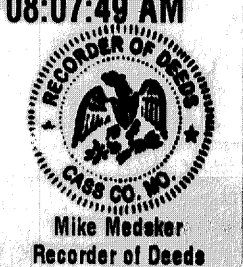
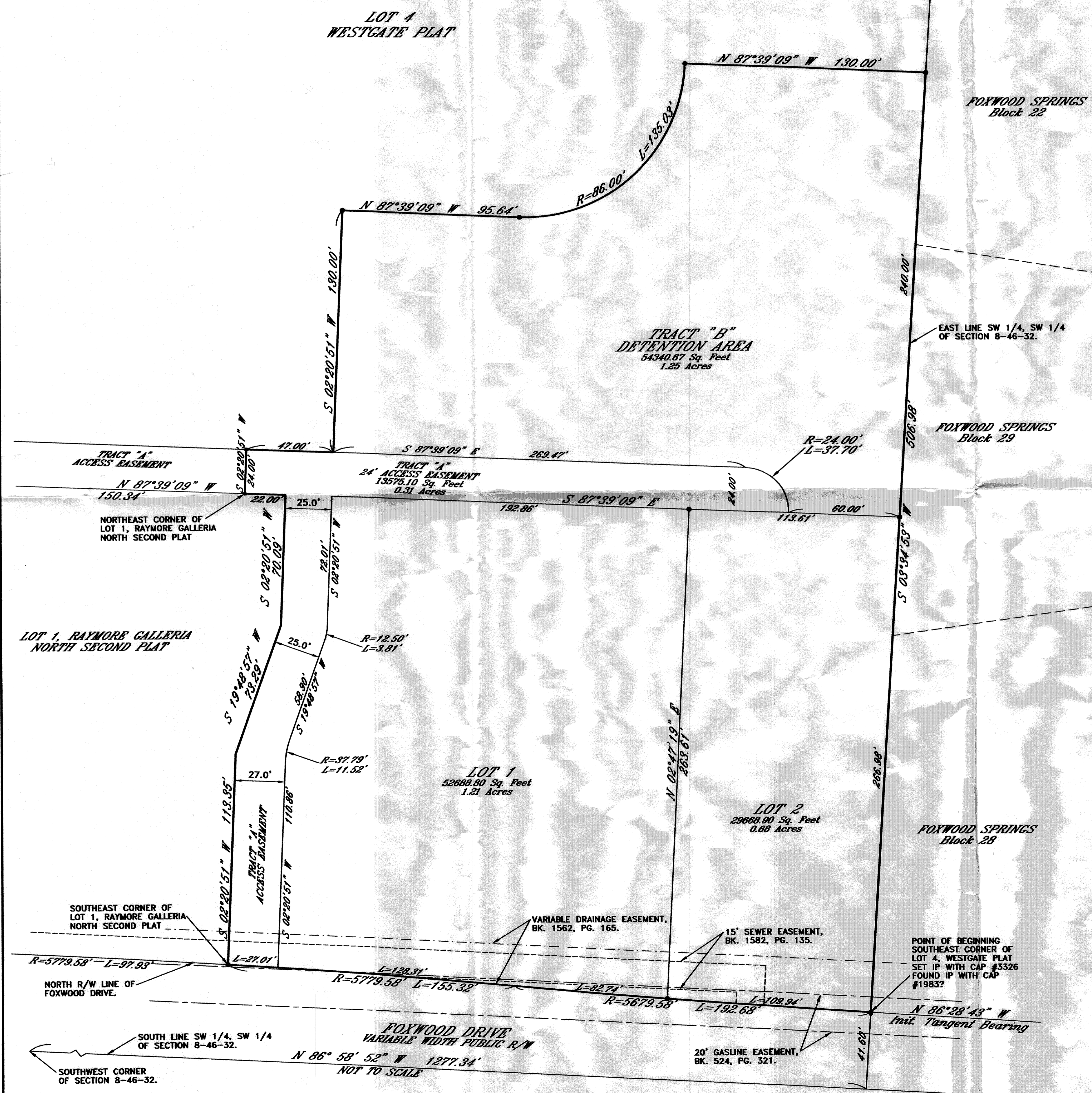


MINOR PLAT
Raymore Galleria North Third Plat
A REPLAT OF PART OF LOT 4,
WESTGATE PLAT
 A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER
 OF SECTION 08, TOWNSHIP 46 NORTH, RANGE 32 WEST
 RAYMORE, CASS COUNTY, MISSOURI

Recorded in Cass County, Missouri
 Recording Date/Time: 01/07/2021 at 08:07:49 AM
 Book: 24 Page: 65
 Tract #: 881487
 Type: PLAT
 Page: 1
 Fee: \$69.00 & 20210000354

 Miss Wheeler
 Recorder of Deeds



LEGAL DESCRIPTION: A tract of land in the Southwest Quarter, of the Southwest Quarter, of Section 08, Township 46 North, Range 32 West, of the Fifth Principal Meridian, being in the City of Raymore, Cass County, Missouri, being a part of Lot 4, of Westgate Plat, a subdivision recorded in Plat Book 24, at Page 33, more particularly described as follows:
 Beginning at the Southeast corner of said Lot 4, Westgate Plat; thence Westerly along the South line of said Lot 4, also being the North right-of-way line of Foxwood Drive, as now established, on a curve to the right having an initial Tangent Bearing of N 86° 28' 43" W, a Radius of 5679.58 feet, for an Arc Length of 192.68 feet; thence on a curve to the left, Tangent to the previous curve, having a Radius of 5779.58 feet, for an Arc Length of 155.32 feet to the Southeast corner of Raymore Galleria North - Second Plat, a subdivision recorded in Plat Book 21 at Page 69 also being on the West line of said Lot 4, Westgate Plat; thence North 02° 20' 51" East, along the West line of said Lot 4, a distance of 113.35 feet; thence North 19° 48' 57" East, along the West line of said Lot 4, a distance of 73.29 feet; thence North 02° 20' 51" East, along the West line of said Lot 4, a distance of 70.09 feet; thence North 87° 39' 09" West, along the South line of said Lot 4, a distance of 22.00 feet, said point being the Northeast corner of said Lot 1, Raymore Galleria North, Second Plat; thence North 02° 20' 51" East, a distance of 24.00 feet to the Northeast corner of Tract "A" in said Raymore Galleria North - Second Plat; thence S 87° 39' 09" E, a distance of 47.00 feet; thence N 02° 20' 21" E, a distance of 130.00 feet; thence S 87° 39' 09" E, a distance of 95.64 feet; thence on a curve to the left, tangent to the last course, having a radius of 86.00 feet, for an arc length of 135.03 feet; thence S 87° 39' 09" E, a distance of 130.00 feet to a point on the East line of said Lot 4, Westgate Plat and being on the East line of the Southwest Quarter of said Southwest Quarter, also being a point on the West line of Foxwood Springs Plat No. 5, a subdivision recorded in Plat Book 8, at Page 75; thence South 03° 34' 53" West, along said East line of the Southwest Quarter of the Southwest Quarter, and along the East line of said Lot 4, Westgate Plat, a distance of 506.98 feet to the North right-of-way line of Foxwood Drive, as now established and being the Point of Beginning. Containing 150,273.46 square feet or 3.45 acres, more or less.

DEDICATION: the undersigned proprietor(s) of the real estate described herein have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as "Raymore Galleria North Third Plat", it shall be sufficient description of each Lot platted herein to be designated by the number which appears on each lot followed by the words "Raymore Galleria North Third Plat".

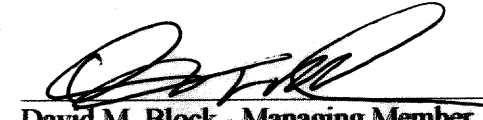
EASEMENT DEDICATION: an easement is hereby granted to Raymore, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (UE). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above 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 uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences; with the exception of drainage easements (DE) where no fences shall be erected) nor shall there be any obstruction to interfere with the agents and employees of Raymore, 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 easements. 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 director of public works, as to all easements dedicated to the city.

DRAINAGE EASEMENT MAINTENANCE: Areas designated as Drainage Easements shall be maintained by the property owner.

STREETS: Streets shown on this plat and not heretofore dedicated for public use as street right-of-way, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

IN TESTIMONY WHEREOF: The undersigned owner(s) have subscribed their names on this 22ND day of December, 2020.


 David M. Block - Managing Member
 North Raymore 58 Equity Partners, LLC
 STATE OF MISSOURI)
) SS
 COUNTY OF CASS)

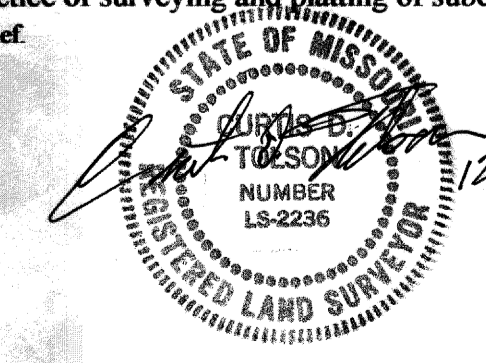
BASIS OF BEARING:
 Coordinates shown are NAD83 Missouri West Zone (U.S. Survey Feet)
 derived from Metro Control Station CA-24.
 Combined Grid Factor= 0.9998936
 Reciprocal= 1.0001064
 Published State Plane Coordinates (U.S. Survey Feet)
 Northing= 963442.7047
 Easting= 2790203.5539
 Elevation= 1100.06

TITLE COMMITMENT:
 No commitment was provided for this survey.

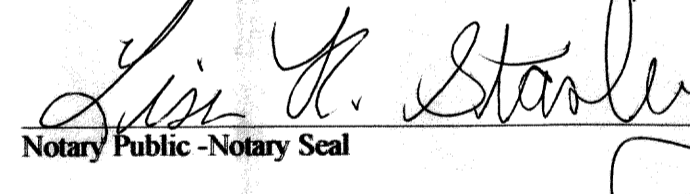
FLOOD STATEMENT:
 By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone Designations "X" (Areas determined to be outside the 0.2% annual chance floodplain) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 29037C0028F, with a date of identification of January 2, 2013, for Raytown, MO, which is the current Flood Insurance Rate Map for said community.

- - Monumentation Found as Noted
- - 5/8" Rebar w/ Cap Set
- - Monument in Monument Box

I, Curtis D. Tolson, do hereby certify that the above subdivision plat is based on an actual field survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Boundary Surveys as adopted by the Missouri Department of Agriculture Land Survey Program, and Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects. 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.



Be it remembered that on this 22ND day of December, 2020 before me, a notary public in and for said County and State, came David M. Block, managing member of North Raymore 58 Equity Partners, 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 Notary seal the day and year above written.

My commission expires: 11-16-2024

 Lisa R. Stanley
 Notary Public - Notary Seal

LISA R. STANLEY
 Notary Public, Notary Seal
 State of Missouri
 Jackson County
 Commission #12402622
 My Commission Expires 11-16-2024

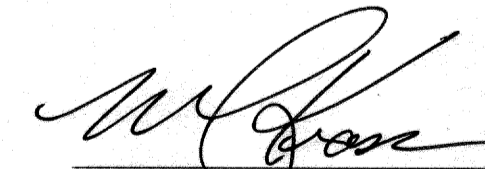
CITY PLANNING AND ZONING COMMISSION:
 This plat of "Raymore Galleria North Third Plat" addition has been submitted to and approved by the Raymore Planning and Zoning Commission this 1st day of December, 2020.

SECRETARY: Jim Petermann

CITY COUNCIL:
 This plat of "Raymore Galleria North Third Plat", 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. 2020-073, duly passed and approved by the mayor of Raymore, Missouri on the 21 day of December, 2020.


 Kristofer Turnbow
 MAYOR


 Erica Hill
 CITY CLERK


 Michael E. Krass, P.E.
 CITY ENGINEER



RAYMORE GALLERIA NORTH THIRD PLAT
 KENTUCKY ROAD AND HWY 58, RAYMORE, MO
 SUBDIVISION PLAT
VIKING SURVEYS

SURVEY ORDERED BY:
 North Raymore 58 Equity Partners, LLC

SURVEY PERFORMED BY:
 Curtis Tolson, KS 908, MO 2236
 DBA Viking Surveys
 P.O. Box 13324
 Overland Park, KS 66282
 (913) 492-6179
 Curtis@vikingsurveys.com