

**NOTES:**

- Bearings shown are based on the recorded final plat of "BROOKSIDE TENTH FINAL PLAT".
- The bulk of this property lies within Zone "X" (gross determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map Community Number 2903700036 F, dated January 2, 2013. A portion of this property lies within Zone "AE" (Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood), the approximate limits of which are shown hereon.
- The Class of property for the subject tract is considered "Urban", per the Missouri Department of Natural Resources, Division of Geology and Land Survey.
- This survey was prepared from information provided by and the land referred to in: Chicago Title Insurance Company's Commitments for Title Insurance, Commitment No. H1483-C, effective December 6, 1999 at 8:00 a.m. and Commitment No. H13180-B, effective May 16, 2006 at 8:00 a.m.
- Item No. 12 of the above referenced Title Commitment No. H1483-C and Item No. 13 of the above referenced Title Commitment No. H13180-B references a Standard Sewer Easement granted to the City of Raymore, Missouri, recorded in Book 1276, Page 13. Said Easement crosses the subject property and is shown hereon.
- Item No. 13 of the above referenced Title Commitment No. H1483-C and Item No. 14 of the above referenced Title Commitment No. H13180-B references an Easement granted to Sinclair Pipeline Company, recorded in Book 251, Page 603, corrected by Book 255, Page 221, and modified by Book 354, Page 639. Said Easement is a blanket easement containing the subject property, and is therefore not shown.
- Item No. 14 of the above referenced Title Commitment No. H1483-C and Item No. 11 of the above referenced Title Commitment No. H13180-B references an Easement granted to Missouri Public Service Company, recorded in Book 570, Page 546. Said Easement does not cross the subject property.
- Following construction all rear lot corners shall be monumented with 1/2" iron pins with M02000151303 caps, unless noted otherwise, and curves shall be marked at extension of lot lines.

**DEDICATIONS:**

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 hereafter be known as "BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACTS X AND TRACT Y".

**EASEMENTS**  
An easement or license is hereby granted to the City of Raymore to locate, construct and maintain or authorize the construction and maintenance of conduits, gas, water, sewer, lines, poles, wires, anchors and surface drainage facilities and all or any of them over, under or along the strips designated as Utility Easements or by the abbreviation "U/E" on the accompanying plat.

An easement or license is hereby granted to the Home Owners Association to locate, construct and maintain or authorize the construction and maintenance of landscaping and monument sign within the areas designated as "Landscape Easements" or by the abbreviation "L/E" on the accompanying plat.

**STREETS**

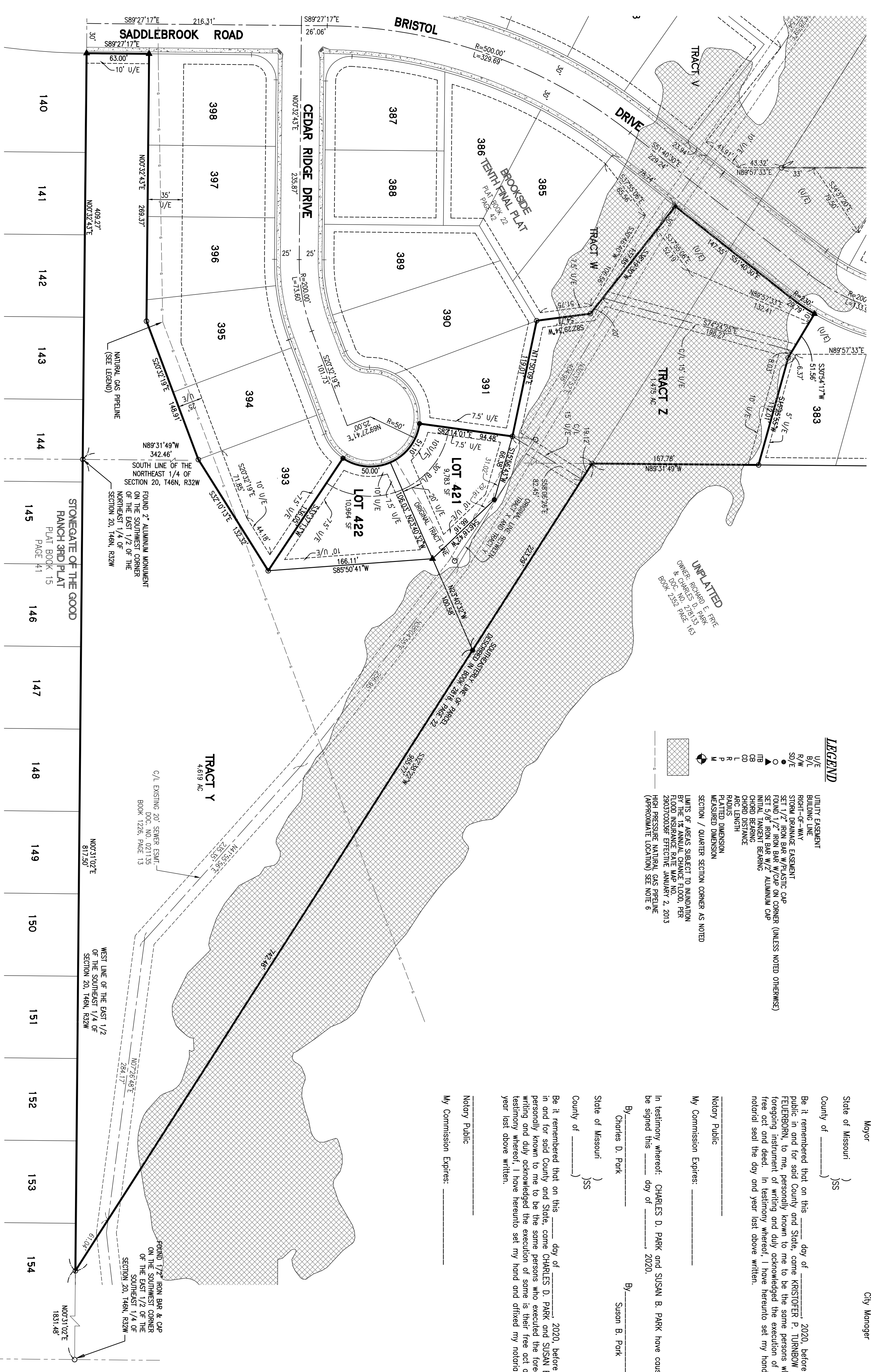
The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

**BUILDING LINES**

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

**TRACTS**

Tract Z is hereby dedicated to the City of Raymore for parks and recreational purposes.



# MINOR PLAT

## BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACT X AND TRACT Y

### PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI

**EXECUTION & ACKNOWLEDGEMENTS**

In testimony whereof, the undersigned proprietors of the above described tract have caused these presents to be signed this \_\_\_\_ day of \_\_\_\_\_, 2020.

By: Richard P. Turnbull Mayor  
 State of Missouri )  
 County of \_\_\_\_\_ ) SS

By: Richard E. Frye President  
 State of Missouri )  
 County of \_\_\_\_\_ ) SS

By: Charles D. Park Mayor  
 State of Missouri )  
 County of \_\_\_\_\_ ) SS

By: Susan B. Park Mayor  
 State of Missouri )  
 County of \_\_\_\_\_ ) SS

By: \_\_\_\_\_  
 State of Missouri )  
 County of \_\_\_\_\_ ) SS

By: \_\_\_\_\_  
 State of Missouri )  
 County of \_\_\_\_\_ ) SS

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 State of Missouri )  
 County of \_\_\_\_\_ ) SS

**APPROVALS**

This plat of "BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACTS X AND TRACT Y" has been submitted to and approved by the Raymore Planning and Zoning Commission this \_\_\_\_ day of \_\_\_\_\_, 2020.

Secretary \_\_\_\_\_

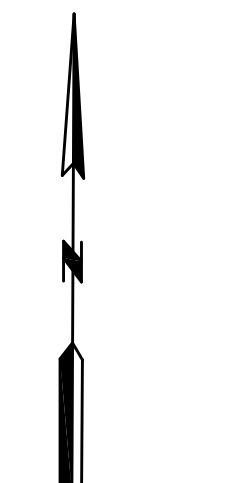
City Clerk \_\_\_\_\_

Mayor \_\_\_\_\_ (SEA)

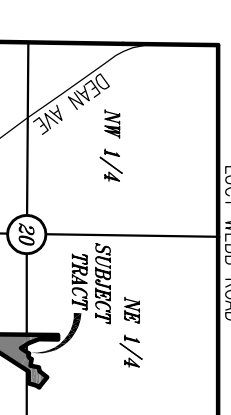
City Engineer \_\_\_\_\_

Deputy County Recorder of Deeds \_\_\_\_\_

**PROPERTY DESCRIPTION**  
 Tract X and Tract Y, Brookside Tenth Final Plat, a subdivision of land in the East Half of Section 20, Township 46 North of the Baseline, Range 32 West of the 5th Principal Meridian, Raymore, Cass County, Missouri, containing 6.57 acres.



**OWNER/DEVELOPER**  
 Brookside Investment Inc.  
 803 P.C.A. Road  
 Warrensburg, Missouri 64093  
 Phone: (866) 429-1800



**SURVEYOR'S CERTIFICATE**  
 I, \_\_\_\_\_, Surveyor, do hereby certify that the above described plat was prepared from the field notes and other data of the survey made by me or under my direct supervision and that to the best of my professional knowledge and belief said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys for Class "B" as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the Section and Sectional Subdivision corner and City of Raymore statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2020.  
 Deputy County Recorder of Deeds \_\_\_\_\_

PROJECT NO. 04466  
 BROOKSIDE TENTH FINAL REPLAT TRACT X AND Y  
 S7/PROJECTS/0466-BROOKSIDE TENTH FINAL REPLAT/TRACT X AND Y  
**M4632-20**  
 DATE: 04-29-2020  
 SHEET 1 OF 1