

Final Plat

Raymore Commerce Center, First Plat

A Replat of part of Tract A, Dean Avenue Extension ROW 1st Plat, a subdivision in the City of Raymore, Cass County, Missouri, together with an unplatted tract of land lying in the Northeast Quarter of Section 30, Township 46 North, Range 32 West, and in the Northwest Quarter of Section 29, Township 46 North, Range 32 West

Property Description

All that part of Tract A of Dean Avenue Extension ROW 1st Plat, a subdivision in the City of Raymore, Cass County Missouri, together with all that part of an unplatted tract of land lying in the Northwest Quarter of Section 29 and in the Northeast Quarter of Section 20, all in Township 46 North, Range 32 West, described by Patrick Ethan Ward, MO PLS-2005000071, of Olsson, LC-366, as follows:

BEGINNING at the Northwest corner of the Northwest Quarter of Section 29, Township 46 North, Range 32 West; thence South 87 degrees 03 minutes 19 seconds East, on the North line of said Northwest Quarter, and on the South line of Lot 2 of North Cass Plaza at the Good Ranch, First Plat, and on the North line of Tract A of Dean Avenue Extension ROW 1st Plat, both subdivisions in the City of Raymore, Cass County, Missouri, a distance of 1274.91 feet to the Northeast corner of said Tract A, said corner also lying on the West line of Dean Avenue right of way, as established in said Dean Avenue Extension ROW 1st Plat; thence South 20 degrees 24 minutes 52 seconds West, departing said North and South lines, on the East line of said Tract A and on the West line of said Dean Avenue right of way, a distance of 279.28 feet to a point of curvature; thence in a Southerly direction, continuing on said East and West lines and along a curve to the left, having a radius of 1940.00 feet, through a central angle of 20 degrees 46 minutes 09 seconds, an arc distance of 703.23 feet to a point on a non-tangent line; thence North 87 degrees 03 minutes 19 seconds West, departing said East and West lines, a distance of 526.34 feet to a point; thence South 68 degrees 53 minutes 58 seconds West a distance of 881.05 feet to a point on the East line of Interstate 49 right of way (formerly known as US Highway No. 71), as established in Book 513, Page 429, and as depicted on the Highway Plans for Project Number F-71-4(9); thence North 20 degrees 25 minutes 37 seconds West, on said East line, a distance of 291.32 feet to a point on a non-tangent curve; thence in a Northwesterly direction, continuing on said East line and along a curve to the right whose initial tangent bears North 20 degrees 01 minutes 35 seconds West, having a radius of 2739.79 feet, and arc distance of 81.07 feet, through a central angle of 1 degree 41 minutes 43 seconds to a point on a non-tangent line, said point also lying on the East line of Interstate 49 (formerly known as US Highway No. 71), as established in Book 3140, Page 32, and as depicted on the Highway Plans for Job Number J4P1709, dated 05/02/2008; thence North 71 degrees 40 minutes 08 seconds East, on said East line, a distance of 10.00 feet to a point on a non-tangent curve; thence in a Northerly direction, continuing on said East line and along a curve to the right whose initial tangent bears North 18 degrees 19 minutes 52 seconds West, having a radius of 2729.79 feet, an arc distance of 783.17 feet, through a central angle of 16 degrees 26 minutes 17 seconds to a point of tangency; thence North 01 degree 53 minutes 35 seconds West, continuing on said East line, a distance of 78.10 feet to a point; thence North 22 degrees 58 minutes 31 seconds East, continuing on said East line, a distance of 147.65 feet to the Southwest corner of said Lot 2, said corner also lying on the North line of said Northeast Quarter; thence South 86 degrees 38 minutes 40 seconds East, departing said East line, on the South line of said Lot 2 and on said North line, a distance of 495.26 feet, to the POINT OF BEGINNING, containing 1,748,772 Square Feet or 40.1463 Acres, more or less.

Plat Dedication

The undersigned proprietor 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 "Raymore Commerce Center, First Plat".

Easement Dedication

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, including, but not limited to, underground pipes, services pedestals, any or all of them upon, over, under and along the strips of land designated "Water Easement" or "W/E", provided that the easement granted herein is subject to any and all existing easements. The use thereof shall be limited to that purpose only. Said easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid use 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 Raymore, Cass County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of 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 written approval of the Public Works Director.

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this 18 day of January 2020.

OWNER OF Lot 1: KCI Raymore Industrial Land, LLC, a Missouri limited liability company

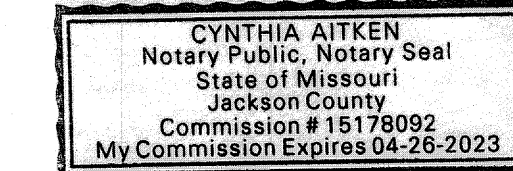
David Harrison, Manager

STATE OF MISSOURI )
COUNTY OF JACKSON )

BE IT REMEMBERED, That on this 18 day of January 2020, before me came David Harrison, Manager of KCI Raymore Industrial Land, LLC, a Missouri limited liability company, to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same, in testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary: Cynthia Aitken, My appointment expires: 4-26-2023



Planning and Zoning Commission

This plat of "Raymore Commerce Center, First Plat" addition has been submitted to and approved by the Raymore Planning and Zoning Commission this 1st day of DECEMBER, 2020.

Secretary

City Council

This plat of "Raymore Commerce Center, First Plat" 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. 1920-071, duly passed and approved by the Mayor of Raymore, Missouri, on the 21st day of DECEMBER, 2020.



ATTEST: City Clerk

Attest: Kristofer P. Jundak, Mayor; City Engineer

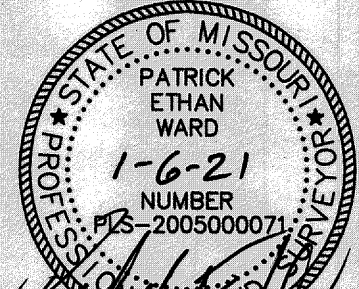
Entered on transfer record this 23 day of January 2020.

Deputy County Recorder of Deeds

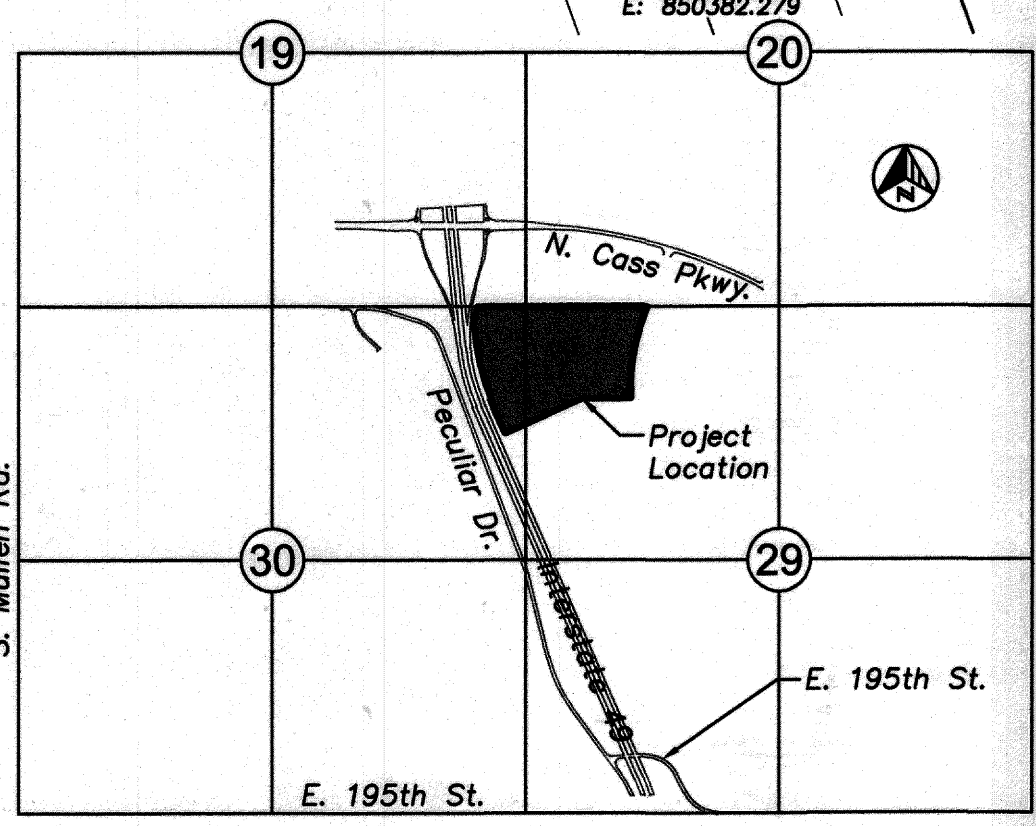
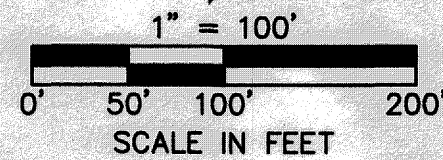
Area Summary Table with columns for Lot, Area, and Acres. Lot 1: 1,748,772 S.F., 40.1463 Ac. Total: 1,748,772 S.F., 40.1463 Ac. Replatted Area: 19,648 S.F., 0.4511 Ac.

Certification:

I hereby certify that the within Plat of "Raymore Commerce Center, First Plat", a subdivision, is based on an actual survey made by me or under my direct supervision and that 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 in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Cass County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



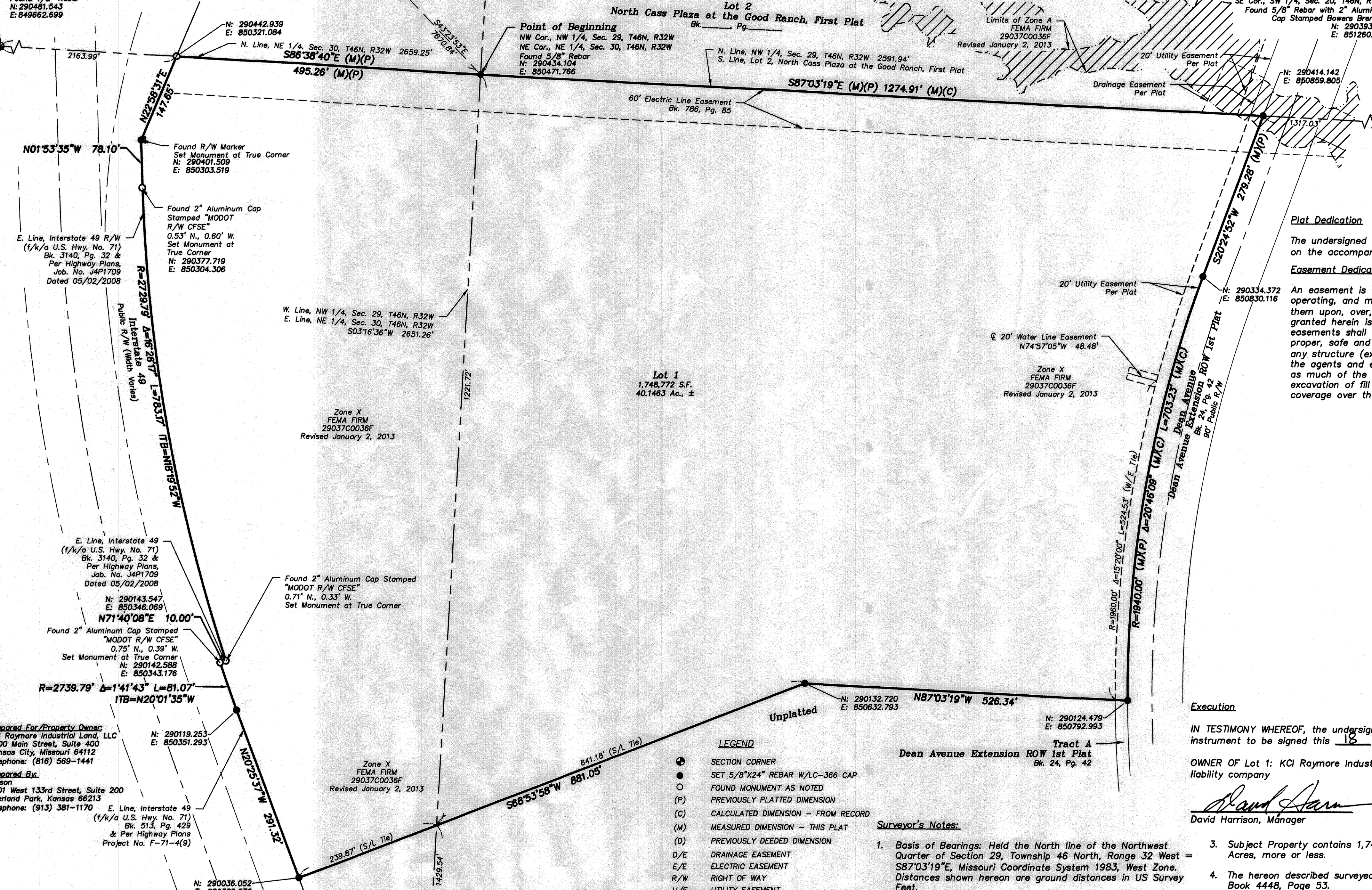
By: Patrick Ethan Ward, MO PLS No. 2005000071, Olsson, LC-366, paward@olsson.com



VICINITY MAP Scale: 1" = 2000'

Recorded In Cass County, Missouri. Recording Date/Time: 01/28/2021 at 10:22:30 AM. Book: 24 Page: 68.

Recorder of Deeds, Mike Madsker, KC Metro Control Monument CA-25. Published Coordinates (2003 Adjustment): N: 292132.789m (958438.992) E: 848985.647m (2784986.710) 1 meter = 1200/3937 US Survey Feet. Local Coordinates Derived from MCOOT VRS Network: N: 958438.935 (292132.872m) E: 2784986.325 (848985.530m) CAP: 0.9999959



Olsson logo and vertical text on the right margin: 7301 West 133rd Street, Suite 200, Overland Park, KS 66213-4750, TEL: 913.361.1170, www.olsson.com. Includes a REVISIONS table and SHEET 1 of 1.