EASTBROOKE AT CREEKMOOR-THIRD PLAT

LOTS 76 THROUGH 119, AND TRACTS G & H

A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI SECTION 4. TOWNSHIP 46 N. RANGE 32 W

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:

"EASTBROOKE AT CREEKMOOR - THIRD PLAT - LOTS 76 THROUGH 119 AND TRACTS G & H "

COVENANTS AND RESTRICTIONS:

AT 1:44 OCICCR 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 ("DOR") WITH PROTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1 AND FORMING A PART OF SAID DOR ("PORTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1 AND FORMING A PART OF SAID DOR ("PORTECTIVE COVENANTS WERE AMENDED BY THAT AMENDMENT TO PROTECTIVE COVENANTS FOR CREEKMOOR, A PLANNED UNIT DEVELOPMENT, CASS COUNTY, MISSOURI ("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 0167 AT FILE NUMBER 369902 IN THE OFFICE OF THE RECORDED 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 A JUGGIST 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, PROTECTIVE COVENANTS AMENDMENT AND FIRST AMENDMENT AND FIRST AMENDMENT TO DCR ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE ("DECLARATION"). THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF THE DECLARATION AFORESAID (THE "SUPPLEMENTAL DECLARATION AND THE SUPPLEMENTAL DE

REON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED.

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, WRES, 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, LUPON, AND ALTO RAND ALONG AND UTILINED AND DICTOR SEARCH TO THE PROPERTY OR TOLE", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE MODULE ASSEMENT'S SHALL BE KEPT FREE FROM ANY AND ALL OSSTRUCTION WHICH WOULD INTERFER WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SECRIFICALLY THERE SHALL NOT BE BUILT HEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS), PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OSSTRUCTION TO REFERRE WITH THE AGENTS AND EMPLOYEES OF THE CITY OF BRAYMORE MISSOURTS BY AND THE RESEMBNT IN SECSIONAL PROPERTY BY THE RESEMBNT HEREON OR SECRIFICALLY THERE SHALL AND ITS PERMACHISED LITTLE THE POW COMES AGES MAND FIND SERVICION TO PREPARE WE RESPONSED. EMPLOYEES OF THE CITY OF RAYMORE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID FASEMENT IN EXERCISING THE RIGHTS GRANTED BY THE FASEMENT, NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL BEDICE OR INCREASE 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 UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID, UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A FIVE (6) FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEUTH THE

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.

THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACTS A, B AND C) 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 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 DECLARATION AFORESAID.

RESERVED PROPERTIES:

RESERVED PROPERTIES REFLECTED UPON THIS PLAT, IF ANY, ARE NOT A PART OF THIS PLAT OR 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 IN ACCORDANCE WITH APPLICABLE CITY CODES, ORDINANCES AND THE DEVELOPMENT AGREEMENT FOR EASTBROOKE AT CREEKMOOR THIRD PLAT, LOTS 76 THROUGH 119 AND TRACTS G & H, BETWEEN COOPER LAND DEVELOPMENT, INC. AND CITY OF RAYMORE DATED AUGUST 25, 2021, WHEN:

- (a) 68% 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.

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 AFORESAD 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.

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

IN CONNECTION THEREWITH THE APPLICABLE LOT OWNER (" OWNER") OR BUILDER MUST, AT SUCH OWNER'S OR BUILDER'S 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 WRING; 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.

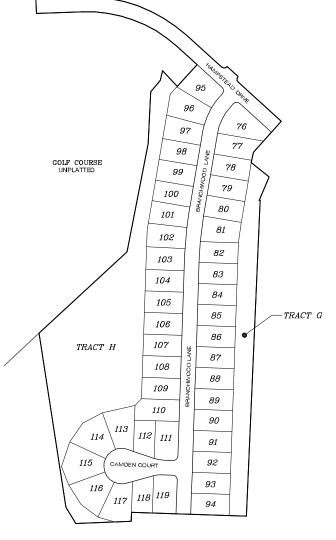
THE OWNER UPON WHOSE LOT THE GRINDER SYSTEM IS INSTALLED WILL OWN THE GRINDER SYSTEM, ONCE INSTALLED, AND AS INSTALLED SUCH GRINDER SYSTEMS SHALL NOT

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 SYSTEM'S 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 OWNER'S INDIVIDUAL RESPONSIBILITY AND SOLE EXPENSE, SUCH OWNERS FAILURE TO REIMBURSE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR LIENS UPON THE RIGHT OF FILE ALL LIEN OF 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

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 ONLOT GRINDER SYST

NOTE: NONE OF THE LOTS ON THIS PLAT IS TO BE SERVED BY A LOW PRESSURE GRINDER SYSTEM. THE LOTS ON THIS PLAT SHALL BE SERVED BY GRAVITY FLOW METHOD OF SEWAGE COLLECTION AND TRANSMISSION.





CITY OF RAYMORE, MISSOURI:

CITY COUNCIL

THIS PLAT OF "EASTBROOKE AT CREEKMOOR - THIRD PLAT - LOTS 76 THROUGH 119 AND TRACTS G & H " INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE DEPT OF AND APPROVED BY THE MAYOR DEPT OF THE MAYOR DEP DULY PASSED AND APPROVED BY THE MAYOR OF ____DAY OF RAYMORE, MISSOURI ON THE

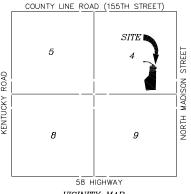
CITY ENGINEER

CITY PLANNING COMMISSION:

THIS PLAT OF "EASTBROOKE AT CREEKMOOR - THIRD PLAT - LOTS 76 THROUGH 119 AND TRACTS G & H " HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS DAY OF

SECRETARY

KRISTOFER P. TURNIBOW, MAYOR CITY CLERK



VICINITY MAP SECTIONS 4, 5, 8 & 9, TOWNSHIP 46 N, RANGE 32 W

PROPERTY DESCRIPTION, EASTBROOKE AT CREEKMOOR - THIRD PLAT - LOTS 76 THROUGH 119 AND TRACTS G & H: ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND THE SOUTHEAST CORNER OF EASTBROOKE AT CREEKMOOR 1ST PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 88°0253" WEST, ALONG THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID STATE; THENCE NORTH 88°0253" WEST, ALONG THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID STATE; THENCE NORTH 88°0253" WEST, ALONG THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID STATE, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 1267.60" TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID STATE, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 1267.60" TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 1257.60 TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING OF THE PART TO BE DESCRIBED HEREIN. THENCE SOUTH 2°29/4° WEST, A LONG THE BAST LINE OF SAID SOUTHWEST QUARTER QUARTER, A DISTANCE OF 1,089,56 FEET; THENCE NORTH 8°30° 19° WEST, A DISTANCE OF 380.0 FEET; THENCE SOUTH 1°243° WEST, A DISTANCE OF 30.18 FEET; THENCE SOUTH 8°26° 19° WEST, A DISTANCE OF 18°,12 FEET TO A POINT ON THE WESTERLY LINE OF A 20 FOOT WIDE SEWER BASEMENT RECORDED IN BOOK 1226 AT PAGE 9; THENCE NORTH 8' 10° 99.45" WEST, THIS AND THE FOLLOWING COURSE ALONG SAID WESTERLY EASEMENT LINE, A DISTANCE OF 68.32 FEET; THENCE NORTH 8' 24°59° WEST, A DISTANCE OF 599.55 FEET; THENCE NORTH 4" 1216° EAST, A DISTANCE OF 40.43 FEET; THENCE NORTH 4" 1216° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 4" 1216° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 4" 1216° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 4" 1216° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 4" 1216° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 40° 28'00° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 40° 28'00° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 40° 28'00° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 40° 28'00° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 40° 28'00° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 40° 28'00° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 40° 28'00° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 40° 28'00° EAST, A DISTANCE OF 160.43 FEET; THENCE NORTH 40° 28' 28' EET, A CENTRAL ANGLE OF 44' 344' 340 AN ARC DISTANCE OF 160.40 FEET; THENCE NORTH 40° 28' EET, A CENTRAL ANGLE OF 44' 344' 340 AN ARC DISTANCE OF 160.60 FEET; THENCE NORTH 40° 28' 28' EET, A CENTRAL ANGLE OF 44' 344' 340 AN ARC DISTANCE OF 160.60 FEET; THENCE NORTH 40° 28' 28' EET, A CENTRAL ANGLE OF 40° 28' EET, A CENTRAL ANGLE OF 40° 28' EET, THENCE NORTH 40° 28' 28' EET, A CENTRAL ANGLE OF 40° 28' EET, THENCE NORTH 40° 28' 28' EET, A CENTRAL ANGLE OF 40° 20° 20° 20 OF 21.99 FEET: THENCE SOUTH 47°47'18" EAST, A DISTANCE OF 196.22 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID EASTBROOKE 2ND PLAT: OF 21-99 FEET; THENCE SOUTH 42"1242" WEST, THIS AND SUBSEQUENT COURSES FOLLOWING THE WESTERLY BOUNDARY OF SAID EASTBROOKE 2ND PLAT; THENCE SOUTH 42"1242" WEST, THIS AND SUBSEQUENT COURSES FOLLOWING THE EXTERIOR BOUNDARY OF SAID 2ND PLAT, A DISTANCE OF 141.25 FEET; THENCE SOUTH 11"17"43" WEST, A DISTANCE OF 36.09 FEET; THENCE SOUTH 51"19"07" EAST, A DISTANCE OF 77.27 FEET; THENCE SOUTH 23"1440" WEST, A DISTANCE OF 85.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER QUARTER AND THE MOST SOUTHWESTERLY CORNER OF SAID 2ND PLAT; THENCE SOUTH 18"02"52" BEST, ALONG THE SOUTH HUS OF SAID NORTHWEST QUARTER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 3.34 FEET TO THE POINT OF BEGINNING. CONTAINING 847,564 SQUARE FEET OR 19.457 ACRES, MORE OR LESS.

IN WITNESS THEREOF:

COOPER LAND DEVELOPMENT, INC., AN ARKANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF COOPER LAND DEVELOPMENT, INC. BY: JODY LATHAM

NOTARY CERTIFICATION:

STATE OF ARKANSAS

BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JODY LATHAM, TO ME KNOWN TO BE ON THIS DAY OF _____ AD__, BEFORE ME, THE UNDERSIGNED NOTARY POBLIC, PERSONALLY APPEARED JUDY LATHAW, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TOTAL AREA STREETS OTAL

LENGTH OF RECORDED STREETS

50' RIGHT OF WAY WIDTH 2638.0 LINEAL FEET

ENGINEER: QUIST ENGINEERING INC. 821 NE COLUMBUS STREET LEE'S SUMMIT, MISSOURI 64063

SURVEYOR'S CERTIFICATION:

HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LIAND SURVEYORS AND LANDSCAPE ARCHITECTS AND I FURTHER CERTIFY THAT I HAVE COMPUEED WITH ALL STATUTES, ORDINANCES, AND REQULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE DEPOSEDED. REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SHEET 1 OF 2



PHILIP J. HENEHAN PLS 2079

