

FINAL PLAT EDGEWATER AT CREEKMOOR- SIXTH PLAT

LOTS 165 THROUGH 218 AND TRACT H
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W

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 Mike Modaker
 Recorder of Deeds

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:

"EDGEWATER AT CREEKMOOR-SIXTH PLAT-LOTS 165 THROUGH 218 AND TRACT H"

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 ("DCR") WITH PROTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1 AND FORMING A PART OF SAID DCR ("PROTECTIVE COVENANTS"), WHICH DCR WAS DATED AUGUST 24, 2004 AND THERE RECORDED IN BOOK 2493 AT PAGE 70 ET SEQ.; 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, 2006 IN DEED BOOK 02883, PAGE 0157 AT FILE NUMBER 369802 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI; AND WHICH DCR WAS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, CITY OF RAYMORE, CASS COUNTY, MISSOURI, DATED AUGUST 19, 2016 AND FILED FOR RECORD ON AUGUST 24, 2016 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 "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 AFORESAID. THE DECLARATION AND THE SUPPLEMENTAL DECLARATION IN THEIR ENTIRETIES ARE BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATIONS AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THROUGHFARES 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 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 AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "UIE" AND/OR TRACT H. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "UIE", 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 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.

NOTICE OF NONAPPLICABILITY: AT 1:35 O'CLOCK P.M. ON THE 1ST DAY OF MAY, 2007, THE DEVELOPER FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR EDGEWATER AT CREEKMOOR LOTS 1 THROUGH 29 FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, RAYMORE, MISSOURI, WHICH SUPPLEMENTAL DECLARATION IS THERE RECORDED IN BOOK 02978, PAGE 0368 AT FILE NUMBER 385742 (HEREINAFTER "EDGEWATER FIRST PLAT SUPPLEMENTAL DECLARATION"). SAID EDGEWATER FIRST PLAT SUPPLEMENTAL DECLARATION WAS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE PLAT OF "EDGEWATER AT CREEKMOOR LOTS 1 THROUGH 29" ON THE 1ST DAY OF MAY, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI IN BOOK 00020 AT PAGE 00082 (HEREINAFTER "EDGEWATER FIRST PLAT"). IT IS EXPRESSLY NOTED THAT NEITHER THE TERMS NOR CONDITIONS OF THE EDGEWATER FIRST PLAT SUPPLEMENTAL DECLARATION NOR OF THE EDGEWATER FIRST PLAT APPLY TO THIS PLAT OR TO THE SUPPLEMENTAL DECLARATION FILED CONTEMPORANEOUSLY WITH THIS PLAT.

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 SEVEN AND ONE-HALF 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.

RESERVED PROPERTIES: RESERVED PROPERTIES (UNPLATTED AND RESERVED FOR POSSIBLE FUTURE DEVELOPMENT), IF ANY, REFLECTED UPON THIS PLAT ARE NOT 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 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.

ACCESS RESTRICTION: ACCESS TO LOTS 207 THROUGH 217, INCLUSIVE, IS RESTRICTED TO BRIDGESHIRE DRIVE.

LAKEFRONT LOTS: EACH LAKEFRONT LOT LISTED ON THIS PLAT WILL ACCOMMODATE A PRIVATE BOAT DOCK. DESIGN PLANS FOR PRIVATE BOAT DOCKS MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO COMMENCEMENT OF DOCK CONSTRUCTION.

COMMON PROPERTY: THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACT H) 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 DECLARATIONS AFORESAID AND SHALL IN NOWISE 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 DECLARATIONS AFORESAID.

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.

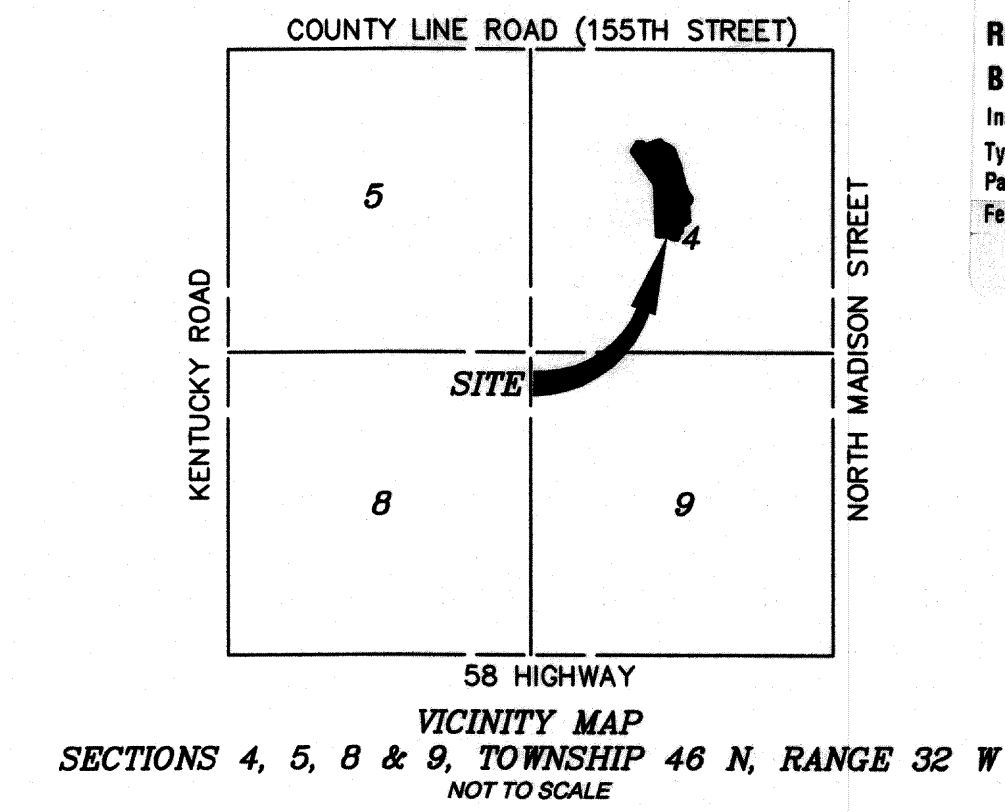
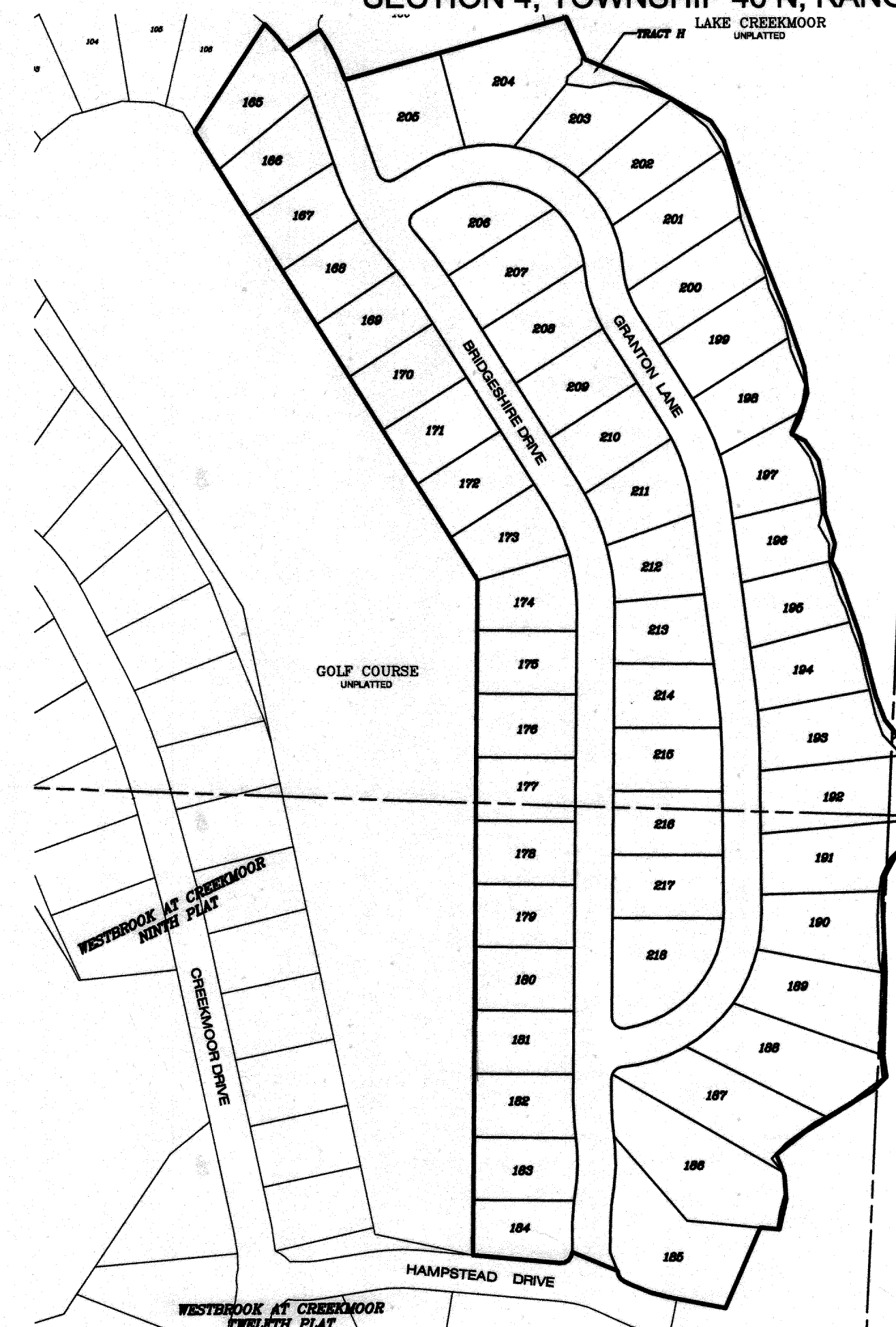
THE SERVING OF ANY LOT IN THE DEVELOPMENT BY THE LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM REQUIRES INSTALLATION BY THE ASSOCIATION OF A PUMP TANK, GRINDER PUMP, AND ASSOCIATED PLUMBING AND ELECTRICAL HARDWARE (COLLECTIVELY REFERRED TO AS THE "GRINDER SYSTEM") ON THE APPLICABLE LOT AT THE TIME OF INITIAL RESIDENCE CONSTRUCTION.
IN CONNECTION THEREWITH THE APPLICABLE LOT OWNER ("OWNER") OR BUILDER MUST, AT SUCH OWNERS OR BUILDERS EXPENSE: (AA) 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 (BB) 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 ELECT ANOTHER METHOD OR METHODS TO FUND 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 REIMBURSEMENT 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 REIMBURSE THE ASSOCIATION, TIMELY AND FULLY, FOR ALL SUCH COSTS INCURRED SHALL FURTHER GIVE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR LIENS 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 GRINDER SYSTEMS.
NOTE: THE FOLLOWING LOTS ON THIS PLAT ARE TO BE SERVED BY A LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM: LOTS: 165, 166, 167, 168, 169, 170, 171, 172, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, AND 210.

100 YEAR FLOOD NOTE: THE 100 YEAR FLOOD POOL LINE, AS SHOWN HEREON, HAS BEEN DETERMINED BY RENAISSANCE INFRASTRUCTURE CONSULTING AND IS NOT TO BE CONSIDERED AS A FEMA FLOOD BOUNDARY LINE. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN SAID 100 YEAR FLOOD POOL LINE AS REFLECTED UPON THE PLAT AND THE LAKE SHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL REVIEW COMMITTEE. SAID 100 YEAR FLOOD POOL LINE REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT. THAT PORTION OF THE LOT LYING BELOW THE 100 YEAR FLOOD POOL LINE AND EXTENDING TO THE BOUNDARY LINE OF LAKE CREEKMOOR AS REFLECTED UPON THIS PLAT IS RESERVED AS A FLOOD EASEMENT AND SAID EASEMENT WILL BE HELD BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

NORMAL POOL NOTE: THE PROPERTY LINE (THE REAR LOT LINE) ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE TENTH OF ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 961.5, AS DETERMINED FROM MODNR CONTROL POINT CA-07.



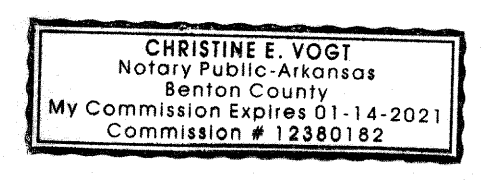
IN WITNESS THEREOF:
COOPER LAND DEVELOPMENT, INC., AN ARKANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3rd DAY OF APRIL, 2018.

COOPER LAND DEVELOPMENT, INC.
Jody Latham
BY: JODY LATHAM
ITS PRESIDENT

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

ON THIS 3rd DAY OF April, 2018, 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 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.
MY COMMISSION EXPIRES: 1-14-21
Christine E. Vogt
NOTARY PUBLIC



TOTAL AREA	
LOTTED AREA	16.009 ACRES
COMMON PROPERTY	0.273 ACRES
STREETS	3.694 ACRES
TOTAL	19.976 ACRES
LENGTH OF RECORDED STREETS	
50' RIGHT OF WAY WIDTH	3262.3 LINEAL FEET

DEVELOPER:
COOPER LAND DEVELOPMENT, INC.
903 NORTH 47TH STREET, SUITE 101
ROGERS, ARKANSAS 72756

ENGINEER:
RENAISSANCE INFRASTRUCTURE CONSULTING
5015 NW CANAL STREET
RIVERSIDE, 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 MINIMUM STANDARDS FOR PROPERTY 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.

PROPERTY DESCRIPTION, EDGEWATER AT CREEKMOOR-SIXTH PLAT -LOTS 165 THROUGH 218 AND TRACT H: A TRACT OF LAND IN SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF THE PLAT OF EDGEWATER AT CREEKMOOR FIFTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 150 OF SAID SUBDIVISION; THENCE SOUTH 74°16'30" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT AND SUBDIVISION, A DISTANCE OF 301.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 19°24'53" WEST, A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 15°18'39", FOR AN ARC LENGTH OF 73.48 FEET; THENCE SOUTH 55°16'32" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 34°43'28" EAST, A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 11°58'39", FOR AN ARC LENGTH OF 46.90 FEET TO THE NORTHEAST CORNER OF LOT 106 OF THE AFORESAID SUBDIVISION; THENCE SOUTH 32°58'11" WEST, ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 188.08 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 32°16'56" EAST, A DISTANCE OF 693.25 FEET; THENCE SOUTH 0°25'28" WEST, A DISTANCE OF 882.37 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HAMPSTEAD DRIVE AS ESTABLISHED BY THE PLAT OF WESTBROOK AT CREEKMOOR TWELFTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 84°50'11" EAST, THIS AND SUBSEQUENT COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 114.16 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 93°58'04", FOR AN ARC LENGTH OF 24.59 FEET; THENCE SOUTH 67°19'10" EAST, A DISTANCE OF 64.83 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE HAVING AN INITIAL TANGENT BEARING OF SOUTH 0°25'27" WEST, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 64°52'52", FOR AN ARC LENGTH OF 16.99 FEET; THENCE SOUTH 64°27'25" EAST, A DISTANCE OF 12.14 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 14°35'57", FOR AN ARC LENGTH OF 50.96 FEET; THENCE SOUTH 79°03'23" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ITS PROLONGATION, A DISTANCE OF 75.23 FEET; THENCE NORTH 23°18'40" EAST, A DISTANCE OF 114.81 FEET; THENCE SOUTH 84°33'49" EAST, A DISTANCE OF 25.50 FEET; THENCE NORTH 13°23'04" EAST, A DISTANCE OF 39.85 FEET; THENCE NORTH 4°39'37" WEST, A DISTANCE OF 31.31 FEET; THENCE NORTH 21°04'00" WEST, A DISTANCE OF 29.83 FEET; THENCE NORTH 61°41'25" EAST, A DISTANCE OF 48.85 FEET; THENCE NORTH 58°37'59" EAST, A DISTANCE OF 58.24 FEET; THENCE NORTH 59°29'52" EAST, A DISTANCE OF 46.72 FEET; THENCE NORTH 43°58'48" EAST, A DISTANCE OF 24.57 FEET; THENCE NORTH 8°05'18" WEST, A DISTANCE OF 28.07 FEET; THENCE NORTH 1°34'01" EAST, A DISTANCE OF 68.95 FEET; THENCE NORTH 01°17'30" EAST, A DISTANCE OF 48.97 FEET; THENCE NORTH 2°18'14" WEST, A DISTANCE OF 97.07 FEET; THENCE NORTH 4°43'29" EAST, A DISTANCE OF 28.70 FEET; THENCE NORTH 28°14'23" EAST, A DISTANCE OF 35.38 FEET; THENCE NORTH 47°33'24" EAST, A DISTANCE OF 40.57 FEET; THENCE NORTH 10°09'51" EAST, A DISTANCE OF 38.48 FEET; THENCE NORTH 07°48'48" EAST, A DISTANCE OF 38.59 FEET; THENCE NORTH 34°20'52" WEST, A DISTANCE OF 51.41 FEET; THENCE NORTH 39°14'32" WEST, A DISTANCE OF 38.37 FEET; THENCE NORTH 20°05'13" WEST, A DISTANCE OF 33.84 FEET; THENCE NORTH 14°21'16" WEST, A DISTANCE OF 82.54 FEET; THENCE NORTH 19°10'49" WEST, A DISTANCE OF 82.16 FEET; THENCE NORTH 28°30'01" WEST, A DISTANCE OF 21.98 FEET; THENCE NORTH 12°18'48" EAST, A DISTANCE OF 22.83 FEET; THENCE NORTH 18°17'34" WEST, A DISTANCE OF 18.74 FEET; THENCE NORTH 18°13'21" WEST, A DISTANCE OF 23.63 FEET; THENCE NORTH 2°00'11" WEST, A DISTANCE OF 40.37 FEET; THENCE NORTH 12°30'52" WEST, A DISTANCE OF 29.27 FEET; THENCE NORTH 35°06'59" WEST, A DISTANCE OF 31.46 FEET; THENCE NORTH 61°53'13" WEST, A DISTANCE OF 18.81 FEET; THENCE NORTH 28°24'43" EAST, A DISTANCE OF 19.80 FEET; THENCE NORTH 17°20'11" EAST, A DISTANCE OF 37.18 FEET; THENCE NORTH 6°58'45" WEST, A DISTANCE OF 34.13 FEET; THENCE NORTH 18°43'30" WEST, A DISTANCE OF 75.09 FEET; THENCE NORTH 21°35'56" WEST, A DISTANCE OF 65.88 FEET; THENCE NORTH 20°30'43" WEST, A DISTANCE OF 103.36 FEET; THENCE NORTH 16°56'28" WEST, A DISTANCE OF 71.36 FEET; THENCE NORTH 34°58'20" WEST, A DISTANCE OF 30.68 FEET; THENCE NORTH 60°42'41" WEST, A DISTANCE OF 102.78 FEET; THENCE NORTH 67°44'12" WEST, A DISTANCE OF 80.77 FEET; THENCE NORTH 23°47'24" WEST, A DISTANCE OF 60.73 FEET TO THE POINT OF BEGINNING, CONTAINING 870152 SQUARE FEET OR 19.976 ACRES, MORE OR LESS.

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.

- SEMI-PERMANENT MONUMENTS:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC MLS 76D KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED "A" ON THIS PLAT.
- PERMANENT MONUMENTS:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC MLS 76D KLS 3" SET AT CORNERS MARKED "A" ON THIS PLAT.
- CURB NOTCHES:
CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.

- 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 0.9998985.
- 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 MAP NO. 29037C0029F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMR-F ON AUGUST 23, 2017, CASE NO. 17-07-1638A.
- THE ABBREVIATION "MBE" SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.
- THE ABBREVIATION "MLO" SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.

CASS COUNTY, MISSOURI:
ENTERED ON TRANSFER RECORD THIS 5th DAY OF April, 2018.

[Signature]
DEPUTY COUNTY RECORDER OF DEEDS

CITY OF RAYMORE, MISSOURI:
THIS PLAT OF "EDGEWATER AT CREEKMOOR-SIXTH PLAT -LOTS 165 THROUGH 218 AND TRACT H" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY RESOLUTION NUMBER 2018-018, DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE 26th DAY OF FEBRUARY, 2018.



CITY COUNCIL:
Kristofer P. Turnbow ATTEST: *[Signature]*
KRISTOFER P. TURNBOW, MAYOR CITY CLERK CITY ENGINEER

CITY PLANNING COMMISSION:
THIS PLAT OF "EDGEWATER AT CREEKMOOR-SIXTH PLAT -LOTS 165 THROUGH 218 AND TRACT H" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS 5th DAY OF April, 2018.

[Signature] SECRETARY

ANDERSON
SURVEY COMPANY
203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64063
(816) 246-5050

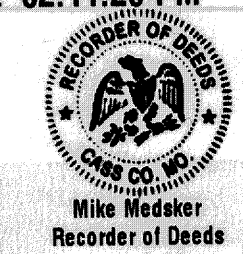
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

PHILIP J. HENSHAW PLS 2079

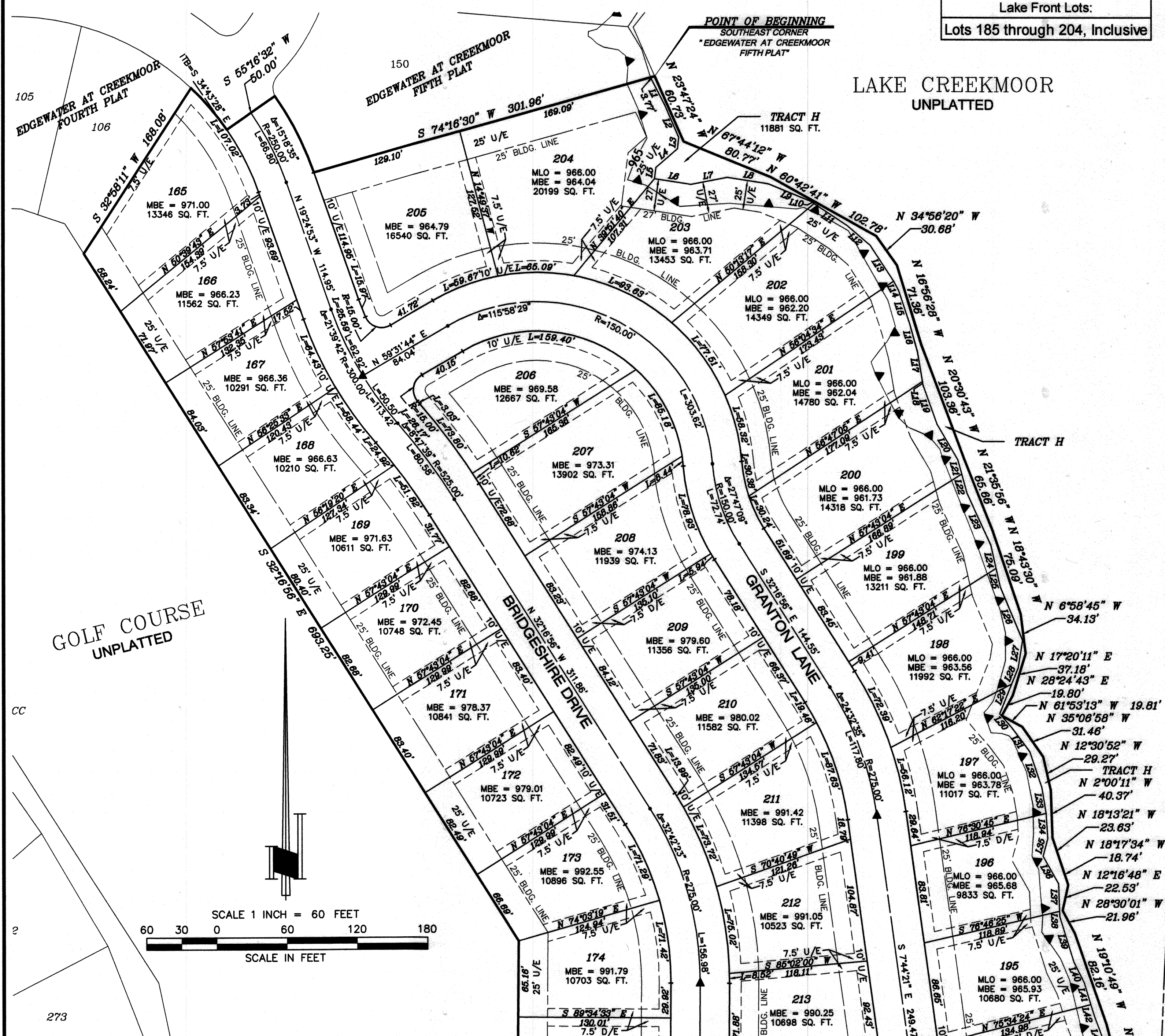
EDGEMOOR AT CREEKMOOR- SIXTH PLAT

LOTS 165 THROUGH 218 AND TRACT H
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W

Recorded in Cass County, Missouri
Recording Date/Time: 04/05/2018 at 02:11:26 PM
Book: 23
Instr #: 623780
Type: PLAT
Page: 2
Fee: \$119.00 S 20180004104



Lake Front Lots
The following lots in this plat are
Lake Front Lots:
Lots 185 through 204, Inclusive

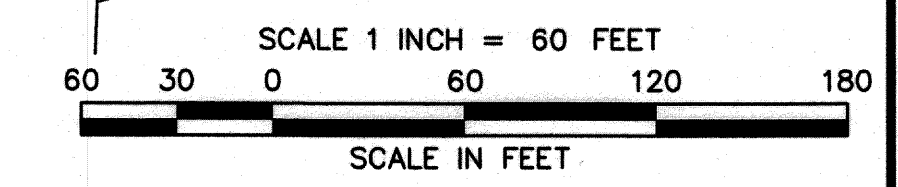
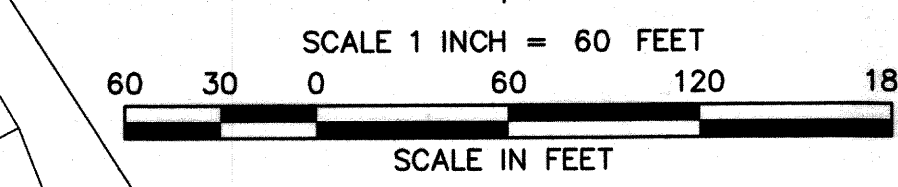
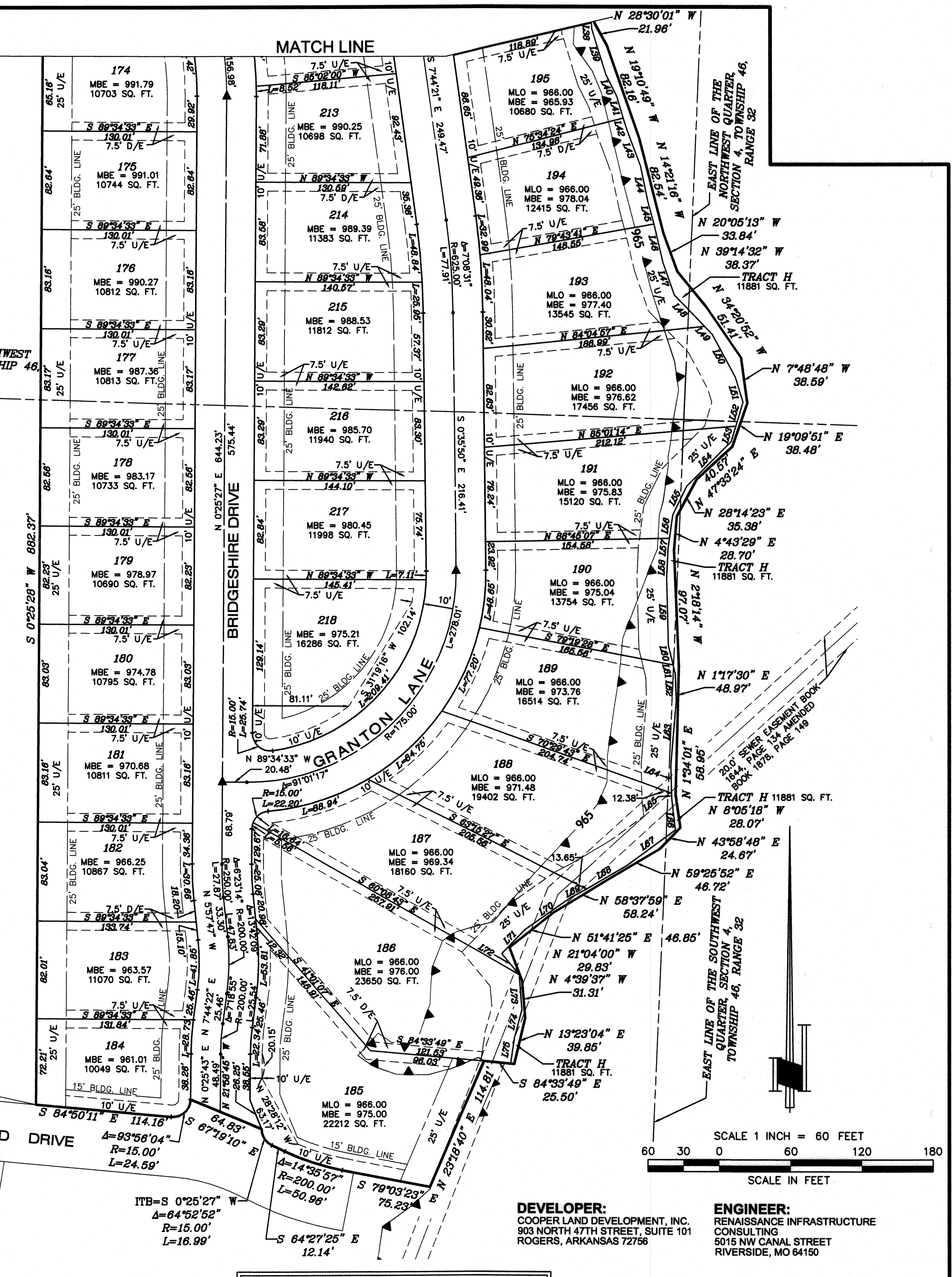


GOLF COURSE
UNPLATTED

SOUTH LINE OF THE NORTHWEST
QUARTER SECTION 4, TOWNSHIP 46,
RANGE 32

WESTBROOK AT CREEKMOOR
TWELFTH PLAT

WESTBROOK AT CREEKMOOR
NINTH PLAT



LINE	BEARING	LENGTH
L1	S27°16'59"E	26.52
L2	S23°36'45"W	29.85
L3	S5°58'53"W	9.96
L4	S49°17'39"W	24.40
L5	S7°04'11"W	9.78
L6	S81°30'01"E	31.52
L7	N78°54'52"E	31.40
L8	S80°46'20"E	35.45
L9	S67°37'42"E	39.28
L10	S56°20'24"E	3.52
L11	S56°20'24"E	33.91
L12	S49°08'44"E	25.87
L13	S32°58'04"E	36.65
L14	S28°30'16"E	8.94
L15	S17°58'27"E	28.91
L16	S15°27'02"E	24.93
L17	S9°23'24"E	25.80
L18	S9°23'24"E	2.98
L19	S19°37'46"E	35.78
L20	S30°29'19"E	34.71

LINE	BEARING	LENGTH
L21	S15°14'27"E	12.78
L22	S15°14'27"E	16.82
L23	S24°34'49"E	48.95
L24	S12°45'37"E	20.21
L25	S12°45'37"E	16.32
L26	S22°40'07"E	49.19
L27	S9°05'08"W	23.86
L28	S22°27'32"W	14.87
L29	S21°36'58"W	27.42
L30	S41°21'57"E	16.25
L31	S36°47'08"E	26.05
L32	S18°44'19"E	32.03
L33	S9°16'10"E	22.40
L34	S3°44'11"E	21.54
L35	S14°46'47"W	15.59
L36	S29°05'43"E	26.93
L37	S2°03'36"E	23.50
L38	S2°03'36"E	4.62
L39	S17°13'50"E	40.62
L40	S26°29'03"E	20.18

LINE	BEARING	LENGTH
L41	S16°58'17"E	18.86
L42	S16°58'17"E	10.17
L43	S20°32'53"E	32.49
L44	S11°51'20"E	30.89
L45	S15°05'56"E	19.38
L46	S13°06'18"E	32.81
L47	S19°14'01"E	29.04
L48	S43°53'00"E	36.87
L49	S44°37'24"E	9.30
L50	S28°05'29"E	40.83
L51	S17°15'11"E	21.91
L52	S18°57'06"W	20.84
L53	S18°57'06"W	13.73
L54	S45°00'29"W	52.88
L55	S26°09'26"W	26.83
L56	S7°52'18"W	19.87
L57	S7°52'18"W	8.64
L58	S2°48'32"E	25.12
L59	S1°32'06"E	58.11
L60	S13°25'44"E	16.91

LINE	BEARING	LENGTH
L61	S13°25'44"E	7.98
L62	S1°41'16"E	22.14
L63	S4°39'59"W	54.38
L64	S1°15'12"E	23.47
L65	S1°15'12"E	4.92
L66	S6°32'10"E	26.35
L67	S5°35'39"W	50.72
L68	S69°25'33"W	39.09
L69	S62°31'26"W	15.25
L70	S64°40'21"W	46.92
L71	S43°55'06"W	27.95
L72	S39°30'56"E	22.78
L73	S4°29'53"E	29.46
L74	S15°00'35"W	24.20
L75	S8°24'59"W	22.17

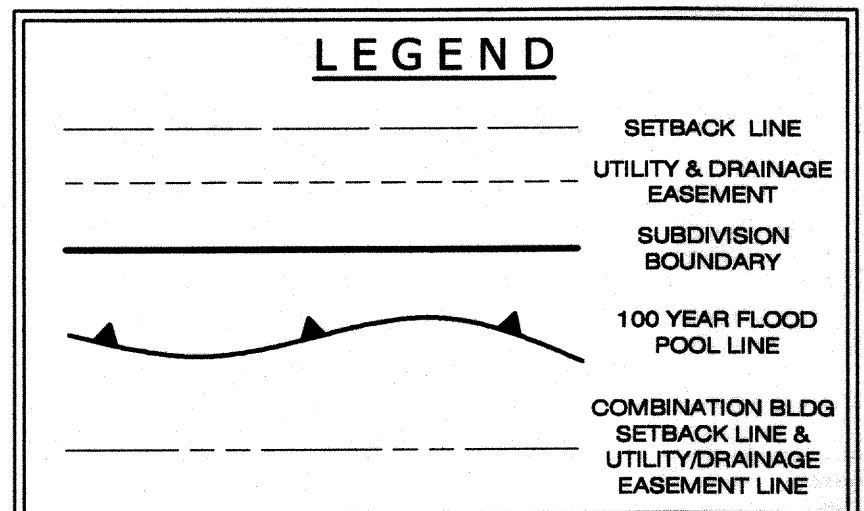
NOTES:

- 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 STAMPED "ASC MLS 76D KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED "*" ON THIS PLAT.

PERMANENT MONUMENTS:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC MLS 76D KLS 3" SET AT CORNERS MARKED "*" ON THIS PLAT.

CURB NOTCHES:
CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.
- 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 0.999885.
- 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 MAP NO. 29037C0029F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMR-F ON AUGUST 23, 2017, CASE NO. 17-07-1638A.
- THE ABBREVIATION "MBE" SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.
- THE ABBREVIATION "MLO" SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY 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.

ANDERSON
SURVEY COMPANY
203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64083
(816) 246-5050

