

**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 - SECOND PLAT - LOTS 35 THROUGH 75 AND TRACTS D, E, & F"**

**COVENANTS AND RESTRICTIONS:**

AT 1:44 O'CLOCK P.M. ON SEPTEMBER 8, 2004, THE DEVELOPER, JOINED BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., 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 CREEKMOOR PLANNED UNIT DEVELOPMENT, RAYMORE, MISSOURI ("DUE") WITH PROTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1 AND FORMING A PART OF SAID DCR (PROTECTIVE COVENANTS 1), WHICH DCR WAS DATED AUGUST 24, 2004 AND THERE RECORDED IN BOOK 2483 AT PAGE 707 SEC. 4, AND WHICH PROTECTIVE COVENANTS WERE AMENDED BY THAT AMENDMENT TO PROTECTIVE COVENANTS FOR CREEKMOOR, A PLANNED UNIT DEVELOPMENT, CASS COUNTY, MISSOURI ("PROTECTIVE COVENANTS AMENDMENT") RECORDED ON OCTOBER 3, 2008 IN DEED BOOK 02883, PAGE 615 AT FILE NUMBER 888802 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI AND WHICH DCR WAS AMENDED BY THE FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, CITY OF RAYMORE, MISSOURI ("PROTECTIVE COVENANTS AMENDMENT AND RESTRICTIONS") RECORDED IN DEED BOOK 0038, PAGE 141 ("FIRST AMENDMENT TO DCR") IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, AND IS THERE RECORDED IN DEED BOOK 4038, PAGE 141 ("FIRST AMENDMENT TO DCR"). THE DCR, PROTECTIVE COVENANTS, PROTECTIVE COVENANTS AMENDMENT AND FIRST AMENDMENT TO DCR ARE HEREAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION". THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED THEREIN ENTIRELY ARE BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL, AS TO THIS PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

**STREET DEDICATION:**

STREETS SHOWN HEREON AND NOT HERE BEFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED.

**EASEMENT DEDICATION:**

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC. AND TO COOPER LAND DEVELOPMENT, INC. TO MAINTAIN, REPAIR, REPLACE, REPAIR AND, IF NECESSARY, REPLACE UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE TELEVISION, SLOPE, DRAINAGE, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THOSE AREAS OUTLINED AND/OR DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "UE" AND/OR TRACTS D, E AND F, WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "DIE." THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTION 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 EMPLOYERS OF THE CITY OF RAYMORE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT EXERCISING THE RIGHTS GRANTED BY THE AGREENT, NO UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT 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 ACCOMPANYING 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 NEAREST THERETO. 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 FIVE (5) FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

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 (TRACTS D, E AND F) ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AND THE DECLARATION AFORESAID. SUCH COMMON PROPERTIES AS SHOWN ON THE DECLARATION AFORESAID SHALL NOT BE CONSIDERED 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 REFLECTED UPON THIS PLAT, IF ANY, ARE NOT A PART OF THIS PLAT OR A PART OF THE AFORESAID DECLARATION AND ARE SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

**SIDEWALKS:**

THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT IN ACCORDANCE WITH APPLICABLE CITY CODES, ORDINANCES AND THE DEVELOPMENT AGREEMENT FOR EASTBROOKE AT CREEKMOOR FIRST FINAL PLAT LOTS 1 THROUGH 34 AND TRACTS A, B & C BETWEEN COOPER LAND DEVELOPMENT, INC. AND THE CITY OF RAYMORE, MISSOURI, DATED JULY 13, 2021, WHEN:

- (a) 65% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
- (b) 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.

**LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM:**

THE CREEKMOOR PLANNED UNIT 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 PARAPHANELIA COLLECTIVELY REFERRED TO AS THE "GRINDER SYSTEM" ON THE APPLICABLE LOT AT THE TIME OF INITIAL RESIDENCE CONSTRUCTION.

IN CONNECTION THEREWITH THE APPLICABLE LOT OWNER ("OWNER") OR BUILDER MUST, AT SUCH OWNERS OR BUILDERS EXPENSE: (A) PROVIDE A SOURCE OF ELECTRICITY FROM THE RESIDENCE WIRING TO OUTSIDE THE MAIN WALL OF THE RESIDENCE WHERE THE PUMP INSTALLER MAY CONNECT ELECTRICITY TO THE GRINDER PUMP WIRING; AND (B) EXTEND THE PLUMBING OF THE RESIDENCE OUTSIDE THE MAIN WALL OF THE RESIDENCE FOR CONNECTION TO THE PUMP TANK PROVIDED BY THE ASSOCIATION. THE COSTS OF SUCH INITIAL INSTALLATIONS INCURRED BY THE ASSOCIATION SHALL BE BORNE BY ALL CREEKMOOR OWNERS THROUGH GENERAL ASSESSMENTS LEVIED BY THE ASSOCIATION. UNLESS AND UNTIL THE BOARD OF DIRECTORS OF THE ASSOCIATION ("BOARD") SHALL, BY RESOLUTION OTHERWISE ELECTED AND OTHER METHODS TO FIND 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.

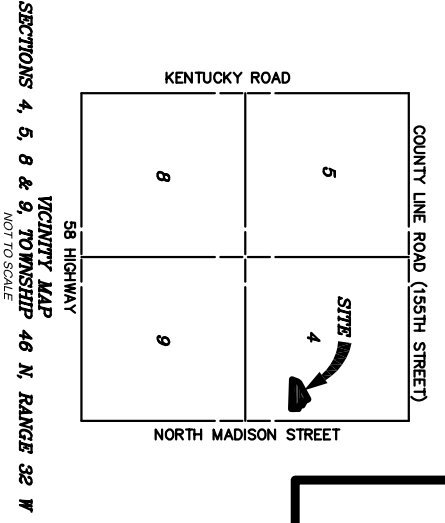
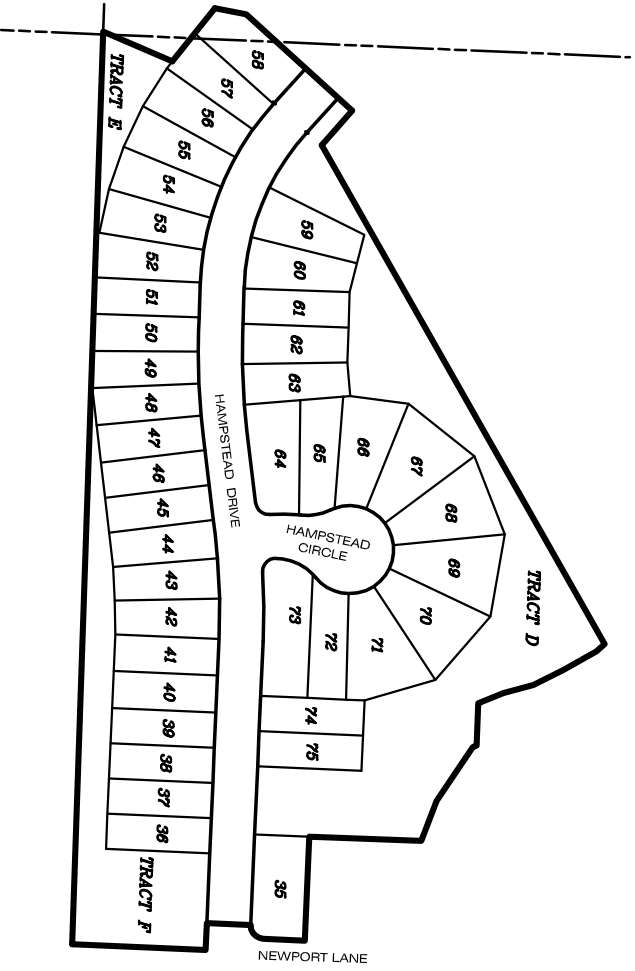
THE ASSOCIATION SHALL, THEREAFTER BE RESPONSIBLE, ON BEHALF OF BOTH THE ASSOCIATION AND THE APPLICABLE OWNER, FOR MAINTENANCE OF THE GRINDER SYSTEM ONCE INSTALLED AND SHALL, THEREAFTER MAINTAIN, REPAIR AND, IF NECESSARY, REPLACE, UTILIZING IN DOING SO ANY INSTALLATION OR EQUIPMENT WARRANTIES WHICH MAY EXIST. THE GRINDER SYSTEM, ALL OF WHICH SHALL OCCUR AT THE EXPENSE OF THE APPLICABLE OWNER, THE ASSOCIATION SHALL PAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, ALL COSTS OF THE GRINDER SYSTEMS MAINTENANCE, REPAIR AND, IF NECESSARY, REPLACEMENT, AND MAY ASSESS ALL SUCH COSTS TO THE OWNER AS A SPECIFIC ASSESSMENT OR IN THE BOARD'S 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, PURSUANT TO SUCH ASSESSMENT OR OTHER METHOD OF COLLECTION OF ALL COSTS OF GRINDER SYSTEM MAINTENANCE, REPAIR AND REPLACEMENT UPON A LOT SHALL BE THE APPLICABLE OWNERS INDIVIDUAL RESPONSIBILITY AND SOLE EXPENSE. SUCH OWNERS FAILURE TO REMBURSE THE ASSOCIATION, TIMELY AND FULLY, FOR ALL SUCH COSTS INCURRED SHALL, FURTHER GIVE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR LENS 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 NECESSARY FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, AND REPLACEMENT OF THE ON-LOT GRINDERS SYSTEMS.

**NOTE:** NONE OF THE LOTS ON THIS PLAT IS TO BE SERVED BY A LOW PRESSURE GRINDER SYSTEM, THE LOTS ON THIS PLAT SHALL BE SERVED BY GRAVITY FLOW METHOD OF SEWAGE COLLECTION AND TRANSMISSION.

FINAL PLAT  
**EASTBROOKE AT CREEKMOOR**  
**SECOND PLAT**  
LOTS 35 THROUGH 75, AND TRACTS D, E, & F  
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI  
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



**PROPERTY DESCRIPTION, EASTBROOKE AT CREEKMOOR - SECOND PLAT - LOTS 35 THROUGH 75 AND TRACTS D, E, & F:** ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, CASS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 2°29'43" EAST ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 1,327.55 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND THE SOUTHEAST CORNER OF EASTBROOKE AT CREEKMOOR - 1ST PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 88°02'53" WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER AND OF SAID 1ST PLAT, A DISTANCE OF 224.44' TO THE POINT OF BEGINNING OF THE PART TO BE DESCRIBED HEREIN; THENCE NORTH 2°29'43" EAST; THIS AND SUBSEQUENT COURSES FOLLOWING THE EXTIOR BOUNDARY OF SAID 1ST PLAT, A DISTANCE OF 151.77 FEET; THENCE NORTH 87°30'17" WEST; A DISTANCE OF 342.83 FEET; THENCE NORTH 2°29'43" EAST; A DISTANCE OF 50.00 FEET; THENCE NORTH 87°30'17" WEST; THENCE NORTH 2°29'43" EAST; A DISTANCE OF 223.56 FEET; THENCE NORTH 2°29'43" EAST; A DISTANCE OF 47.09 FEET; THENCE NORTH 87°30'17" WEST; A DISTANCE OF 116.00 FEET; THENCE NORTH 2°05'42" EAST; A DISTANCE OF 127.09 FEET; THENCE NORTH 87°30'17" WEST; A DISTANCE OF 116.00 FEET; THENCE NORTH 2°29'43" EAST; A DISTANCE OF 47.09 FEET TO A POINT ON THE SOUTH LINE OF LOT 28A, LOT LINE ADJUSTMENT OF LOTS 24-27, 81-119 AND 22-26 AND TRACTS A AND B, EASTBROOKE AT CREEKMOOR, 1ST PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 88°55'27" WEST; THIS AND SUBSEQUENT COURSES FOLLOWING THE EXTIOR BOUNDARY OF SAID REPLAT, A DISTANCE OF 48.89 FEET; THENCE NORTH 88°02'53" WEST; A DISTANCE OF 73.62 FEET; THENCE NORTH 20°32'30" WEST; A DISTANCE OF 47.6 FEET; THENCE NORTH 87°38'12" WEST; A DISTANCE OF 47.24 FEET; THENCE NORTH 22°03'35" WEST; A DISTANCE OF 91.20 FEET; THENCE NORTH 87°38'12" WEST; A DISTANCE OF 35.34 FEET; THENCE NORTH 20°32'30" WEST; A DISTANCE OF 36.50 FEET; THENCE NORTH 87°38'12" WEST; A DISTANCE OF 35.34 FEET; THENCE NORTH 20°32'30" WEST; A DISTANCE OF 36.50 FEET TO THE MOST WESTERLY CORNER OF REVISED TRACT A IN SAID REPLAT; THENCE SOUTH 60°25'09" WEST; DEPARTING SAID EXTIOR REPLAT LINE, A DISTANCE OF 660.84 FEET; THENCE NORTH 48°40'33" WEST; A DISTANCE OF 52.46 FEET; THENCE SOUTH 42°12'42" WEST; A DISTANCE OF 162.50 FEET; THENCE SOUTH 11°17'43" WEST; A DISTANCE OF 36.69 FEET; THENCE SOUTH 51°18'07" EAST; A DISTANCE OF 77.27 FEET; THENCE SOUTH 23°14'40" WEST; A DISTANCE OF 86.65 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER; THENCE SOUTH 88°02'53" EAST; A DISTANCE OF 36.69 FEET; THENCE SOUTH LINE OF SAID QUARTER QUARTERS, A DISTANCE OF 1,038.52 FEET TO THE POINT OF BEGINNING, CONTAINING 402.875 SQUARE FEET OR 9,249 ACRES, MORE OR LESS.

**IN WITNESS THEREOF:**  
COOPER LAND DEVELOPMENT, INC., AN ARKANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: JODY LATHAM  
ITS PRESIDENT

**NOTARY CERTIFICATION:**  
STATE OF ARKANSAS )  
                                  ) SS  
COUNTY OF BENTON )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JODY LATHAM, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME, DID ACKNOWLEDGE THAT SHE IS THE PRESIDENT OF COOPER LAND DEVELOPMENT, INC. AND THAT SHE EXECUTED THE FOREGOING BY AUTHORITY OF THE BOARD OF DIRECTORS AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

<b>TOTAL AREA</b>	
LOTTED AREA	5,272 ACRES
COMMON PROPERTY	2,392 ACRES
TOTAL	1,387 ACRES
LENGTH OF RECORDED STREETS	9,249 ACRES
59 RIGHT OF WAY WIDTH	1118.2 LINEAL FEET

**DEVELOPER:** COOPER LAND DEVELOPMENT, INC.  
503 NORTH 4TH STREET, SUITE 101  
ROGERS, ARKANSAS 72158

**ENGINEER:** RENAISSANCE INFRASTRUCTURE CONSULTING  
8075 NW CANAL STREET  
OVERSIDE, MO 64150

**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 PROFESSIONAL BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ATTEST: \_\_\_\_\_ CITY ENGINEER

CHRISTOPHER P. TURBOW, MAYOR \_\_\_\_\_ CITY CLERK

**CITY PLANNING COMMISSION:**  
THIS PLAT OF "EASTBROOKE AT CREEKMOOR - SECOND PLAT - LOTS 35 THROUGH 75 AND TRACTS D, E, & F" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY \_\_\_\_\_ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SECRETARY \_\_\_\_\_

**ANDERSON SURVEY COMPANY**  
1270 NE DELTA SCHOOL ROAD  
LEES SUMMIT, MISSOURI 64064

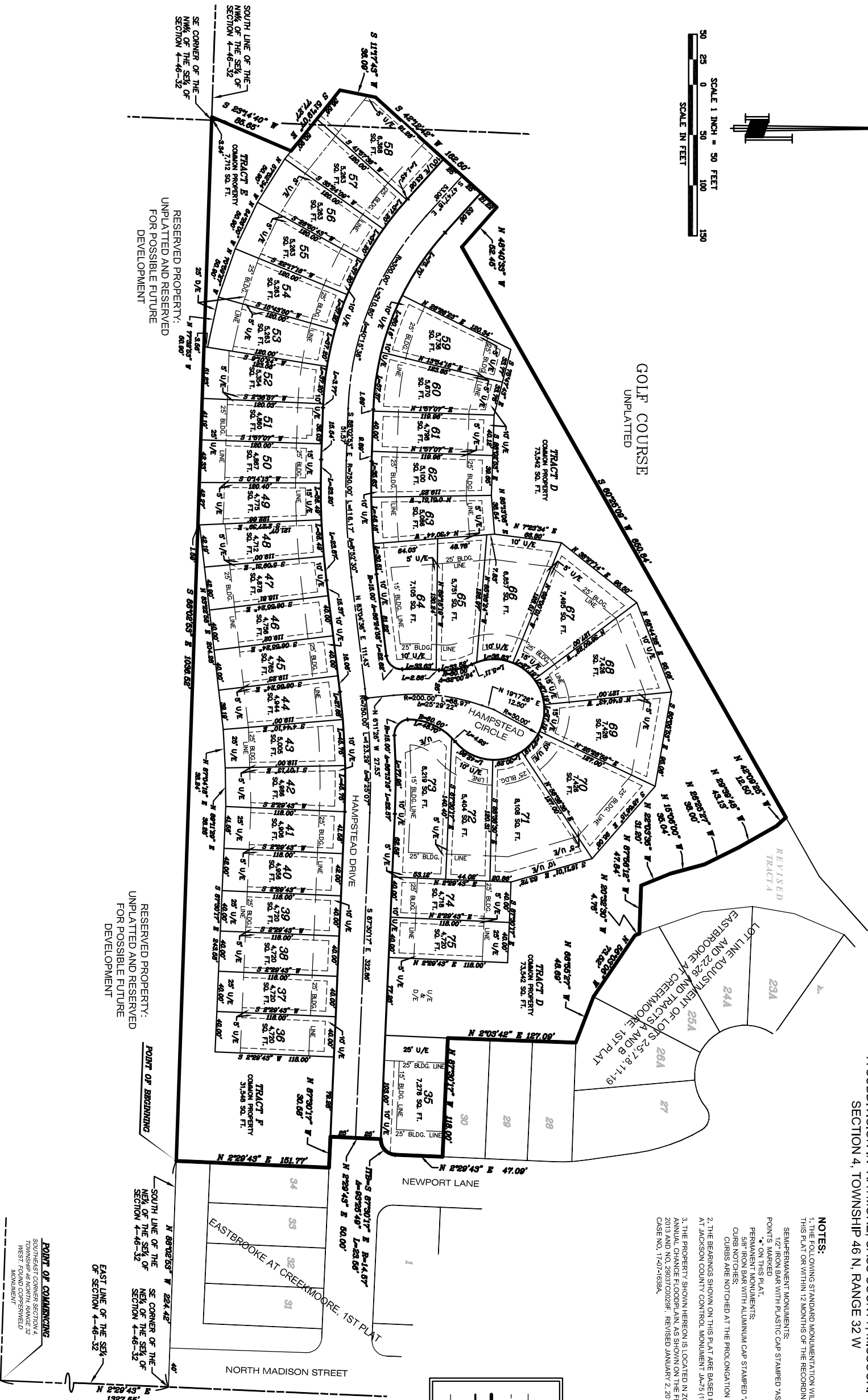
MISSOURI STATE CERTIFICATE OF AUTHORITY: 0000076  
PHILIP J. HENEMAN, PLS. 2019

# EASTBROOKE AT CREEKMOOR SECOND PLAT

FINAL PLAT  
LOTS 35 THROUGH 75, AND TRACTS D, E, & F  
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI  
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



SCALE 1 INCH = 50 FEET  
50 25 0 50 100 150  
SCALE IN FEET



LEGEND	
---	SETBACK LINE
---	UTILITY & DRAINAGE
---	EASEMENT
---	SUBDIVISION
---	BOUNDARY
---	ROAD ROW
---	CONVINATION BLDG
---	SETBACK LINE &
---	UTILITY DRAINAGE
---	EASEMENT LINE

- 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.
    - SEMPERMANENT MONUMENTS:
      - 1/2" IRON BAR WITH PLASTIC CAP STAMPED YASO M.L.S. 76D K.L.S. 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED
      - ON THIS PLAT,
        - PERMANENT MONUMENTS:
          - CURS MARKED WITH ALUMINUM CAP STAMPED YASO M.L.S. 76D K.L.S. 3" SET AT CORNERS MARKED "A" ON THIS PLAT. CURS 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 JA-75 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9898985.
    - 3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 28657028R, REVISED JANUARY 2, 2016 AND NO. 286590028R, REVISED JANUARY 2, 2019 AND FURTHER REVISED BY THE LOWMAF ON AUGUST 23, 2017, CASE NO. 175014639A.

RESERVED PROPERTY:  
UNPLATTED AND RESERVED  
FOR POSSIBLE FUTURE  
DEVELOPMENT

POINT OF BEGINNING  
SOUTH LINE OF THE  
NE1/4 OF THE SE1/4 OF  
SECTION 4-46-32

POINT OF COMMENCING  
SOUTHEAST CORNER SECTION 4  
TOWNSHIP 46 NORTH RANGE 32  
WEST 1/4 SECTION 4-46-32  
MONUMENT

**SURVEYORS CERTIFICATION:**  
HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS  
THE REQUIREMENTS OF THE MISSOURI SURVEYORS ACT AND THE RULES AND REGULATIONS THEREUNDER  
AND WE AS SURVEYORS AND PROFESSIONAL ENGINEERS HAVE ACCEPTED BY OUR SIGNATURE AND SEAL  
THE OATH AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF  
SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST  
OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

**ANDERSON**  
SURVEY COMPANY  
12770 NE DELTA SCHOOL ROAD  
LEE'S SUMMIT, MISSOURI 64064  
(816) 246-5050