NOTES CONSTITUTING A PART OF THIS PLAT TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

PLAT DEDICATION:

COOPER LAND DEVELOPMENT, INC. (" DEVELOPER") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS:

'EASTBROOKE AT CREEKMOOR - FIRST PLAT - LOTS 1 THROUGH 34 AND TRACTS A, B, C"

COVENANTS AND RESTRICTIONS:

AT 13.4 OCLOCK P.M. ON SEPTEMBER 8, 204, THE DEVELOPER, JOINED BY THE OREEKMOOR PROPERTY OWNERS ASSOCIATION, I.M., A MISSOURI NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, A DECLARATION OF COVENANTS AND RESTRICTIONS FOR CASS COUNTY, MISSOURI, A DECLARATION OF COVENANTS AND RESTRICTIONS FOR REMOVER PLANED UNIT DEVELOPMENT, ARXIVORE, MISSOURI ("ROTTED AUGUST 24, 2004 AND THERE RECORDED IN BOOK 2493 AT PAGE 70 ET SEC, AND WHICH PROTECTIVE COVENANTS AND REMOVER ATTENDED AND COVENANTS WITH A MISSOURI ("ROTTED AUGUST 24, 2004 AND THERE RECORDED IN BOOK 2493 AT PAGE 70 ET SEC, AND WHICH PROTECTIVE COVENANTS MISSOURI ("ROTTED AUGUST 24, 2004 AND THERE RECORDED IN BEVELOPMENT," CASS COUNTY, MISSOURI ("ROTTED AUGUST 24, 2004 AND THE RECORDED IN BOOK 2493 AT PAGE 70 ET SEC, AND WHICH PROTECTIVE COVENANTS MISSOURI, END THE RECORDED ON OCTOBER 3, 2006 IN DEED BOOK 2983, PAGE 1675 AT FILE NUMBER 36902 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY. MISSOURI, DATED AUGUST 19, 2016 AND FILE PAGE 70 AT FILE NUMBER 36902 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY. MISSOURI, DATED AUGUST 19, 2016 AND FILE PAGE 70 AT FILE NUMBER 36902 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY. MISSOURI, DATED AUGUST 19, 2016 AND FILE FOR RECORDED ON AUGUST 24, 2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY. MISSOURI, DATED AUGUST 19, 2016 AND FILE FOR THE PAGE AUGUST AND THE RECORDER OF DEEDS IN AND FOR CASS COUNTY AND THE PAGE AUGUST AND THE DECLARATION AFOREMED TO A SUPPLIEMENTAL DECLARATION IN THE RETRITETED AND THE DECLARATION AND THE SUPPLIEMENTAL DECLARATION IN THE RETRITETED AND THE PAGE AUGUST AND THE DECLARATION AND THE SUPPLIEMENTAL DECLARATION IN THE RETRITETED AND THE PAGE AUGUST AND THE PAGE AUGUST AND THE

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURL TO CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., AND TO COOPER LAND DEVELOPMENT, INC. TO LOCATE, CONSTRUCT, OPERATE, AND MANITAN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION AND MANITEMANCE OF POLES, WIRES, ANCHORS, PIES, CONDUITS, TRANSFORMERS, PEDESTALS, ANDHORS TREATCHURES FOR WAITER, GAS, ELECTRICITY, STORMS, SERVER, SAMITARY SEWER, TILLEPHORE, CABLE TRELEPISON, SURPRACE DRAINAGE, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THE MOVE, OVER, UNDER AND ALONG THOSE AREAS OUTLINED ANDOR EXSIGNATED ON THIS PLAY AS "UTILITY EASEMENT OR "UE". MADOR TRACT, I. WHERE AND EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT OR "UE", "HE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY, ALL OF THE ABOVE EASEMENTS SHALL BE KET FREE FROM ANY AND ALL OBSTRUCTION WHICH WOULD INTERFER WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THE ARY DISTRUCTION EXCEPT DRIVEWAYS, PAYED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BLAY DOSSTRUCTION ON THE MERE SHALL NOT BE BUILT THEREON OR THE CITY OF RAYMORE, MISSOURI, AND ITS FRANCHISES UTILITIES FROM GOING UPON SAID EASEMENT IN EXERCISING THE RIGHTS GRAVITED BY THE EASEMENT. ON EXCHANTION OR THE LISHALL BE MADE ON OPERATION OR ANY KIND OR MATURE SHALL BE PERFORMED WHICH MILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE OUTLITIES ABOVE STATED OR THE APPURTENANCES THERETO MITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.

BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ROCOMPANING PLAT. AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY, LINE OR LOT LINE MEAREST THE BUILDING LINES AND SETBACK LINES SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID, UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL MITH THE CONTROLS FOR THE DECLARATION AFORESAID.

UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE XII OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

COMMON PROPERTY:

THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACT RR) ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR THE USE OF THE GENERAL PUBLIC, MAINTENANCE OF SAID COMMON PROPERTIES SHALL BE PROVIDED FOR AS SET FORTH IN THE DECLARATION AFORESAID.

RESERVED PROPERTIES:
RESERVED PROPERTIES THIS PLAT ARE NOT A PART OF THIS PLAT OR A PART OF THE AFORESAID DECLARATION AND ARE SPECIFICALLY BY THE DEVELOPER

SIDEWALKS:
THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN

66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

USE RESTRICTION:

ALL LOTS REFLECTED ON THIS PLAT ARE ZONED FOR RESIDENTIAL USE AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID AND THE SUPPLEMENTAL DECLARATION, NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN THAT PROSCRIBED IN THE SUPPLEMENTAL DECLARATION.

NOTICE OF NON-APPLICABILITY:

DEVELOPER EXECUTED ON AUGUST 24, 2004, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24 CREEKMOOR PLANNED UNIT DEVELOPMENT, WHICH SUPPLEMENTAL DECLARATION WAS FILED FOR RECORDED AT 27,2 M, ON SEPTEMBER 8, 2004 M THE OFFICE OF THE RECORDED FOR PLANNED UNITY, MISSORIUS BOOK 2438, AGE 72, ET SECO., AND THEREBY CREATED THE WESTBROOK VILLAS AT CREEKMOOR AREA: ASID SUPPLEMENTAL DECLARATION IS HEREINFER REFERRED TO AS THE ("WESTBROOK VILLAS SUPPLEMENTAL DECLARATION WAS FILED CONTRIBED PLANNED FOR CONTRIBED AND SUPPLEMENTAL DECLARATION AS FILED CONTRIBED PLANNED FOR CONTRIBED AND SUPPLEMENTAL DECLARATION AS FILED CONTRIBED PLANNED FOR CONTRIBED FOR CONTRI

LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM:
THE CREEKMOOR PLANNED UNIT DEVELOPMENT ("DEVELOPMENT") WILL BE SERVED BY A CENTRAL SEWER SYSTEM. THE CRETTAL SEWAGE DISPOSAL SYSTEM IN THE DEVELOPMENT ("DEVELOPMENT") WILL BE SERVED BY A CENTRAL SEWER SYSTEM. THE CENTRAL SEWAGE DISPOSAL SYSTEM IN THE DEVELOPMENT WILL EMPLOY BOTH A GRAVITY FLOW METHOD AND A LOW PRESSURE GRINDER PUMP METHOD OF SEWAGE COLLECTION AND TRANSMISSION.

THE SERVING OF ANY LOT IN THE DEVELOPMENT BY THE LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM REQUIRES INSTALLATION BY THE ASSOCIATION OF A PUMP TANK, GRINDER PUMP, AND ASSOCIATED PLUMBING AND ELECTRICAL HARDWARE (COLLECTIVELY REFERRED TO AS THE "GRINDER SYSTEM") ON THE APPLICABLE LOT AT THE TIME OF INTIAL RESIDENCE CONSTRUCTION.

IN CONNECTION THEREMTH THE APPLICABLE LOT OWNER ("OWNER") OR BUILDER MUST, AT SUCH OWNERS OR BUILDERS EXPENSE: (AA) PROVIDE A SOURCE OF ELECTRICITY FROM THE RESIDENCE WIRRING TO OUTSIDE THE MAIN WALL OF THE RESIDENCE WIRRING; AND (BB) INSTALLER MAY CONNECT ELECTRICITY TO THE GRINDER PUMP WIRRING; AND (BB) EXTEND THE PLUMBING OF THE RESIDENCE OUTSIDE THE MAIN WALL OF THE RESIDENCE ENTER ON THE PLOY THAT PROVIDED BY THE ASSOCIATION THE COSTS OF SUCH WITH LINSTALLATIONS INCURRED BY THE ASSOCIATION SHALL BE BORNE BY ALL CREEKINGOR OWNERS THROUGH GENERAL ASSESSMENTS LEVED BY THE ASSOCIATION UNLESS AND UNTIL THE BOARD OF DIRECTORS OF THE ASSOCIATION ("BOARD") SHALL, BY RESOLUTION, OTHERWISE ELECT ANOTHER METHOD OR METHODS TO FUND SUCH COSTS.

THE OWNER UPON WHOSE LOT THE GRINDER SYSTEM IS INSTALLED WILL OWN THE GRINDER SYSTEM, ONCE INSTALLED, AND AS INSTALLED SUCH GRINDER SYSTEMS SHALL NOT CONSTITUTE COMMON PROPERTY.

THE ASSOCIATION SHALL THEREAFTER METERONISBLE. ON BEHALF OF BOTH THE ASSOCIATION AND THE APPLICABLE OWNER, FOR MAINTENANCE OF THE GRINDER SYSTEM ONCE INSTALLED AND SHALL THEREAFTER MAINTAIN, EREPAR AND, IF RECESSARY, REPLACE. UTILIZING BY DOING SO ANY INSTALLED MODIFIED WARRANTIES WINDH MAY EAST. THE GRINDER SYSTEM, ALL OF WHICH SHALL OCCUR AT THE EXPENSE OF THE APPLICABLE OWNER, THE ASSOCIATION SHALL BAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, THE ASSOCIATION SHALL BAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, THE ASSOCIATION SHALL BAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, THE ASSOCIATION SHALL BAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, THE ASSOCIATION SHALL BAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, AS A SPECIFIC ASSESSMENT OR, IN THE BOARD DISCRETION AND AS THE BOARD DEEMS APPROPRIATE, OTHERWISE COLLECT SUCH COSTS FROM THE APPLICABLE OWNER BY ANY OTHER METHOD THE BOARD MAY DETERMINE.

PROMPT AND FULL REMBURSEMENT OF THE ASSOCIATION, PARSUANT TO SUCH ASSESSMENT OR OTHER METHOD OF COLLECTION, OF ALL COSTS OF GRANDER SYSTEM MAINTENANCE. REPAIR AND REPLACEMENT UPON A LOT SHALL BE THE APPLICABLE OWNERS INDIDUCAL RESPONSIBILITY AND SOLE EXPENSES. SUCH OWNERS HALLINE TO REINBURSE THE ASSOCIATION. TIMELY AND FULLY, FOR ALL SUCH COSTS INCURRED SHALL FURTHER GIVE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR LIENS UPON THE APPLICABLE LOT OR LOTS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION AND/OR TO PURSUE ANY OTHER LEGAL AND EQUITABLE REMEDY AVAILABLE UNDER APPLICABLE LAW.

THE ASSOCIATION AND ITS DESIGNATED AGENTS OR EMPLOYEES SHALL HAVE THE RIGHT TO ENTER UPON ANY LOT OR OTHER PARCEL OF LAND TO PERFORM THOSE ACTS VECESSARY FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, AND REPLACEMENT OF THE ON-LOT GRINDER SYSTEMS.

50' RIGHT OF WAY WIDTH

911.1 LINEAL FEET

LENGTH OF RECORDED STREETS

8.513 ACRES 4.698 1.726 2.089

<u>NOTE</u>: NONE OF THE LOTS ON THIS PLAT ARE TO BE SERVED BY A LOW PRESSURE GRINDER SYSTEM.

EASTBROOKE FIRST ≱T PLAT CREEKMOOR-

FINAL PLAT

COUNTY LINE ROAD (155TH STREET)

Q

SITE

C

LOTS 1 THROUGH 34, AND TRACTS A, B, (A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI SECTION 4, TOWNSHIP 46 N, RANGE 32 W

KENTUCKY ROAD

NORTH MADISON STREET

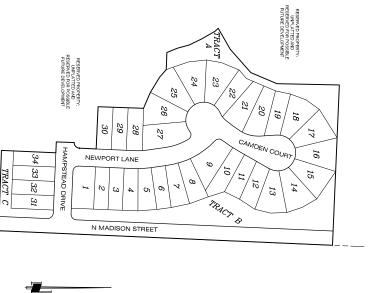
α

9

58

RANGE

32 ¥



VICINITY MAP
SECTIONS 4, 5, 8 & 9, TOWNSHIP 46 N,

PROPERTY DESCRIPTION, EASTBROOKE AT CREEKMOOR - FIRST PLAT - LOTS 1 THROUGH 34 AND TRACTS A, B, C:
ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, PANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURS BENG
MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENDING AT THE NORTHEAST CORRERO FS. MIS SOUTH PART OF THE SOUTHEAST QUARTER, THENCE SOUTH
272943* WEST, ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 395.86 FEET TO THE PONT OF BEGINNING OF THE PART TO BE DESCRIBED
EIGHEN, THENCE SOUTH 272942* WEST, A DISTANCE OF 397.37 FEET, THENCE NORTH STORT OF SOUTH SOU

IN WITNESS THEREOF: COOPER LAND DEVELOPMENT, INC., AN ARKANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS. , 2020. DAY OF

COOPER LAND DEVELOPMENT, INC.

BY: JODY LATHAM ITS PRESIDENT

NOTARY CERTIFICATION:

COUNTY OF BENTON STATE OF ARKANSAS

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES:

ACRES ACRES DEVELOPER:

NOTARY PUBLIC

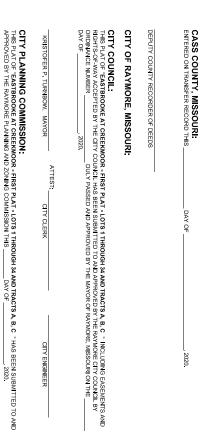
TOTAL AREA

COOPER LAND DEVELOPMENT, INC. 903 NORTH 47TH STREET, SUITE 101 ROGERS, ARKANSAS 72756

ENGINEER: RENAISSANCE NIFRASTRUCTURE CONSULTING 5015 NW CANAL STREET RIVERSIDE, MO 64150

SURVEYOR'S CERTIFICATION:

I-HREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCHBED HERBIN WHICH I-HREBY CERTIFY THAT WE HAVE MADE AS URVEYOF OF THE PREMISES THE CURRENT MISCOURT STANDARDS FOR PROPERTY BOUNDARY SURVEYS' AS ADOPTED BY THE MISCOURT BOARD FOR ARCHITECTS, PROFESSIONAL ENGREDAY FOR THAT I HAVE COMPAND SURVEYSOR AND I-HAVE THAT I HAVE COMPLIED WITH ALL STATUTES, OPRINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYSOR OF SURD VISIONS, AND THAT THE RESULTS OF SUD SURVEYS ARE REPRESENTED ON THIS PLATTOTHE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELLEF.



불률검

DE RSON

SECRETARY

PHILIP J. HENEHAN PLS 2079



