

LEGEND

U/E - UTILITY EASEMENT
W/E - WATER EASEMENT

- CENTERLINE

/W - RIGHT OF WAY
B - INITIAL TANGENT BEARING

NR - NON-RADIAL

- RADIUS - ARC LENGTH

P.O.C. - POINT OF COMMENCEMENT P.O.B. - POINT OF BEGINNING

MONUMENT LEGEND

SET 1/2" REBAR AND CAP @ ALL REAR LOT CORNERS RLS-2134, MO. RLS-1069, KS.

CURB NOTCHES ARE ON AN EXTENSION OF THE SIDE LOT LINES

MONUMENTATION WILL BE COMPLETED WITHIN 6 MONTHS AFTER COMPLETION OF ALL STREETS AND UTILITIES.

NOTES:

- 1. THE SUBJECT PROPERTY CONTAINS 24.65 ACRES MORE OR LESS.
- 2. BEARINGS SHOWN ARE GRID BEARINGS
 BASED UPON MISSOURI STATE PLANE
 COORDINATE SYSTEM OF 1983, WEST ZONE

FLOOD STATEMENT:

A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "A" (AREAS DETERMINED TO BE INSIDE OF THE 100-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0029F, WITH AN EFFECTIVE DATE OF JANUARY 2, 2013 AND FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0028F, WITH AN EFFECTIVE DATE OF JANUARY 2, 2013.

TRACT NOTES:

TRACT A AND B SHALL BE A LANDSCAPE
BUFFER TO BE OWNED AND MAINTAINED BY
THE PARK SIDE HOMEOWNER'S ASSOCIATION.

2. TRACT C SHALL BE FOR THE CLUBHOUSE TO BE OWNED AND MAINTAINED BY THE PARK SIDE HOMEOWNER'S ASSOCIATION.

3. TRACT D AND E SHALL BE USED FOR DETENTION AREA TO BE OWNED AND MAINTAINED BY THE PARK SIDE HOMEOWNER'S ASSOCIATION.

4. TRACT F SHALL BE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE PARK SIDE HOMEOWNER'S ASSOCIATION

PARK SIDE - 1ST PLAT

LOTS 1 THRU 49 AND TRACTS A THRU F

A PART OF THE NORTHWEST QUARTER

FINAL PLAT

SECTION 9, TOWNSHIP 46, RANGE 32

RAYMORE, CASS COUNTY, MISSOURI

PLAT DEDICATIO

THE UNDERSIGNED PROPRIETORS 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 "PARK SIDE, 1ST PLAT".

DETENTION AREA:

AREAS DESIGNATED AS "DETENTION AREA" ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THIS SUBDIVISION AND FROM PROPERTIES OUTSIDE THIS SUBDIVISION. DRAINAGE FACILITIES CONSTRUCTED IN SAID DETENTION AREA SHALL BE IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF BLUE SPRINGS AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER. SAID DETENTION AREA SHALL BE MAINTAINED AS PERMANENT OPEN SPACE BY THE OWNERS OF THE LOT OR LOTS OVER WHICH THE EASEMENT IS LOCATED. OWNER SHALL MOW, REMOVE SILT, AND REMOVE ANY DEBRIS WITHIN THE DETENTION AREA. IN THE EVENT SAID LOT OWNERS SHOULD FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION AREA, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID AREA, PERFORM SUCH MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY SAID LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT SAID OWNERS FAIL TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER. SAID EASEMENT, OR ANY PART THEREOF, MAY BE TERMINATED, RELEASED AND CANCELED UPON RESOLUTION BEING ADOPTED BY THE BLUE SPRINGS CITY COUNCIL PROVIDING SUCH.

BUILDING LINES:

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.

EASEMENT DEDICATION

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, AND CABLE TELEVISION, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, POLES AND ANCHORS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER OR ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (ABBREVIATED "UTIL. ESMT." OR "U/E"), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE SUCH AS "SANITARY SEWER EASEMENT" OR "DRAINAGE EASEMENT, OR D.E.", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY.

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OR "D/E" ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF RAYMORE. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFIES THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES RUNNING TO ANY PERSON, UTILITY OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER EASEMENT RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

COMMON PROPERTY:

THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACT A) ARE FOR COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL

SIDEWALKS:

THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE 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 PHASE THAT CONTAINS THE UNDEVELOPED LOT.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY: THAT THE PLAT OF "PARK SIDE, 1ST PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, SOUTH 88 DEGREES 08 MINUTES 18 SECONDS EAST, 1373.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88 DEGREES 08 MINUTES 18 SECONDS EAST, 654.79 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 42 SECONDS WEST, 30.00 FEET; THENCE SOUTH 14 DEGREES 46 MINUTES 12 SECONDS WEST, 86.37 FEET; THENCE SOUTH 57 DEGREES 05 MINUTES 37 SECONDS EAST, 140.06 FEET; THENCE SOUTH 23 DEGREES 46 MINUTES 52 SECONDS WEST, 7.64 FEET; THENCE SOUTH 06 DEGREES 25 MINUTES 20 SECONDS EAST, 43.56 FEET; THENCE SOUTH 46 DEGREES 29 MINUTES 12 SECONDS EAST, 24.60 FEET; THENCE SOUTH 71 DEGREES 55 MINUTES 11 SECONDS EAST, 19.40 FEET; THENCE SOUTH 06 DEGREES 53 MINUTES 27 SECONDS WEST, 130.00 FEET; THENCE NORTH 75 DEGREES 59 MINUTES 09 SECONDS WEST, 51.97 FEET; THENCE NORTH 83 DEGREES 19 MINUTES 01 SECONDS WEST, 80.29 FEET; THENCE SOUTH 56 DEGREES 52 MINUTES 12 SECONDS WEST, 138.79 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 13 SECONDS WEST, 18.84 FEET; THENCE SOUTH 18 DEGREES 00 MINUTES 30 SECONDS WEST, 65.57 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, 46.06 FEET; THENCE SOUTH 22 DEGREES 44 MINUTES 41 SECONDS WEST, 68.47 FEET; THENCE SOUTH 23 DEGREES 52 MINUTES 52 SECONDS WEST, 70.37 FEET; THENCE SOUTH 20 DEGREES 18 MINUTES 24 SECONDS WEST, 97.70 FEET; THENCE SOUTH 07 DEGREES 16 MINUTES 46 SECONDS WEST, 87.62 FEET; THENCE SOUTH 03 DEGREES 31 MINUTES 31 SECONDS WEST, 69.86 FEET: THENCE SOUTH 04 DEGREES 53 MINUTES 06 SECONDS EAST, 70.61 FEET; THENCE SOUTH 14 DEGREES 03 MINUTES 27 SECONDS WEST, 304.97 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG SAID SOUTH LINE, NORTH 87 DEGREES 58 MINUTES 12 SECONDS WEST, 1183.16 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 08 SECONDS EAST, 191.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 86 DEGREES 46 MINUTES, 54 SECONDS EAST, A RADIUS OF 325,00 FEET, AND AN ARC LENGTH OF 6,80 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 52 SECONDS EAST, 34.14 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT. BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE. HAVING A RADIUS OF 14.00 FEET AND AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 08 SECONDS EAST, 21.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 61.00 FEET, AND AN ARC LENGTH OF 17.69 FEET; THENCE NORTH 14 DEGREES 36 MINUTES 00 SECONDS WEST, 71.20 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 22.15 FEET; THENCE NORTH 79 DEGREES 12 MINUTES 45 SECONDS WEST, 135.91 FEET; THENCE NORTH 20 DEGREES 42 MINUTES 37 SECONDS EAST, 119.66 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 16 SECONDS EAST, 158.09 FEET; THENCE SOUTH 76 DEGREES 52 MINUTES 24 SECONDS EAST, 117.39 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 38 SECONDS EAST, 128.62 FEET; THENCE SOUTH 45 DEGREES 55 MINUTES 18 SECONDS EAST, 94.27 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 52 SECONDS EAST, 210.00 FEET; THENCE NORTH 23 DEGREES 24 MINUTES 17 SECONDS EAST, 98.97 FEET; THENCE NORTH 21 DEGREES 43 MINUTES 36 SECONDS EAST, 91.46 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 14 SECONDS EAST, 75.45 FEET; THENCE NORTH 38 DEGREES 14 MINUTES 31 SECONDS EAST, 15.66 FEET; THENCE NORTH 37 DEGREES 26 MINUTES 27 SECONDS EAST, 72.29 FEET; THENCE NORTH 33 DEGREES 43 MINUTES 24 SECONDS EAST, 70.03 FEET; THENCE NORTH 27 DEGREES 06 MINUTES 00 SECONDS EAST, 99.24 FEET; THENCE NORTH 65 DEGREES 27 MINUTES 17 SECONDS WEST, 4.55 FEET; THENCE NORTH 24 DEGREES 48 MINUTES 15 SECONDS EAST, 414.93 FEET; THENCE NORTH 64 DEGREES 56 MINUTES 34 SECONDS WEST, 57.62 FEET; THENCE NORTH 32 DEGREES 32 MINUTES 32 SECONDS WEST, 120.53 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 42 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 24.66 ACRES. MORE OR LESS.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, PARK SIDE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___DAY OF ____, 20__.

LEGAL DESCRIPTION:

MEMBER -

STATE OF ______)
)SS
COUNTY OF)

SEAL

ON THIS __ DAY OF ______, 20__, BEFORE ME APPEARED _______, MEMBER OF PARK SIDE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE

THE DAY AND YEAR LAST ABOVE WRITTEN

_____, THE DAY AND YEAR LAST ABOVE WRITTEN

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _

PARK SIDE, 1ST PLAT

RAYMORE, CASS COUNTY, MISSOURI

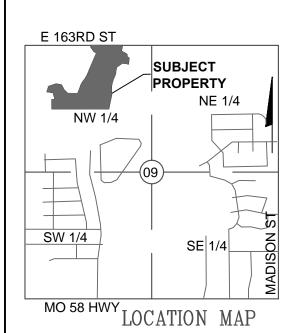
BOUNDARY & CONSTRUCTION SURVEYING, INC.

CITY ENGINEER

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 20-271 SHEET 1 OF 2

PARK SIDE, 1ST PLAT, RAYMORE, CASS COUNTY, MISSOURI



SCALE=1"=2000' SECTION 9 TOWNSHIP 46 RANGE 32 NOTARY PUBLIC IN AND FOR SAID COUNTY A

DATE: MARCH 5, 2021

DEVELOPER

PARK SIDE DEVELOPMENT, LLC
ATTN: JOE DUFFEY
105 N STEWART COURT
LIBERTY, MO 64068

CITY CLERK

CITY ACKNOWLEDGEMENT:

