

MINOR SUBDIVISION
STEGMAIER ACRES
 LOTS 3 - 5

THIS IS A RE-PLAT OF ALL OF LOT 2, STEGMAIER ACRES,
 IN THE SW 1/4 OF
 SECTION 3 - TOWNSHIP 46 - RANGE 32
 RAYMORE, CASS COUNTY, MISSOURI

PROPERTY DESCRIPTION:
 CONTAINING 1,394,307 SQUARE FEET OR 32.0089 ACRES.
 ALL OF LOT 2, STEGMAIER ACRES, A SUBDIVISION, IN RAYMORE,
 CASS COUNTY, MISSOURI.

DEDICATION:
 THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED IN THIS PLAT HAVE CAUSED THE SAME TO BE
 SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS:

STEGMAIER ACRES - LOTS 3 - 5

STREETS: ALL THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE
 HEREBY SO DEDICATED.

EASEMENTS: NO NEW EASEMENTS ARE GRANTED BY THIS PLAT.
BUILDING SET BACK LINE: BUILDING LINE(S) OR SET BACK LINE(S) ARE HEREBY ESTABLISHED AS SHOWN AND
 DESIGNATED ON THIS PLAT AS "B/L". NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE
 AND THE STREET RIGHT-OF-WAY LINE.

IN TESTIMONY WHEREOF: WILLIAM AND PAMELA HATCHER FAMILY TRUST DATED JANUARY 15, 2001, HAS
 CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20____.

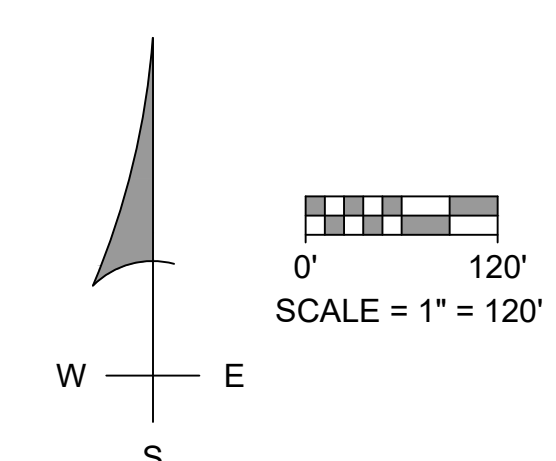
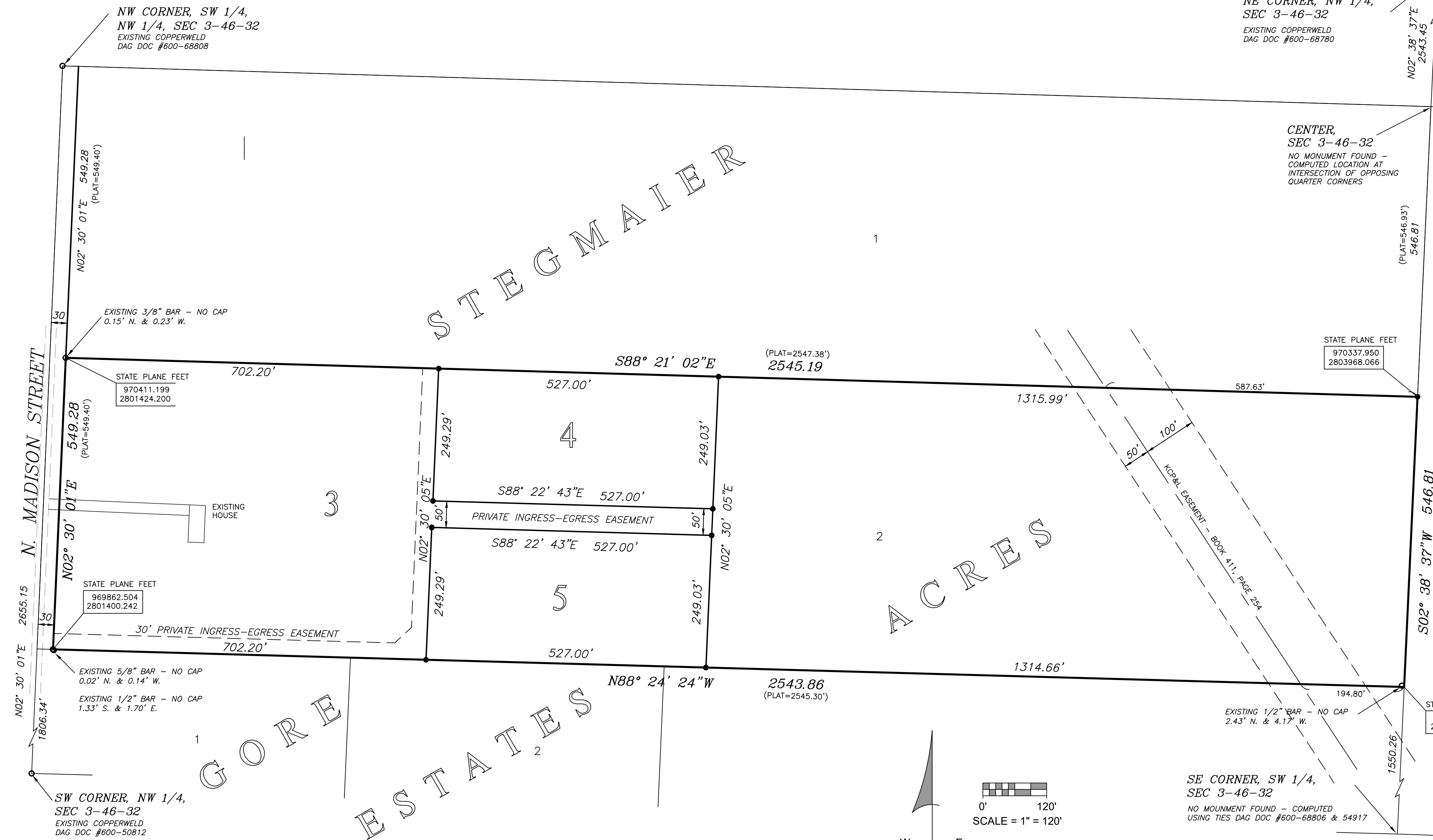
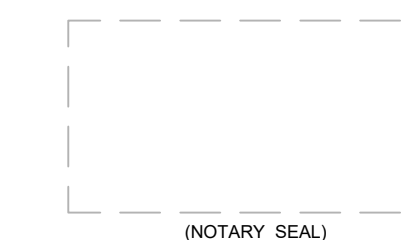
WILLIAM HATCHER, TRUSTEE PAMELA HATCHER, TRUSTEE

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS
 COUNTY OF JACKSON)
 ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY
 APPEARED WILLIAM HATCHER AND PAMELA HATCHER BOTH BEING KNOWN BY ME TO BE THE PERSONS DESCRIBED
 HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT
 THEY ARE THE TRUSTEES OF THE WILLIAM AND PAMELA HATCHER FAMILY TRUST DATED JANUARY 15, 2001, AND THAT
 THIS INSTRUMENT WAS EXECUTED AS THE FREE ACT AND DEED OF SAID TRUST.

IN TESTIMONY THEREOF:
 I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC



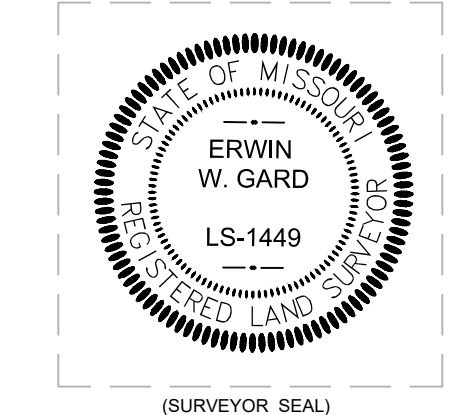
- SURVEY NOTES:**
- SEMI-PERMANENT MONUMENTATION:
 SET 1/2" BAR WITH CAP STAMPED "E.W.GARD PLS-1449" AT CORNERS MARKED "•".
 - THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983,
 WEST ZONE, BY GPS OBSERVATIONS USING THE MODOT GPS NETWORK. GRID FACTOR EQUALS 0.9998959.
 - THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM THE PLATS OF STEGMAIER ACRES.
 - THE EASEMENT SHOWN HEREON IS FROM THE PLAT AND A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO
 DISCLOSE OTHER EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY. THIS SURVEYOR ACCEPTS NO LIABILITY
 SHOULD THERE BE ANY EASEMENTS UPON THE SUBJECT PROPERTY THAT AFFECT THE USABILITY OF THIS PROPERTY.
 - THIS SURVEY AND PLAT MEETS OR EXCEEDS THE STANDARDS FOR URBAN CLASS PROPERTY AS DEFINED BY THE
 CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 29037 C 0029 F
 HAVING AN EFFECTIVE DATE OF JANUARY 02, 2013. LANDS LOCATED IN ZONE "X" ARE THOSE AREAS DETERMINED TO BE
 SUBJECT TO MINIMAL FLOODING.
 - THE "CERTIFICATION" STATEMENT USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE
 DATA SHOWN ON THIS PLAT AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL
 KNOWLEDGE AND BELIEF, WE PERFORMED A SURVEY OF THE
 PROPERTY DESCRIBED HEREIN AND PREPARED THIS DRAWING IN
 ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR
 PROPERTY BOUNDARY SURVEYS" AS JOINTLY ADOPTED BY THE
 MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS,
 PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND
 THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY
 PROGRAM.

Erwin W. Gard
 ERWIN W. GARD, PLS-1449

9/27/21
 DATE



CITY OF RAYMORE APPROVALS:

THIS PLAT OF "STEGMAIER ACRES - LOTS 3 - 5" A REPLAT OF LOT 2
 STEGMAIER ACRES HAS BEEN SUBMITTED AND APPROVED BY THE
 RAYMORE PLANNING AND ZONING COMMISSION THE _____ DAY OF
 _____, 2021.

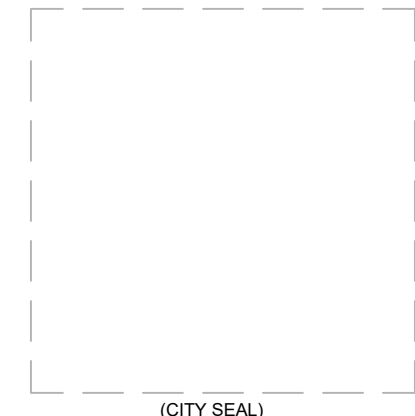
SECRETARY _____ DATE _____

THIS PLAT OF "STEGMAIER ACRES - LOTS 3 - 5" A REPLAT OF LOT 2
 STEGMAIER ACRES INCLUDING EASEMENTS AND RIGHTS-OF-WAY
 ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED AND
 APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO
 _____ DULY PASSED AND APPROVED BY THE
 MAYOR OF RAYMORE, MISSOURI, ON THIS _____ DAY OF
 _____, 2021.

MAYOR _____ DATE _____

CITY CLERK _____

CITY ENGINEER _____



COUNTY OF CASS:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF
 _____, 2021.

DEPUTY COUNTY RECORDER OF DEEDS _____

GARD HORIZON LLC
 LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
 REAL ESTATE : LARGE FORMAT SCANS & PRINTS

1040 SW Luttrell, Suite E2
 Blue Springs, Missouri 64015
 Phone: 816-295-5951
 Web: gardhorizon.com

Erwin W. Gard, Owner
 Professional Surveyor & Realtor
 Cell: 816-853-4559
 Email: erwin@gardhorizon.com

JOB NO.: 1167-2101
 CAD Drawings/Subdivision
 DRAWN BY: E. GARD
 SUB FOLDER: S

FIELD BK-PG 42-56 & GPS
 MASTER FOLDER: CAD Drawings/Subdivision
 FILE NAME: Stegmaier Acres Master.dwg

WILLIAM AND PAMELA HATCHER FAMILY
 TRUST DATED JANUARY 15, 2001
 1403 N. MADISON STREET
 RAYMORE, MISSOURI 64083

SHEET 1 OF 1