Clay County, Missouri
Land Survey Document

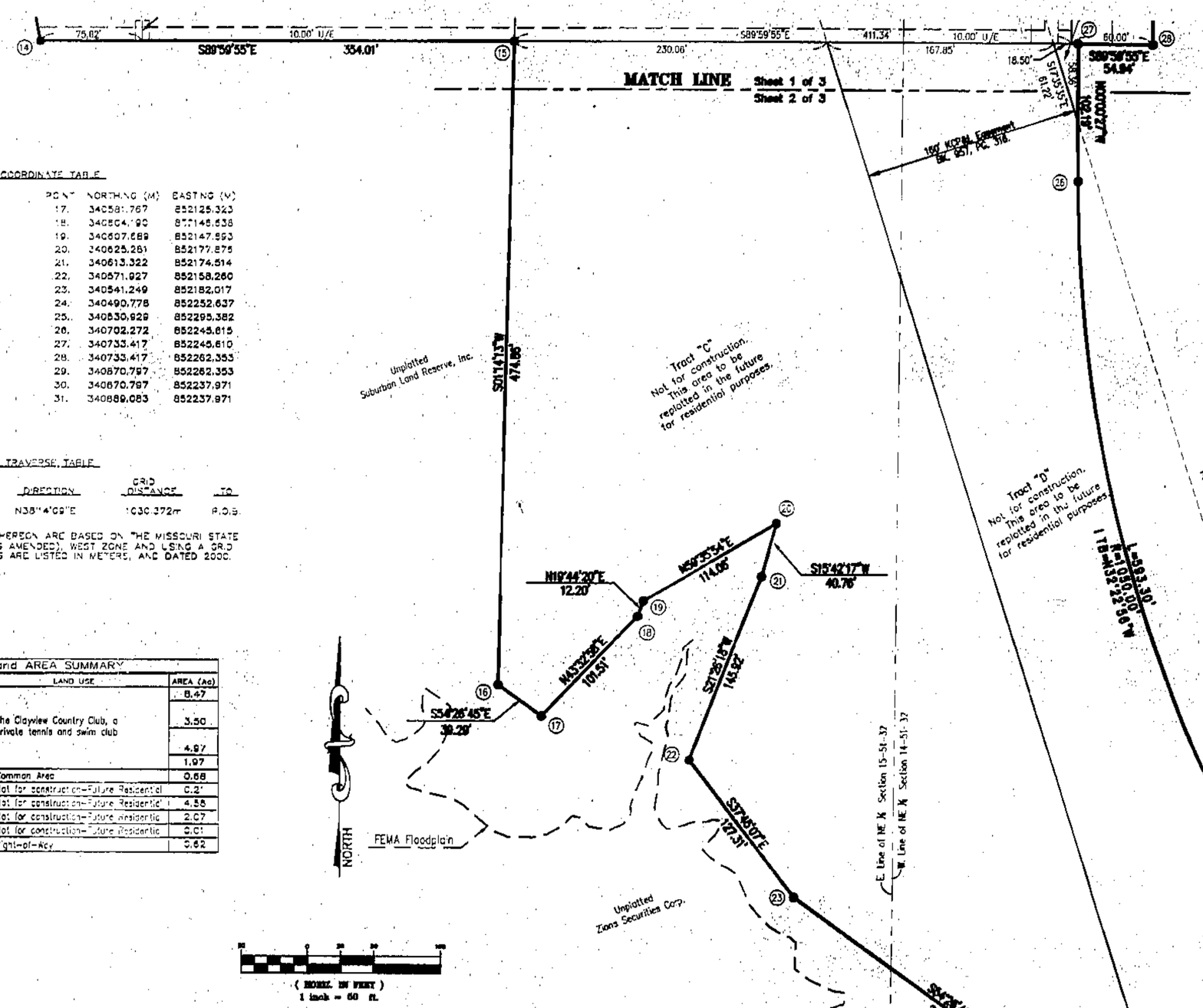
http://www.ClayCoGov.com

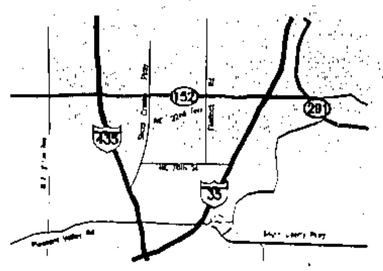
FINAL PLAT

THE VILLAGE SEVENTH PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

All in part of Sections 10, 11, 14 & 15 Township 51N, Range 32W





VICINITY MAP

STATE PLANE COORDINATE TABLE

POINT	NORTHING (M)	EASTING (M)	POINT	NORTHING (M)	EASTING (M)
1.	340889.083	852237.534	17.	340581.767	852125.323
2.	340887.083	852183.216	18.	340604.190	852146.535
3.	340891.456	852126.591	19.	340607.669	852147.593
4.	340899.065	852044.558	20.	340625.251	852177.875
5.	340901.500	851993.044	21.	340613.322	852174.514
6.	340864.016	851993.045	22.	340571.927	852158.260
7.	340863.571	852013.649	23.	340541.249	852182.017
8.	340840.887	852003.670	24.	340490.778	852252.637
9.	340826.659	852003.966	25.	340530.929	852295.382
10.	340807.136	852016.743	26.	340702.272	852245.615
11.	340776.920	852017.635	27.	340733.417	852245.610
12.	340771.197	852009.168	28.	340733.417	852262.353
13.	340759.901	852006.197	29.	340870.797	852262.353
14.	340733.417	852010.812	30.	340870.797	852237.971
15.	340733.417	852115.702	31.	340889.083	852237.971
16.	340588.729	852115.582			

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
CL-19 REBAR	340879.756	851566.837	N38°14'09"E	1030.272m	P.O.B.

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1983 AND AS AMENDED), WEST ZONE AND USING A GRID FACTOR OF 0.9999020. THE COORDINATES ARE LISTED IN METERS, AND DATED 2000.

LAND USE and AREA SUMMARY

PARCEL	LAND USE	AREA (Ac)
Lot 1	The Claview Country Club, a private tennis and swim club	8.47
Suburban Land Reserve portion of Lot 1		3.50
Shoal Creek Valley Development Company, LLC portion of Lot 1		4.97
160' KCP&L easement		1.97
Tract "A"	Common Area	0.68
Tract "B"	Not for construction-Future Residential	0.2
Tract "C"	Not for construction-Future Residential	4.58
Tract "D"	Not for construction-Future Residential	2.07
Tract "E"	Not for construction-Future Residential	0.01
N. Farley Ave. R/W	Right-of-Way	0.62

LEGEND

B/L = Building Line
U/E = Utility Easement
S/E = Sanitary Sewer Easement
D/E = Drainage Easement
SD/E = Surface Drainage Easement
W/E = Water Main Easement
MLO = Minimum Low Open Elevation
POS = Private Open Space
R/W = Right Of Way
Tr. = Tract

△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked AGC 2002000799.
① Denotes State Plane Coordinate

DEVELOPER:
CARMA MISSOURI, INC.
9051 NE 81ST TERRACE SUITE 200
KANSAS CITY, MO 64158
TELEPHONE: (816) 781-7203
FAX: (816) 781-7245

SURVEYOR:
AKIN, GORDON & COWGER
ENGINEERS AND LAND SURVEYORS
2120 W. COLLEGE, SUITE G
LIBERTY, MO 64068
TELEPHONE: (816) 781-4200
FAX: (816) 792-3666

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF THE VILLAGE SEVENTH 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 MINIMUM STANDARDS FOR AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. 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, AT THIS TIME.

STATE OF MISSOURI
LS-2569
RONALD E. SCHRODER
8/14/07

RONALD E. SCHRODER, MO LS NO. 2569

SIGNATURE AND STAMP IN BLUE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR. ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

BY		DATE
RES	ADDRESS COMMENTS FROM PRC DATED 8/1/07.	8/15/07
RES	ADDRESS COMMENTS FROM PRC DATED 6/6/07.	6/11/07
RES	AS SUBMITTED TO THE CITY	4/25/07

P.O. BOX 754
2120 W. COLLEGE
SUITE G
LIBERTY, MO. 64069
816-781-4200
FAX 792-3666

Akin, Gordon & Cowger
Engineers & Land Surveyors

Pub. B
10/3/07 BK

DRAWING NO.
2 OF 3