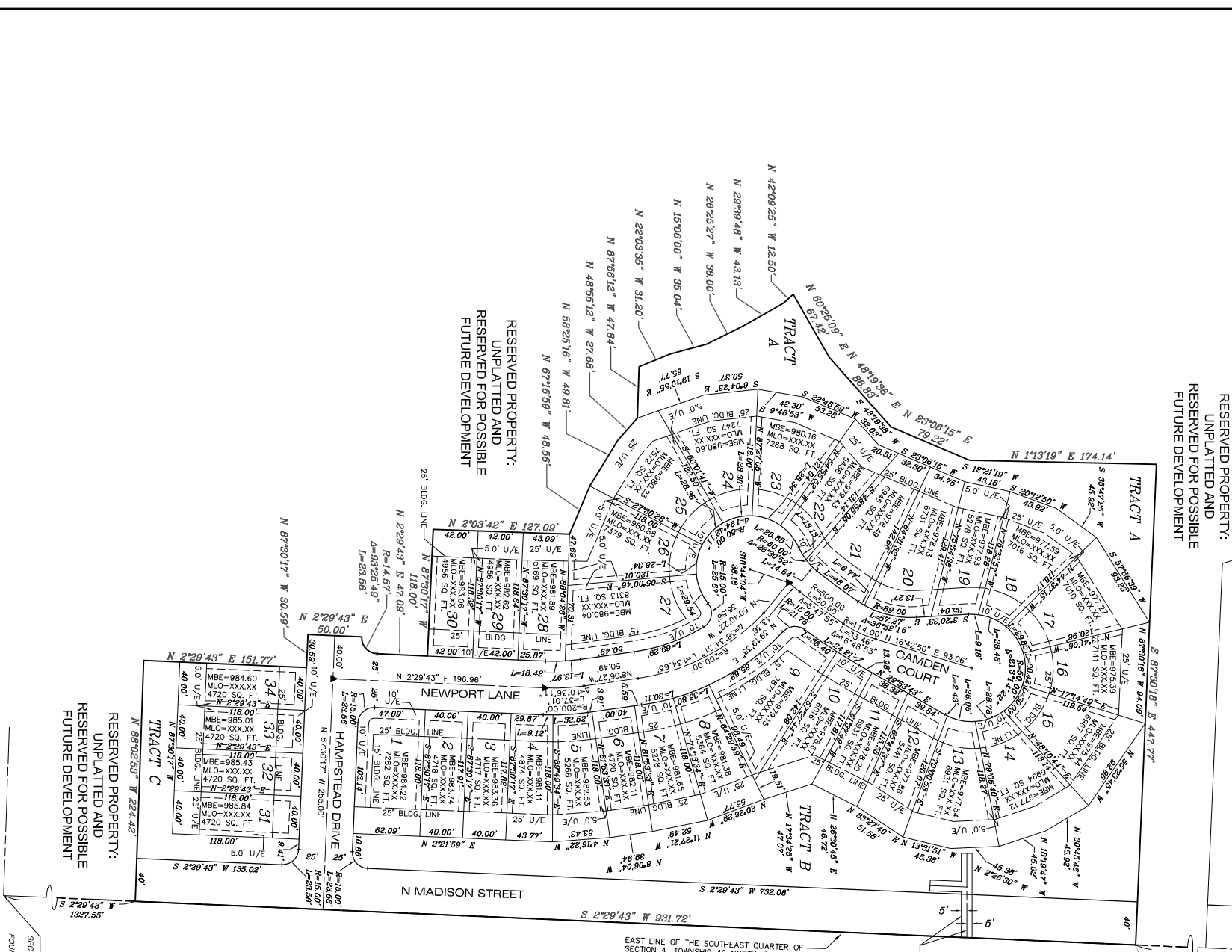


CUNNINGHAM AT CREEKMOOR
THIRD PLAT
LOT 1
MAINTENANCE FACILITY
AT CREEKMOOR

POINT OF BEGINNING
NAD 83
SECTION 4, TOWNSHIP 46 NORTH,
RANGE 22 WEST
FOUND CORNERFIELD MONUMENT

FINAL PLAT
EASTBROOKE AT CREEKMOOR
FIRST PLAT
LOTS 1 THROUGH 34, AND TRACTS A, B, C
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



RESERVED PROPERTY:
UNPLATTED AND
RESERVED FOR POSSIBLE
FUTURE DEVELOPMENT

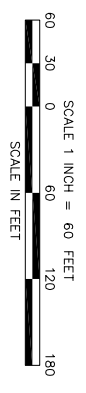
RESERVED PROPERTY:
UNPLATTED AND
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FUTURE DEVELOPMENT

RESERVED PROPERTY:
UNPLATTED AND
RESERVED FOR POSSIBLE
FUTURE DEVELOPMENT

POINT OF BEGINNING

1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC M.L.S. 78D KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED PERMANENT MONUMENTS.
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC M.L.S. 78D KLS 3" SET AT CORNERS MARKED "A" ON THIS PLAT.
CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.

- NOTES:**
1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICHEVER IS EARLIER:
SEMI-PERMANENT MONUMENTS:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC M.L.S. 78D KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED PERMANENT MONUMENTS.
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC M.L.S. 78D KLS 3" SET AT CORNERS MARKED "A" ON THIS PLAT.
CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.
 2. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT JN-73 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9898885.
 3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 12% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 2803700029F, REVISED JANUARY 2, 2013 AND NO. 280370029F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMF-ON AUGUST 23, 2017, CASE NO. 17-27-1639A.
 4. THE ABBREVIATION "MBE" SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.
 5. THE ABBREVIATION "MLO" SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.



LEGEND	
—————	SETBACK LINE
-----	UTILITY & DRAINAGE EASEMENT
-----	BOUNDARY
-----	ROAD ROW
-----	CONVENTIONAL BLDG UTILITY/DRAINAGE EASEMENT LINE

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND REGISTERED PROFESSIONAL SURVEYORS. THE PRACTICE OF SURVEYING AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEES SUMMIT, MISSOURI 64064
MISSOURI STATE CERTIFICATE OF ADMISSION 058078
PHILIP J. HENEMAN, PLS 2019