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Robert T Sevier, Recorder
Grantor SHOAL CREEK VALLEY DEVELOPMENT CO
Grantee VILLAGE EIGHTH PLAT

PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE

FINAL PLAT OF

THE VILLAGE EIGHTH PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

LAND DESCRIPTION
All that part of the Southwest Quarter of Section 11, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the northeast corner of the Southwest Quarter of said Section 11; [illegible] degrees 26 minutes 41 seconds West, with the east line of the Southwest Quarter of said Section 11, a distance of 1154.57 feet; thence North 89 degrees 33 minutes 19 seconds West, perpendicular to the east line of the Southwest Quarter of said Section 11, a distance of 119.60 feet to a point on the south right-of-way of NE 82nd Terrace; [illegible] on a curve to the left having a radius of 25.00 feet, a central angle of 89 degrees 22 minutes 23 seconds, with an initial tangent bearing of North 16 degrees 41 minutes 01 seconds East, an arc distance of 39.00 feet; thence North 72 degrees 41 minutes 22 seconds West, continuing with the south right-of-way of NE 82nd [illegible] curvature; thence continuing with the south right-of-way of NE 82nd Terrace on a curve to the left having a radius of 1045.00 feet, a central angle of 07 degrees 37 minutes 00 seconds, an arc distance of 138.92 feet to the northwest corner of Lot 1, The Plaza @ Shoal Creek, Second Plat, said point being the point of beginning; thence South [illegible] no longer with the south right-of-way of NE 82nd Terrace, a distance of 285.77 feet; thence South 36 degrees 54 minutes 59 seconds West, continuing with the west line of said Lot 1, and with the west line of Lot 3, The Plaza @ Shoal Creek, Second Plat, and no line of said Lot 3, a distance of 247.16 feet to the northeast corner of Tract C; thence North 90 degrees 00 minutes 00 seconds West, with the north line of said Tract C, a distance of 314.93 feet to the northwest corner of said Tract C, thence South 72 degrees 25 minutes 12 seconds West, and no longer with the west degrees 13 minutes 21 seconds West, a distance of 75.00 feet; thence North 08 degrees 04 minutes 02 seconds West, a distance of 75.49 feet; thence North 08 degrees 44 minutes 48 seconds West, a distance of 140.07 feet; thence North 06 degrees 49 minutes 38 seconds West, a distance of 42.04 feet; thence North 00 degrees 01 minute 20 seconds West, a distance of 121.26 feet to a point on the south right-of-way of NE 82nd Terrace; thence with the south right-of-way of NE 82nd Terrace on a curve to the left having a radius of 755.00 feet, a central angle of 07 degrees 28 minutes 40 seconds, with an initial tangent bearing of South 82 degrees 31 minutes 20 seconds East, an arc distance of 98.53 feet; thence North 90 degrees 00 minutes 00 seconds East, continuing with the south right-of-way of NE 82nd Terrace, a distance of 534.84 feet to a point of curvature; thence continuing with the south right-of-way of NE 82nd Terrace on a curve to the right having a radius of 1045.00 feet, a central angle of 09 degrees 41 minutes 37 seconds, an arc distance of 176.80 feet to the point of beginning. The above described tract contains 315,014 square feet, or 7.23 acres.

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 EIGHTH 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, services 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."

MAINTENANCE OF TRACTS
Tract C within The Village First Plat is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of The Village Eighth Plat, recorded simultaneously with this plat.

STREET DEDICATION
Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

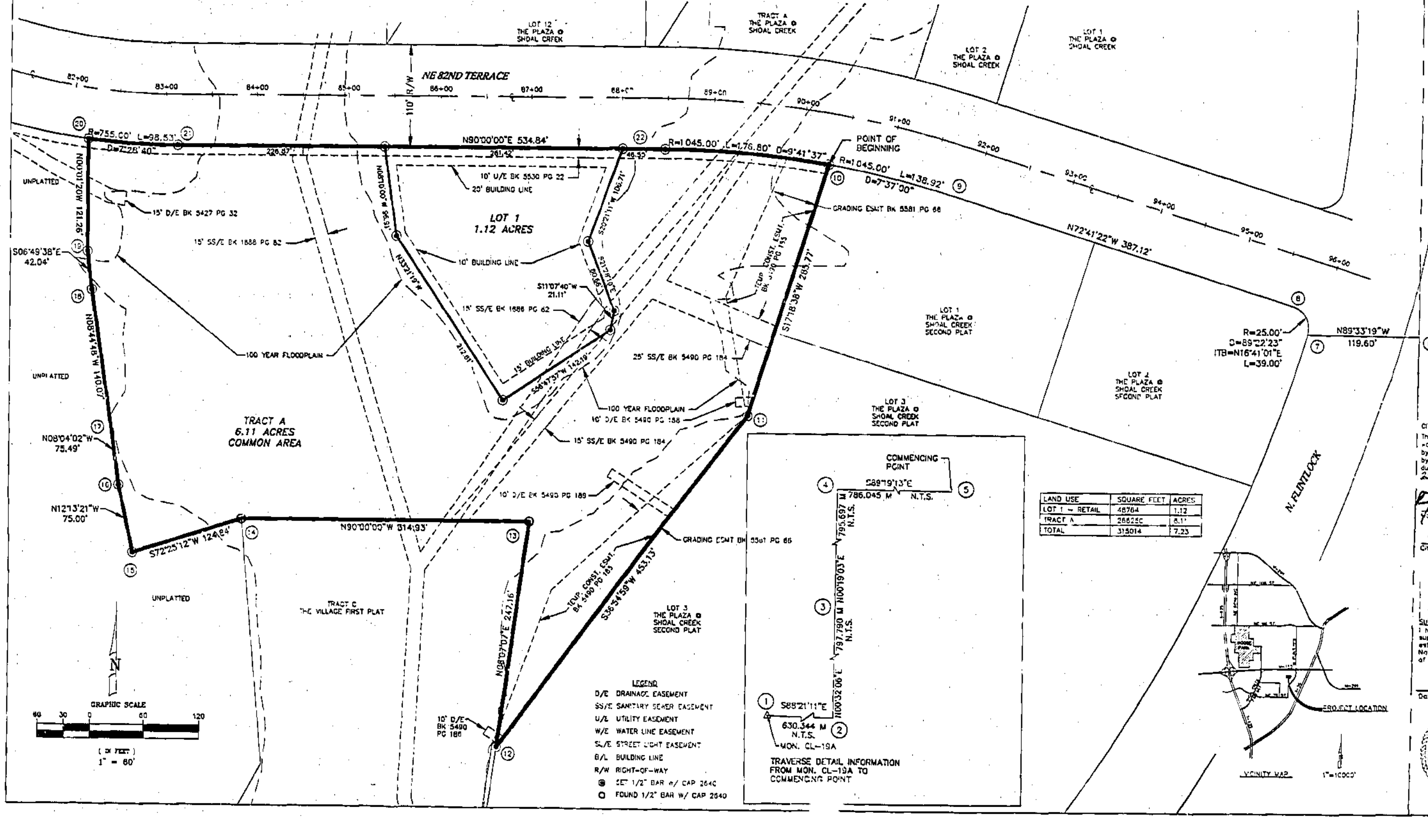
BUILDING LINES
Building lines or setbacks lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

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 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.

FLOOD ZONE DESIGNATION
The lands herein platted lie totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents 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, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

STREET GRADES
The street grades for NE 82nd Terrace were established on the final plat of THE PLAZA @ SHOAL CREEK, as established by ordinance no. 060102 passed on March 2, 2006.

All exterior boundary corners and interior lot corners will be set or reset after construction is complete.



LAND USE	SQUARE FEET	ACRES
LOT 1 – RETAIL	48764	1.12
TRACT A	266250	6.11
TOTAL	315014	7.23

LEGEND
D/E DRAINAGE EASEMENT
SS/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
W/E WATER LINE EASEMENT
SL/E STREET LIGHT EASEMENT
B/L BUILDING LINE
R/W RIGHT-OF-WAY
SET 1/2" BAR w/ CAP 2640
FOUND 1/2" BAR W/ CAP 2640

MISSOURI STATE PLANE COORDINATE TRAVERSE

STATION	BEARING	DISTANCE	NORTHING	EASTING	
CL 19 RESET			340079.756	851502.817	MONR MONUMENT CL-20
	S88°21'11"E	630.344			
2			340081.639	852[illegible]	WEST 1/4 COR. SEC. 15-T51N-R32W
	N00°32'06"E	797.790			SECTION LINE
3			340852.304	852207.[illegible]	SW COR SW 1/4 SEC. 11-T51N-R32W
	N00°19'03"E	795.697			SECTION LINE
4			341[illegible]	852[illegible]	WEST 1/4 COR SEC. 11-T51N-R32W
	S89°19'13"E	786.045			SECTION LINE
5			341645.757	852997.768	COMMENCING POINT
	S00°26'41"W	351.880			SECTION LINE
6			341293.886	852995.[illegible]	
	N89°33'19"W	36.451			
7			341294.170	852958.565	
	R=7.619	L=11.886			ITB=N16°41'01"E
8			341303.627	852953.556	
	N72°41'22"W	117.963			
9			341338.730	852840.916	
	R=318.486	L=42.339			
10			341348.614	852799.778	POINT OF BEGINNING
	S17°18'38"W	87.094			
11			341265.406	852773.863	
	S36°54'59"W	138.101			
12			341155.051	852690.913	
	N08°07'07"E	75.327			
13			341229.622	85270[illegible]	
	N90°00'00"W	95.982			
14			341229.622	852605.[illegible]	
	S72°25'12"W	38.[illegible]			
15			341218.129	852569.[illegible]	
	N12°13'21"W	22.858			
16			341240.469	852564.461	
	N08°04'02"W	23.007			
17			341263.250	852561.230	
	N06°49'38"W	12.813			
18			341305.443	852554.73[illegible]	
	N08°44'48"W	42.[illegible]			
19			341318.164	852553.203	
	N00°01'20"W	36.957			
20			341355.121	852553.203	
	R=230.102	30.029			ITB=S82°31'20"E
21			341353.164	852583.146	
	N90°00'00"E	163.004			
22			341353.164	[illegible]	
	R=318.486	53.884			
10			341348.614	852799.778	

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone, using a combined grid factor of 0.9999036. All distances are grid distances, and all distances and coordinates are in meters.

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 Corporation, a Utah corporation, this 9th day of June, 2008

Shoal Creek Valley Development Company, LLC
a Missouri limited liability company
By: its Manager
Zions Securities Corporation,
a Utah corporation

By ____________________
P. David Jensen,
Sr. Vice President and COO

STATE OF Utah
COUNTY OF Salt Lake) ss.

BE IT REMEMBERED that on the 9 day of June, 2008, 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 official seal, the day and year last above written.

RUTH ELLEN McCLURE
NOTARY PUBLIC - STATE OF UTAH
[illegible]
SALT LAKE CITY UT 84180
My Comm. Exp. 08/20/2010

My commission expires:
8/20/2010 ____________________
Notary Public

CITY COUNCIL
This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance Number 080323 duly authenticated as passed this 24th day of April, 2008

Mayor – [illegible]
City Clerk – Milli[illegible] Crossland

CITY PLAN COMMISSION
Approved March 18, 2008
Chairman – Evert Asjes
Asst. Secretary – Virginia L. Walsh

PUBLIC WORKS
City Engineer – Gregory J. R[illegible], P.E.
Director – Stanley [illegible], P.E.

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "THE VILLAGE EIGHTH PLAT" 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 Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors 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.

5-14-08
Date

Garry S. Smith
Missouri R.L.S. No. 2640
Continental Consulting Engineers
9000 State Line Road
Leawood, KS 66206

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