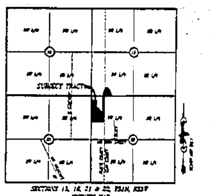
FINAL PLAT

ESTATES AT FALCON COURT C.U.P. 1ST PLAT

PART OF THE SOUTHWEST 1/4 OF SECTION 15 AND PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 33 WEST, KANSAS CITY, CLAY & PLATTE COUNTIES, MISSOURI



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

Recorded in Clay County, Missouri
Date and Time: 01/16/2009 at 02:24:42 PM
Instrument Number: 2009001233
Book: G Page: 178
Instrument Type: PL
Page Count: 2
Recording Fee: $119.00 B
Grantor: FALCON RIDGE
Grantee: ESTATES AT FALCON COURT C U P 1ST PLAT
Robert T Sevier, Recorder

NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-256138-KCTY, EFFECTIVE DECEMBER 01, 2008 AT 8:00 A.M.

2. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

3. THE CLASS OF PROPERTY FOR THE SUBJECT TRACT IS CONSIDERED "URBAN", PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

4. THE BULK OF THE SUBJECT TRACT LIES WITHIN ZONE "C" (AREA OF MINIMAL FLOODING). A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF KANSAS CITY, MISSOURI, COMMUNITY PANEL NUMBERS 290173-0045-B AND 290173-0080-B, DATED AUGUST 5, 1986.

5. THERE SHALL BE NO DRIVEWAY ACCESS TO NORTH PLATTE PURCHASE DRIVE FOR LOTS 1, 2, 4 and 5.

6. FUTURE LOT SPLITS: LOTS 1 THRU 9 ESTABLISHED BY THIS PLAT, MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR A LOT SPLIT OR MINOR SUBDIVISION, AS DEFINED IN CHAPTER 66, SUBDIVISIONS, CODE OF ORDINANCES, AND AS DESCRIBED BY THE COMMUNITY UNIT PROJECT PLAN APPROVED BY ORDINANCE NO. 031324, PASSED JANUARY 8, 2004; PROVIDED THAT BUILDING WALLS AND OPENINGS ON, OR ADJACENT TO, PROPERTY LINES SHALL BE CONSTRUCTED WITH APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KANSAS CITY BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES AND IN ACCORDANCE WITH THE COMMUNITY UNIT PROJECT PLAN APPROVED BY ORDINANCE NO. 031324, PASSED JANUARY 8, 2004. THE OVERALL PLAT SHALL NOT EXCEED A MAXIMUM OF 82 RESIDENTIAL DUPLEX UNITS ON LOT 1, AND TWO RESIDENTIAL DUPLEX UNITS FOR EACH OF LOTS 2 THROUGH 9.

7. ITEM NO. 8 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES TWO, 30-FOOT EASEMENTS GRANTED TO KANSAS CITY POWER & LIGHT COMPANY IN THE RECORDED DOCUMENT NO. 26850 IN BOOK 189, PAGE 537. SAID EASEMENTS CROSS THE SUBJECT PROPERTY AND ARE SHOWN HEREON.

8. ITEM NO. 9 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES A 25-FOOT EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY IN THE RECORDED DOCUMENT NO. A64852 IN BOOK 548, PAGE 108. SAID EASEMENT CROSSES THE SUBJECT PROPERTY AND IS SHOWN HEREON.

9. ITEM NO. 37 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES A WATER MAIN EASEMENT GRANTED TO THE CITY OF KANSAS CITY, MISSOURI IN THE RECORDED DOCUMENT NO. 2008 022843 IN BOOK 5388, PAGE 83. SAID EASEMENT CROSSES THE SUBJECT PROPERTY AND IS SHOWN HEREON.

10. ITEM NO. 38 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES A SEWER EASEMENT GRANTED TO THE CITY OF KANSAS CITY, MISSOURI IN THE RECORDED DOCUMENT NO. 2006 028895 IN BOOK 5424, PAGE 55. SAID EASEMENT CROSSES THE SUBJECT PROPERTY AND IS SHOWN HEREON.

11. ITEM NO. 39 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES A SEWER EASEMENT GRANTED TO THE CITY OF KANSAS CITY, MISSOURI IN THE RECORDED DOCUMENT NO. 2006 028896 IN BOOK 5424, PAGE 56. SAID EASEMENT CROSSES THE SUBJECT PROPERTY AND IS SHOWN HEREON.

12. ITEM NO. 40 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES A TEMPORARY EASEMENT FOR CUL-DE-SAC GRANTED TO THE CITY OF KANSAS CITY, MISSOURI IN THE RECORDED DOCUMENT NO. 2006 028899 IN BOOK 5424, PAGE 58. SAID EASEMENT CROSSES THE SUBJECT PROPERTY AND IS SHOWN HEREON.

13. ITEM NO. 41 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES A SEWER EASEMENT GRANTED TO THE CITY OF KANSAS CITY, MISSOURI IN THE RECORDED DOCUMENT NO. 2006 028894 IN BOOK 5424, PAGE 54. SAID EASEMENT CROSSES THE SUBJECT PROPERTY AND IS SHOWN HEREON.

14. ITEM NO. 42 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES A STORM DRAINAGE EASEMENT GRANTED TO THE CITY OF KANSAS CITY, MISSOURI IN THE RECORDED DOCUMENT NO. 2006 028897 IN BOOK 5424, PAGE 57. SAID EASEMENT CROSSES THE SUBJECT PROPERTY AND IS SHOWN HEREON.

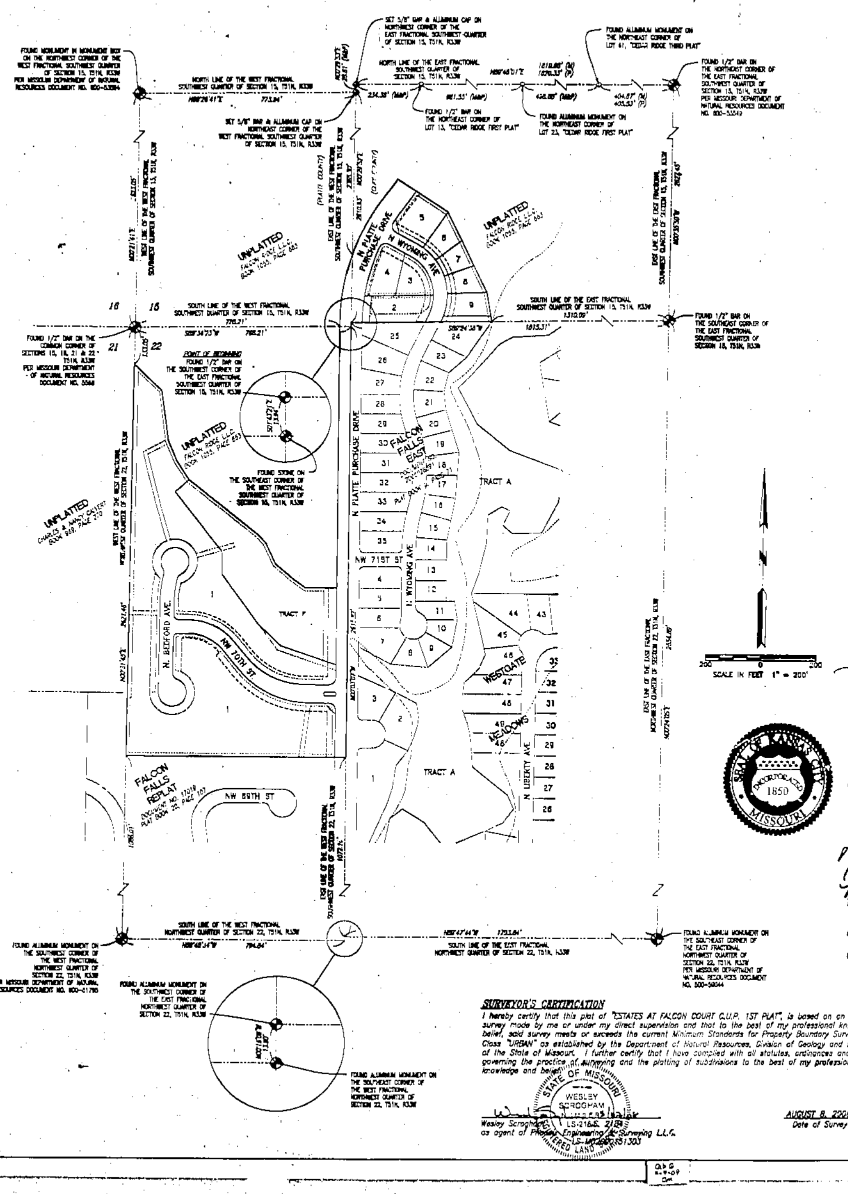
15. ITEM NO. 43 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES A STORM DRAINAGE EASEMENT GRANTED TO THE CITY OF KANSAS CITY, MISSOURI IN THE RECORDED DOCUMENT NO. 2006 028898 IN BOOK 5424, PAGE 58. SAID EASEMENT CROSSES THE SUBJECT PROPERTY AND IS SHOWN HEREON.

16. ITEM NO. 44 OF THE EXCEPTIONS TO THE ABOVE REFERENCED TITLE REPORT REFERENCES A CONSTRUCTION DEED OF TRUST EXECUTED BY FALCON RIDGE, LLC TO LARRY ENGELMANN, TRUSTEE FOR FIRST BANK OF MISSOURI, DATED NOVEMBER 1, 2006, RECORDED NOVEMBER 15, 2006 IN THE RECORDER OF DEEDS OFFICE IN CLAY COUNTY, MISSOURI AS DOCUMENT NO. 2006050439 IN BOOK 5553, PAGE 56 AND RECORDED NOVEMBER 15, 2006, IN THE RECORDER OF DEEDS OFFICE IN PLATTE COUNTY, MISSOURI AS DOCUMENT NO. 019808 IN BOOK 1093, PAGE 729, SECURING AN INDEBTNESS IN THE AMOUNT OF $2,158,000.00.

17. ITEMS NO. 10 THRU 36 OF THE ABOVE REFERENCED TITLE REPORT REFERENCE EASEMENTS THAT DO NOT CROSS THE SUBJECT PROPERTY AND ARE THEREFORE NOT SHOWN.

PROPERTY DESCRIPTION

That part of the fractional Southeast Quarter of Section 15 and the West fractional Northwest Quarter of Section 22, all in Township 51 North of the Baseline, Range 33 West of the Fifth Principal Meridian, Kansas City, Clay and Platte Counties, Missouri described as follows: BEGINNING at the Northwest Corner of the East fractional Northwest Quarter of said Section 22; THENCE South 01°43'21" East on the West Line of said East fractional Northwest Quarter of Section 22, being the Clay/Platte County Line, 13.94 feet to the Northeast Corner of said West fractional Northwest Quarter of Section 22; THENCE South 00°03'07" East on the East Line of said West fractional Northwest Quarter of Section 22, being the Clay/Platte County Line, 1543.71 feet to the Easterly Prolongation of the North Line of Lot 1, "FALCON FALLS REPLAT", a Platte County Subdivision of Record; THENCE North 89°48'34" West on said North Line and Easterly Prolongation, 753.77 feet to the West Line of said West fractional Northwest Quarter of Section 22; THENCE North 00°31'43" East on the West Line of said West fractional Northwest Quarter of Section 22, 1402.30 feet; THENCE South 48°15'45" East, 138.08 feet; THENCE South 00°03'22" East, 180.05 feet; THENCE South 27°45'30" East, 78.39 feet; THENCE South 33°23'56" East, 75.63 feet; THENCE South 51°43'00" East, 313.99 feet; THENCE South 43°26'31" East, 43.89 feet; THENCE South 25°04'25" East, 61.34 feet; THENCE South 48°21'38" East, 61.30 feet; THENCE South 54°21'30" East, 58.82 feet; THENCE North 88°58'53" East, 111.43 feet to a Point 40.00 feet West of, as measured perpendicular to, the East Line of said West fractional Northwest Quarter of Section 22, and the Clay/Platte County Line; THENCE North 00°03'07" West on a Line 40.00 feet West from, and parallel with, said Clay/Platte County Line, 851.80 feet to a Point of Curvature; THENCE Northeasterly on a Curve to the Right (said Curve having a Radius of 740.00 feet, a Chord Bearing of North 18°19'20" East, a Chord Distance of 461.02 feet), an Arc Length of 300.54 feet to a Point of Reverse Curvature; THENCE Northeasterly on a Curve to the Left (said Curve having a Radius of 860.00 feet, a Chord Bearing of North 33°51'29" East, a Chord Distance of 65.43 feet), an Arc Length of 65.51 feet; THENCE South 58°59'08" East, 218.28 feet; THENCE South 28°18'53" East, 321.00 feet; THENCE South 10°11'48" East, 106.15 feet to the South Line of the East fractional Southeast Quarter of said Section 15; THENCE South 88°24'38" West on said South Line, 505.22 feet to the POINT OF BEGINNING, containing 25.93 Acres.



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 hereafter be known as "ESTATES AT FALCON COURT C.U.P. 1ST PLAT"

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

EASEMENTS
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 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 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.

BUILDING LINES
Building lines or set back 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.

MAINTENANCE OF TRACTS
Tracts A and E are to be used for construction, reconstruction, maintenance, preservation, operation and repair of the monument signs and related landscaping, located within said tracts, and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to Declaration of Covenants, Conditions and Restrictions recorded simultaneously with this plat.

Tract B is located within street right-of-way and is hereby designated as open green space and shall be maintained by the Homes Association as described in the Declaration of Restrictions recorded simultaneously with this plat.

Tract C is to be used for private open space, and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to Declaration of Covenants, Conditions and Restrictions recorded simultaneously with this plat.

Tract D is to be used for installation, maintenance, preservation, or repair of the landscaping located within said tract, and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to Declaration of Covenants, Conditions and Restrictions recorded simultaneously with this plat.

Tract F is to be used for storm water detention, and shall be maintained pursuant to the Covenant to Maintain Storm Water Detention Facility Plat of Estates at Falcon Court C.U.P. 1st Plat.

PARK LAND
Parkland dedication pursuant to Section 66-128, Code of General Ordinances, has been satisfied by public and private open space dedication in previous final plats within the community unit project area as approved by Ordinance 061186, passed November 30, 2006.

RESTRICTED ACCESS
No direct vehicular access to N. Platte Purchase Drive from lots 1, 2, 4 and 5 is permitted.

FUTURE LOT SPLITS
Lots or tracts established by this plat may be further subdivided by application for lot split or minor subdivision, as defined in chapter 66, subdivisions, code of ordinances and as described by the community unit project plan approved by ordinance 031320 on January 8, 2004 provided building walls and openings on or adjacent to property lines shall be constructed with appropriate fire resistive ratings as required by chapter 18, Kansas City building and rehabilitation code, code of ordinances. The overall plat shall not exceed a maximum of 82 residential duplex units on Lot 1, and two residential duplex units for each of Lots 2 through 9.

IN TESTIMONY WHEREOF: Falcon Ridge, L.L.C., a Missouri limited liability company, has caused these presents to be signed by Dennis M. Curtin, Managing Member of Falcon Ridge, L.L.C., on this 22nd day of May 2008.

FALCON RIDGE, L.L.C.

BY: [signature]
Dennis M. Curtin, Managing Member

STATE OF Missouri
COUNTY OF Clay) SS

BE IT REMEMBERED: That on this 13 day of May 2008, before me, the undersigned, a Notary Public in and for the County and State aforesaid, appeared Dennis M. Curtin, Managing Member of Falcon Ridge, L.L.C., known to me to be the person described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that he executed the same as his free act and deed on behalf of Falcon Ridge, L.L.C.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County, the day and year last above written.

[signature] Notary Public in and for said County and State

October 4, 2009
My commission expires

CITY PLAN COMMISSION
[signature] Chairman

PUBLIC WORKS
[signature] 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. 020222 duly authenticated as passed this 13th day of March, 2007.

[signature] Mayor

[signature] City Clerk

Entered on transfer record this ______ day of __________ 20__

By ______________ County Assessor ______ Date

DEVELOPED BY:
FALCON RIDGE, L.L.C.
6901 N. AMES AVE.
KANSAS CITY, MO 64151
(816) 468-4740
FAX (816) 468-4744
Attn. LOU SPRINGER
AGENT FOR THE OWNER

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of "ESTATES AT FALCON COURT C.U.P. 1ST PLAT", is based on an actual survey made by me or under my direct supervision and that to the best of my professional knowledge and belief, said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys for Class "URBAN" as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. 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.

[signature]
Wesley Scroggham LS-2168
as agent of Phoenix Engineering & Surveying L.L.C.

AUGUST 8, 2006
Date of Survey

PHOENIX ENGINEERING & SURVEYING, LLC

PROJECT NO.	05018	LAST REVISION	04-15-08
PROJECT NAME	ESTATES AT FALCON COURT C.U.P. 1ST PLAT		
DIR. & DWG. NAME	H:/PROJECTS/05018/DWG/-05018-FINAL PLAT.DWG		

M5133-15 SHEET 1 of 2

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