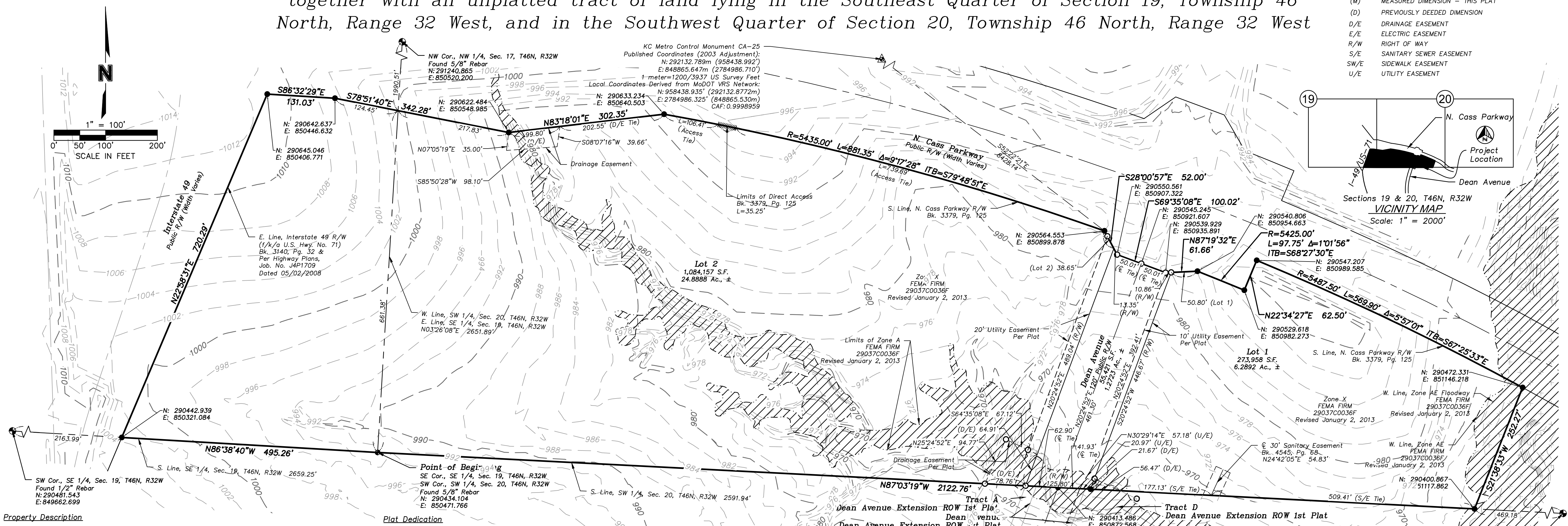


Preliminary Plat North Cass Plaza at the Good Ranch, First Plat

A Replat of Tracts B and C, together with part of Tract D and Dean Avenue right of way, all part of Dean Avenue Extension ROW 1st Plat, a subdivision in the City of Raymore, Cass County, Missouri, together with an unplatted tract of land lying in the Southeast Quarter of Section 19, Township 46 North, Range 32 West, and in the Southwest Quarter of Section 20, Township 46 North, Range 32 West



- LEGEND**
- SECTION CORNER
 - SET 5/8"X24" REBAR W/LC-366 CAP
 - FOUND MONUMENT AS NOTED
 - (P) PREVIOUSLY PLATTED DIMENSION
 - (C) CALCULATED DIMENSION - FROM RECORD
 - (M) MEASURED DIMENSION - THIS PLAT
 - (D) PREVIOUSLY DEEDED DIMENSION
 - D/E DRAINAGE EASEMENT
 - E/E ELECTRIC EASEMENT
 - R/W RIGHT OF WAY
 - S/E SANITARY SEWER EASEMENT
 - SW/E SIDEWALK EASEMENT
 - U/E UTILITY EASEMENT

Prepared For/Property Owner:
Good-Oils, LLC
1464 Techny Road
Northbrook, Illinois 60062
Telephone: (913) 381-1170

Prepared By:
Olsson
7301 West 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone: (913) 381-1170

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olsson.com

Property Description
All of Tracts B and C, together with part of Tract D and Dean Avenue right of way, all of Dean Avenue Extension ROW 1st Plat, a subdivision in the City of Raymore, Cass County, Missouri, together with an unplatted tract of land lying in the Southeast Quarter of Section 19, and in the Southwest Quarter of Section 20, all in Township 46 North, Range 32 West, described by Patrick Ethan Ward, MO PLS-2005000071, of Olsson, MOLC-366, as follows:

BEGINNING at the Southeast corner of the Southeast Quarter of Section 19, Township 46 North, Range 32 West; thence North 86 degrees 38 minutes 40 seconds West, on the South line of said Southeast Quarter, a distance of 495.26 feet to a point on the East line of Interstate 49 right of way, as established in Book 2140, Page 32; thence North 22 degrees 58 minutes 31 seconds East, departing said South line, on said East line, a distance of 720.29 feet to a point; thence South 86 degrees 32 minutes 29 seconds East, continuing on said East line, a distance of 131.03 feet to a point; thence South 78 degrees 51 minutes 40 seconds East, continuing on said East line, a distance of 342.28 feet to a point; thence North 83 degrees 18 minutes 01 second East, continuing on said East line, a distance of 302.35 feet to a point on a non-tangent curve, said point also lying on the South line of North Cass Parkway right of way, as established in Book 379, Page 125; thence in an Easterly direction, departing said East line, on said South line, and on a curve to the right whose initial tangent bears South 79 degrees 48 minutes 51 seconds East, having a radius of 5435.00 feet, an arc distance of 881.35 feet, through a central angle of 9 degrees 17 minutes 28 seconds to a point on a non-tangent line; thence South 28 degrees 00 minutes 57 seconds East, continuing on said South line, a distance of 52.00 feet to a point; thence South 69 degrees 35 minutes 08 seconds East, continuing on said South line, a distance of 100.02 feet to a point; thence North 87 degrees 19 minutes 32 seconds East, continuing on said South line, a distance of 61.66 feet to a point on a non-tangent curve; thence in an Easterly and Southeasterly direction, continuing on said South line and on a curve to the right, whose initial tangent bears South 68 degrees 27 minutes 30 seconds East, having a radius of 5425.00 feet, an arc distance of 97.75 feet, through a central angle of 1 degree 01 minute 56 seconds to a point on a non-tangent line; thence North 22 degrees 34 minutes 27 seconds East, continuing on said South line, a distance of 62.50 feet to a point on a non-tangent curve; thence in a Southeasterly direction, continuing on said South line, and on a curve to the right whose initial tangent bears South 67 degrees 25 minutes 33 seconds East, having a radius of 5487.50 feet, an arc distance of 569.90 feet, through a central angle of 5 degrees 57 minutes 01 second to a point on a non-tangent line; thence South 21 degrees 38 minutes 33 seconds West, departing said South line, a distance of 252.27 feet to a point on the South line of the Southwest Quarter of Section 20, Township 46 North, Range 32 West; thence North 87 degrees 03 minutes 19 seconds West, on said South line, a distance of 2122.76 feet to the POINT OF BEGINNING, containing 1,413,537 Square Feet or 32.4503 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 "North Cass Plaza at the Good Ranch, First Plat".

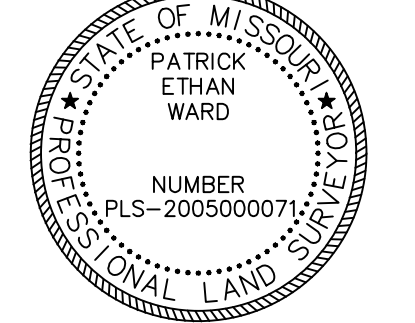
Easement Dedication
An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for drainage, surface drainage, and grading, including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E", provided that the easement granted herein is subject to any and all existing easements. The use thereof shall be limited to that purpose only. Said 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 aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, 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 easement. 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 appurtenances thereto without a valid permit from the department of public works.

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated Utility Easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the Utility Easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of 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 aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, 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 easement. 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 appurtenances thereto without a valid permit from the department of public works.

Any streets or rights of way shown on this plat and not heretofore dedicated for public use are hereby so dedicated.

Certification:

I hereby certify that the within Plat of "North Cass Plaza at the Good Ranch, First Plat", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Cass County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



By: Patrick Ethan Ward, MO PLS No. 2005000071
Olsson, LC-366
pward@olsson.com

Surveyor's Notes:

- Basis of Bearings: Held the South line of the Southwest Quarter of Section 20, Township 46 North, Range 32 West = N87°03'19" W, Missouri Coordinate System 1983, West Zone. Distances shown hereon are ground distances in US Survey Feet.
- Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," "Zone A - No Base Flood Elevations Determined," and "Zone AE - Base Flood Elevations Determined," according to FEMA Flood Insurance Rate Map Number 29037C0036F, Revised January 2, 2013.
- Subject Property contains 1,413,536 Square Feet or 32.4503 Acres, more or less.
- The hereon described surveyed premises were last conveyed in Book 1311, Page 168 and Book 4448, Page 53.
- This survey meets or exceeds the Urban Class Property Accuracy Standard of Closure 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
- Centerline monuments will be set at the completion of construction.

Area Summary Table		
Lot 1	273,958 S.F.	6.2892 Ac.
Lot 2	1,084,157 S.F.	24.8888 Ac.
Dean Avenue R/W	55,421 S.F.	1.2723 Ac.
Total	1,413,536 S.F.	32.4503 Ac.
Replatted Area	66,026 S.F.	1.5157 Ac.

REV. NO.	DATE	REVISIONS DESCRIPTION

BY: _____
DATE: _____
2020

Preliminary Plat
North Cass Plaza at the Good Ranch, First Plat
A Replat of Tracts B, C and part of Tract D and Dean Avenue R/W, all of Dean Avenue Extension ROW 1st Plat, a subdivision, & an unplatted Tract Raymore, Cass County, Missouri

drawn by: MJB
checked by: TBW
approved by: TBW
QA/QC by: TBW
project no.: 818-0892/20-2123
drawing no.: V PP 80892
date: 2020.09.04

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 DATE: Sep 04, 2020 11:35am
 USER: m.jpojima
 AREA: C:\SURF-80892