

NO.	BY	DATE	REVISION
4.	JMM/SV	03/07/19	PER CITY COMMENTS
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2.	JMM/SV	01/07/19	PER CITY COMMENTS
1.	JMM/SV	12/11/18	PER CITY COMMENTS
			ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
 5015 NW Canal Street, Suite 100
 Riverside, Missouri 64150
 816.800.0950
 www.ric-consult.com

Missouri Certificate of Authority No. 2010033630

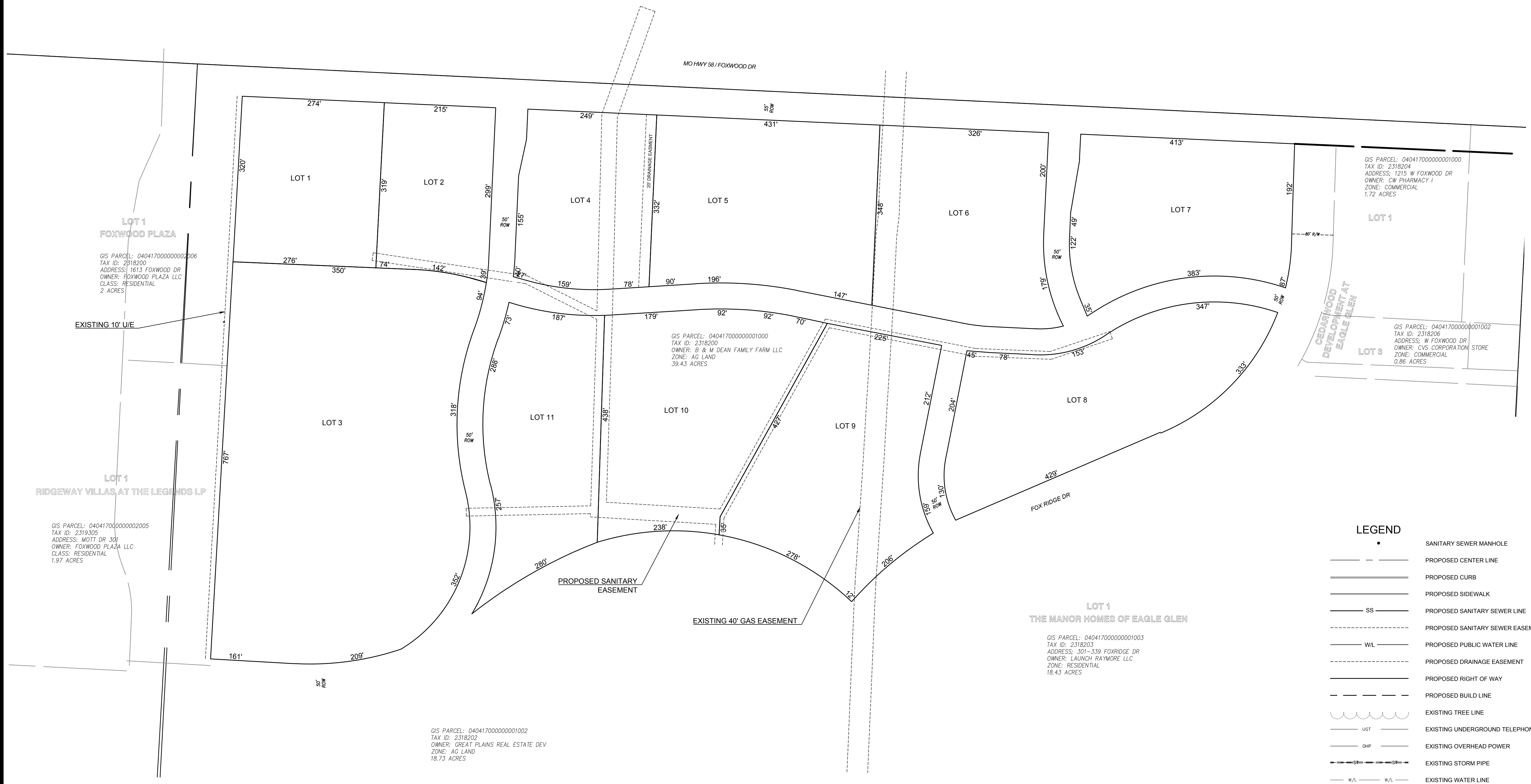
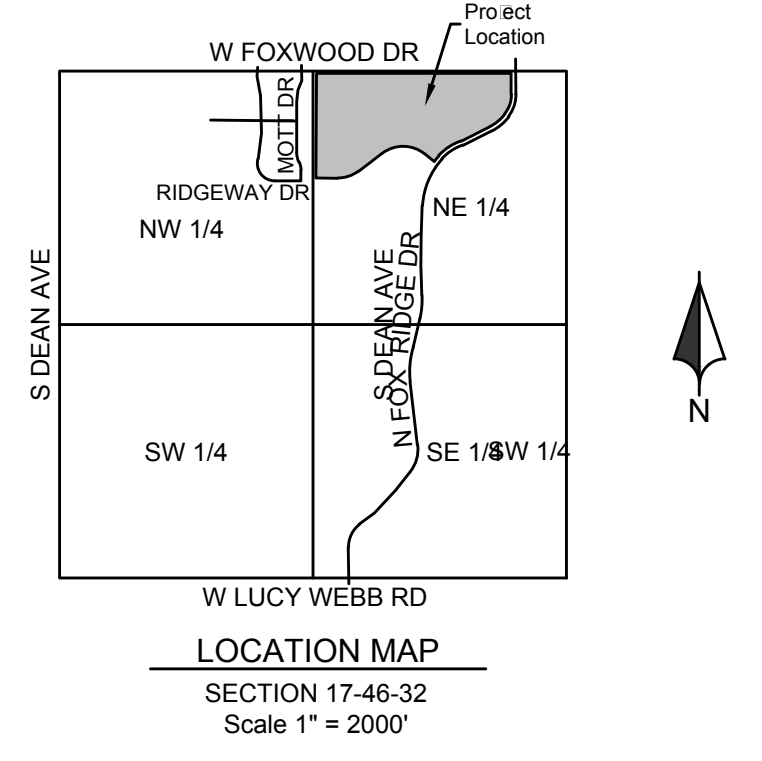
Preliminary Plat for Dean Commercial City of Raymore Cass County, Missouri

LEGAL DESCRIPTION :

A tract of land located in the Northeast Quarter NE 1/4 of Section 17, Township 46 North, Range 32 West, Cass County, Missouri, more particularly described as follows:
 Commencing at the Northwest corner of said Northeast Quarter; thence South 87 degrees 16 minutes 04 seconds East along the north line of said Northeast Quarter a distance of 89.99 feet to the Point of Beginning; thence South 87 degrees 16 minutes 04 seconds East continuing along said north line a distance of 2030.49 feet to the northerly extension of the westerly right of way of Fox Ridge Drive as said right of way now exists; thence South 01 degree 47 minutes 11 seconds West along said westerly right of way line a distance of 245.48 feet; thence Southwesterly continuing along said westerly right of way line on a curve to the right having a radius of 409.96 feet, a central angle of 65 degrees 40 minutes 15 seconds, a distance of 469.88 feet; thence continuing along said westerly right of way line South 67 degrees 27 minutes 26 seconds West a distance of 357.29 feet; thence Southwesterly continuing along said westerly right of way line on a curve to the left having a radius of 729.92 feet, a central angle of 25 degrees 25 minutes 41 seconds, a distance of 328.38 feet; thence North 47 degrees 58 minutes 15 seconds West a distance of 40.00 feet; thence Northwesterly and Southwesterly on a curve to the left having a radius of 499.95 feet, a central angle of 76 degrees 21 minutes 14 seconds, a distance of 666.24 feet; thence South 55 degrees 40 minutes 31 seconds West a distance of 131.81 feet; thence Southwesterly on a curve to the right having a radius of 549.94 feet, a central angle of 37 degrees 33 minutes 15 seconds, a distance of 360.46 feet; thence North 86 degrees 46 minutes 14 seconds West a distance of 161.34 feet; thence North 03 degrees 13 minutes 46 seconds East a distance of 1145.41 feet to the Point of Beginning.
 Contains 1,784,244.80 square feet or 40.96 acres more or less.
 Subject to that part taken or used for road right of way.

OWNER/DEVELOPER: DEAN PROPERTIES
 ATTN: LEO DEAN
 1608 VOGT STREET
 RAYMORE, MO

CONSULTANT/APPLICANT: RENAISSANCE INFRASTRUCTURE CONSULTING
 5015 NW CANAL STREET, SUITE 100
 RIVERSIDE, MO



LEGEND

- SANITARY SEWER MANHOLE
- - - - - PROPOSED CENTER LINE
- ===== PROPOSED CURB
- ===== PROPOSED SIDEWALK
- SS PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER EASEMENT
- W/L PROPOSED PUBLIC WATER LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED RIGHT OF WAY
- PROPOSED BUILD LINE
- ~~~~~ EXISTING TREE LINE
- UOT EXISTING UNDERGROUND TELEPHONE
- OHP EXISTING OVERHEAD POWER
- S---S--- EXISTING STORM PIPE
- W/L W/L EXISTING WATER LINE
- SAN SAN EXISTING SANITARY LINE

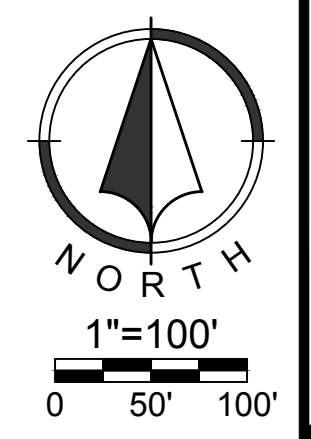
Certification
 To CLIENT, LENDER, TITLE COMPANY:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6a, 8, 9, 11, 16 and 18 of Title A thereof. The field work was completed MONTH, DAY, YEAR.

I further certify that I, Steve E. Roberts, Missouri LS-2496, have during the MONTH, YEAR, made a survey as shown hereon, and the results of said survey are shown on this ALTA survey and are in accordance with the current minimum standards for preliminary boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey and that said survey meets the minimum requirements of an unclassified survey.

Date of Plat or Map

Steve E. Roberts, Missouri LS-2496
 sro@ric-consult.com

Floodplain Note: This item is according to the F.E.M.A. Flood Insurance Rate Map Number [] revised map of this tract. It is located in:
 - OTHER AREAS, ONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
 - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ONE AE, defined as Base Flood Elevations determined.
 - OTHER FLOOD AREAS, ONE X, defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

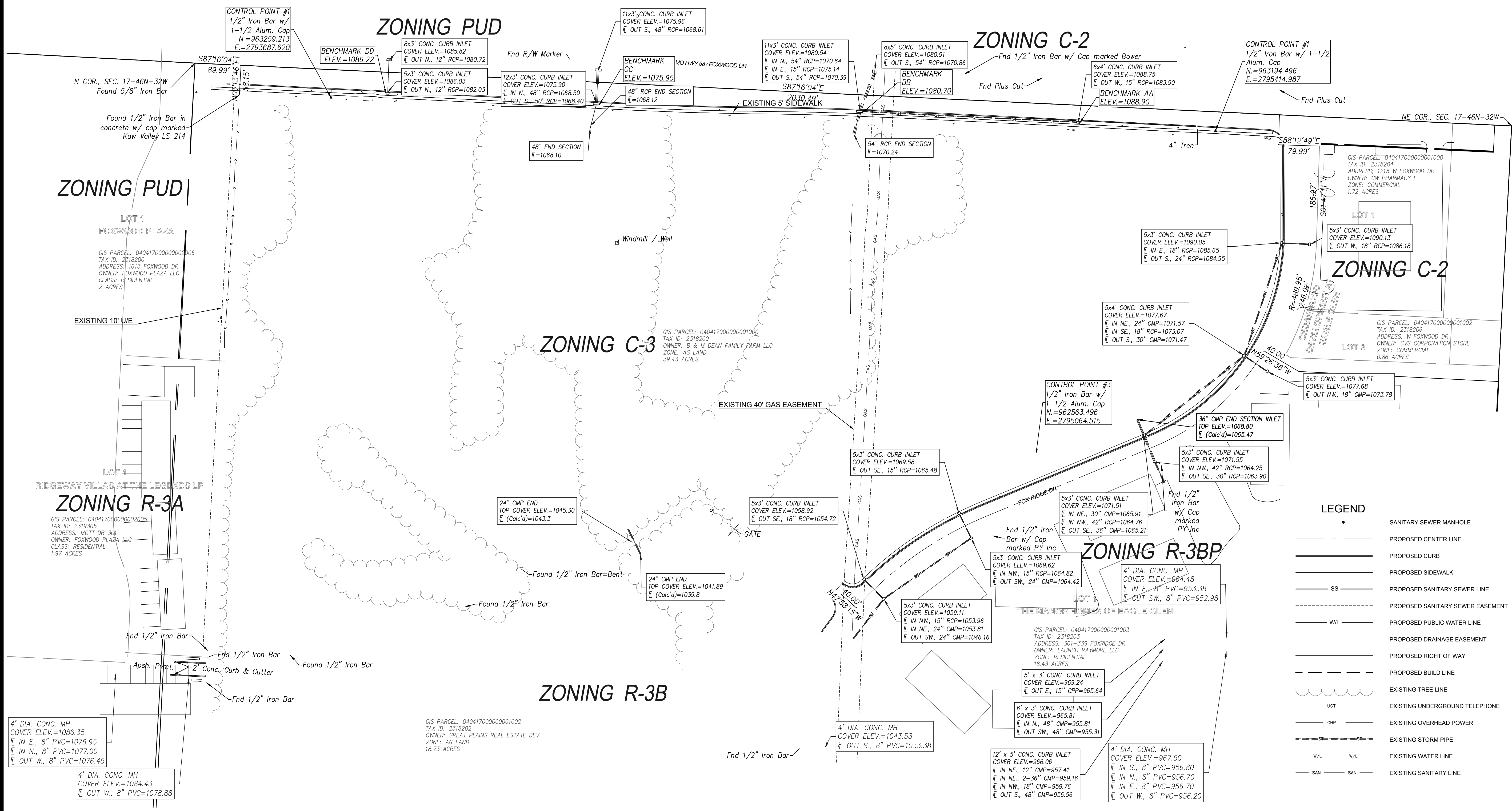


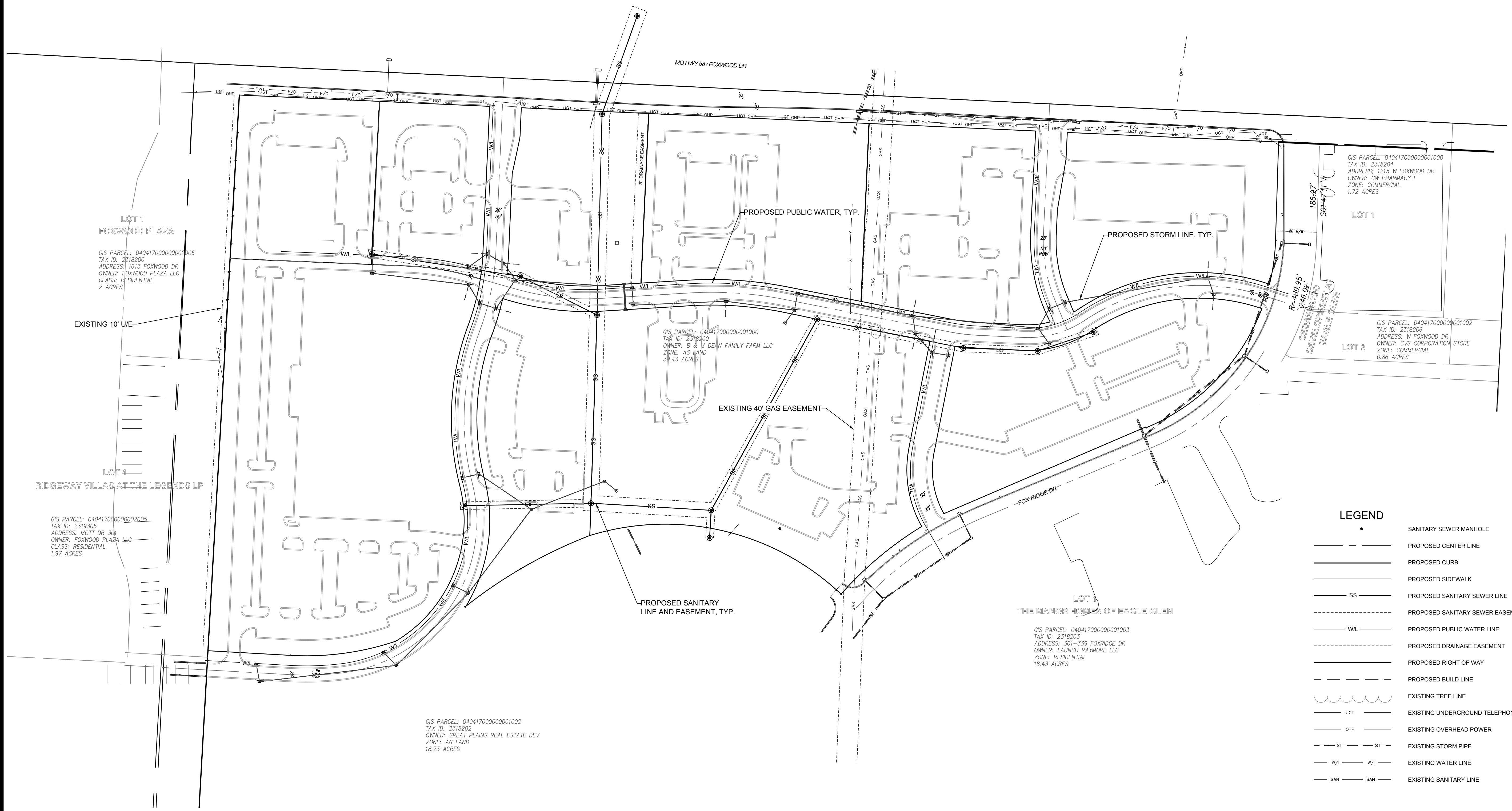
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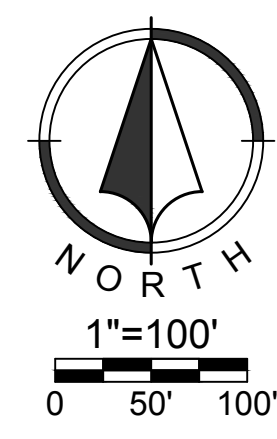
Missouri Certificate of Authority No. 2010039360





LEGEND

	SANITARY SEWER MANHOLE
	PROPOSED CENTER LINE
	PROPOSED CURB
	PROPOSED SIDEWALK
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER EASEMENT
	PROPOSED PUBLIC WATER LINE
	PROPOSED DRAINAGE EASEMENT
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	PROPOSED BUILD LINE
	EXISTING TREE LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD POWER
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY LINE



LOT 1
FOXWOOD PLAZA
GIS PARCEL: 04041700000002006
TAX ID: 2318200
ADDRESS: 1613 FOXWOOD DR
OWNER: FOXWOOD PLAZA LLC
CLASS: RESIDENTIAL
2. ACRES

LOT 2
RIDGWAY VILLAS AT THE LEGENDS LP
GIS PARCEL: 04041700000002005
TAX ID: 2318205
ADDRESS: MOTT DR 301
OWNER: FOXWOOD PLAZA LLC
CLASS: RESIDENTIAL
1.97 ACRES

GIS PARCEL: 04041700000001000
TAX ID: 2318200
OWNER: B & M DEAN FAMILY FARM LLC
ZONE: AG LAND
39.43 ACRES

GIS PARCEL: 04041700000001000
TAX ID: 2318204
ADDRESS: 1215 W FOXWOOD DR
OWNER: CW PHARMACY I
ZONE: COMMERCIAL
1.72 ACRES

GIS PARCEL: 04041700000001002
TAX ID: 2318206
ADDRESS: W FOXWOOD DR
OWNER: CVS CORPORATION STORE
ZONE: COMMERCIAL
0.86 ACRES

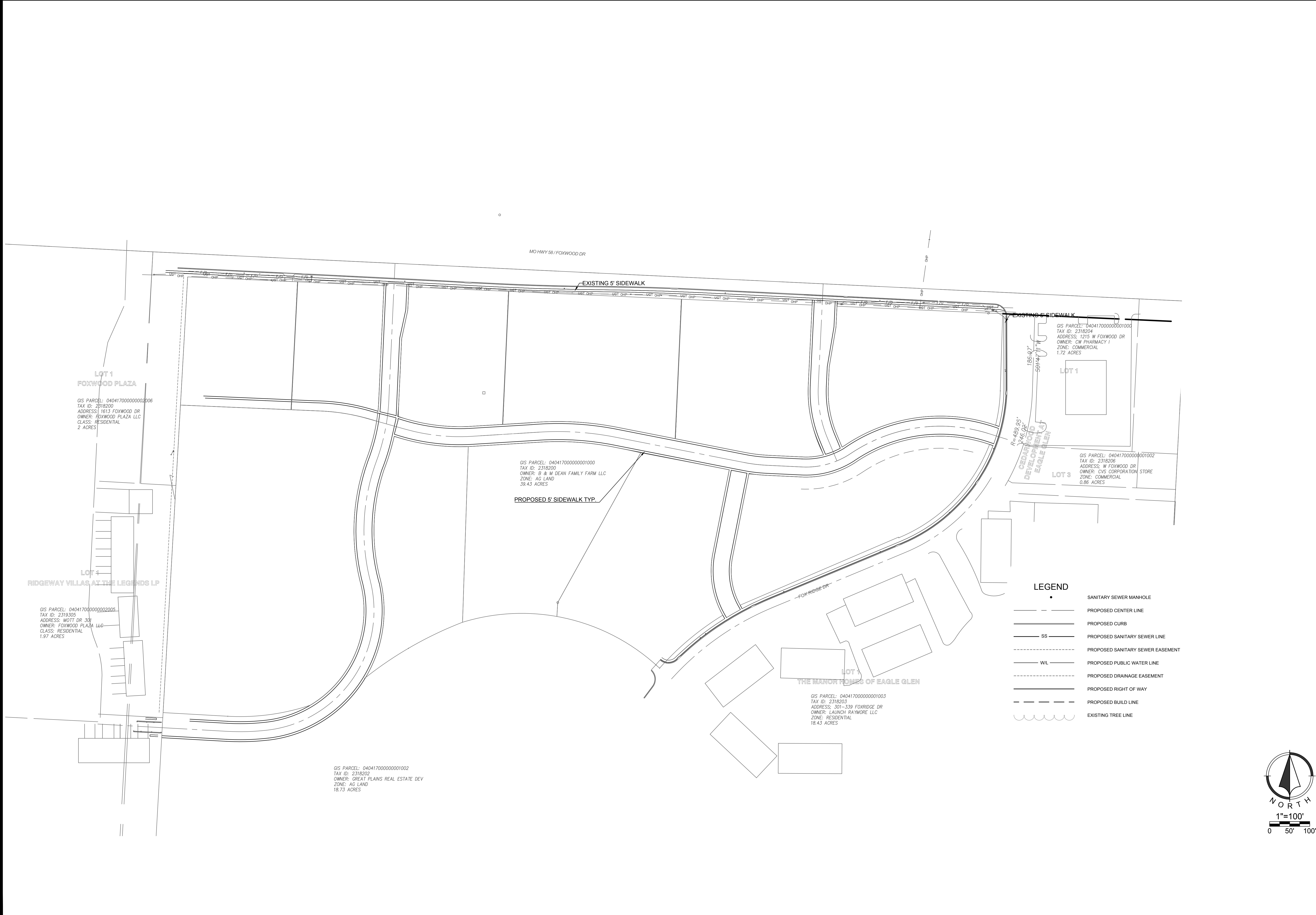
GIS PARCEL: 04041700000001003
TAX ID: 2318203
ADDRESS: 301-339 FOXRIDGE DR
OWNER: LAUNCH RAYMORE LLC
ZONE: RESIDENTIAL
18.43 ACRES

GIS PARCEL: 04041700000001002
TAX ID: 2318202
OWNER: GREAT PLAINS REAL ESTATE DEV
ZONE: AG LAND
18.73 ACRES

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