southwest Quarter of Section 11, Township 51 North, Range 32 West of the Fifth Principal Meridian, all in the City of Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 00°26'17" West, along the East line of said Southwest Quarter, 2313.56 feet; thence North 89°33'43" West, 842.37 feet to a point on the West right of way line of N. Flintlock Road, as now established, said point also being a point on the Easterly line of Tract C, "The Village First Plat", a subdivision of land in Kansas City, Clay County, Missouri, said point also being the True Point of Beginning of the subdivision of land to be herein described; thence North 53°04'08" West, along said Easterly line, 91.58 feet; thence North 25°01'59" East, along said Easterly line, 223.30 feet; thence North 11°16'15" West, along said Easterly line, 256.97 feet; thence North 50°52'06" West, along said Easterly line, 187.05 feet; thence North 08°07'07" East, along said Easterly line, 83.01 feet; thence North 36°54'59" East, 453.15 feet; thence North 17°18'38" East, 285.77 feet to a point on the South right of way line of NE 82nd Terrace, as now established, said point also being a point on the South line of "THE PLAZA @ SHOAL CREEK", a subdivision of land in Kansas City, Clay County, Missouri; thence Southeasterly, along said South right of way line, on a curve to the right, having an initial tangent bearing of South 80°18'23" East, a radius of 1045.00 feet, a central angle of 7°37'00" and an arc length of 138.92 feet; thence South 72°41'22" East, along said South right of way line, 387.12 feet; thence Southeasterly, along said South right of way line, on a curve to the right, tangent to the last described course, having a radius of 25.00 feet, a central angle of 89°22'23" and an arc length of 39.00 feet to a point on said West right of way line; thence Southwesterly, along said West right of way line, on a curve to the right, tangent to the last described course, having a radius of 1750.00 feet, a central angle of 20°13'56" and an arc length of 617.97 feet; thence South 36°54'59" West, along said West right of way line, 756.34 feet to the True Point of Beginning. Containing 555,515 square feet or 12.75 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:

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EASEMENTS:
A non exclusive 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 T.V. 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.), drainage easements (D.E.), sanitary easements (S.E.) and water line easements (W.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 obstruction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or there over 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 of 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.

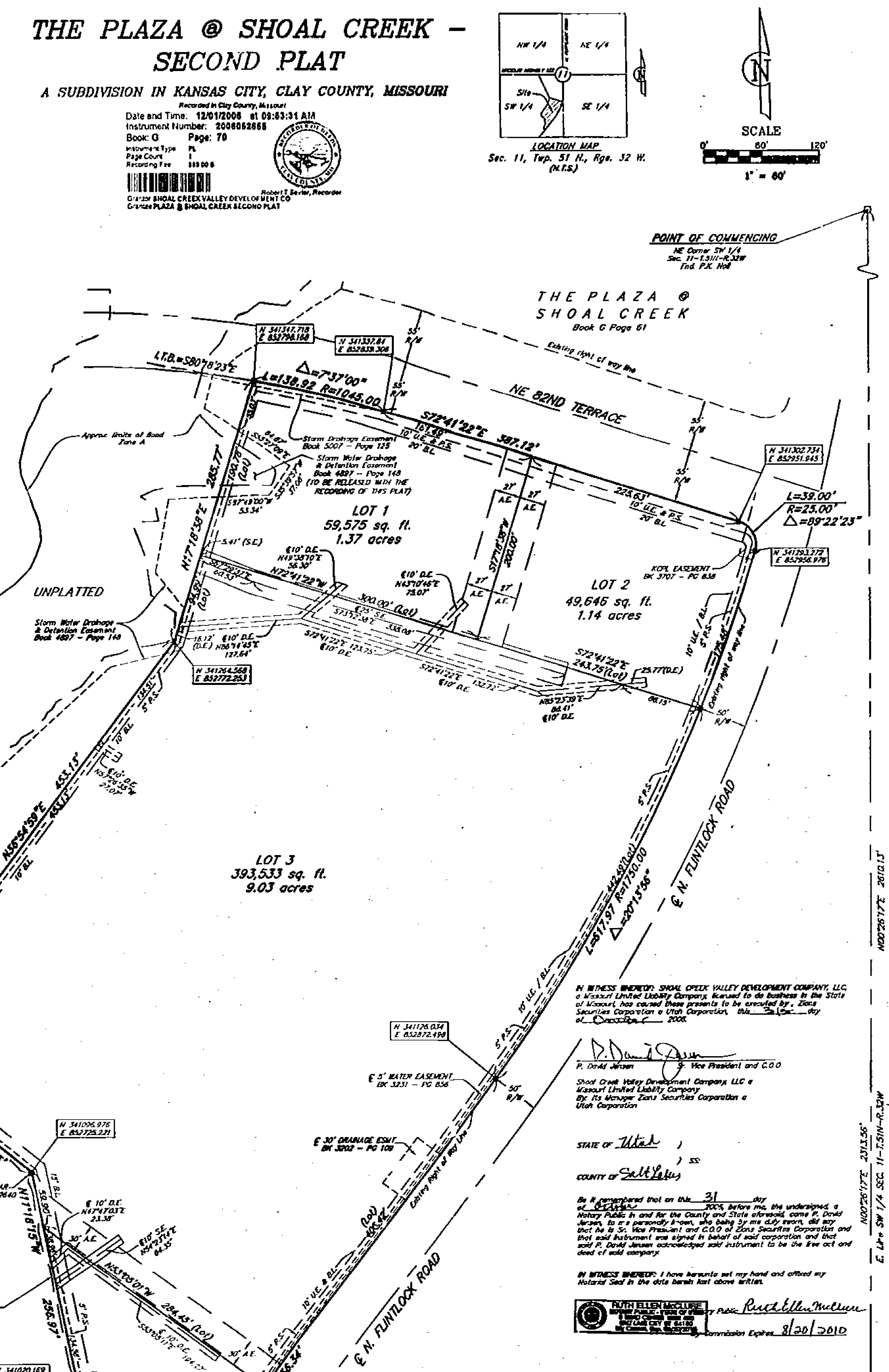
BUILDING LINES:
Building lines or setback lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

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 Service 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.

FLOODPLAIN:
The lands herein platted according to the Flood Insurance Rate Map, Community Panel No. 290173 0050 B, map revised August 5, 1986, as published by the Federal Emergency Management Agency. The subject property lies/partially within Flood Zone "C" i.e. "areas of minimal flooding" and Flood Zone "A" i.e., "Areas of 100-year flood; base flood elevations and flood hazard factors not determined. This information is 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 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.

RESTRICTED ACCESS
No vehicular access to N. Flintlock Road from Lot 2 is permitted.

CROSS ACCESS
The right of ingress-egress between Lots 1, 2, 3, and 4 is hereby granted in accordance with Covenants and Restrictions recorded simultaneously herewith.



SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Certificate, issued by First American Title Company, File Number NCS-240892-KCTY with an effective date of June 23, 2006 at 8:00 am.

2. Bearings and Coordinates shown hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone (Meters). Scale Factor = 0.9999040.

3. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground facilities.

4. All interior corners will be monumented with 1/2" Iro. Bar with Plastic Cap to be set upon completion of construction.

5. A portion of the Grading Easement, Book 4065, Page 318 to be released with the recording of this plat.

6. A portion of the Storm Water Drainage & Detention Easement, Book 4897, Page 148 to be released with the recording of this plat.

LEGEND

- 5/8" Bar with Aluminum Cap to be set upon completion of construction
- Found Section Corner (Monumentation as Noted)
- Found Property Corner
- Kansas City Metro Control Monument

B.L. – Building Line
D.E. – Storm Drainage Easement
S.E. – Sanitary Sewer Easement
U.E. – Utility Easement
A.E. – Access Easement
B.L. – Building Line
P.S. – Parking Setback Line

IN WITNESS WHEREOF: SHOAL CREEK VALLEY DEVELOPMENT COMPANY, LLC, a Missouri Limited Liability Company, licensed to do business in the State of Missouri, has caused these presents to be executed by, Zions Securities Corporation a Utah Corporation, this 31st day of October 2006.

P. David Jensen, Sr. Vice President and C.O.O
Shoal Creek Valley Development Company, LLC a Missouri Limited Liability Company
By: Its Manager Zions Securities Corporation a Utah Corporation

STATE OF Utah)
) ss
COUNTY OF Salt Lake)

Be it remembered that on this 31 day of October 2006, 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 Sr. Vice President and C.O.O of Zions Securities Corporation and that said instrument was signed in behalf of said corporation and that said 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 Notarial Seal in the date herein last above written.

RUTH ELLEN McCLURE, Notary Public – State of Utah
Notary Public Ruth Ellen McClure
My Commission Expires 8/20/2010

CITY PLAN COMMISSION:
Approved: September 5, 2006

Kelley Martin, Vice Chairman

Virginia L. Walsh, Asst. Secretary

PUBLIC WORKS:

Gregory J. Rokos, 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. 061120 duly authenticated as passed this 26 day of October, 2006.

Kay Barnes, Mayor

Millie M. Crossland, City Clerk

STREET GRADES: N. FLINTLOCK ROAD

76+90.34 (MATCH EXISTING)	Elev=98.62	
78+42.62	Elev=100.03	PVT – 1.00% Straight Grade
81+00.00	Elev=102.53	(PVI) = 400.00' V.C. – K=161.29 – 3.48% Straight Grade
91+75.00	Elev=133.94	(PVI) = 700.00' V.C. – K=106.91 – 3.07% Straight Grade
97+50.00	Elev=122.30	(PVI) = 300.00' V.C. – K=59.18 2.00% Straight Grade
99+14.85	Elev=125.60	= 200+00 BL M-152(Match)

*Grades for N.E. 82nd Terrace previously established on "THE PLAZA @ SHOAL CREEK", Ordinance Number 60102, passed March 3, 2006

Shoal Creek Valley Development Co. LLC
By: Its Manager Zion Securities Corporation
P.O. Box 11100
Salt Lake City, Utah 84147

This plat and survey of "PLAZA @ SHOAL CREEK – SECOND PLAT" were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151

I HEREBY CERTIFY: that the plat of "PLAZA @ SHOAL CREEK – SECOND 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, Professional Surveyors and Landscape Architects 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.

10-27-06
Jason S. Roudebush MO PLS 2002014092

Cal. H. 12/6/06 DR

LUTJEN
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surveying
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Date: 10-27-06 Job No. 06135

http://www.ClayCoGov.com