

FINAL PLAT OF:
THE PRESERVE SEVENTH PLAT
IN THE NE 1/4, SEC. 10 AND THE NW 1/4, SEC. 11, T. 51 N., R. 32 W.
KANSAS CITY, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A tract of land in the Northeast Quarter of Section 10 and the Northwest Quarter of Section 11, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows:
Beginning at the Northwest corner of said Northwest Quarter of Section 11; thence South 89°25'02" East, along the North line of said Northwest Quarter, 323.27 feet; thence South 00°34'58" West, 120.00 feet; thence South 89°25'02" East, 14.37 feet; thence South 00°34'58" West, 145.00 feet; thence South 16°02'14" West, 166.00 feet; thence South 19°09'13" West, 15.82 feet; thence South 15°38'39" East, 132.89 feet; thence South 24°12'29" East, 94.42 feet; thence South 28°08'22" East, 67.10 feet; thence South 47°06'36" East, 53.03 feet; thence South 56°43'00" East, 182.60 feet to a point on the West line of, THE PRESERVE SIXTH PLAT, a subdivision in said Kansas City, Clay County, Missouri; thence along said West line the following three courses; thence South 33°17'00" West, 120.00 feet; thence North 56°43'00" West, 7.80 feet; thence South 33°17'00" West, 170.00 feet to the Southwest corner of, THE PRESERVE SIXTH PLAT; thence North 56°43'00" West, 407.86 feet; thence North 00°00'00" East, 139.25 feet; thence North 36°15'54" West, 799.85 feet; thence North 00°01'23" West, 95.24 feet to a point on the North line of said Northeast Quarter of Section 10; thence South 88°11'04" East, along said North line, 398.42 feet to the Point of Beginning. Contains 490,244 square feet or 11.255 acres more or less.

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 SEVENTH 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 agree to be subordinate to the easement granted herein. The 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 as shown on the plat and no building or portion thereof, shall be built between these lines and the street lines.

FLOODPLAIN DEDICATION: The lands herein platted lie totally within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0088G, effective January 20, 2017.

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 1.700 acres. This development will utilize 0.753 acres of that Private Open Space previously dedicated in lieu of required parkland dedication for 33 single family homes per Section 66-128, Code of General Ordinances, as amended. The balance of Private Open Space after this plat is approved is 0.968 acres to be used in subsequent phases.

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 and 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 is to be used for common areas, sidewalks, 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.

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 J514 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.

IN TESTIMONY WHEREOF: BROOKFIELD RESIDENTIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS, BY AUTHORITY OF ITS BOARD, CAUSED THESE PRESENTS TO BE SIGNED BY ITS OPERATIONS MANAGER, THIS _____ DAY OF _____, 2018.

BROOKFIELD RESIDENTIAL SERVICES, LLC,

SCOTT DAVIS
OPERATIONS MANAGER

STATE OF _____
COUNTY OF _____ S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC, APPEARED SCOTT DAVIS, TO ME PERSONALLY KNOWN, WHO SWORE BY ME DULY SWORN, DID SAY THAT HE IS THE OPERATIONS MANAGER OF BROOKFIELD RESIDENTIAL SERVICES, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF BROOKFIELD RESIDENTIAL SERVICES, LLC, BY AUTHORITY OF ITS BOARD, AND SAID SCOTT DAVIS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF BROOKFIELD RESIDENTIAL SERVICES, LLC.

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: _____

NOTARY PUBLIC _____

CITY PLAN COMMISSION

APPROVED: _____

CHAIRMAN
BABETTE MACY

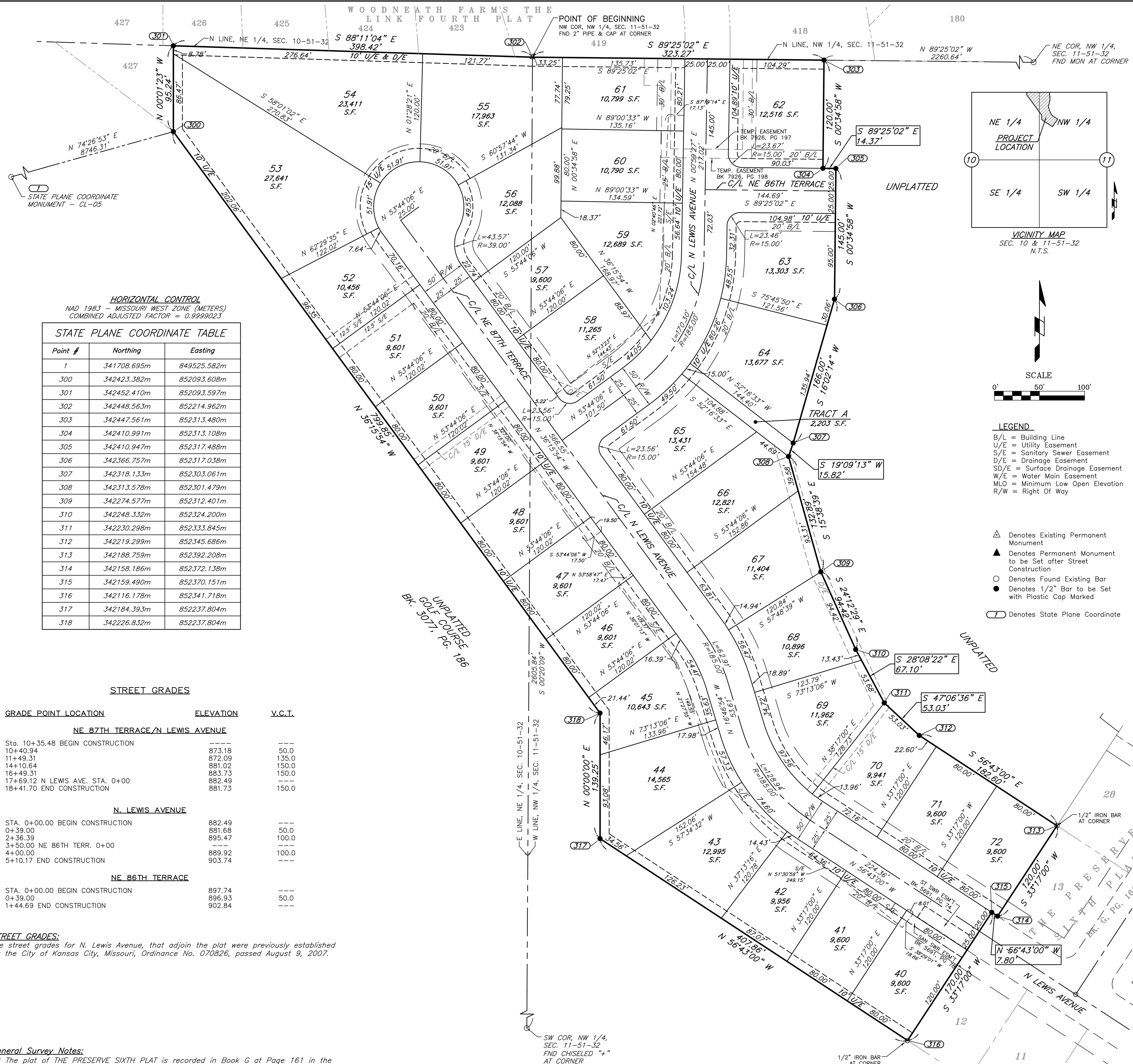
ASSISTANT SECRETARY
DIANE M. BINCKLEY

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. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2018

MAYOR
SYLVESTER "SLY" JAMES, JR.

CITY CLERK
MARILYN SANDERS



HORIZONTAL CONTROL

NAD 1983 - MISSOURI WEST ZONE (METERS)
COMBINED ADJUSTED FACTOR = 0.9999023

Point #	Northing	Easting
1	341708.695m	849525.582m
300	342423.382m	852093.608m
301	342452.410m	852093.597m
302	342448.563m	852214.962m
303	342447.561m	852313.480m
304	342410.991m	852313.108m
305	342410.947m	852317.488m
306	342366.757m	852317.038m
307	342318.133m	852303.061m
308	342313.578m	852301.479m
309	342274.577m	852312.401m
310	342248.332m	852324.200m
311	342230.298m	852333.845m
312	342219.299m	852345.686m
313	342188.759m	852392.208m
314	342158.186m	852372.138m
315	342159.490m	852370.151m
316	342116.178m	852371.718m
317	342184.393m	852237.804m
318	342226.832m	852237.804m

STREET GRADES

GRADE POINT LOCATION	ELEVATION	V.C.T.
NE 87TH TERRACE/N LEWIS AVENUE		
Sta. 10+35.48 BEGIN CONSTRUCTION	---	---
10+40.94	873.18	50.0
11+49.31	872.09	135.0
14+10.64	881.02	150.0
16+49.31	883.73	150.0
17+69.12 N LEWIS AVE. STA. 0+00	882.49	---
18+41.70 END CONSTRUCTION	881.73	150.0
N. LEWIS AVENUE		
STA. 0+00.00 BEGIN CONSTRUCTION	882.49	---
0+39.00	881.68	50.0
2+36.39	895.47	100.0
3+50.00 NE 86TH TERR. 0+00	---	---
4+00.00	889.92	100.0
5+10.17 END CONSTRUCTION	903.74	---
NE 86TH TERRACE		
STA. 0+00.00 BEGIN CONSTRUCTION	897.74	---
0+39.00	896.93	50.0
1+44.69 END CONSTRUCTION	902.84	---

STREET GRADES:

The street grades for N. Lewis Avenue, that adjoin the plat were previously established by the City of Kansas City, Missouri, Ordinance No. 070826, passed August 9, 2007.

General Survey Notes:

1.) The plat of THE PRESERVE SIXTH PLAT is recorded in Book G at Page 161 in the Recorder of Deeds Office in Clay County, Missouri.

2.) Title Report # 216953, dated September 7, 2017 at 8:00 AM provided by Thomson Affinity Title Company was provide by client.

3.) Basis of Bearings is established by the Missouri State Plane Coordinate System from GPS Observations.

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 28th day of September, 2017 and that said survey meets or exceeds the current Missouri 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, Division of Geology and Land Survey.

Date John B. Young PLS-2006016647

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			

LAND USE and AREA SUMMARY		
PARCEL	LAND USE	AREA (Ac)
Lots 1-33	Single Family Residential	9.202
Tract "A"	Common Area	0.051
Street Right-of-Way		2.002
TOTAL		11.255

OWNER/DEVELOPER:
Brookfield Residential Services, LLC
Scott Davis, Operations Manager
8701 NE 86th Street
Kansas City, Missouri 64157
Phone no.: (816)429-7427
email: scott.davis@brookfieldrps.com

PROPERTY LOCATION:
THE PRESERVE - 7TH PLAT
KANSAS CITY, MISSOURI

NE 1/4
PROJECT
LOCATION

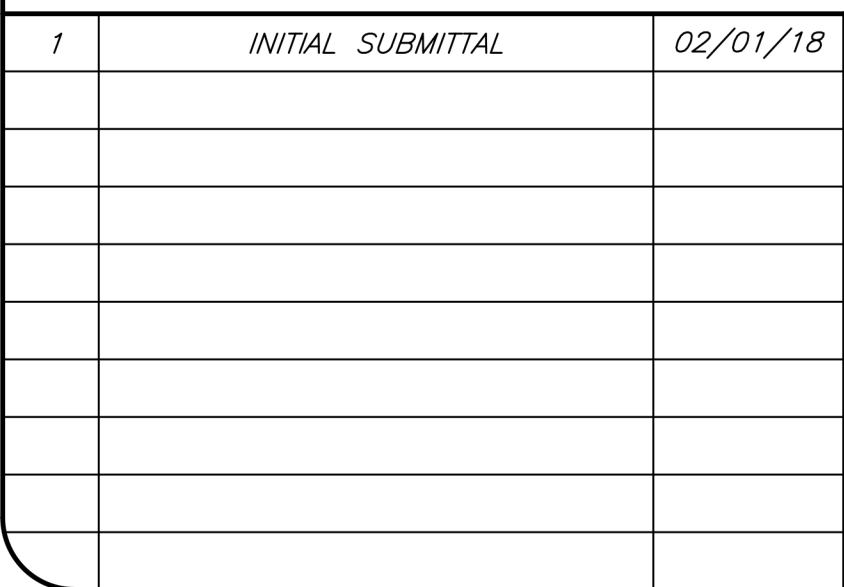
NW 1/4

SE 1/4

SW 1/4

10 11

VICINITY MAP
SEC. 10 & 11-51-32
N.T.S.



Point #	Northing	Easting
1	341708.695m	849525.582m
400	342447.561m	852313.480m
401	342444.088m	852654.842m
402	342434.457m	852659.609m
403	342387.295m	852619.727m
404	342369.061m	852632.203m
405	342355.430m	852635.222m
406	342337.699m	852629.505m
407	342298.944m	852647.217m
408	342259.633m	852635.612m
409	342262.039m	852608.656m
410	342232.390m	852600.485m
411	342211.432m	852598.835m
412	342205.459m	852600.415m
413	342194.889m	852608.100m
414	342196.143m	852588.453m
415	342213.772m	852537.665m
416	342205.297m	852534.212m
417	342203.255m	852533.242m
418	342220.432m	852497.090m
419	342233.893m	852499.645m
420	342234.631m	852447.838m
421	342222.502m	852446.127m
422	342219.883m	852439.208m
423	342232.071m	852420.641m
424	342188.759m	852392.208m
425	342219.299m	852345.686m
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3/8/18

Date John B. Young PLS - 2006016647