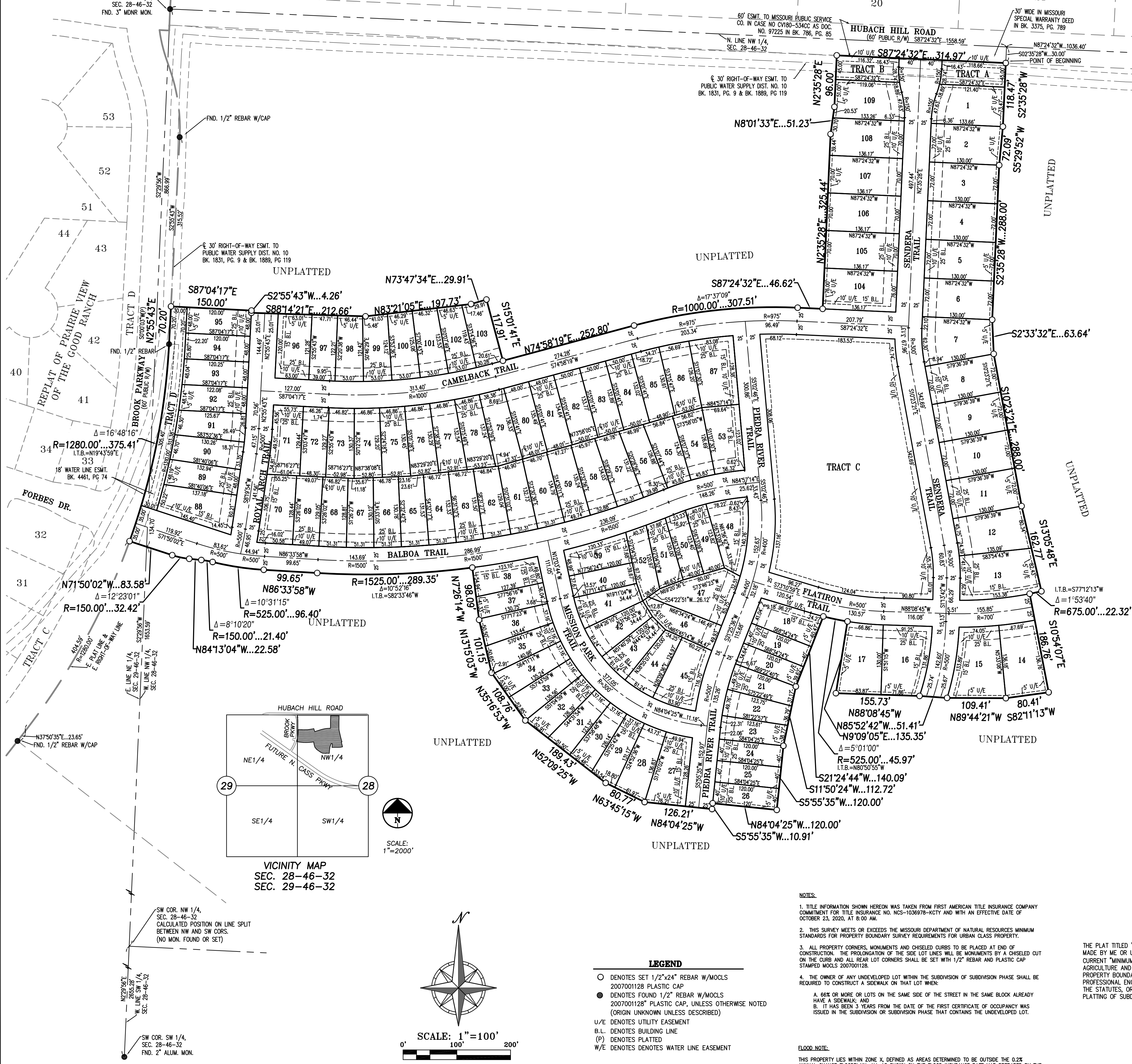


FINAL PLAT OF  
**SENDERA, FIRST PLAT**  
PART OF NORTHEAST QUARTER OF SECTION 29 AND PART  
OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE  
32 WEST IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



PARCEL	AREA (S.F.)	AREA (AC)	PARCEL	AREA (S.F.)	AREA (AC)
TRACT B	5260.37	0.1208	53	7816.03	0.1794
TRACT A	5365.56	0.1232	54	6415.63	0.1473
TRACT D	11387.90	0.2614	55	6420.99	0.1474
PLAT 1	1212998.16	27.8466	56	6140.77	0.1410
TRACT C	1290900.73	2.9635	57	6505.01	0.1493
ROW	292721.65	6.7200	58	6659.68	0.1529
1	9519.19	0.2185	59	6554.76	0.1505
2	9491.61	0.2179	60	6558.01	0.1506
3	9360.00	0.2149	61	6423.74	0.1475
4	9360.00	0.2149	62	6394.82	0.1468
5	9360.00	0.2149	63	6471.64	0.1486
6	9360.00	0.2149	64	6472.40	0.1486
7	10319.95	0.2369	65	6416.55	0.1473
8	9360.00	0.2149	66	6403.53	0.1470
9	9360.00	0.2149	67	6339.28	0.1455
10	9360.00	0.2149	68	6332.23	0.1454
11	9360.00	0.2149	69	6316.91	0.1450
12	9191.11	0.2127	70	7778.28	0.1786
13	12197.28	0.2800	71	7375.75	0.1693
14	10056.75	0.2309	72	6228.44	0.1430
15	11814.56	0.2712	73	6466.61	0.1485
16	11002.93	0.2526	74	6456.49	0.1482
17	9917.10	0.2277	75	6458.47	0.1483
18	6613.46	0.1518	76	6487.03	0.1489
19	4800.80	0.1102	77	6542.26	0.1502
20	4856.76	0.1115	78	6726.20	0.1544
21	5298.69	0.1216	79	6798.15	0.1561
22	5364.93	0.1232	80	6523.50	0.1498
23	5061.72	0.1162	81	6483.13	0.1488
24	4800.00	0.1102	82	6710.33	0.1540
25	4800.00	0.1102	83	6666.52	0.1530
26	4800.00	0.1102	84	6622.72	0.1520
27	8258.79	0.1896	85	6692.26	0.1536
28	7024.47	0.1613	86	6984.23	0.1603
29	5765.14	0.1323	87	9747.13	0.2238
30	5499.69	0.1263	88	8766.57	0.2013
31	5506.02	0.1264	89	6475.84	0.1487
32	5821.25	0.1336	90	6462.27	0.1484
33	6069.18	0.1393	91	6365.69	0.1461
34	6180.16	0.1419	92	5939.01	0.1363
35	6175.82	0.1418	93	5808.97	0.1334
36	5885.31	0.1351	94	5762.18	0.1323
37	5220.10	0.1198	95	5760.00	0.1322
38	6447.87	0.1480	96	7600.45	0.1745
39	6304.72	0.1447	97	5884.79	0.1351
40	4854.44	0.1114	98	6070.47	0.1394
41	5767.25	0.1324	99	6098.24	0.1400
42	5767.25	0.1324	100	6199.47	0.1423
43	5767.25	0.1324	101	6185.88	0.1420
44	5852.33	0.1344	102	6054.95	0.1390
45	8549.81	0.1963	103	5783.35	0.1328
46	6243.69	0.1433	104	10348.94	0.2376
47	9790.77	0.2248	105	9531.92	0.2188
48	7877.32	0.1808	106	9531.92	0.2188
49	4955.65	0.1138	107	9531.92	0.2188
50	4873.72	0.1119	108	9487.48	0.2178
51	5051.70	0.1160	109	9100.79	0.2089
52	5006.85	0.1149			

**LEGAL DESCRIPTION**  
Part of the Northeast Quarter of Section 29 and part of the Northwest Quarter of Section 28, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 28; thence N 87°24'32" W, along the North line of the Northwest Quarter of said Section 28, a distance of 1036.40 feet; thence S 2°35'28" W, a distance of 30.00 feet to a point on the South right-of-way line of Hubach Hill Road, as now established, said point also being the Point of Beginning; thence continuing S 2°35'28" W, a distance of 118.47 feet; thence S 7°29'52" W, a distance of 72.09 feet; thence S 2°35'28" W, a distance of 288.00 feet; thence S 2°33'32" E, a distance of 63.64 feet; thence S 10°25'21" E, a distance of 288.00 feet; thence S 13°05'48" E, a distance of 162.77 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of S 77°21'3" W and a radius of 675.00 feet, an arc distance of 22.32 feet; thence S 10°54'07" E, a distance of 186.76 feet; thence S 82°11'13" W, a distance of 80.41 feet; thence N 89°44'21" W, a distance of 109.41 feet; thence N 85°52'42" W, a distance of 51.41 feet; thence N 88°08'45" W, a distance of 155.73 feet; thence N 9°09'05" E, a distance of 135.35 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of N 80°50'55" W and a radius of 525.00 feet, an arc distance of 45.97 feet; thence S 21°24'44" W, a distance of 140.09 feet; thence S 11°50'24" W, a distance of 112.72 feet; thence S 5°55'35" W, a distance of 120.00 feet; thence N 84°04'25" W, a distance of 120.00 feet; thence S 5°55'35" W, a distance of 10.91 feet; thence N 84°04'25" W, a distance of 50.00 feet; thence N 84°04'25" W, a distance of 76.21 feet; thence N 63°45'15" W, a distance of 80.77 feet; thence N 52°09'25" W, a distance of 189.43 feet; thence N 35°16'53" W, a distance of 108.76 feet; thence N 13°15'03" W, a distance of 101.15 feet; thence N 7°26'14" W, a distance of 98.09 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of S 82°33'46" W and a radius of 1525.00 feet, an arc distance of 289.35 feet; thence N 86°33'58" W, a distance of 99.55 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 525.00 feet, an arc distance of 96.40 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 150.00 feet, an arc distance of 21.40 feet; thence N 84°13'04" W, a distance of 22.58 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 150.00 feet, an arc distance of 32.42 feet; thence N 71°50'02" W, a distance of 83.58 feet to a point on the Eastern right-of-way line of REPLAT OF PRAIRIE VIEW OF THE GOOD RANCH, a platted subdivision of land in the City of Raymore, Cass County, Missouri, said point also being on the Eastern right-of-way line of Brook Parkway, as now established; thence along the Eastern right-of-way line of REPLAT OF PRAIRIE VIEW OF THE GOOD RANCH and the Eastern right-of-way line of said Brook Parkway, for the following two (2) courses; thence Northernly on a curve to the left, said curve having an initial tangent bearing of N 19°43'59" E and a radius of 1280.00 feet, an arc distance of 375.41 feet; thence N 2°55'43" E, a distance of 70.20 feet; thence S 87°04'17" E, a distance of 150.00 feet; thence S 2°55'43" W, a distance of 4.26 feet; thence S 88°14'21" E, a distance of 212.66 feet; thence N 83°21'05" E, a distance of 197.73 feet; thence N 73°47'34" E, a distance of 29.91 feet; thence S 18°01'41" E, a distance of 117.91 feet; thence N 74°58'19" E, a distance of 252.80 feet; thence Easterly on a curve to the right, said curve being tangent to the last described course and having a radius of 1000.00 feet, an arc distance of 307.51 feet; thence S 87°24'32" E, a distance of 46.62 feet; thence N 2°35'28" E, a distance of 325.44 feet; thence N 8°01'33" E, a distance of 51.23 feet; thence N 2°35'28" E, a distance of 96.00 feet to a point on the South right-of-way line of said Hubach Hill Road; thence S 87°24'32" E, along the South right-of-way line of said Hubach Hill Road, a distance of 314.97 feet to the Point of Beginning, containing 27.8466 acres, more or less, of unplatted land.

**DEDICATION**  
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "SENDERA, FIRST PLAT".

**STREETS**  
Streets shown on this plat and not herebefore dedicated to public use are hereby so dedicated.

**EASEMENTS**  
An easement or license is hereby granted to the City of Raymore, Missouri to locate, construct and maintain or authorize the location, construction and maintenance and use of conduits for all water, gas, sewer mains, poles and wires to all or any of them over, under and along the strips marked "Utility Easement" (U/E) or within any street or thoroughfare dedicated to public use on this plat. Easements dedicated for a specific purpose are hereby restricted to that purpose only.

**BUILDING LINES**  
Building lines or setback lines are hereby established as shown on the accompanying plat and no building shall be constructed between this line and the street right-of-way line.

**EXECUTION**  
IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand this \_\_\_ day of \_\_\_, 20\_\_.

Clayton Properties Group, Inc., a Tennessee Corporation d/b/a Summit Homes, owner of all Lots and Tracts shown on this plat.

By: Brad Kempf, Assistant Secretary

**ACKNOWLEDGEMENT**  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED that on this \_\_\_ day of \_\_\_, 20\_\_ before me, the undersigned, a Notary Public in and for said County and State, came Brad Kempf, Assistant Secretary of Clayton Properties Group, Inc., a Tennessee Corporation d/b/a Summit Homes, a corporation duly organized under the laws of the State of Tennessee, and who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

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

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

**APPROVALS**  
PLANNING AND ZONING COMMISSION  
This plat of "SENDERA, FIRST PLAT" was submitted to and duly approved by the City of Raymore, Missouri Planning and Zoning Commission on this \_\_\_ day of \_\_\_, 20\_\_.

Secretary: Jim Petermann

CITY COUNCIL  
This plat of "SENDERA, FIRST PLAT" including easements and rights-of-way accepted by the City Council was submitted to and approved by the Raymore City Council by Ordinance No. \_\_\_\_\_ duly passed and approved by the Mayor of Raymore, Missouri on this \_\_\_ day of \_\_\_, 20\_\_.

Attest:

City Engineer: Michael E. Krass, P.E. Mayor: Kristofer P. Turnbow City Clerk: Erica Hill

**NOTES:**

- TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1036978-KCTY AND WITH AN EFFECTIVE DATE OF OCTOBER 23, 2002, AT 8:00 AM.
- THIS SURVEY MEETS OR EXCEEDS THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY REQUIREMENTS FOR URBAN CLASS PROPERTY.
- ALL PROPERTY CORNERS, MONUMENTS AND CHISELED CURBS TO BE PLACED AT END OF CONSTRUCTION. THE PROLONGATION OF THE SIDE LOT LINES WILL BE MONUMENTED BY A CHISELED OUT ON THE CURB AND ALL REAR LOT CORNERS SHALL BE SET WITH 1/2" REBAR AND PLASTIC CAP, STAMPED MOCLS 2007001128.
- THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OF THIS SURVEY SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
  - A. 60% OR MORE OF 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 OF THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION WHICH CONTAINS THE UNDEVELOPED LOT.

**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ALL AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF RAYMORE, COMMUNITY NO. 290070, CASS COUNTY, MISSOURI, MAP NO. 2903700039F, MAP NO. 2903700039F, MAP NO. 2903700039F, MAP NO. 2903700039F, ALIATED JANUARY 2, 2013.

THE PLAT TITLED "SENDERA, FIRST PLAT", A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE AND LAND SURVEY OF THE STATE OF MISSOURI AND THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

