FINAL PLAT

THE PRESERVE SIXTH PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

All in the NW 1/4 of Section 11, Township 51N, Range 32W

STATE PLANE COORDINATE TABLE

POINT	NORTHING (M)	EASTING (M)	POINT	NORTHING (M)	EASTING (M)
1.	342116.160	852341.930	15.	342179.987	852620.731
2.	342159.477	852370.357	16.	342172.739	852622.797
3.	342158.173	852372.344	17.	342157.906	852624.271
4.	342232.066	852420.838	18.	342142.013	852631.383
5.	342219.880	852439.408	19.	342117.106	852635.750
6.	342222.300	852446.326	20.	342112.361	852643.481
7.	342234.830	852446.035	21.	342079.556	852661.382
8.	342233.898	852499.543	22.	342005.404	852577.425
9.	342220.437	852497.259	23.	341989.156	852584.180
10.	342203.265	852533.444	24.	341981.659	852648.837
11.	342205.307	852534.414	25.	341911.334	852585.325
12.	342213.702	852537.885	26.	341913.528	852565.023
13.	342196.160	852588.656	27.	341894.109	852533.756
14.	342194.925	852608.046	28.	342028.056	852476.180

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
DEER	342948.474	854401.788	S67°59'53"W	2221.658m	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 0.9998985. THE COORDINATES ARE LISTED IN METERS, AND DATED 1995.

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 PRESERVE SIXTH 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 lands 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.

PRIVATE OPEN SPACE: 9.314 acres of Private Open Space was previously dedicated by THE PRESERVE FIRST, SECOND, THIRD, FOURTH and FIFTH plats as well as the plat of CARRINGTON PLACE AT SHOAL CREEK. The balance of excess Private Open Space prior to this plat is 2.566 acres. This development will utilize 0.866 acres of that Private Open Space previously dedicated in lieu of required parkland dedication for 39 single family homes per Section 66-128, Code or General Ordinances, as amended. The balance of Private Open Space after this plat is approved is 1.700 acres to be used in subsequent phases.

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: Tracts A and B are 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 D dedicated with the plat of THE SHOPPES AT SHOAL CREEK is be be used as a detention facilty 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 PRESERVE SIXTH PLAT, recorded simultaneously with this plat.

RESTRICTED ACCESS: Direct vehicular access to Shoal Creek Valley Drive from Lots 31, 32, and 33 is not permitted.

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.

MAINTENANCE OF STREET LIGHTS: Street lights located within this plat shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the AGREEMENT TO MAINTAIN DECORATIVE LIGHTS IN PUBLIC RIGHT OF WAY recorded simultaneously with this plat.

DESCRIPTION:

A tract of land in the Northwest Quarter of Section 11, Township 51N, Range 32W in Kansas City, Clay County, Missouri described as follows:
Commencing at the Northwest corner of the Northwest Quarter of Section 11; thence South 00 degrees, 20 minutes, 09 seconds West, along the West line of the Northwest Quarter, 1088.15 feet; thence South 89 degrees, 33 minutes, 51 seconds East, leaving the West line, 422.29 feet, to a point on the boundary line of Hodge Park Golf Course Expansion as recorded in Book 3077 at Page 186 and the POINT OF BEGINNING; thence North 33 degrees, 17 minutes, 00 seconds East, 170.00 feet; thence South 56 degrees, 43 minutes, 00 seconds East, 7.80 feet; thence North 33 degrees, 17 minutes, 00 seconds East, 290.00 feet; thence South 56 degrees, 43 minutes, 00 seconds East, 72.87 feet, to a point of curvature; thence on a curve to the left, tangent to the last course, having a radius of 15.00 feet, and an arc length of 28.28 feet, to a point of compound curvature; thence on a curve to the left, tangent to the last curve, having a radius of 160.00 feet and an arc length of 40.30 feet; thence South 89 degrees, 11 minutes, 00 seconds East, non-tangent to the last course, 170.00 feet; thence South 10 degrees, 44 minutes, 56 seconds West, 44.96 feet; thence South 64 degrees, 35 minutes, 10 seconds East, 131.33 feet; thence North 25 degrees, 24 minutes, 50 seconds East, 7.42 feet, to a point of curvature; thence on a curve to the left, tangent to the last course, having a radius of 275.00 feet, and an arc length of 30.07 feet; thence South 70 degrees, 51 minutes, 02 seconds East, non-tangent to the last curve, 176.34 feet; thence South 86 degrees, 20 minutes, 50 seconds East, 63.75, to a point on the West line of recorded plat "THE SHOPPES AT SHOAL CREEK"; thence along the West line the following nine courses:

South 40 degrees, 19 minutes, 50 seconds East, 64.30 feet;
South 15 degrees, 54 minutes, 26 seconds East, 24.73 feet;
South 05 degrees, 39 minutes, 50 seconds East, 48.91 feet;
South 24 degrees, 06 minutes, 02 seconds East, 57.13 feet;
South 09 degrees, 56 minutes, 19 seconds East, 82.97 feet;
South 58 degrees, 27 minutes, 06 seconds East, 29.76 feet;
South 28 degrees, 36 minutes, 46 seconds East, 122.52 feet
South 12 degrees, 12 minutes, 01 second East, 248.93 feet;
South 22 degrees, 35 minutes, 00 seconds East, 57.70 feet;

Thence South 78 degrees, 00 minutes, 46 seconds West, leaving the West line, 118.55 feet, to a point of curvature; thence on a curve to the left having a radius of 265.00 feet, and an arc length of 332.26 feet; thence North 83 degrees, 48 minutes, 30 seconds West, 67.00 feet; thence South 58 degrees, 09 minutes, 49 seconds West, 120.76 feet, to a point on the boundary of Hodge Park Golf Course Expansion as recorded in Book 3077 at Page 186; thence Northwardly, along the boundary line, the following two courses:

North 23 degrees, 15 minutes, 10 seconds West, 478.38 feet;
North 56 degrees, 43 minutes, 00 seconds West, 526.88 feet; to the POINT OF BEGINNING, containing 15.40 acres, more or less.

LAND USE and AREA SUMMARY

PARCEL	LAND USE	AREA (Ac)
Lots 1-39	Single Family Residential	11.495
Tract "A"	Common Area	0.074
Tract "B"	Common Area	0.051
Street Right-of-Way		3.775
TOTAL		15.40

BUILDING SETBACK STANDARDS for MPC-1

Description	Front	Side	Rear
Primary Structures	20 ft	5 ft	20 ft
Accessory Structures	20 ft	5 ft	10 ft
Garages	30 ft	5 ft	5 ft
Driveways	10 ft	0 ft	5 ft
Corner Lots—Front setback = Side setback			

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.
3. There is a 10' U/E along the front of all lots, unless noted/shown otherwise.

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.
⊙ 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

IN TESTIMONY WHEREOF: CARMA MISSOURI, INC., A NEVADA CORPORATION HAS, BY AUTHORITY OF ITS BOARD, CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER, THIS 27 DAY OF August, 2007

CARMA MISSOURI, INC.

STEVE M. GILLILAND
GENERAL MANAGER

STATE OF Missouri
COUNTY OF Clay } S.S.

BE IT REMEMBERED THAT ON THIS 27 DAY OF August 2007, BEFORE ME, A NOTARY PUBLIC, APPEARED STEVE M. GILLILAND, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE GENERAL MANAGER OF CARMA MISSOURI, INC., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF CARMA MISSOURI, INC. BY AUTHORITY OF ITS BOARD, AND SAID STEVE M. GILLILAND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF CARMA MISSOURI, 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: January 29, 2010

NOTARY PUBLIC

JESSICA REETER
My Commission Expires January 29, 2010
Clay County
Commission #06503867

CITY PLAN COMMISSION

APPROVED: 06/19/2007

CHAIRMAN
EVERT ASJES III

ASSISTANT SECRETARY
VIRGINIA WALSH

PUBLIC WORKS DEPARTMENT

CITY ENGINEER
GREGORY J. ROKOS, P.E.

DIRECTOR
STANLEY J. 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. 070926 DULY AUTHENTICATED AS PASSED THIS 9th DAY OF August 2007

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

MAYOR
MARK FUNKHOUSER

CITY CLERK
MILLIE M. CROSSLAND

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF THE PRESERVE SIXTH 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.

8/15/07

RONALD E. SCHROER, 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	REVISION	DATE
RLC	Revised the Land Use and Area Summary Table	7-16-07
RES	ADDRESS COMMENTS FROM PRC DATED 6/6/07.	6/08/07
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

Cas.B. 7/11/08 pm

DRAWING NO.
3 OF 3