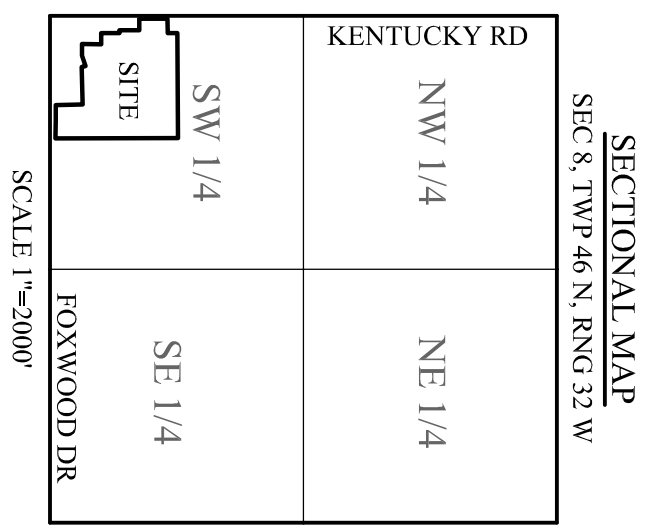


FINAL PLAT OF WESTGATE PLAT LOTS 1 THRU 4 INCLUSIVE

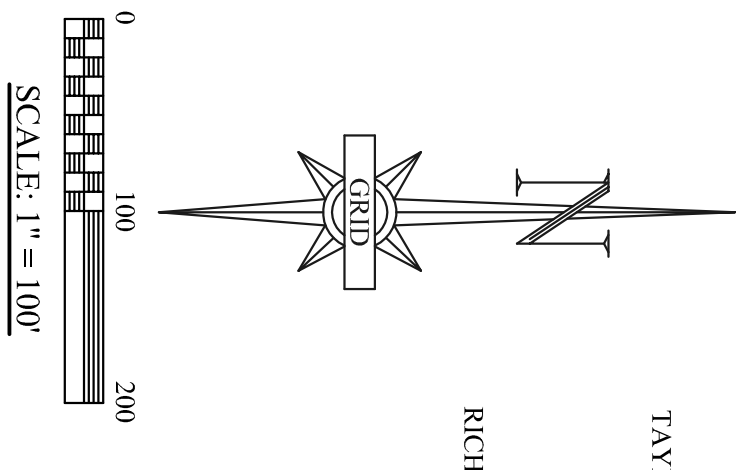
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 08, TOWNSHIP 46 NORTH, RANGE 32 WEST RAYMORE, CASS COUNTY, MISSOURI



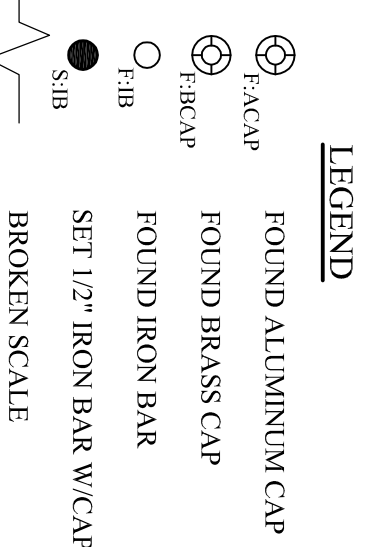
ORDERED BY
CITY OF RAYMORE
ATTN: GREGORY J. ROKON, PE
ASSISTANT PUBLIC WORKS DIRECTOR -
ENGINEERING
100 WATSON PIKE, SUITE 100
RAYMORE, MISSOURI 64083
OFFICE: (816) 892-3012

FLOOD STATEMENT
THE LAND DESCRIBED FALLS WITHIN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOOD PLAIN PER FLOOD
INSURANCE RATE MAP (FIRM),
CASS COUNTY, MISSOURI
MAP NUMBER: 880490020F
EFFECTIVE DATE: JANUARY 02, 2013

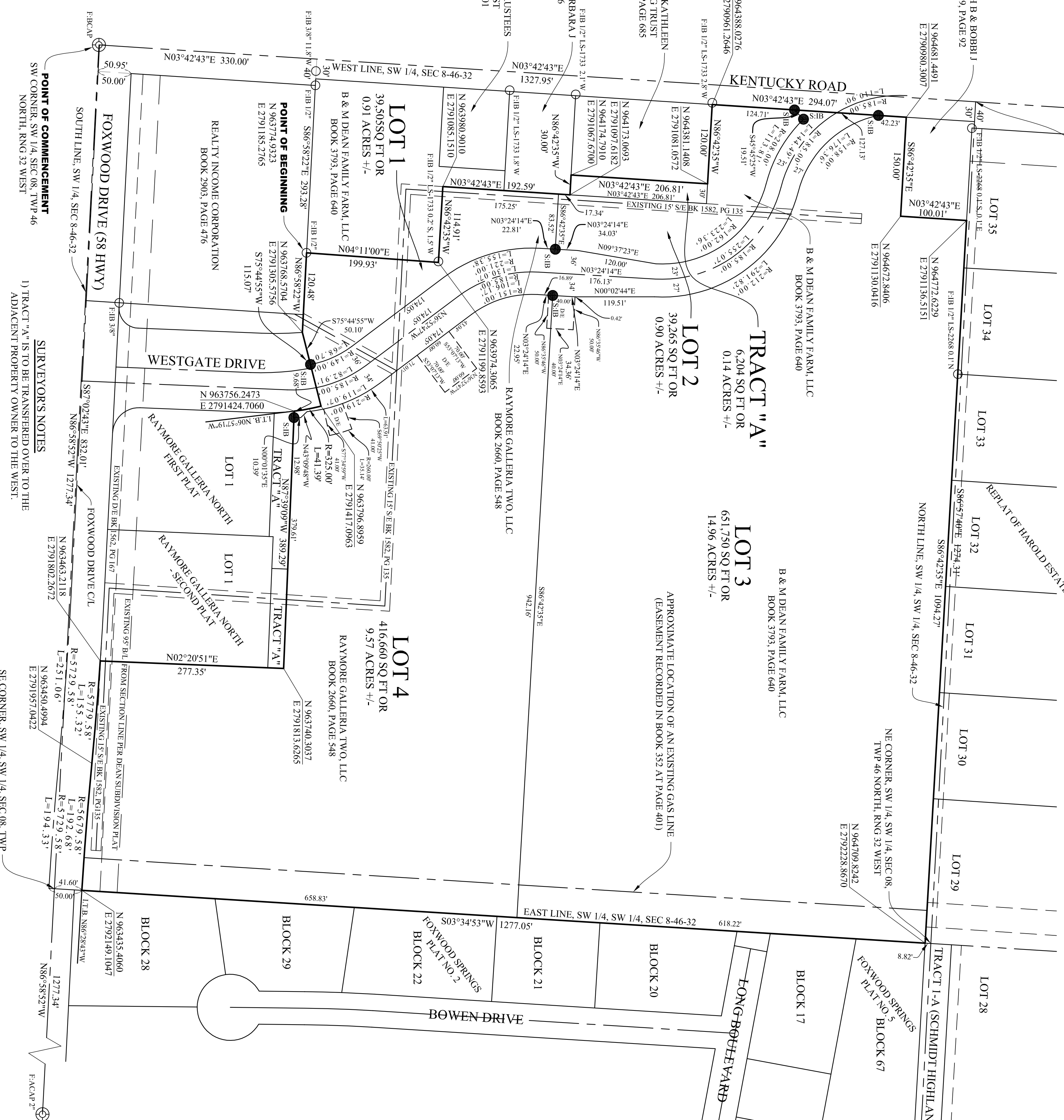
TITLE COMMITMENT
NO TITLE COMMITMENT WAS PROVIDED
AT THE TIME OF THIS SURVEY



BASIS OF BEARING
COORDINATES SHOWN ARE NAD83 MISSOURI WEST ZONE (U.S.
SURVEY FEET) DERIVED FROM CONTROL STATIONS CA-24
USING TOPCON HIPER GPS EQUIPMENT.
COMBINED GRID FACTOR = 0.9998936
RECIROCAL = 1.0001064
CA-24 STATE PLANE COORDINATES (US SURVEY FEET)
NORTHING: 270045.4549
EASTING: 270045.4549
ELEVATION: 1100.06



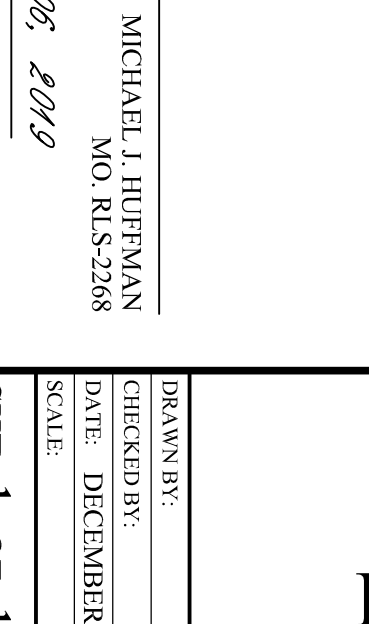
PLAT DESCRIPTION
A tract of land in the Southwest Quarter of the Southwest Quarter of Section 08, Township 46 North, Range 32 West of the Fifth Principal Meridian, in the City of Raymore, Cass County, Missouri, being a part of Lots 1 and 2 of DEAN SUDBEY VISION, a subdivision recorded in Plat Book 7 at Page 16, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 08; thence North 03° 42' 43" East, along the West line of said Southwest Quarter, a distance of 350.00 feet; thence South 86° 58' 22" East, a distance of 295.28 feet to the True Point of Beginning; thence North 04° 11' 00" East, a distance of 199.93 feet; thence North 86° 42' 35" West, a distance of 114.91 feet; thence North 03° 42' 43" East, 180.00 feet East of and parallel to said West line, a distance of 192.59 feet; thence North 86° 42' 35" West, a distance of 30.00 feet; thence North 03° 42' 43" East, 150.00 feet East of and parallel to said West line, a distance of 206.81 feet; thence North 86° 42' 35" West, a distance of 120.00 feet; thence North 03° 42' 43" East, 30.00 feet East of and parallel to said West line, a distance of 294.07 feet to a point on the South line of REPLAT OF HAROLD ESTATES, a subdivision recorded June 02, 1999 as Instrument No. 158750 in Plat Book 16 at Page 14; thence South 86° 42' 35" West, along said South line, a distance of 1094.27 feet to a point on the East line of the Southwest Quarter of said Southwest Quarter, also being a point on the West line of FOXWOOD SPRINGS PLAT NO. 2, a subdivision recorded March 09, 1981 as Instrument No. 97954 in Plat Book 8 at Page 75; thence South 03° 34' 57" West, along said East line of the Southwest Quarter of the Southwest Quarter, and along the West line of said Foxwood Springs Plat No. 2, and the West line of FOXWOOD SPRINGS PLAT NO. 2, a subdivision recorded July 07, 1978 as Instrument No. 76538 in Plat Book 7 at Page 49; a distance of 1277.05 feet to the North right-of-way line of Foxwood Drive, as now established; thence on a curve to the right, with an initial tangent bearing of North 86° 26' 43" West, having a radius of 5679.58 feet, along said North right-of-way line, an arc distance of 192.68 feet; thence on a reverse curve to the left, having a radius of 3779.58 feet, continuing along said North right-of-way line, an arc distance of 155.32 feet to the Southeast corner of RAYMORE GALLERIA NORTH - SECOND PLAT, a subdivision recorded March 26, 2012 as File No. 496139 in Plat Book 21 at Page 09; thence North 02° 20' 51" East, along the East line of said Raymore Galleria North - Second Plat, a distance of 277.35 feet to the Northeast corner of said Raymore Galleria North - Second Plat, thence North 87° 39' 09" West, along the North line of said Raymore Galleria North - Second Plat and the North line of RAYMORE GALLERIA NORTH FIRST PLAT, a subdivision recorded April 20, 2011 as File No. 475114 in Plat Book 21 at Page 55; a distance of 389.29 feet to the East right-of-way line of Kentucky Road, as now established; thence on a curve to the left, with an initial tangent bearing of North 06° 57' 19" West, having a radius of 325.00 feet, along said East right-of-way line, an arc distance of 41.39 feet; thence South 75° 44' 55" West, along a Northerly line of said Raymore Galleria North First Plat, a distance of 115.07 feet; thence North 86° 58' 22" West, along said Northerly line of Raymore Galleria North First Plat, and the extension thereof, a distance of 120.48 feet to the point of beginning. Containing 27.83 acres, more or less.



FOOD STATEMENT
THE LAND DESCRIBED FALLS WITHIN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOOD PLAIN PER FLOOD
INSURANCE RATE MAP (FIRM),
CASS COUNTY, MISSOURI
MAP NUMBER: 880490020F
EFFECTIVE DATE: JANUARY 02, 2013

TITLE COMMITMENT
NO TITLE COMMITMENT WAS PROVIDED
AT THE TIME OF THIS SURVEY

BASIS OF BEARING
COORDINATES SHOWN ARE NAD83 MISSOURI WEST ZONE (U.S.
SURVEY FEET) DERIVED FROM CONTROL STATIONS CA-24
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COMBINED GRID FACTOR = 0.9998936
RECIROCAL = 1.0001064
CA-24 STATE PLANE COORDINATES (US SURVEY FEET)
NORTHING: 270045.4549
EASTING: 270045.4549
ELEVATION: 1100.06



DEDICATION: THE UNDERSIGNED PROPRIETOR(S) OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "WESTGATE PLAT". IT SHALL BE SUFFICIENT DISPOSITION OF EACH LOT PLATTED HEREIN TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON EACH LOT FOLLOWED BY THE WORDS "WESTGATE PLAT".

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO RAYMORE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SERVICE PRESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (UE), WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL 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 EASEMENTS. THESE EASEMENTS SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT FOR FENCES) SHALL BE ERRECTED NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF RAYMORE, 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 EASEMENTS. 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 APURTINANCES THEREOF WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

DRAINAGE EASEMENT MAINTENANCE: AREAS DESIGNATED AS DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFOR DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY, ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK 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 THERE TO.

IN TESTIMONY WHEREOF: THE UNDERSIGNED OWNER(S) HAVE SUBSCRIBED THEIR NAMES ON THIS _____ DAY OF _____, 2019.

STATE OF MISSOURI)
COUNTY OF CASS) SS

STATE OF MISSOURI)
COUNTY OF CASS) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DAVID M. BLOCK, MANAGING MEMBER OF NORTH RAYMORE 58 EQUITY PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HERELUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

PRINTED NAME: _____

STATE OF MISSOURI)
COUNTY OF CASS) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME LEO W. DEAN & JIMMIE KATHLEEN DEAN, TRUSTEES OF THE B & M DEAN FAMILY FARM, LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HERELUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

PRINTED NAME: _____

STATE OF MISSOURI)
COUNTY OF CASS) SS

CITY PLANNING AND ZONING COMMISSION:
THIS PLAT OF "WESTGATE PLAT" ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2019.

CITY COUNCIL:
SECRETARY: JIM PETERMANN
THIS PLAT OF "WESTGATE PLAT" ADDITION, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE _____ DAY OF _____, 2019.

ATTEST:
CITY CLERK: JEANIE WOERNER
CITY ENGINEER: MICHAEL E. KRASS, P.E.

MAYOR: KRISTOFER TORRINO

1. MICHAEL J. HUFFMAN, DO HEREBY CERTIFY THAT THE ABOVE SUBDIVISION PLAT IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS. 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 BELIEF.

DATE: December 06, 2019
MICHAEL J. HUFFMAN
MO. RL.S.25268

WESTGATE PLAT
WESTGATE DRIVE
HWY 58 & KENTUCKY RD
RAYMORE, MO 64083

REVISED:	
FILE NAME:	Westgate Plat.dwg
FILE LOCATION:	Projects\Cass\Raymore\Westgate Plat
SURVEY CLASS:	Type "C"-Urban Property Survey

HUFFMAN LAND SURVEYORS, LLC
PO Box 661
Raymore, MO 64083
Office: (816) 322-4544
Email: huffsurveyor@gmail.com