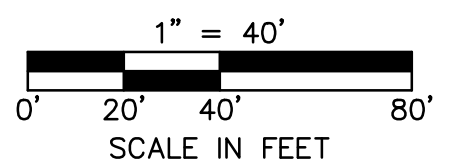
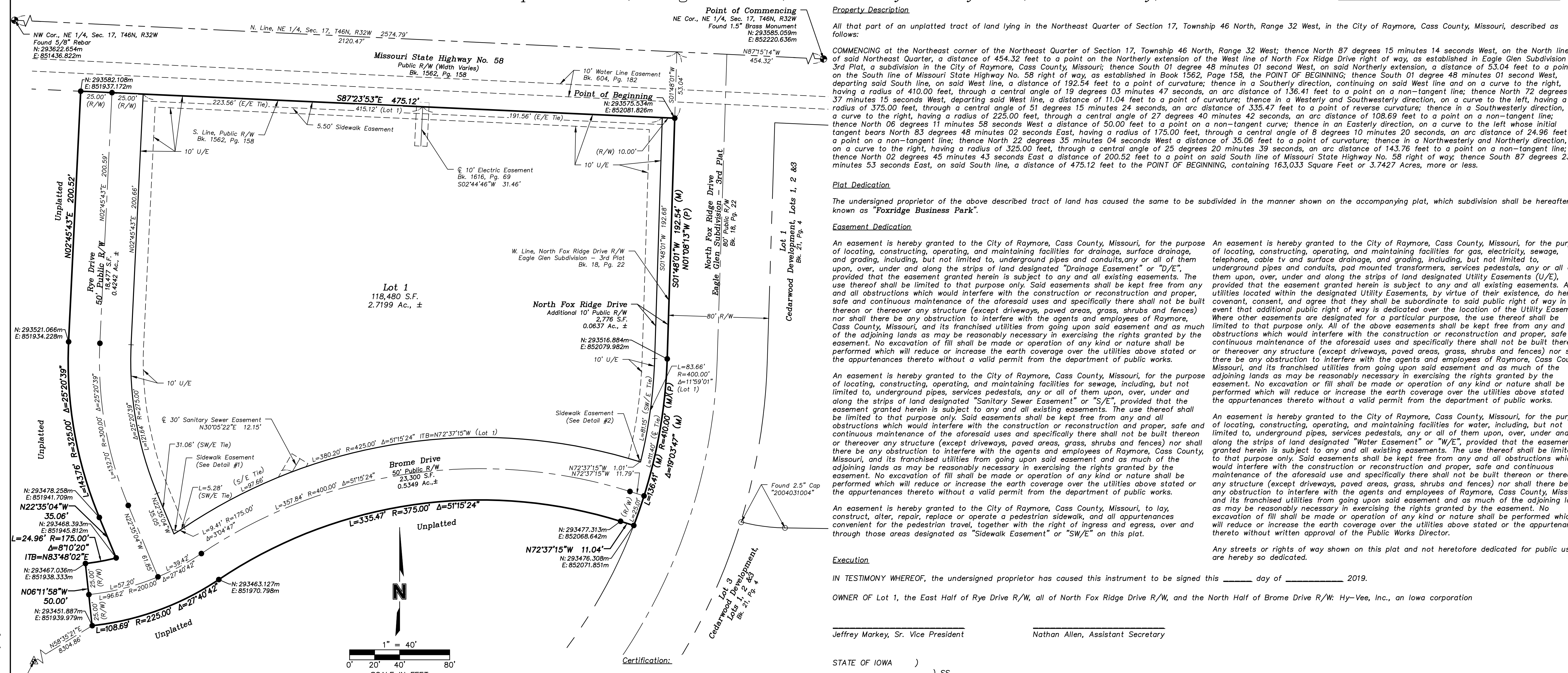


Final Plat

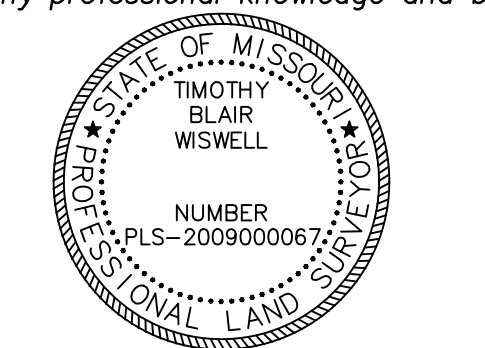
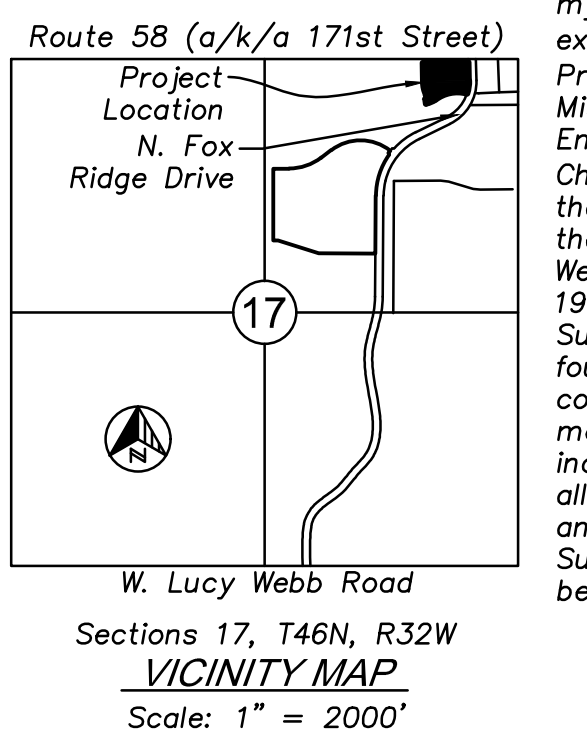
Foxridge Business Park

An unplatted tract of land lying in the Northeast Quarter of Section 17, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri

Area Summary Table with columns for Lot, Area (S.F.), and Acres. Total area is 163,033 S.F. or 3.7427 Acres.



Surveyor's Notes, Legend, and Property Owner information. Includes notes on bearings, easements, and a list of symbols used in the plat.



Property Description: All that part of an unplatted tract of land lying in the Northeast Quarter of Section 17, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri, described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of Section 17, Township 46 North, Range 32 West; thence North 87 degrees 15 minutes 14 seconds West, on the North line of said Northeast Quarter, a distance of 454.32 feet to a point on the Northern extension of the West line of North Fox Ridge Drive right of way, as established in Eagle Glen Subdivision - 3rd Plat, a subdivision in the City of Raymore, Cass County, Missouri; thence South 01 degree 48 minutes 01 second West, on said Northern extension, a distance of 53.04 feet to a point on the South line of Missouri State Highway No. 58 right of way, as established in Book 1562, Page 158, the POINT OF BEGINNING; thence South 01 degree 48 minutes 01 second West, departing said South line, on said West line, a distance of 192.54 feet to a point of curvature; thence in a Southerly direction, continuing on said West line and on a curve to the right, having a radius of 410.00 feet, through a central angle of 19 degrees 03 minutes 47 seconds, an arc distance of 136.41 feet to a point on a non-tangent line; thence North 72 degrees 37 minutes 15 seconds West, departing said West line, a distance of 11.04 feet to a point of curvature; thence in a Westerly and Southwesterly direction, on a curve to the left, having a radius of 375.00 feet, through a central angle of 51 degrees 15 minutes 24 seconds, an arc distance of 335.47 feet to a point of reverse curvature; thence in a Southwesterly direction, on a curve to the right, having a radius of 225.00 feet, through a central angle of 27 degrees 40 minutes 42 seconds, an arc distance of 108.69 feet to a point on a non-tangent line; thence North 06 degrees 11 minutes 58 seconds West, departing said non-tangent line, a distance of 50.00 feet to a point on a non-tangent curve; thence in an Easterly direction, on a curve to the left whose initial tangent bears North 83 degrees 48 minutes 02 seconds East, having a radius of 175.00 feet, through a central angle of 8 degrees 10 minutes 20 seconds, an arc distance of 24.96 feet to a point on a non-tangent line; thence North 22 degrees 02 seconds East, having a radius of 175.00 feet, through a central angle of 8 degrees 10 minutes 20 seconds, an arc distance of 24.96 feet to a point on a non-tangent line; thence North 22 degrees 04 seconds West a distance of 35.06 feet to a point of curvature; thence in a Northwesterly and Northerly direction, on a curve to the right, having a radius of 325.00 feet, through a central angle of 25 degrees 20 minutes 39 seconds, an arc distance of 143.76 feet to a point on a non-tangent line; thence North 02 degrees 45 minutes 43 seconds East a distance of 200.52 feet to a point on said South line of Missouri State Highway No. 58 right of way; thence South 87 degrees 23 minutes 53 seconds East, on said South line, a distance of 475.12 feet to the POINT OF BEGINNING, containing 163,033 Square Feet or 3.7427 Acres, more or less.

Plat Dedication: The undersigned proprietor 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 "Foxridge Business Park".

Easement Dedication: An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for drainage, surface drainage, and grading, including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E".

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for sewage, including, but not limited to, underground pipes, services pedestals, any or all of them upon, over, under and along the strips of land designated "Sanitary Sewer Easement" or "S/E".

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, including, but not limited to, underground pipes, services pedestals, any or all of them upon, over, under and along the strips of land designated "Water Easement" or "W/E".

Execution: IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this ____ day of ____ 2019.

OWNER OF Lot 1, the East Half of Rye Drive R/W, all of North Fox Ridge Drive R/W, and the North Half of Brome Drive R/W: Hy-Vee, Inc., an Iowa corporation. Jeffrey Markey, Sr. Vice President; Nathan Allen, Assistant Secretary.

BE IT REMEMBERED, That on this ____ day of ____, 2019, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jeffrey Markey, Sr. Vice President of Hy-Vee, Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Iowa, and Nathan Allen, Assistant Secretary of said Corporation, who are personally known to me to be the such officers and who are personally known to me to be the same persons who executed as such officers the within instrument on behalf of said Corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Planning and Zoning Commission: This plat of "Foxridge Business Park" addition has been submitted to and approved by the Raymore Planning and Zoning Commission this ____ day of ____, 2019.

City Council: This plat of "Foxridge Business Park" 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.

Deputy County Recorder of Deeds: Entered on transfer record this ____ day of ____, 2019. My Commission Expires: ____.

Olsson logo and contact information. Includes address: 7301 West 133rd Street, Suite 200, Overland Park, KS 66215-4750. TEL: 913.381.1170. www.olson.com. Includes a REVISIONS table and SHEET 1 of 1 information.