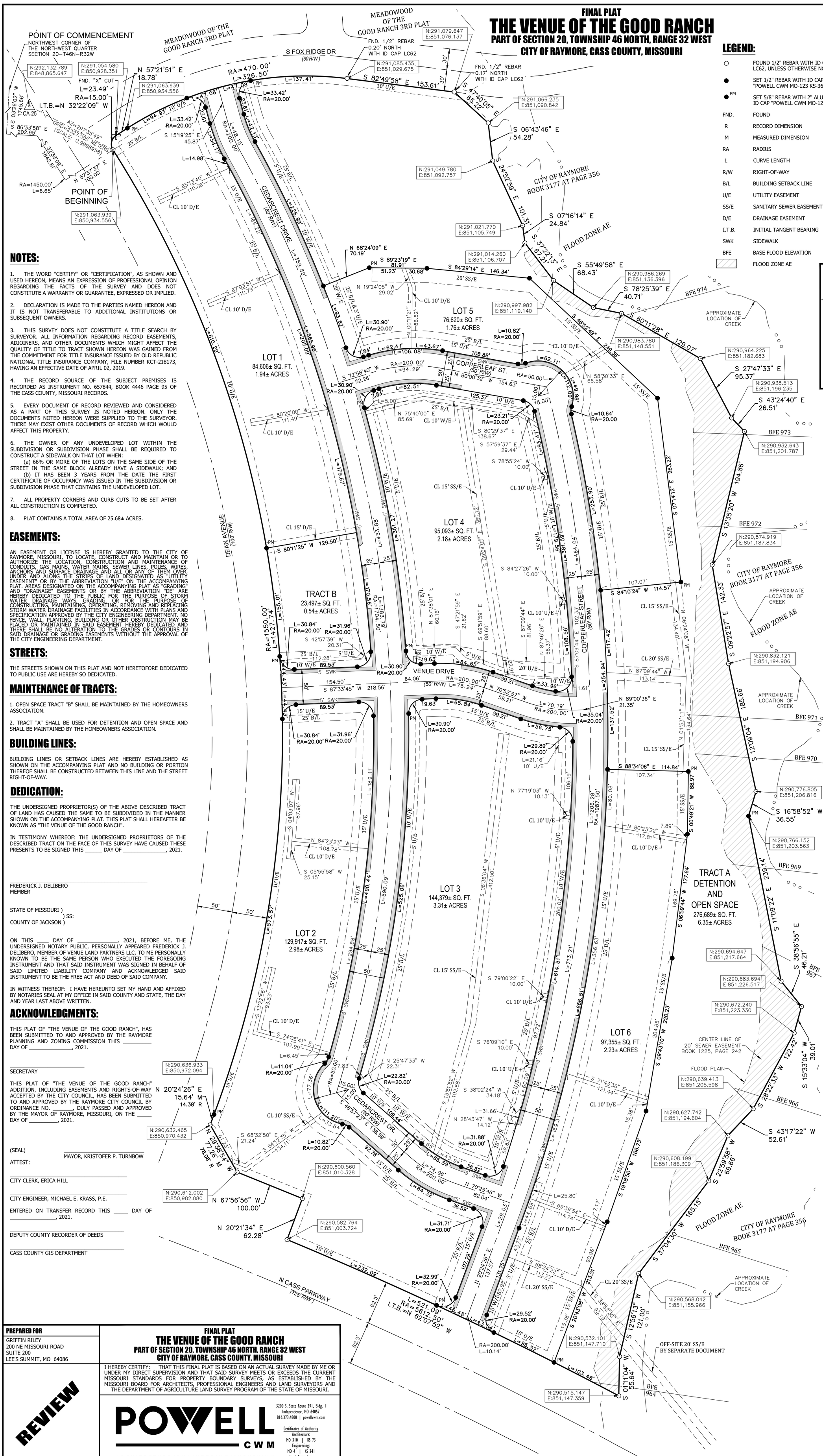
FINAL PLAT
THE VENUE OF THE GOOD RANCH
PART OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST
CITY OF RAYMORE, CASS COUNTY, MISSOURI



LEGEND:

○	FOUND 1/2" REBAR WITH ID CAP LC62, UNLESS OTHERWISE NOTED
●	SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
●PM	SET 5/8" REBAR WITH 2" ALUMINUM ID CAP "POWELL CWM MO-123 KS-36"
FND.	FOUND
R	RECORD DIMENSION
M	MEASURED DIMENSION
RA	RADIUS
L	CURVE LENGTH
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
D/E	DRAINAGE EASEMENT
I.T.B.	INITIAL TANGENT BEARING
SWK	SIDEWALK
BFE	BASE FLOOD ELEVATION
▨	FLOOD ZONE AE

NORTH

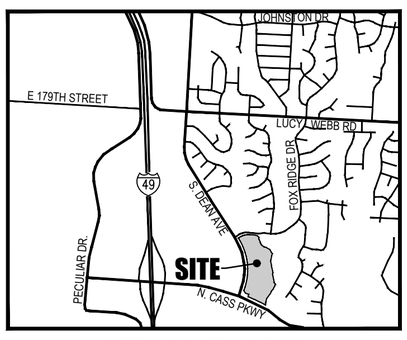
0 60' 120'
SCALE: 1" = 60'

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "CA-25", (N: 292132.789 METERS, E: 848865.647 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9998958 WAS USED.

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED WITHIN BOTH ZONE AE AND X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29037C0036F, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 02, 2013. THE PORTION WITHIN ZONE AE IS SHOWN HEREON.



SITE LOCATION MAP
NOT TO SCALE

NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER KCT-218173, HAVING AN EFFECTIVE DATE OF APRIL 02, 2019.

4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS INSTRUMENT NO. 657844, BOOK 4446 PAGE 95 OF THE CASS COUNTY, MISSOURI RECORDS.

5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.

6. THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
(a) 66% 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 OR SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

7. ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED.

8. PLAT CONTAINS A TOTAL AREA OF 25.68± ACRES.

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS MAINS, WATER MAINS, SEWER LINES, POLES, WIRES, ANCHORS AND SURFACE DRAINAGE AND ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY THE ABBREVIATION "U/E" ON THE ACCOMPANYING PLAT. AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "GRADING" AND "DRAINAGE" EASEMENTS OR BY THE ABBREVIATION "DE" ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF STORM WATER DRAINAGE WAYS, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATION APPROVED BY THE CITY ENGINEERING DEPARTMENT. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION TO THE GRADES OR CONTOURS IN SAID DRAINAGE OR GRADING EASEMENTS WITHOUT THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

MAINTENANCE OF TRACTS:

1. OPEN SPACE TRACT "B" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

2. TRACT "A" SHALL BE USED FOR DETENTION AND OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY.

DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "THE VENUE OF THE GOOD RANCH".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2021.

_____
FREDERICK J. DELIBERO
MEMBER

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

ON THIS ____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FREDERICK J. DELIBERO, MEMBER OF VENUE LAND PARTNERS LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

ACKNOWLEDGMENTS:

THIS PLAT OF "THE VENUE OF THE GOOD RANCH", HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

_____
SECRETARY

THIS PLAT OF "THE VENUE OF THE GOOD RANCH" ADDITION, INCLUDING EASEMENTS AND RIGHTS-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 _____, 2021.

(SEAL) _____
MAYOR, KRISTOFER P. TURNBOW
ATTEST:

_____
CITY CLERK, ERICA HILL

_____
CITY ENGINEER, MICHAEL E. KRASS, P.E.

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2021.

_____
DEPUTY COUNTY RECORDER OF DEEDS

_____
CASS COUNTY GIS DEPARTMENT

DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 03°26'02" WEST, ALONG THE WEST LINE OF SAID SECTION 20, 1745.66 FEET; THENCE SOUTH 86°33'58" EAST, 202.95 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE SOUTH 32°38'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1842.81 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1450.00 FEET, AND AN ARC LENGTH OF 6.65 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF "MEADOWOOD OF THE GOOD RANCH 3RD PLAT", A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE NORTH 57°37'37" EAST, 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT OF MEADOWOOD, IN THE NORTHEASTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 32°22'09" WEST (DEED=NORTH 32°21'40" WEST), A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.49 FEET, TURNING INTO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH FOX RIDGE DRIVE, AS NOW ESTABLISHED; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 57°21'51" EAST, 18.78 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 326.50 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 82°49'58" EAST, 153.61 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF A TRACT OF LAND GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND DESCRIBED IN BOOK 3177 AT PAGE 356, FOR THE FOLLOWING 23 COURSES, SOUTH 47°40'05" EAST, 65.22 FEET, THENCE SOUTH 06°43'46" EAST, 54.28 FEET; THENCE SOUTH 24°52'59" EAST, 101.31 FEET; THENCE SOUTH 07°16'14" EAST, 24.84 FEET; THENCE SOUTH 37°22'13" EAST, 67.21 FEET; THENCE SOUTH 55°49'58" EAST, 68.43 FEET; THENCE SOUTH 78°25'39" EAST, 40.71 FEET; THENCE SOUTH 60°11'28" EAST, 129.07 FEET; THENCE SOUTH 27°47'33" EAST, 95.37 FEET; THENCE SOUTH 43°24'40" EAST, 26.51 FEET; THENCE SOUTH 13°35'20" WEST, 194.86 FEET; THENCE SOUTH 09°22'57" EAST, 142.33 FEET; THENCE SOUTH 12°09'04" EAST, 185.66 FEET; THENCE SOUTH 16°58'52" WEST, 36.55 FEET; THENCE SOUTH 11°09'22" EAST, 239.14 FEET; THENCE SOUTH 38°56'55" EAST, 46.21 FEET; THENCE SOUTH 15°33'04" WEST, 39.01 FEET; THENCE SOUTH 28°22'33" WEST, 122.42 FEET; THENCE SOUTH 43°17'22" WEST, 52.61 FEET; THENCE SOUTH 22°59'58" WEST, 69.66 FEET; THENCE SOUTH 37°04'30" WEST, 165.15 FEET; THENCE SOUTH 12°56'13" WEST, 121.00 FEET; THENCE SOUTH 01°11'04" WEST, 55.64 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH CASS PARKWAY, AS NOW ESTABLISHED; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF NORTH 62°07'52" WEST, A RADIUS OF 5612.50 FEET, AND AN ARC LENGTH OF 521.09 FEET, TO A POINT OF INTERSECTION WITH THE MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT STATION 524+97.62, 62.68 FEET LEFT; THENCE ALONG SAID MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, NORTH 20°21'34" EAST, 62.28 FEET, TO STATION 524+95.29, 124.91 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 67°56'56" WEST, 100.00 FEET, TO STATION 523+97.49, 124.97 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 29°38'54" WEST, 77.26 FEET (DEED=NORTH 28°56'29" WEST, 78.08 FEET), TO STATION 523+39.13, 175.00 FEET LEFT, TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 20°24'26" EAST, 15.64 FEET (DEED=14.38 FEET); THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 1550.00 FEET, AND AN ARC LENGTH OF 1427.74, TO THE POINT OF BEGINNING.

PREPARED FOR
GRIFFIN RILEY 200 NE MISSOURI ROAD SUITE 200 LEE'S SUMMIT, MO 64086

FINAL PLAT
THE VENUE OF THE GOOD RANCH
PART OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST
CITY OF RAYMORE, CASS COUNTY, MISSOURI

I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID 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 AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

REVIEW

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. I
Independence, MO 64057
816.373.4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 | KS 73
Engineering: MO 4 | KS 241
Land Surveying: MO 123 | KS 36

DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.	REVISION
03/29/2021	18-1464	MLB/MM	WDE	JMP	URBAN	1 OF 1	04/23/2021

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

JOB NO: 3390-18-1464