Clay County, Missouri
Land Survey Document

FINAL PLAT

THE VILLAGE SEVENTH PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

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

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 SEVENTH 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. Any utilities located within the designated Utility Easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public Right Of Way in the event that additional public Right Of Way is dedicated over the location of the utility easement. 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 ones 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 a valid permit from the Department of Public Works as to Utility Easements, and/or written approval of 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 setback lines are as shown on the plat and no building or portion thereof, shall be built between these lines and the street lines.

FLOODPLAIN DEDICATION: The lands herein platted lie totally within Zone C of the limits of a regulatory floodplain, as designated on FIRM Community-Panel Number 290173 0050 B, Map Revised August 5, 1986 and are 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 boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the flood plain boundaries should be ascertained at the pertinent time from the appropriate authorities:
City of Kansas City, Missouri, and
Federal Emergency Management Administration.

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.

MAINTENANCE OF TRACTS: Tract A, per this plat, is to be used for common areas, fencing, monument signs and landscaping and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the COVENANTS, CONDITIONS & RESTRICTIONS recorded simultaneously with this plat. Tract A dedicated with THE VILLAGE THIRD PLAT is to be used as a detention facility and shall be maintained by the owners of lots, tracts, and parcels shown within this plat, pursuant to the COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY FOR THE VILLAGE SEVENTH PLAT recorded simultaneously with this plat.

COMMUNITY CHARTER: The use of all lots, tracts, and parcels of land shown within this plat shall hereafter be subject to THE COMMUNITY CHARTER FOR SHOAL CREEK VALLEY recorded in the office of the Clay County, Missouri Recorder of Deeds in Book 3514 at Pages 368 through 508.

TRACTS B, C, D & E: It is intended that Tracts B, C, D & E will be replatted in the future as part of a larger development plan, and shall be retained and maintained by the Developer pursuant to the COVENANTS, CONDITIONS & RESTRICTIONS recorded simultaneously with this plat until such replatting occurs.

NOTES:
1. All rear lot corners and boundary corners shall be set with 1/2" Bar with plastic cap marked AGC 2002000799, unless otherwise indicated hereon.
2. All curbs shall be notched on an extension of the lot line after street construction has been completed, in lieu of setting front lot corners.

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
T. = 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.
⊙ Denotes State Plane Coordinate

SHOAL CREEK VALLEY DEVELOPMENT COMPANY, LLC DESCRIPTION:
COMMENCING AT THE COMMON CORNER OF SECTIONS 10, 11, 14 AND 15, TOWNSHIP 51N, RANGE 32W; THENCE NORTH 00 DEGREES 19 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, 97.41 FEET, TO A POINT ON THE SOUTH LINE OF LOT 2, THE VILLAGE THIRD PLAT, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE VILLAGE THIRD PLAT THE FOLLOWING FOUR COURSES: NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 79.79 FEET, TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT, TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 1970.00 FEET AND AN ARC LENGTH OF 175.20 FEET, TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 54 MINUTES 11 SECONDS WEST, 281.11 FEET, TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT, TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 2030.00 FEET AND AN ARC LENGTH OF 169.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, LEAVING THE SOUTH LINE, 122.99 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH 88 DEGREES 45 MINUTES 50 SECONDS EAST, 421.45 FEET; THENCE SOUTH 01 DEGREE 14 MINUTES 13 SECONDS WEST, 894.39 FEET; THENCE SOUTH 54 DEGREES 26 MINUTES 45 SECONDS EAST, 39.29 FEET; THENCE NORTH 43 DEGREES 32 MINUTES 58 SECONDS EAST, 101.51 FEET; THENCE NORTH 19 DEGREES 44 MINUTES 20 SECONDS EAST, 12.20 FEET; THENCE NORTH 59 DEGREES 35 MINUTES 54 SECONDS EAST, 114.06 FEET; THENCE SOUTH 15 DEGREES 42 MINUTES 17 SECONDS WEST, 40.76 FEET; THENCE SOUTH 21 DEGREES 26 MINUTES 18 SECONDS WEST, 145.92 FEET; THENCE SOUTH 37 DEGREES 45 MINUTES 07 SECONDS EAST, 127.31 FEET; THENCE SOUTH 54 DEGREES 26 MINUTES 45 SECONDS EAST, 284.81 FEET; THENCE NORTH 46 DEGREES 47 MINUTES 40 SECONDS EAST, 192.42 FEET; THENCE ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE LAST COURSE, HAVING AN INITIAL TANGENT BEARING OF NORTH 32 DEGREES 22 MINUTES 56 SECONDS WEST, A RADIUS OF 1050.00 FEET AND AN ARC LENGTH OF 593.30 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 00 MINUTES 27 SECONDS WEST, 102.19 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 54.94 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST, 450.77 FEET, TO THE EXISTING SOUTH RIGHT OF WAY OF NE 80TH STREET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE, 80.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST, 60.00 FEET, TO THE SOUTH LINE OF THE VILLAGE THIRD PLAT; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE, 99.87 FEET, TO THE POINT OF BEGINNING, CONTAINING 13.14 ACRES MORE OR LESS.

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 COROPORATION, A UTAH CORPORATION THIS 29TH DAY OF August, 2007

SHOAL CREEK VALLEY DEVELOPMENT COMPANY, LLC
A MISSOURI LIMITED LIABILITY COMPANY
BY: ITS MANAGER
ZIONS SECURITIES CORPORATION,
A UTAH CORPORATION.

ZIONS SECURITIES CORPORATION
P. DAVID JENSEN
SR. VICE PRESIDENT AND COO

STATE OF Utah
COUNTY OF Salt Lake } S.S.

BE IT REMEMBERED THAT ON THIS 29 DAY OF August 2007, 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 NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 8/20/2010 NOTARY PUBLIC

SUBURBAN LAND RESERVE, INC. DESCRIPTION:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 51N, RANGE 32W; THENCE NORTH 88 DEGREES 45 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, 281.95 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 45 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, 353.83 FEET; THENCE SOUTH 23 DEGREES 44 MINUTES 50 SECONDS WEST, 81.32 FEET; THENCE SOUTH 01 DEGREE 24 MINUTES 36 SECONDS EAST, 39.48 FEET; THENCE SOUTH 30 DEGREES 27 MINUTES 41 SECONDS EAST, 82.69 FEET; THENCE SOUTH 01 DEGREE 48 MINUTES 29 SECONDS EAST, 92.63 FEET; THENCE SOUTH 47 DEGREES 37 MINUTES 51 SECONDS WEST, 37.60 FEET; THENCE SOUTH 10 DEGREES 59 MINUTES 40 SECONDS WEST, 51.13 FEET; THENCE SOUTH 11 DEGREES 35 MINUTES 59 SECONDS EAST, 75.31 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 354.01 FEET; THENCE NORTH 01 DEGREE 14 MINUTES 13 SECONDS EAST, 419.53 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.50 ACRES MORE OR LESS.

IN TESTIMONY WHEREOF: SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION HAS, BY AUTHORITY OF ITS BOARD, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 6 DAY OF [illegible] 2007

SUBURBAN LAND RESERVE, INC.

SUBURBAN LAND RESERVE, INC.
BRIAN R. CARRINGTON
PRESIDENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

BE IT REMEMBERED THAT ON THIS 6 DAY OF September 2007, BEFORE ME, A NOTARY PUBLIC, APPEARED BRIAN R. CARRINGTON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SUBURBAN LAND RESERVE, INC., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SUBURBAN LAND RESERVE, INC. BY AUTHORITY OF ITS BOARD, AND SAID BRIAN R. CARRINGTON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SUBURBAN LAND RESERVE, INC.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: July 27, 2010 NOTARY PUBLIC

OVERALL DESCRIPTION:
COMMENCING AT THE COMMON CORNER OF SECTIONS 10, 11, 14 AND 15, TOWNSHIP 51N, RANGE 32W; THENCE NORTH 00 DEGREES 19 MINUTES 08 SECONDS EAST, 97.41 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, THE VILLAGE THIRD PLAT AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE VILLAGE THIRD PLAT THE FOLLOWING FOUR COURSES: NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 79.79 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT, TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 1970.00 FEET AND AN ARC LENGTH OF 175.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 54 MINUTES 11 SECONDS WEST, 281.11 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT, TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 2030.00 FEET AND AN ARC LENGTH OF 169.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, LEAVING THE SOUTH LINE, 122.99 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH 88 DEGREES 45 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE, 67.62 FEET; THENCE SOUTH 23 DEGREES 44 MINUTES 50 SECONDS WEST, 81.32 FEET; THENCE SOUTH 01 DEGREE 24 MINUTES 36 SECONDS EAST, 39.48 FEET; THENCE SOUTH 30 DEGREES 27 MINUTES 41 SECONDS EAST, 82.69 FEET; THENCE SOUTH 01 DEGREE 48 MINUTES 29 SECONDS EAST, 92.63 FEET; THENCE SOUTH 47 DEGREES 37 MINUTES 51 SECONDS WEST, 37.60 FEET; THENCE SOUTH 10 DEGREES 59 MINUTES 40 SECONDS WEST, 51.13 FEET; THENCE SOUTH 11 DEGREES 35 MINUTES 59 SECONDS EAST, 75.31; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 354.01 FEET; THENCE SOUTH 01 DEGREE 14 MINUTES 13 SECONDS WEST, 474.86 FEET; THENCE SOUTH 54 DEGREES 26 MINUTES 45 SECONDS EAST, 39.29 FEET; THENCE NORTH 43 DEGREES 32 MINUTES 58 SECONDS EAST, 101.51 FEET; THENCE NORTH 19 DEGREES 44 MINUTES 20 SECONDS EAST, 12.20 FEET; THENCE NORTH 59 DEGREES 35 MINUTES 54 SECONDS EAST, 114.06 FEET; THENCE SOUTH 15 DEGREES 42 MINUTES 17 SECONDS WEST, 40.76 FEET; THENCE SOUTH 21 DEGREES 26 MINUTES 18 SECONDS WEST, 145.92 FEET; THENCE SOUTH 37 DEGREES 45 MINUTES 07 SECONDS EAST, 127.31 FEET; THENCE SOUTH 54 DEGREES 26 MINUTES 45 SECONDS EAST, 284.81 FEET; THENCE NORTH 46 DEGREES 47 MINUTES 40 SECONDS EAST, 192.42 FEET; THENCE ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE LAST COURSE, HAVING AN INITIAL TANGENT BEARING OF NORTH 32 DEGREES 22 MINUTES 56 SECONDS WEST, A RADIUS OF 1050.00 FEET AND AN ARC LENGTH OF 593.30 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 00 MINUTES 27 SECONDS WEST, 102.19 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 54.94 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST, 450.77 FEET, TO THE EXISTING SOUTH RIGHT OF WAY OF NE 80TH STREET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE, 80.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST, 60.00 FEET, TO THE SOUTH LINE OF THE VILLAGE THIRD PLAT; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE, 99.87 FEET, TO THE POINT OF BEGINNING, CONTAINING 16.64 ACRES MORE OR LESS.

STREET GRADES

GRADE POINT LOCATION	ELEVATION	V.C.T.
N. FARLEY AVENUE		
480.2' S. OF ℄ NE 80TH ST.	118.89'	---
264.2' S. OF ℄ NE 80TH ST.	119.84'	70.0'
89.2' S. OF ℄ NE 80TH ST.	129.35'	55.0'
34.2' S. OF ℄ NE 80TH ST.	130.50'	---

CITY PLAN COMMISSION

APPROVED: 7/3/07

CHAIRMAN
EVERT ASJES III

ASSISTANT SECRETARY
VIRGINIA WALSH

PUBLIC WORKS DEPARTMENT

CITY ENGINEER
GREGORY J. ROKOS, P.E.

DIRECTOR
STANLEY E. HARRIS, P.E.

CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. [illegible] DULY AUTHENTICATED AS PASSED THIS [illegible] DAY OF August 2007

MAYOR
MARK FUNKHOUSER

CITY CLERK
MILLIE M. CROSSLAND

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
RONALD E. SCHROER
LS-2580
REGISTERED LAND SURVEYOR

RONALD E. SCHROER, MO LS NO. 2580

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

BY	REVISION	DATE
RES	Revised SLR President to be Brian R. Carrington	8/28/07
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

DRAWING NO.
3 OF 3

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