

Final Plat

Raymore Commerce Center, First Plat

A Replat of part of Tract A, 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 Northeast Quarter of Section 30, Township 46 North, Range 32 West, and in the Northwest Quarter of Section 29, Township 46 North, Range 32 West

Property Description

All that part of Tract A of Dean Avenue Extension ROW 1st Plat, a subdivision in the City of Raymore, Cass County Missouri, together with all that part of an unplatted tract of land lying in the Northwest Quarter of Section 29 and in the Northwest Quarter of Section 30, all in Township 46 North, Range 32 West, described by Patrick Elton Ward, MO PLS-2005000071, of Glasson, LC-366, as follows:

BEGINNING at the Northwest corner of the Northwest Quarter of Section 29, Township 46 North, Range 32 West; thence South 67 degrees 03 minutes 19 seconds East, on the North line of said Northwest Quarter, and on the South line of Lot 2 of North Cass Plaza of the Good Ranch, First Plat, and on the North line of Tract A of Dean Avenue Extension ROW 1st Plat, both subdivisions in the City of Raymore, Cass County, Missouri; a distance of 1274.91 feet to the Northwest corner of said Tract A, said corner also lying on the West line of Dean Avenue right of way, as established in said Dean Avenue Extension ROW 1st Plat; thence South 20 degrees 24 minutes 52 seconds West, departing said North and South lines, on the East line of said Tract A and on the West line of said Dean Avenue right of way a distance of 279.29 feet to a point of curvature; thence in a Southerly direction, continuing on said East and West lines and along a curve to the left, having a radius of 1940.00 feet, through a central angle of 20 degrees 46 minutes 09 seconds, on an arc distance of 703.23 feet to a point on a non-tangent line; thence North 87 degrees 03 minutes 19 seconds West, departing said East and West lines, a distance of 526.34 feet to a point; thence South 68 degrees 53 minutes 58 seconds West a distance of 851.00 feet to a point on the East line of Interstate 49 right of way (formerly known as US Highway No. 71), as established in Block 513, Page 429, and as depicted on the Highway Plans for Project Number F-71-4(9); thence North 20 degrees 25 minutes 37 seconds West, on said East line, a distance of 291.32 feet to a point on a non-tangent curve; thence in a Northwesterly direction, continuing on said East line and along a curve to the right whose initial tangent bears North 20 degrees 01 minutes 35 seconds West, having a radius of 2739.79 feet, and an arc distance of 81.07 feet, through a central angle of 1 degree 41 minutes 43 seconds to a point on a non-tangent line, said point also lying on the East line of Interstate 49 (formerly known as US Highway No. 71), as established in Block 3146, Page 32, and as depicted on the Highway Plans for Job Number 44P1709, dated 05/02/2008; thence North 71 degrees 40 minutes 08 seconds East, on said East line, a distance of 10.00 feet to a point on a non-tangent curve; thence in a Northerly direction, continuing on said East line and along a curve to the right whose initial tangent bears North 18 degrees 19 minutes 52 seconds West, having a radius of 2729.79 feet, on an arc distance of 783.17 feet, through a central angle of 16 degrees 28 minutes 17 seconds to a point of tangency; thence North 01 degree 53 minutes 35 seconds West, continuing on said East line, a distance of 78.10 feet to a point; thence North 22 degrees 58 minutes 37 seconds East, continuing on said East line, a distance of 147.63 feet to the Southwest corner of said Lot 2, said corner also lying on the North line of said Northwest Quarter; thence South 88 degrees 38 minutes 40 seconds East, departing said East line, on the South line of said Lot 2, a distance of 495.26 feet, to the POINT OF BEGINNING, containing 1,748,772 Square Feet or 40.1463 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 heretofore known as "Raymore Commerce Center, 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 water, including, but not limited to, underground pipes, services, pedestals, any or all of them upon, over, under and along the strip of land designated "Water Easement" or "W/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 use 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 so much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of 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 written approval of the Public Works Director.



Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this _____ day of _____ 2020.

OWNER OF Lot 1: KCI Raymore Industrial Land, LLC, a Missouri limited liability company

David Harrison, Manager

3. Subject Property contains 1,748,772 Square Feet or 40.1463 Acres, more or less.

4. The human described surveyed premises were last conveyed in Book 4448, Page 53.

5. 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 603.0-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.

Notary: _____ My appointment expires: _____

City Council
This plat of "Raymore Commerce Center, First Plat" addition, including easements and right-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 _____, 2020.

Planning and Zoning Commission
This plat of "Raymore Commerce Center, First Plat" addition has been submitted to and approved by the Raymore Planning and Zoning Commission this _____ day of _____, 2020.

Secretary _____
Mayor _____
Deputy County Recorder of Deeds _____

Entered on transfer record this _____ day of _____ 2020.

ATTEST: City Clerk _____ City Engineer _____

SEAL Mayor _____

SEAL City Engineer _____

Area Summary Table	
Lot 1	1,748,772 S.F. 40.1463 Ac
Total	1,748,772 S.F. 40.1463 Ac
Replatted Area	19,648 S.F. 0.4511 Ac

Certification:

I hereby certify that the within Plat of "Raymore Commerce Center, 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 203.0-16). 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 plotting of subdivisions to the best of my professional knowledge and belief.



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

NC Metro Control Monument CA-25
Coordinates (2003 Adjustment)
N 2923.32 S.M. (195848.9927)
E 84865.647m (278486.7107)
1 meter = 3937.00957 US Survey Feet
Local Coordinates Derived from NAD83 WGS Network
N 8584.80325 S (2923.32772m)
E 84865.65000 S (278486.530m)
CART: 0.9999999

Found R/W Marker
Set Monument at True Corner
E 85033.319

Found 2" Aluminum Cap
Stamped "M0007"
R/W OFSE
0.57' N, 0.60' W
Set Monument at True Corner
E 85037.719
E 85034.308

E. Line Interstate 49 R/W
(1/4 U.S. Hwy. No. 71)
Bk. 3146, Pg. 32 &
Pw Highway Plans
Job No. 44P1709
Dated 05/02/2008

W. Line NW 1/4, Sec. 29, T46N, R32W
E. Line NE 1/4, Sec. 30, T46N, R32W
S017°36'W 2659.25'

Zone X
FEMA FIRM
290370005F
Revised January 2, 2013

E. Line Interstate 49
(1/4 U.S. Hwy. No. 71)
Bk. 3146, Pg. 32 &
Pw Highway Plans
Job No. 44P1709
Dated 05/02/2008

Found 2" Aluminum Cap Stamped
"M0007" R/W OFSE
0.71' N, 0.33' W
Set Monument at True Corner
E 85034.178

Found 2" Aluminum Cap Stamped
"M0007" R/W OFSE
0.75' N, 0.39' W
Set Monument at True Corner
E 85034.178

E. Line Interstate 49
(1/4 U.S. Hwy. No. 71)
Bk. 3146, Pg. 32 &
Pw Highway Plans
Job No. F-71-4(9)

SW Cor., NW 1/4, Sec. 29, T46N, R32W
SE Cor., NE 1/4, Sec. 30, T46N, R32W
Found 3/8" Rebar
E 85032.580

N. Cass Plaza
E. 195th St.

Sections 29 & 30, T46N, 32W
VICINITY MAP
Scale: 1" = 2000'

USFS: m.b.higgins
DATE: Oct 20, 2020, 9:24am
D:\2019\0501-1000\016-002\40-Design\Survey\SW\1\Sheets\1\FPL_60922.dwg



Patricia West Street, Suite 200
Channahon, IL 61515-1170
TEL: 815.381.1170

REV	DATE	REVISION DESCRIPTION
1	2020.10.20	Final Plat

2020

Final Plat
Raymore Commerce Center, First Plat
A Replat of part of Tract A, Dean Avenue Extension ROW 1st Plat, and an unplatted tract in the NE 1/4 of Sec. 30 and the NW 1/4 of Sec. 29, T46N, R32W
Raymore, Cass County, Missouri

drawn by: M.B.
checked by: T.H.
approved by: T.H.
CADD by: T.H.
project no.: B19205
drawing no.: V.F.P. 60922
date: 2020.10.20

SHEET
1 of 1