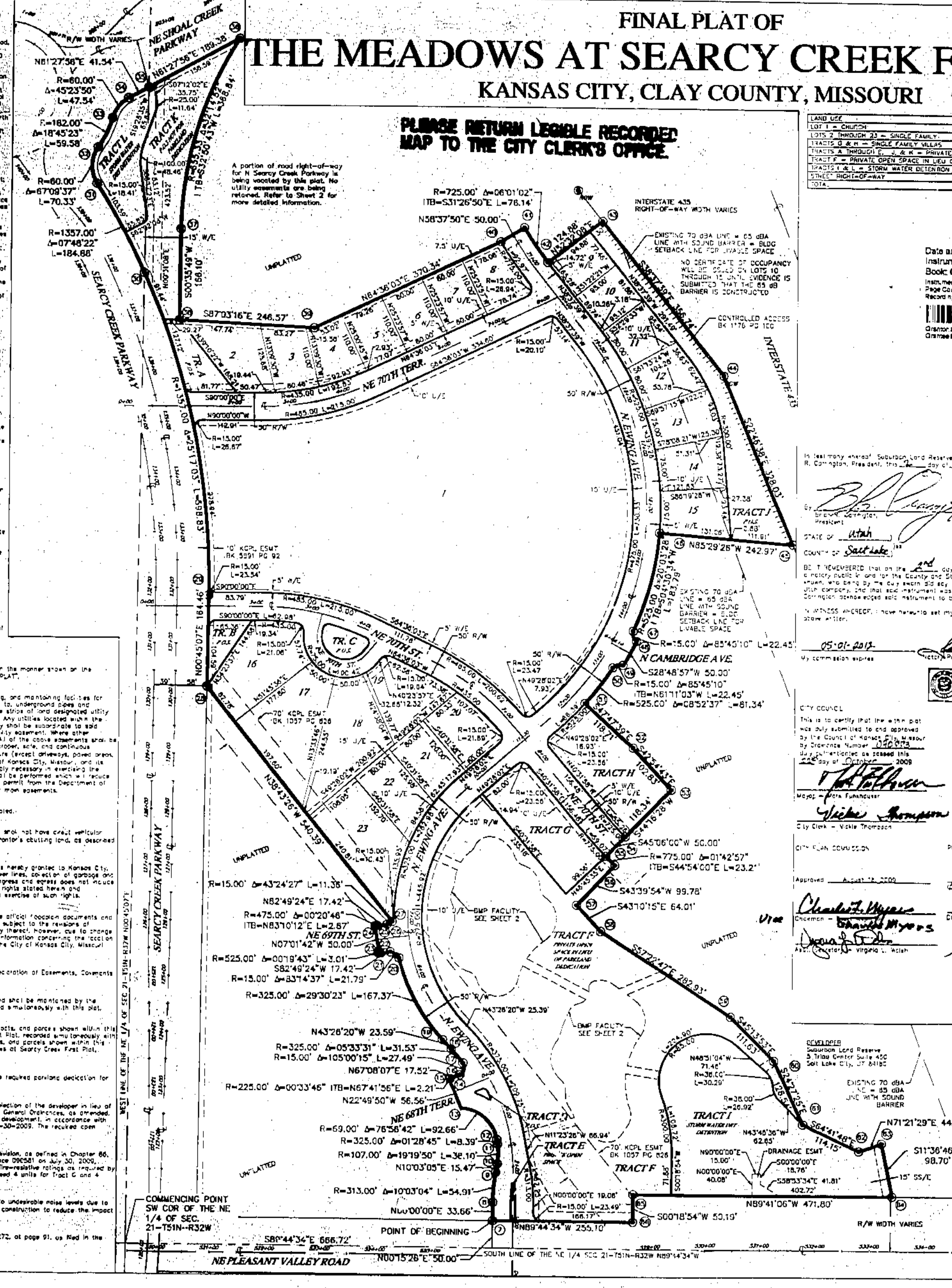
FINAL PLAT OF

THE MEADOWS AT SEARCY CREEK FIRST PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

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



LAND USE	SQUARE FEET	ACRES
LOT 1 – CHURCH	350,652	8.05
LOTS 2 THROUGH 23 – SINGLE FAMILY	263,354	6.05
TRACTS G & H – SINGLE FAMILY VILLAS	47,648	1.09
TRACTS A THROUGH E, J, & K – PRIVATE OPEN SPACE	83,948	1.93
TRACT F – PRIVATE OPEN SPACE IN LIEU OF PARKLAND	222,445	5.11
TRACTS I & L – STORM WATER DETENTION	94,153	2.16
STREET RIGHT-OF-WAY	192,267	4.41
TOTAL	1,254,667	28.80

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Grantor: SUBURBAN LAND RESERVE INC
Grantee: MEADOW AT SEARCY CREEK FIRST PLAT
Robert T Sevier, Recorder

MISSOURI STATE PLANE COORDINATE TRAVERSE

STATION	BEARING	DISTANCE	NORTHING	EASTING	
CL-16 RESET					
1	S58°32'09"W	178.011	340074.756	851584.837	MONR MONUMENT CL-16 RESET
2	N86°35'40"W	797.440	340074.064	851391.902	CENTER OF SECTION 15
3	S00°20'24"W	1597.757	340080.439	850596.599	WEST 1/4 COR OF SECTION 15
4	N82°44'34"W	851.420	338481.792	850587.031	POINT OF BEGINNING
5	S80°44'34"E	203.192	338499.392	849789.624	
6	N00°15'26"E	15.239	338473.437	849838.821	
7	N00°00'00"E	10.260	338509.676	849998.900	
8	R=95.393	L=16.739	338519.935	849998.900	
9	N10°03'04"E	4.715	338536.394	849990.354	
10	R=32.611	L=11.002	338541.376	849991.177	
11	R=99.051	L=2.557	338552.176	849991.930	
12	R=21.034	L=28.240	338554.697	849990.909	
13	N22°49'50"W	17.238	338571.782	849970.286	
14	R=68.574	L=0.674	338585.620	849964.200	
15	N67°08'07"E	5.340	338587.929	849964.021	
16	R=4.572	L=6.378	338590.127	849970.308	
17	R=99.051	L=9.599	338595.694	849971.915	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

All bearings and coordinates shown are based on the Missouri State plane Grid system, NAD 83, West Zone, using a combined grid factor of 0.9999038. All distances are grid distances and coordinates are in meters.

LAND DESCRIPTION

All that part of the Northeast Quarter of Section 21, Township 51 North, Range 32 West, in the City of Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Northeast Quarter of said Section 21, thence South 89 degrees 44 minutes 34 seconds East, with the south line of the Northeast Quarter of said Section 21, a distance of 666.72 feet; thence North 00 degrees 15 minutes 26 seconds East, perpendicular to the south line of the Northeast Quarter of said Section 21, a distance of 50.00 feet to a point on the north right-of-way line of NE Pleasant Valley Road, said point also being the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, a distance of 33.66 feet to a point of curvature; thence on a curve to the right having a radius of 313.00 feet, a central angle of 10 degrees 03 minutes 05 seconds, an arc distance of 54.91 feet; thence North 10 degrees 03 minutes 05 seconds East, a distance of 15.47 feet to a point of curvature; thence on a curve to the left having a radius of 107.00 feet, a central angle of 19 degrees 19 minutes 50 seconds, an arc distance of 36.10 feet to a point of compound curvature; thence on a curve to the left having a radius of 325.00 feet, a central angle of 01 degree 28 minutes 45 seconds, an arc distance of 8.39 feet to a point of compound curvature; thence on a curve to the left having a radius of 69.00 feet, a central angle of 76 degrees 56 minutes 42 seconds, an arc distance of 92.66 feet; thence North 22 degrees 49 minutes 50 seconds West, a distance of 56.56 feet; thence on a curve to the left having a radius of 225.00 feet, a central angle of 00 degrees 33 minutes 46 seconds, with an initial tangent bearing of North 67 degrees 41 minutes 56 seconds East, an arc distance of 2.21 feet; thence North 67 degrees 08 minutes 07 seconds East, a distance of 17.52 feet to a point of curvature; thence on a curve to the left having a radius of 15.00 feet, a central angle of 105 degrees 00 minutes 15 seconds, an arc distance of 27.49 feet to a point on compound curvature; thence on a curve to the left having a radius of 325.00 feet, a central angle of 05 degrees 33 minutes 31 seconds, an arc distance of 31.53 feet; thence North 43 degrees 28 minutes 20 seconds West, a distance of 23.59 feet to a point of curvature; thence on a curve to the right having a radius of 325.00 feet, a central angle of 29 degrees 30 minutes 23 seconds, an arc distance of 167.37 feet to a point of reverse curvature; thence on a curve to the left having a radius of 15.00 feet, a central angle of 83 degrees 14 minutes 37 seconds, an arc distance of 21.79 feet; thence South 82 degrees 49 minutes 24 seconds West, a distance of 17.42 feet to a point of curvature; thence on a curve to the right having a radius of 525.00 feet, a central angle of 00 degrees 19 minutes 43 seconds, an arc distance of 3.01 feet; thence North 07 degrees 01 minute 42 seconds West, a distance of 50.00 feet; thence on a curve to the left having a radius of 475.00 feet, a central angle of 00 degrees 20 minutes 46 seconds, with an initial tangent bearing of North 83 degrees 10 minutes 12 seconds East, an arc distance of 2.87 feet; thence North 82 degrees 49 minutes 24 seconds East, a distance of 17.42 feet to a point of curvature; thence on a curve to the left having a radius of 15.00 feet, a central angle of 43 degrees 24 minutes 27 seconds, an arc distance of 11.36 feet; thence North 38 degrees 43 minutes 26 seconds West, a distance of 540.39 feet to a point on the east right-of-way line of Searcy Creek Parkway, as described in Book 5876 at page 83, in the Recorder of Deeds Office of Clay County, Missouri; thence North 00 degrees 45 minutes 07 seconds East, with the east right-of-way line of Searcy Creek Parkway, a distance of 164.46 feet to a point of curvature; thence continuing with the east right-of-way line of Searcy Creek Parkway on a curve to the left, and its northwesterly prolongation, having a radius of 1357.00 feet, a central angle of 25 degrees 17 minutes 03 seconds, an arc distance of 598.83 feet to a point on the east line of the Northwest Quarter of said Section 21; thence continuing on said curve to the left having a radius of 1357.00 feet, a central angle of 07 degrees 48 minutes 22 seconds, an arc distance of 184.88 feet to a point of reverse curvature; thence on a curve to the right having a radius of 60.00 feet, a central angle of 67 degrees 09 minutes 37 seconds, an arc distance of 70.33 feet to a point of reverse curvature; thence on a curve to the left having a radius of 182.00 feet, a central angle of 18 degrees 45 minutes 23 seconds, an arc distance of 59.58 feet to a point of reverse curvature; thence on a curve to the right having a radius of 60.00 feet, a central angle of 45 degrees 23 minutes 50 seconds, an arc distance of 47.54 feet; thence North 61 degrees 27 minutes 56 seconds East, a distance of 41.54 feet to a point on the west line of the Northeast Quarter of said Section 21; thence continuing North 61 degrees 27 minutes 56 seconds East, a distance of 189.38 feet to a point on the east right-of-way line of Searcy Creek Parkway, as described in Book 1455 at page 307; thence with the east right-of-way line of Searcy Creek Parkway, as described in said Book 1455 at page 307 on a curve to the left having a radius of 555.33 feet, a central angle of 32 degrees 14 minutes 52 seconds, with an initial tangent bearing of South 32 degrees 50 minutes 43 seconds West, an arc distance of 368.84 feet; thence South 00 degrees 35 minutes 49 seconds West, continuing with the east right-of-way line of Searcy Creek Parkway, a distance of 166.10 feet; thence South 87 degrees 03 minutes 16 seconds East, and no longer with the east right-of-way of Searcy Creek Parkway, a distance of 246.57 feet; thence North 64 degrees 36 minutes 03 seconds East, a distance of 370.34 feet; thence North 58 degrees 37 minutes 50 seconds East, a distance of 50.00 feet; thence on a curve to the left having a radius of 725.00 feet, a central angle of 06 degrees 01 minute 02 seconds, with an initial tangent bearing of South 31 degrees 26 minutes 50 seconds East, an arc distance of 76.14 feet; thence North 52 degrees 32 minutes 33 seconds East, a distance of 124.88 feet to a point on the west right-of-way line of Interstate 435; thence South 38 degrees 37 minutes 39 seconds East, with the west right-of-way line of Interstate 435, a distance of 356.74 feet; thence South 22 degrees 46 minutes 38 seconds East, continuing with the westerly right-of-way line of Interstate 435, a distance of 328.03 feet; thence North 85 degrees 29 minutes 28 seconds West, and no longer with the westerly right-of-way line of Interstate 435, a distance of 242.97 feet; thence on a curve to the right having a radius of 525.00 feet, a central angle of 20 degrees 03 minutes 28 seconds, with an initial tangent bearing of South 04 degrees 30 minutes 34 seconds West, an arc distance of 183.79 feet to a point of reverse curvature; thence on a curve to the left having a radius of 15.00 feet, a central angle of 85 degrees 45 minutes 10 seconds, an arc distance of 22.45 feet; thence South 28 degrees 48 minutes 57 seconds West, a distance of 50.00 feet; thence on a curve to the left having a radius of 15.00 feet, a central angle of 85 degrees 45 minutes 10 seconds, with an initial tangent bearing of North 61 degrees 11 minutes 03 seconds West, an arc distance of 22.45 feet to a point of reverse curvature; thence on a curve to the right having a radius of 525.00 feet, a central angle of 08 degrees 52 minutes 37 seconds, an arc distance of 81.34 feet; thence South 47 degrees 47 minutes 39 seconds East, a distance of 118.71 feet; thence South 42 degrees 54 minutes 43 seconds East, a distance of 102.83 feet; thence South 44 degrees 16 minutes 28 seconds West, a distance of 118.34 feet; thence South 45 degrees 06 minutes 00 seconds West, a distance of 50.00 feet; thence on a curve to the left having a radius of 775.00 feet, a central angle of 01 degree 42 minutes 57 seconds, with an initial tangent bearing of South 44 degrees 54 minutes 00 seconds East, an arc distance of 23.21 feet; thence South 43 degrees 39 minutes 54 seconds West, a distance of 99.78 feet; thence South 43 degrees 10 minutes 15 seconds East, a distance of 64.01 feet; thence South 57 degrees 22 minutes 47 seconds East, a distance of 282.93 feet; thence South 45 degrees 13 minutes 53 seconds East, a distance of 111.63 feet; thence South 24 degrees 27 minutes 25 seconds East, a distance of 126.54 feet; thence South 64 degrees 41 minutes 48 seconds East, a distance of 114.15 feet; thence North 71 degrees 21 minutes 29 seconds East, a distance of 44.34 feet; thence South 11 degrees 36 minutes 46 seconds East, a distance of 98.70 feet to a point on the north right-of-way line of NE Pleasant Valley Road; thence North 89 degrees 41 minutes 06 seconds West, with the north right-of-way line of NE Pleasant Valley Road, a distance of 471.80 feet; thence South 00 degrees 18 minutes 54 seconds West, continuing with the north right-of-way line of NE Pleasant Valley Road, a distance of 50.19 feet; thence North 89 degrees 44 minutes 34 seconds West, continuing with the north right-of-way line of NE Pleasant Valley Road, and parallel with the south line of the Northeast Quarter of Section 21, a distance of 255.10 feet to the point of beginning. The above described tract contains 1,254,667 square feet, or 28.80 acres.

PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "THE MEADOWS AT SEARCY CREEK FIRST 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, surface drainage, and grading, 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.

RESTRICTED ACCESS

Lot 1 and Tracts A, B, & L shall not have direct vehicular access to Searcy Creek Parkway. Tracts F and I shall not have direct vehicular access to NE Pleasant Valley Road. All abutter's rights of direct access between the Interstate 435, and grantor's abutting land, as described in Book 1176 at page 100 in the Recorder of Deeds Office of Clay County, Missouri.

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 Service 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 such rights.

FLOOD ZONE DESIGNATION

The area herein platted is [illegible] 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 A – Federal Insurance Administration, Subchapter B – National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries shown hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

MAINTENANCE OF TRACTS

Tracts A, B, F, G, H, J, and K shall be maintained by the homes association as described in the Master Declaration of Easements, Covenants and Restrictions recorded simultaneously with this plat.

MAINTENANCE OF TRACTS

Tracts C, D, & E are located within street right-of-way and is hereby designated as private open space and shall be maintained by the homes association as described in the Master Declaration of Easements, Covenants and Restrictions recorded simultaneously with this plat.

MAINTENANCE OF TRACTS

Tracts I and L are to be used as a detention facility and shall be maintained by the owners of the city, tracts, and parcels shown within this plat. Pursuant to Covenant to Maintain Storm Water Detention Facility of The Meadows at Searcy Creek First Plat, recorded simultaneously with this plat. Tract L is to be used as a BMP Facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat. Pursuant to Covenant to Maintain Storm Water BMP Facilities Within Private Open Space of The Meadows at Searcy Creek First Plat, recorded simultaneously with this plat.

PRIVATE OPEN SPACE

The private open space shown on this plat (Tracts A, B, C, D, E, J, & K) are not being used to satisfy the required parkland dedication for 22 single family units pursuant to Section 88-125, Code of General Ordinances, as amended.

PRIVATE OPEN SPACE

The plat has 5.11 private open space acres for park purposes (Tract F) which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 140 single family residential units pursuant to Section 88-125, Code of General Ordinances, as amended. A total of 3.11 acres are required to satisfy the parkland request for this and future final plats within this development, in accordance with the approved The Meadows at Searcy Creek Development Plan approved by ordinance no. 090582, passed 7-30-2009. The required open space for this plat is 0.566 acres.

FUTURE LOT SPLITS

Tracts G and H 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 090581 on July 30, 2009, 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 4 units for Tract G and 4 units for Tract H.

UNDESIRABLE NOISE LEVEL

The area herein described lies adjacent to Interstate 435, and as such, such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.
There shall be no residential development within the 70dBA line, as shown on this plat.

Property Reserve, Inc., has reserved the underground mineral rights to the property as described in Book 6272, at page 91, as filed in the Recorder of Deeds Office of Clay County, Missouri.

In testimony whereof, Suburban Land Reserve, Inc. has caused these presents to be signed by Brian R. Carrington, President, this 2nd day of December 2009.

By: Brian R. Carrington, President

STATE OF Utah
COUNTY OF Salt Lake

BE IT REMEMBERED that on the 2nd day of December 2009, before me, the undersigned, a notary public in and for the County and State aforesaid, came Brian R. Carrington, to me personally known, who being by me duly sworn did say that he is the President of Suburban Land Reserve, a Utah company, and that said instrument was signed on behalf of said corporation and that Brian R. Carrington 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.

05-01-2012 ______ Notary Public
My commission expires

JANET P. CHRISTENSEN
NOTARY PUBLIC • STATE OF UTAH
[illegible] CENTER, STE 325
SALT LAKE CITY, UT 84180
My Comm. Exp. 05/01/2012

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 090973 duly authenticated as passed this [illegible] day of October, 2009

Mayor – Mark Funkhouser

City Clerk – Vickie Thompson

CITY PLAN COMMISSION

Approved August 18, 2009

Chairman – Charles Myers

Asst. Secretary – Virginia L. Walsh

PUBLIC WORKS

City Engineer – Gregory [illegible], P.E.

Director – Stanley [illegible], P.E.

DEVELOPER
Suburban Land Reserve
5 Triad Center Suite 450
Salt Lake City, UT 84180

GRAPHIC SCALE
100 50 0 100 200
(IN FEET)
1 INCH = 100 FT.

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "THE MEADOWS AT SEARCY CREEK FIRST 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.

12-1-09
Date

Garry S. Smith
Missouri R.L.S. No. 2040
Continental Consulting Engineers, Inc.
9000 State Line Road
Leawood, KS 66206

LEGEND

D/E	DRAINAGE EASEMENT
SS/E	SANITARY SEWER EASEMENT
U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
B/L	BUILDING LINE
R/W	RIGHT-OF-WAY
	CONTROLLED ACCESS
(N.T.S.)	NOT TO SCALE
P.O.S.	PRIVATE OPEN SPACE
●	SET 1/2" BAR W/ CAP 2640
○	FND 1/2" BAR W/ CAP 2640

SHEET 1 OF 2

Cab G
3-3-10
Gm