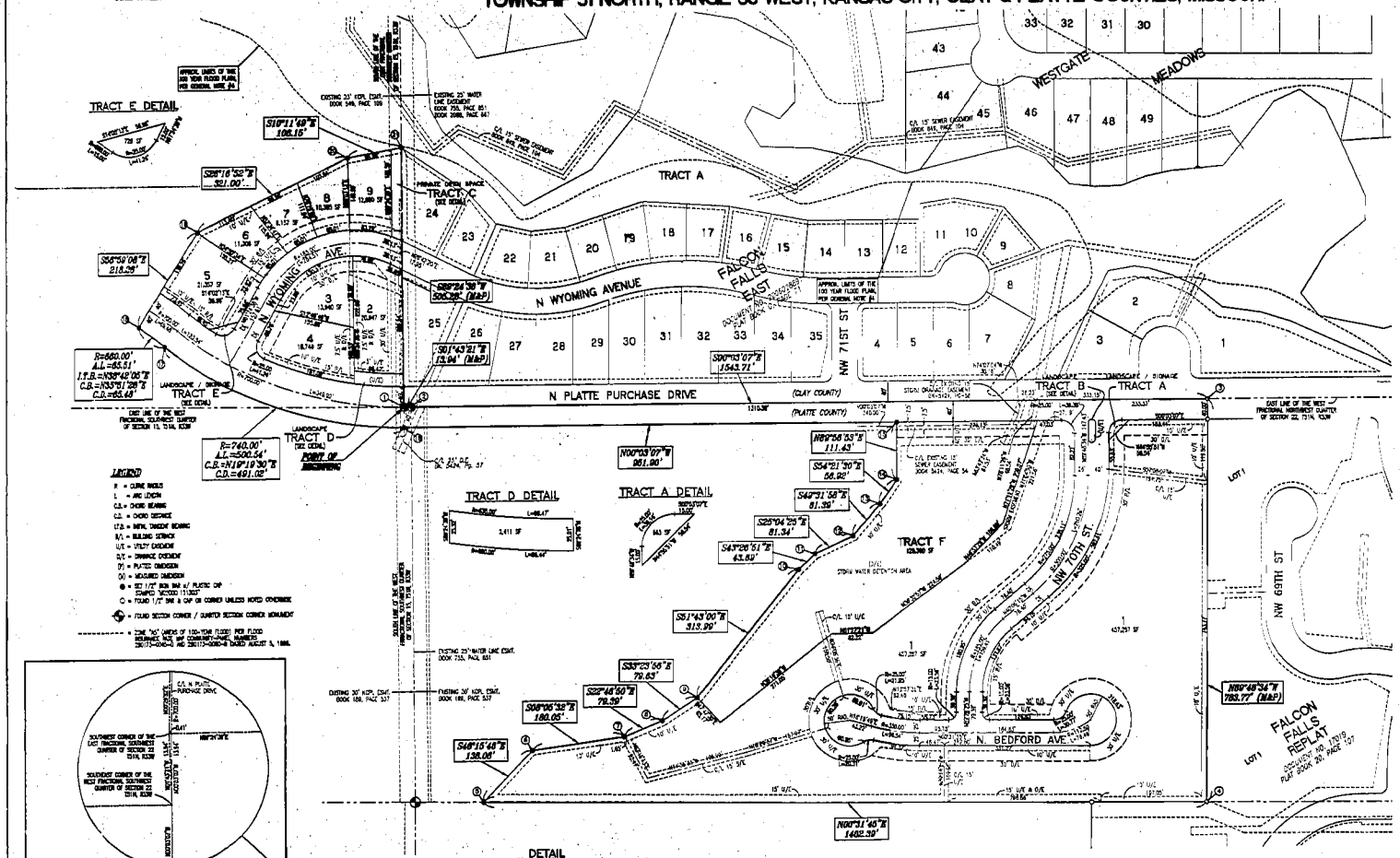
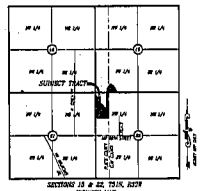
FINAL PLAT
ESTATES AT FALCON COURT C.U.P. 1ST PLAT

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

SCALE IN FEET: 1"=100'





ESTABLISHED STREET GRADES FOR THE PORTION OF ESTATES AT FALCON COURT C.U.P. 1ST PLAT			
Street Name & Station	PVI Elevation	Grade	Description
N. Platte Purchase Drive			
2,918.21' North	772.53		BEGIN LENGTH
2,749.21' North	756.20	6.00%	400' Vertical Curve
2,500.00' North	741.93	1.00%	175' Vertical Curve
2,325.00' North	743.81	3.00%	300' Vertical Curve
		-1.00%	
N.W. 71st Street			
0.00' West	753.26		C/L N.W. 71st/N. Platte Purchase Dr.
21.00' West	753.51	-2.00%	P.V.I.
93.50' West	754.76	2.00%	125' Vertical Curve
625.00' West	764.53	10.00%	125' Vertical Curve
717.50' West	773.44	1.00%	P.V.I.
723.50' West	773.44	2.00%	C/L N. Sheffield Ave.
N. Sheffield Avenue			
250.00' North	779.91		C/L Cul-de-Sac
300.00' North	779.91	-1.00%	150' Vertical Curve
312.50' North	775.55	-10.00%	100' Vertical Curve
375.00' North	763.53	-1.00%	C/L Cul-de-Sac
N. Wyoming Avenue			
11,722.71' North	[illegible]		BEGIN LENGTH
11,822.50' North	1,777.01	0.00%	200' Vertical Curve
11,922.50' North	1,777.01	3.00%	P.V.I.
11,947.50' North	1,784.46		C/L N. Platte Purchase Dr.

BENCHMARK

BENCHMARK:
ROAD BENCHMARK FOR CHISELED SQUARE SE CORNER CONCRETE PAD SOUTH DRIVEWAY TO HOUSE NORTH N. EMMIS. ELEVATION 312.04

CHISELED SQUARE ON THE CORNER FRONT FACE OF CURB INLET ON THE WEST SIDE OF N. WYOMING AVE. AT NORTH END OF ROAD. ELEVATION 765.29

MISSOURI STATE PLANE COORDINATES

COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO STATION CL-14 (1988 ADJUSTMENT) OF THE KANSAS CITY METRIC CONTROL. ALL COORDINATES SHOWN ARE IN METERS.

TRAVERSE TABLE

STATION	GRID AZ.	HOZ. DISTANCE	NORTHING	EASTING
CL-14	GRID AZ. 268°35'31"	GRID FACTOR 0.9999827		
CL-14			332,000.032	842,215.410
POINT OF BEG.	138°25'36"	2564.116		
			330,304.872	844,272.769

POINT NO.	POINT N	POINT E
1	332,000.032	842,215.410
2	332,001.523	842,212.077
3	332,025.141	842,213.204
4	332,072.941	842,214.425
5	332,243.330	842,222.438
6	332,512.241	842,082.024
7	332,556.913	842,275.598
8	332,741.104	842,265.878
9	332,722.341	842,392.258
10	332,513.254	842,174.432
11	332,513.257	842,163.500
12	332,513.533	842,134.206
13	332,513.534	842,121.537
14	332,514.775	842,027.123
15	332,514.778	842,010.395
16	332,514.063	841,916.733
17	332,514.062	841,912.266
18	332,513.257	841,921.443
19	332,512.1	841,977.723
20	332,513.256	841,421.663
21	332,513.126	841,426.728

TRACT B DETAIL
SCALE 1"=20'

DEVELOPED BY:
FALCON RIDGE, L.L.C.
6901 N. AMES AVE.
KANSAS CITY, MO. 64151
(816) 468-4740
FAX (816) 455-4744
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 plotting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI
Wesley Sarginson GROOHAM L.S. 2164
as agent for Phoenix Engineering & Surveying L.L.C.
LS-2184 #A2000151303
REGISTERED LAND SURVEYOR

AUGUST 8, 2006
Date of Survey

PHOENIX ENGINEERING & SURVEYING, LLC
3500 S. NORTHERN BLVD., INDEPENDENCE, MO 64057
(816) 763-6000 FAX: (816) 763-6700

PROJECT NO.	06018
PROJECT NAME	ESTATES AT FALCON COURT C.U.P. 1ST PLAT
DR. & CHKD. NAME	S:/PROJECTS/06018/DWG/-06018-FINAL PLAT.DWG
LAST REVISION	04-13-07

M5133-15 SHEET 2 of 2

Copyright © 2006 Phoenix Engineering & Surveying, LLC