

RESERVED PROPERTY:
UNPLATTED AND RESERVED FOR
POSSIBLE FUTURE DEVELOPMENT

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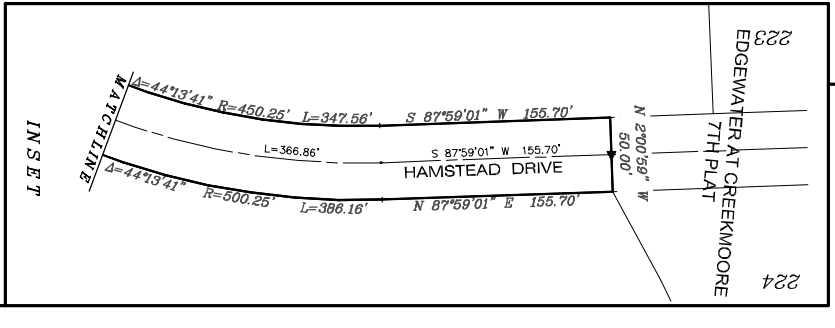
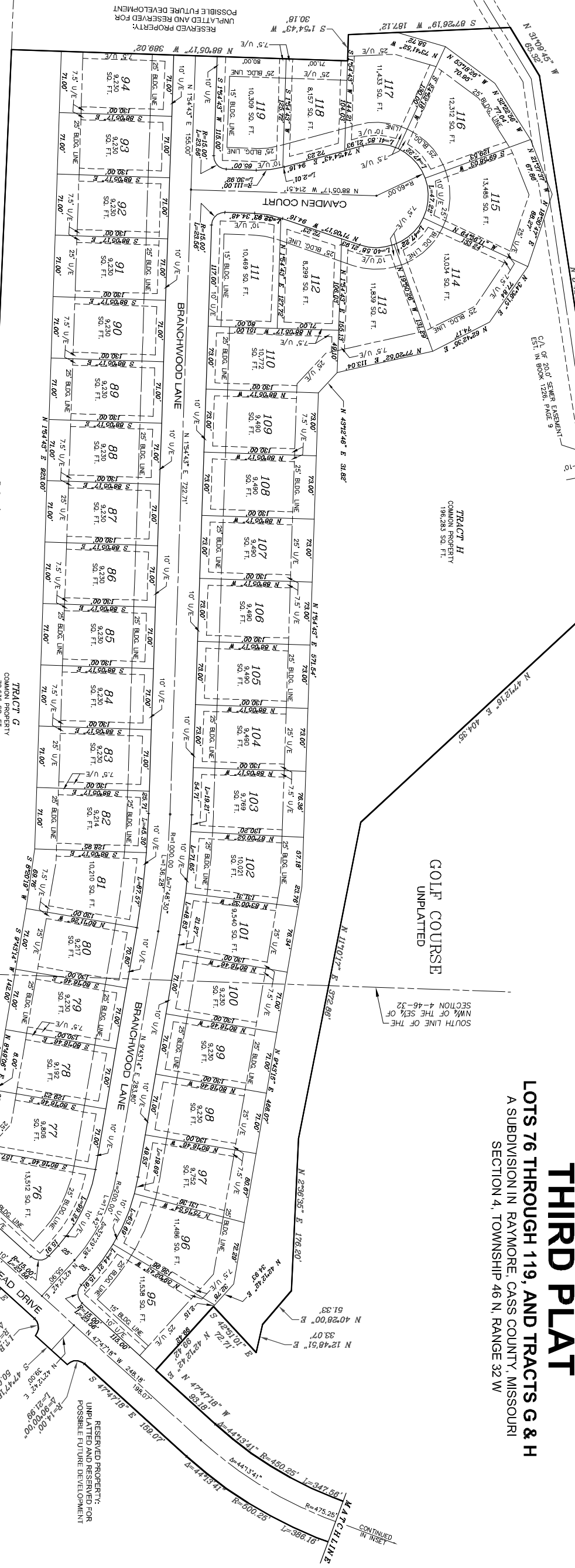
TRACT H
COMMON PROPERTY
198,283 SQ. FT.

GOLF COURSE
UNPLATTED

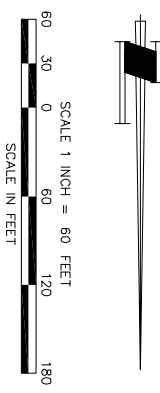
LOTS 76 THROUGH 119, AND TRACTS G & H
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W

EASTBROOKE AT CREEKMOOR THIRD PLAT

FINAL PLAT



LEGEND	
	SETBACK LINE
	UTILITY & DRAINAGE EASEMENT
	SUBDIVISION BOUNDARY
	ROAD ROW
	COMBINATION BLDG SETBACK LINE & UTILITY/DRAINAGE EASEMENT LINE



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:
SEMPERMANENT MONUMENTS:
* ON THIS PLAT:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC MLS 76D KLS 3" SET AT CORNERS 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 NOTICES:
CURBS ARE NOTICED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.

2. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AT JACKSON COUNTY CONTROL MONUMENT 44-76 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9989896.
3. 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 MAPS NO. 2803X0202F, REVISED JANUARY 2, 2013 AND NO. 2803X0202F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOW-FLOOD ON AUGUST 23, 2017, CASE NO. 17-01-4639A.

SURVEYOR'S CERTIFICATION:
I 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 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.

POINT OF BEGINNING:
NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, FOUND COPPERWELD MONUMENT

POINT OF COMMENCING:
NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, FOUND COPPERWELD MONUMENT

4-46-32
20-03-41976-1Y
Eastbrooke 3rd Plat/dwg
Sheet 2

ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEWIS SUMMIT, MISSOURI 64064
PHILIP J. NEMENAN PLS 2079

MISSOURI STATE CERTIFICATE
OF AUTHORITY, 000076