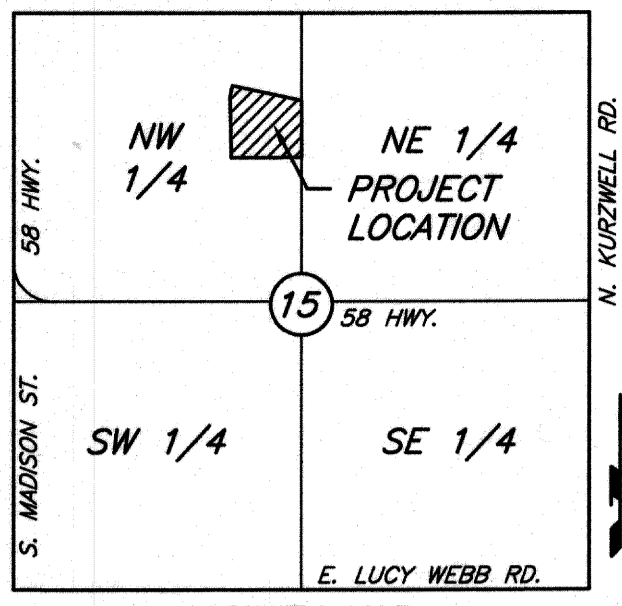


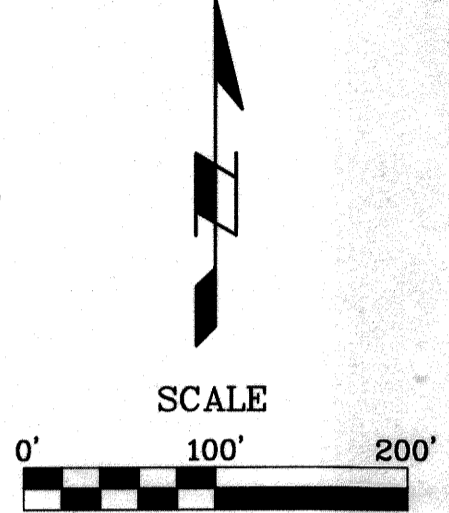
FINAL PLAT OAK RIDGE FARMS

NW 1/4, SECTION 15, TOWNSHIP 46 NORTH, RANGE 32 WEST RAYMORE, CASS COUNTY, MISSOURI



VICINITY MAP
SEC. 15-46-32
N.T.S.

- LEGEND**
- △ - SECTION CORNER AS NOTED
 - - MONUMENT FOUND AS NOTED
 - - SET MONUMENT AS NOTED
 - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - - SET 5/8" IRON BAR & CAP AT CORNER
 - (P) - PLATTED DISTANCE
 - (M) - MEASURED DISTANCE
 - (R) - RECORD DISTANCE
 - (D) - DEED DISTANCE



GENERAL SURVEY NOTES:

- 1.) The plat of CUMBERLAND HILLS SOUTH SECOND PLAT, is recorded in Book 14 at Page 41 in the Recorder of Deeds Office in Cass County, Missouri.
- 2.) The plat of HERITAGE HILLS, Lots 136 thru 157, is recorded in Plat Book 11 in the Recorder of Deeds Office in Cass County, Missouri.
- 3.) Informational Report # 20372470, dated February 21, 2020 at 8:00 AM provided by Continental Title Company, was provided by client.
- 4.) Basis of Bearing was established by the Missouri State Plane Coordinate System from GPS Observation.
- 5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain and Zone A, No Base Flood Elevations determined, as shown on Flood Insurance Rate Map (FIRM) 29037C0037F, effective January 2, 2013.
- 6.) 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.

- SEMI-PERMANENT MONUMENTS:**
1/2" iron bar with plastic cap set on all corners
- PERMANENT MONUMENTS:**
5/8" iron bar with aluminum cap set at corners noted on this plat.
- CURB NOTCHES:**
Curbs are notched at the prolongation of the interior side Lot lines.

DEVELOPER:
Midwest Trading & Acquisitions, LLC
3303 Main Street
Grandview, MO 64030

ENGINEER:
Shawn Duke, PE
Snyder & Associates, Inc.
802 Francis Street
St. Joseph, MO 64501
Phone No.: (816) 364-5222 Ext. 2802

CASS COUNTY, MISSOURI:
Entered on transfer record this _____ day of _____, 2021.

DEPUTY COUNTY RECORDER OF DEEDS

CITY OF RAYMORE, MISSOURI:

CITY COUNCIL:
This plat of "OAK RIDGE FARMS", including easements and right-of-way accepted by the city council has been submitted to and approved by the Raymore City Council by Ordinance number _____ duly passed and approved by the Mayor of Raymore, Missouri on the _____ day of _____, 2021.

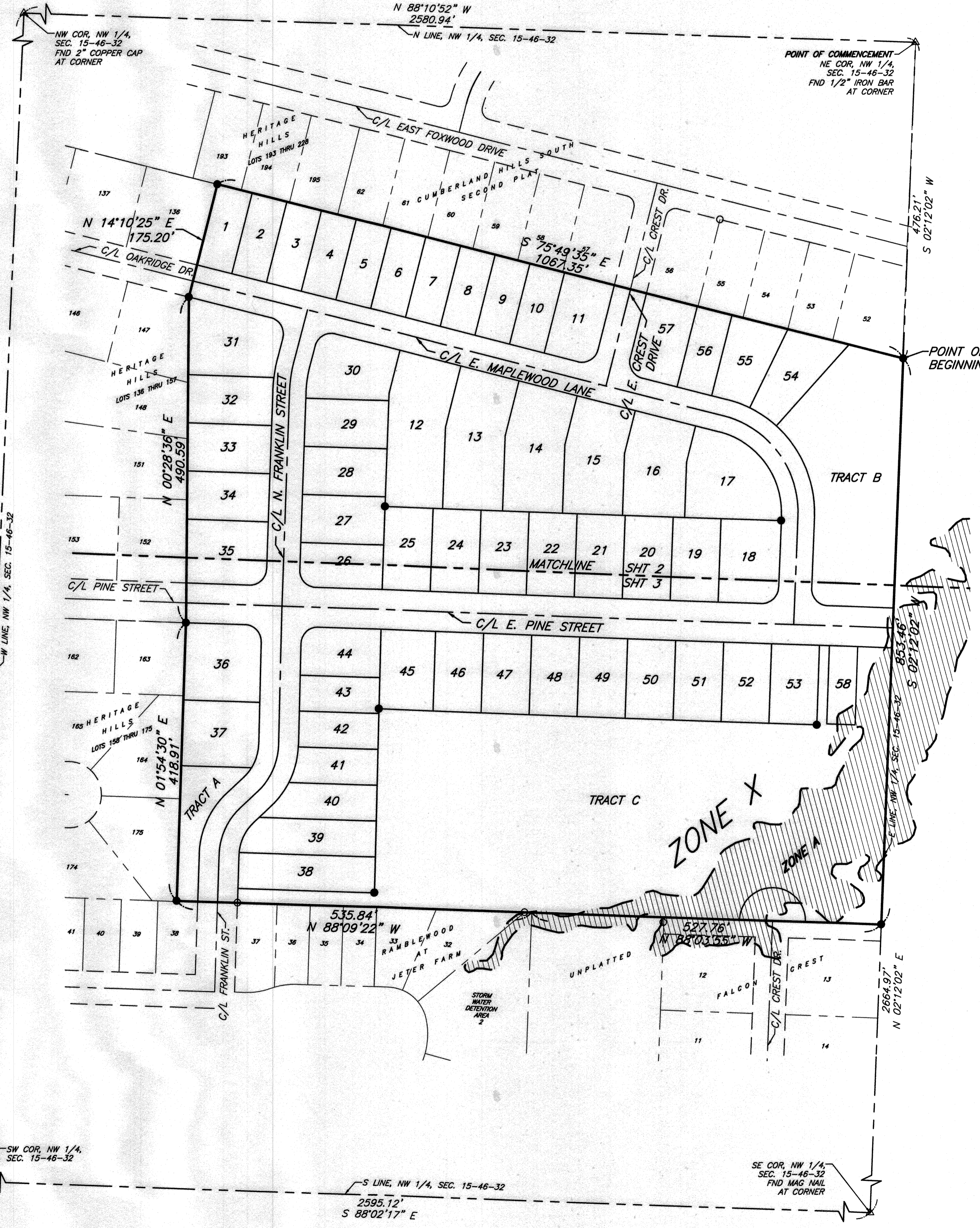
Kristofer P. Turnbow Mayor

City Clerk

City Engineer

CITY PLANNING COMMISSION:
This plat of "OAK RIDGE FARMS", has been submitted to and approved by the Raymore Planning and Zoning Commission this _____ day of _____, 2021.

City Engineer



PROPERTY DESCRIPTION:

A tract of land being part of the Northwest Quarter of Section 15, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri, being more particularly described as follows:
Commencing at the Northeast corner of said Northwest Quarter; Thence South 02°12'02" West, along the East line of said Northwest Quarter, 476.21 feet to the Point of Beginning; Thence South 02°12'02" West, continuing along said East line, 853.46 feet to the Southeast corner of the Northeast Quarter of said Northwest Quarter, said point also being the Northeast corner of, FALCON CREST, a subdivision in said Raymore, Cass County, Missouri; Thence North 88°03'55" West, along the North line of said FALCON CREST and its prolongations thereof, 527.76 feet to the Northeast corner of RAMBLEWOOD AT JETER FARM, a subdivision in said Raymore, Cass County, Missouri; Thence North 88°09'22" West, along the North line of said, RAMBLEWOOD AT JETER FARM, 535.84 feet to the Southeast corner of HERITAGE HILLS LOTS 136 THRU 175, a subdivision in said Raymore, Cass County, Missouri; Thence North 01°54'30" East, along the East line of said HERITAGE HILLS, 418.91 feet to the Southeast corner of HERITAGE HILLS LOTS 136 THRU 157, a subdivision in said Raymore, Cass County, Missouri; Thence North 00°28'36" East, along said East line of said HERITAGE HILLS, 490.59 feet to the Northeast corner of Lot 147, said HERITAGE HILLS; Thence North 14°10'25" East, continuing along said East line, 175.20 feet to the Northeast corner of said HERITAGE HILLS, said point also being on the South line of, HERITAGE HILLS LOTS 193 THRU 228, a subdivision in said Raymore, Cass County, Missouri; Thence South 75°49'35" East, along said South line and the South line of, CUMBERLAND HILLS SOUTH SECOND PLAT, a subdivision in said Raymore, Cass County, Missouri, 1067.35 feet to the Point of Beginning. Contains 1,035,371 square feet or 23.769 acres.

PLAT DEDICATION:

MIDWEST TRADING & ACQUISITIONS, LLC ("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:
"OAK RIDGE FARMS"

STREET DEDICATION:

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

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO LOCATE, CONSTRUCT, OPERATE, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF POLES, WIRES, ANCHORS, PIPES, CONDUITS, TRANSFORMERS, PEDESTALS, AND/OR STRUCTURES FOR WATER, GAS, ELECTRICITY, STORM SEWER, SANITARY SEWER, TELEPHONE, CABLE TELEVISION, SURFACE DRAINAGE, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THOSE AREAS OUTLINED OR DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND/OR TRACTS A, B AND C. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "U/E", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE SUBJECT 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 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 THE CITY OF RAYMORE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT 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 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 ON THE LOTS REFLECTED THEREON. SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A FIVE 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 (TRACTS A, B & C):

THE COMMON PROPERTIES REFLECTED UPON THIS PLAT ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WAY BE CONSIDERED AS DEDICATED FOR THE USE OF THE GENERAL PUBLIC. MAINTENANCE OF SAID COMMON PROPERTIES SHALL BE PROVIDED FOR AS SET FORTH IN THE DECLARATION AFORESAID.

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.

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.

IN WITNESS THEREOF:

Midwest Trading & Acquisitions, LLC, has caused these presents to be signed this _____ day of _____, 2021.

Midwest Trading & Acquisitions, LLC,

By: _____ President

NOTARY CERTIFICATION:

State of Missouri)
County of Cass)SS

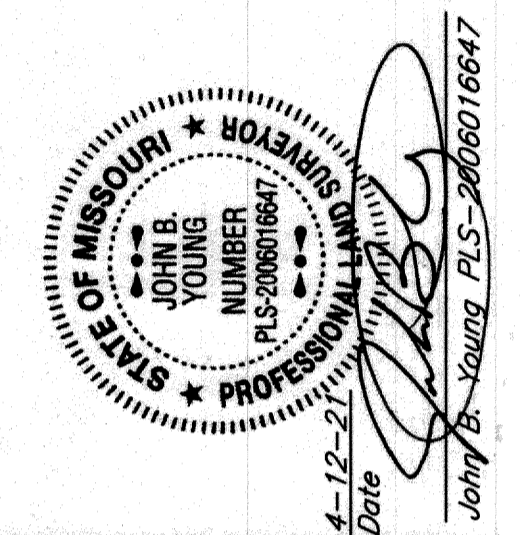
On this _____ day of _____, 2021, before me, the undersigned Notary Public, personally appeared _____ to me known to be the person described herein and who executed the foregoing instrument and being duly sworn by me did acknowledge that _____ is the President of Midwest Trading & Acquisitions, LLC, and that _____ 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 hereunto set my hand and affixed my Notary Seal in my office the day and year last written above.

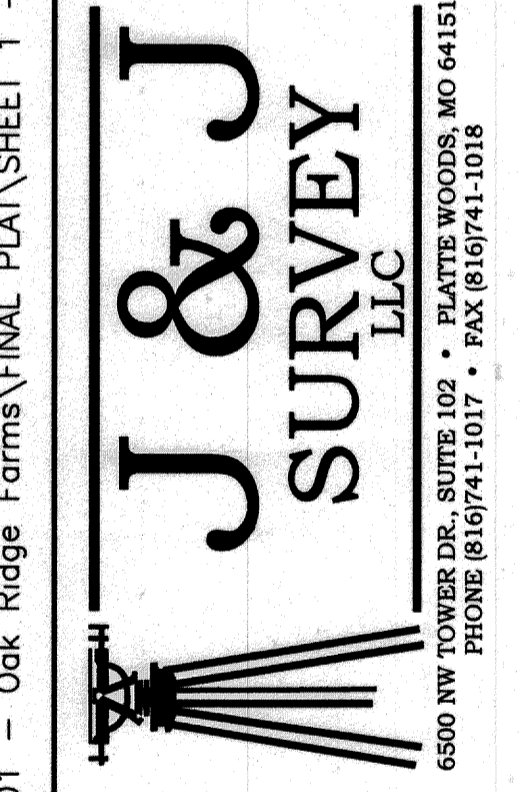
My commission expires: _____

DATE _____ NOTARY PUBLIC _____

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 23rd day of February, 2020 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 Missouri Department of Natural Resources, Division of Geology and Land Survey.

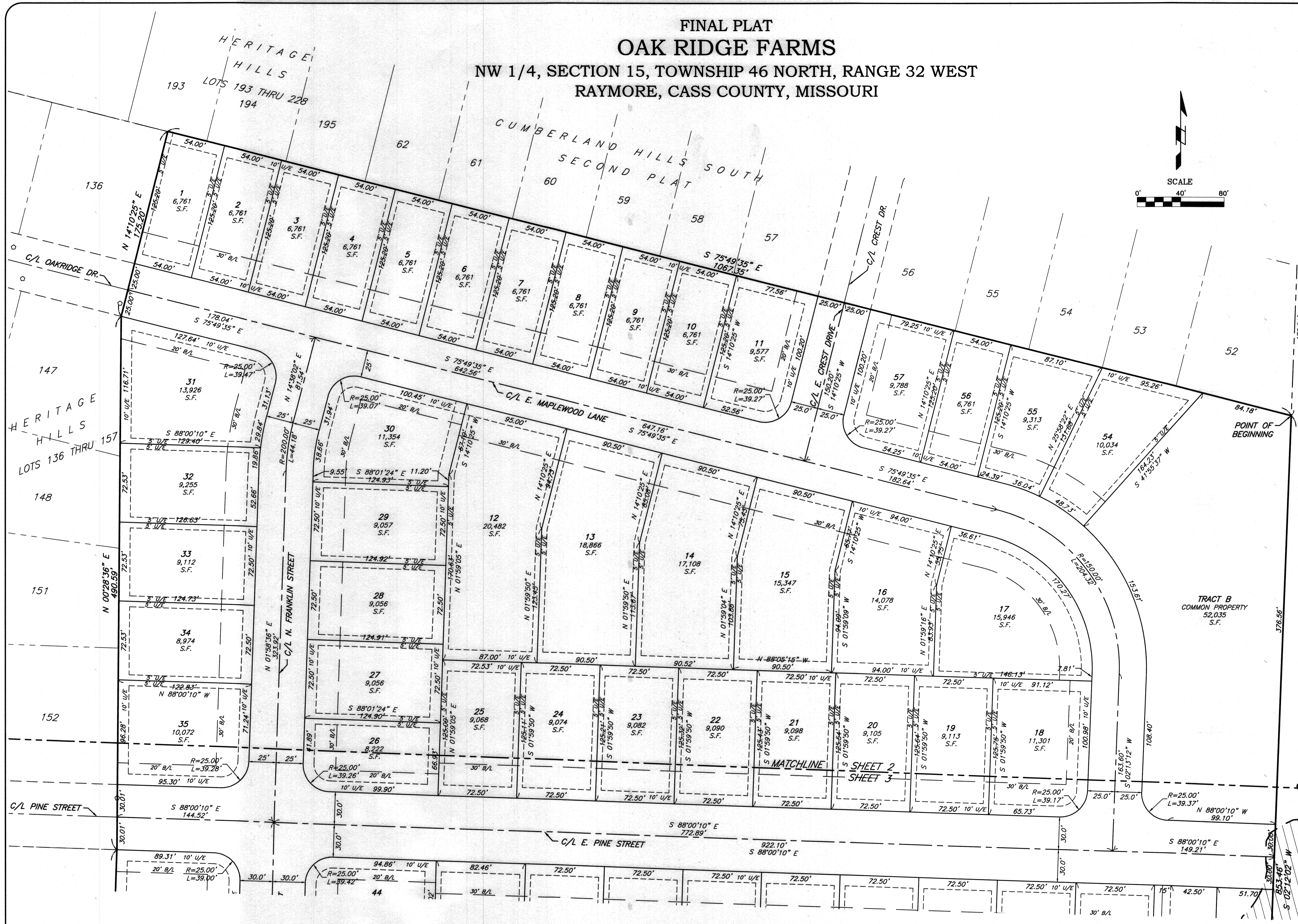
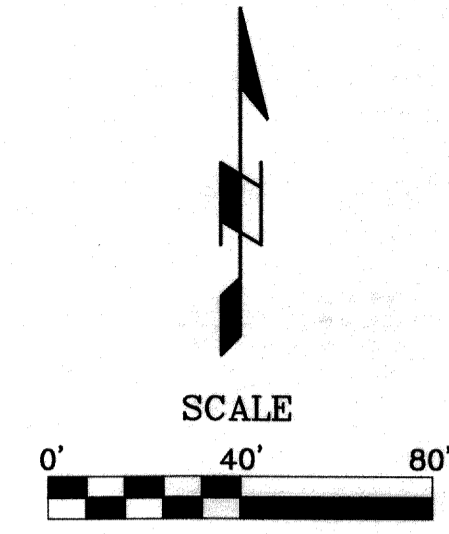


Location: S:\20.401 - Oak Ridge Farms\FINAL PLAT\SHSHEET 1 - Final Plat-4-12-21.dwg



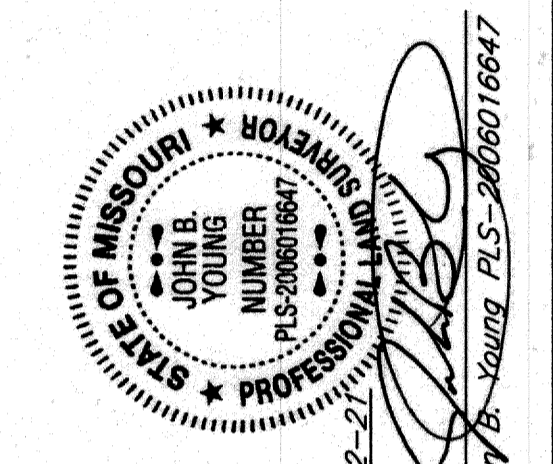
INITIAL SUBMITTAL	11-23-20	
REVISED PER COMMENTS	4-12-21	
1		
2		

FINAL PLAT
OAK RIDGE FARMS
 NW 1/4, SECTION 15, TOWNSHIP 46 NORTH, RANGE 32 WEST
 RAYMORE, CASS COUNTY, MISSOURI

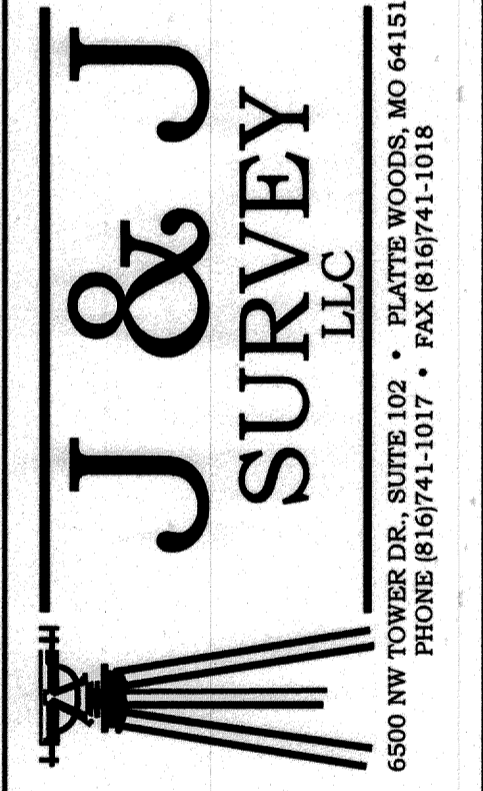


CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 23rd day of February, 2020 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 Missouri Department of Natural Resources, Division of Geology and Land Survey.



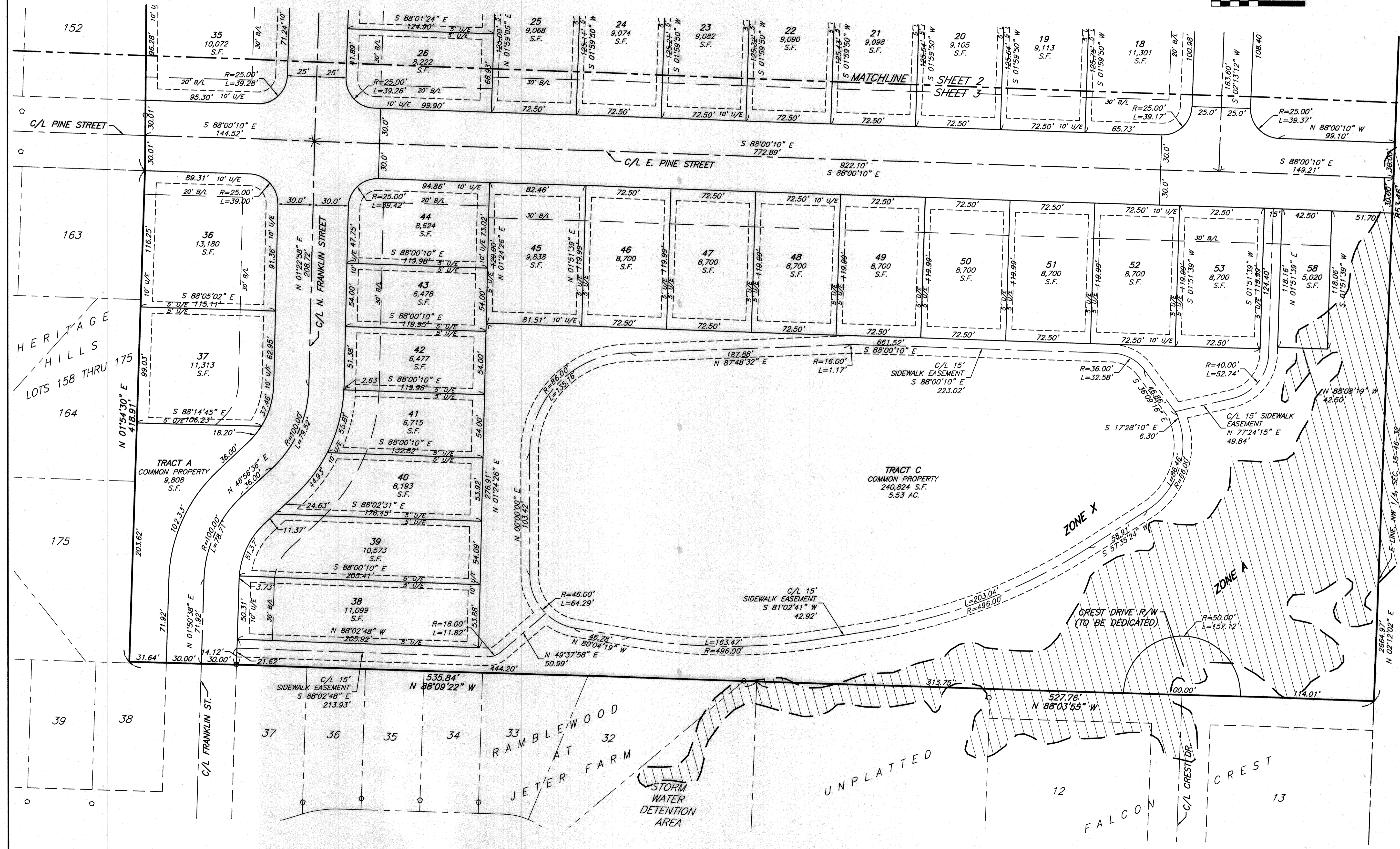
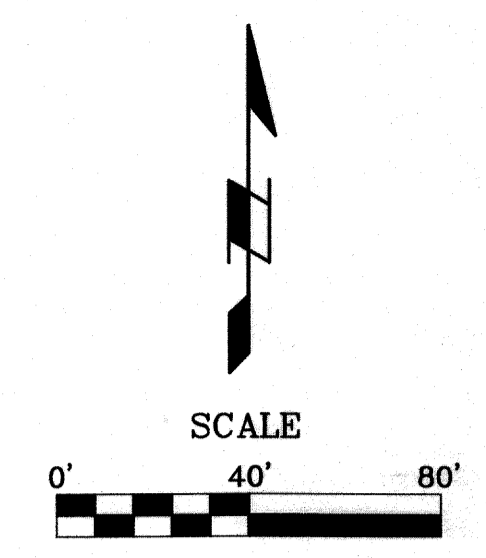
Location: S:\20.401 - Oak Ridge Farms\FINAL PLAT\Final Plat-4-12-21.dwg



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
 PHONE (816)741-1017 • FAX (816)741-1018

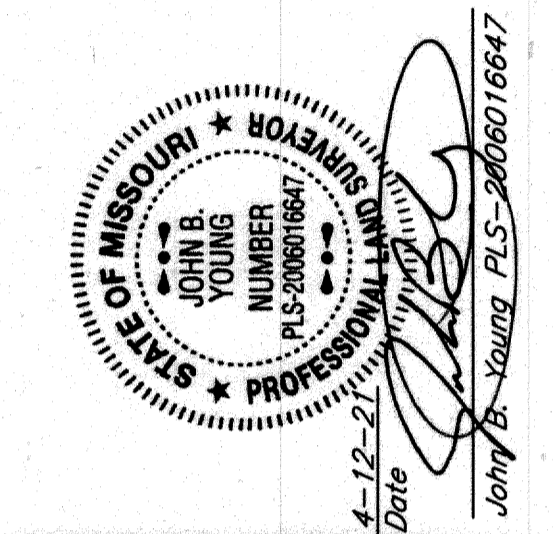
INITIAL SUBMITTAL	REVISED PER COMMENTS
1	11-24-20
2	4-12-21

FINAL PLAT
OAK RIDGE FARMS
 NW 1/4, SECTION 15, TOWNSHIP 46 NORTH, RANGE 32 WEST
 RAYMORE, CASS COUNTY, MISSOURI

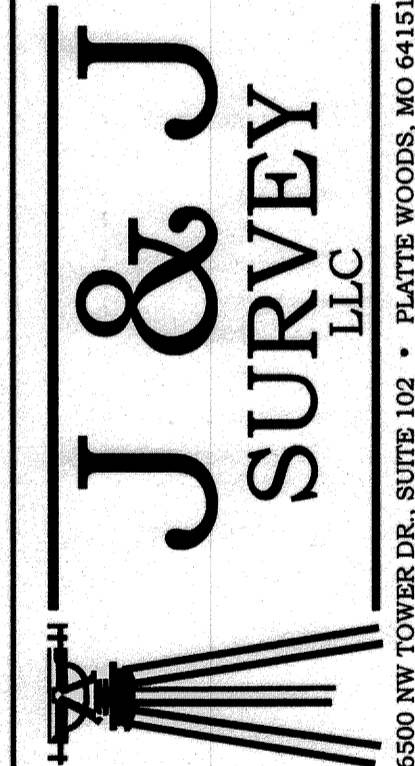


CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 23rd day of February, 2020 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 Missouri Department of Natural Resources, Division of Geology and Land Survey.



Location: S:\20-401 - Oak Ridge Farms\FINAL PLAT\Final Plat-4-12-21.dwg



J & J SURVEY LLC
 6500 NW BUSINESS BLVD., SUITE 109 • PLATTE WOODS, MO 64151
 PHONE (816)741-1017 • FAX (816)741-1018

INITIAL SUBMITTAL	REVISER	PER	COMMENTS
1			
2			