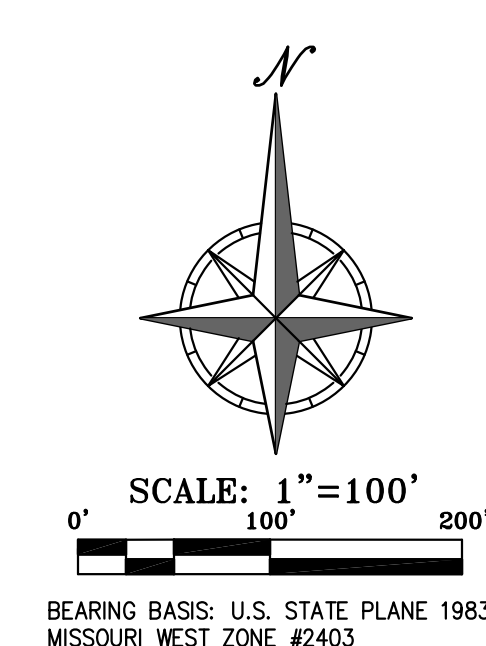


FINAL PLAT OF SENDERA, SECOND PLAT

PART OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 32 WEST IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



LEGEND
 ○ DENOTES SET 1/2"x24" REBAR W/MOCLS 2007001128 PLASTIC CAP
 ● DENOTES FOUND 1/2" REBAR W/MOCLS 2007001128 PLASTIC CAP, UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
 U/E DENOTES UTILITY EASEMENT
 B.L. DENOTES BUILDING LINE
 (P) DENOTES PLATTED
 (D) DENOTES DEED
 W/E DENOTES WATER LINE EASEMENT

LEGAL DESCRIPTION

All that part of the Northwest Quarter of said 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 S 2°21'58" W, along the East line of the Northwest Quarter of said Section 28, a distance of 740.92 feet to the Point of Beginning; thence continuing S 2°21'58" W, along the East line of the Northwest Quarter of said Section 28, a distance of 1885.81 feet; thence N 87°14'25" W, a distance of 47.35 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 3065.00 feet, an arc distance of 1824.78 feet; thence N 23°28'40" E, a distance of 176.43 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of N 74°53'09" W and a radius of 275.00 feet, an arc distance of 9.40 feet; thence N 17°04'19" E, a distance of 184.76 feet; thence S 88°19'43" E, a distance of 82.52 feet; thence N 1°40'17" E, a distance of 218.48 feet; thence Northerly 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 38.99 feet; thence N 5°55'35" E, a distance of 80.74 feet to a point on the Southerly plat line of SENDERA, FIRST PLAT, a platted subdivision of land in the City of Raymore, Cass County, Missouri, thence along the Southerly plat line of said SENDERA, FIRST PLAT, for the following ten (10) courses; thence S 84°04'25" E, a distance of 50.00 feet; thence N 5°55'35" E, a distance of 10.91 feet; thence S 84°04'25" E, a distance of 120.00 feet; thence N 5°55'35" E, a distance of 120.00 feet; thence N 11°50'24" E, a distance of 112.72 feet; thence N 21°24'44" E, a distance of 140.09 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 75°49'55" E and a radius of 525.00 feet, an arc distance of 45.97 feet; thence S 9°09'05" W, a distance of 135.35 feet; thence S 88°08'45" E, a distance of 155.73 feet; thence S 85°52'42" E, a distance of 51.41 feet; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 18°55'04" W and a radius of 525.00 feet, an arc distance of 75.66 feet; thence S 25°10'29" W, a distance of 42.28 feet; thence Southerly on a curve to the left, said curve being tangent to the last described course and having a radius of 475.00 feet, an arc distance of 214.95 feet; thence S 0°45'13" E, a distance of 2.45 feet; thence N 89°14'47" E, a distance of 239.55 feet; thence N 81°25'57" E, a distance of 297.84 feet; thence S 2°25'32" E, a distance of 24.49 feet; thence N 87°34'28" E, a distance of 180.00 feet; thence N 2°25'32" W, a distance of 167.67 feet; thence N 25°57'59" W, a distance of 103.78 feet; thence N 63°45'35" E, a distance of 121.03 feet; thence S 26°14'25" E, a distance of 130.00 feet; thence N 63°45'35" E, a distance of 84.15 feet; thence N 46°24'58" E, a distance of 99.88 feet; thence N 32°04'42" E, a distance of 99.40 feet; thence N 16°14'17" E, a distance of 96.70 feet; thence N 9°25'15" E, a distance of 159.92 feet; thence N 11°38'42" W, a distance of 51.25 feet; thence S 87°38'02" E, a distance of 132.47 feet to the Point of Beginning, containing 45.2070 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, SECOND PLAT".

STREETS

Streets shown on this plat and not heretofore 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 and any purpose, 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 _____)
) SS
 COUNTY OF _____)

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, SECOND PLAT" was submitted to and duly approved by the City of Raymore, Missouri Planning and Zoning Commission on this _____ day of _____, 20____.

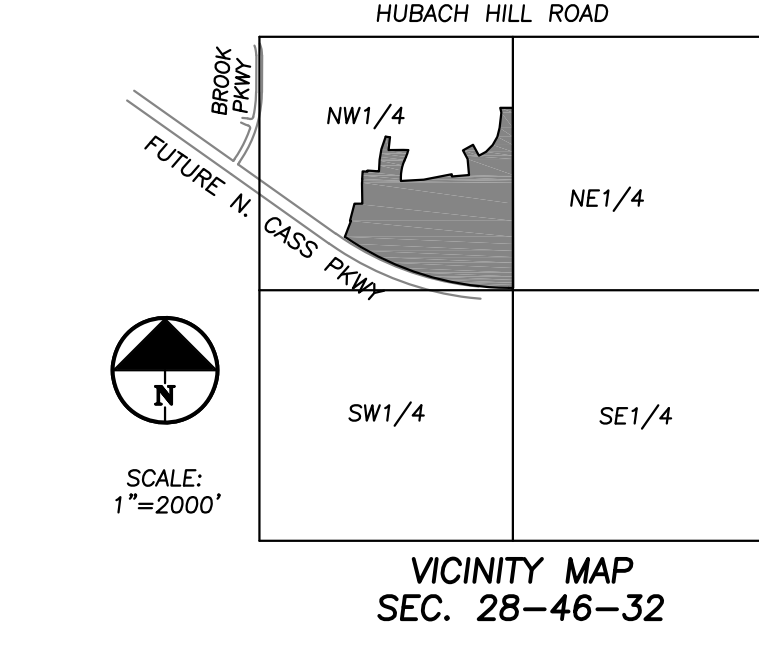
Secretary: Jim Petermann

CITY COUNCIL
 This plat of "SENDERA, SECOND 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____.

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

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
ROW-EAST	109474.19	2.5132
ROW-WEST	5129.38	1.1738
TRACT E	1237444.33	28.4078
PLAT 2	1969215.40	45.2070
110	10917.16	0.2506
111	9475.59	0.2175
112	9694.62	0.2226
113	9753.65	0.2239
114	9464.44	0.2173
115	9100.00	0.2089
116	9100.00	0.2089
117	9100.00	0.2089
118	10322.81	0.2370
119	11436.11	0.2625
120	10358.88	0.2378
121	10358.88	0.2378
122	10358.88	0.2378
123	10788.71	0.2477
124	10713.91	0.2460
125	10713.91	0.2460
126	10713.91	0.2460
127	10784.74	0.2476
128	9901.96	0.2273
129	9425.00	0.2164
130	9991.37	0.2294
131	11439.19	0.2626
132	9728.20	0.2233
133	9425.00	0.2164
134	14254.75	0.3272
135	13951.72	0.3203
136	9859.59	0.2263
137	9281.03	0.2131
138	15649.88	0.3593
139	12472.35	0.2863
140	10140.00	0.2328
141	10140.00	0.2328
142	10115.57	0.2322
143	10240.65	0.2351
144	15004.68	0.3445
145	10391.01	0.2385
146	9931.46	0.2280
147	9665.97	0.2219
148	9490.00	0.2179
149	9490.00	0.2179
150	10319.22	0.2369
151	4800.00	0.1102
152	4800.00	0.1102
153	5105.56	0.1172
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161	4800.00	0.1102
162	4800.00	0.1102
163	4800.00	0.1102
164	4800.00	0.1102
165	4897.86	0.1124
166	4913.79	0.1128
167	5007.03	0.1149
168	6017.04	0.1381
169	5518.96	0.1267
170	6798.13	0.1561
171	7779.57	0.1786
172	6297.51	0.1446
173	9125.80	0.2095
174	7362.08	0.1690
175	6479.28	0.1487

NOTES:
 1. TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1036978-AC7Y AND WITH AN EFFECTIVE DATE OF OCTOBER 23, 2020, AT 8:00 AM.
 2. THIS SURVEY MEETS OR EXCEEDS THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY REQUIREMENTS FOR URBAN CLASS PROPERTY.
 3. ALL PROPERTY CORNERS, MONUMENTS AND CHECKED CURBS TO BE PLACED AT END OF CONSTRUCTION. THE PROLONGATION OF THE SIDE LOT LINES WILL BE MONUMENTED BY A CHECKED OUT ON THE CURB AND ALL REAR LOT CORNERS SHALL BE SET WITH 1/2" REBAR AND PLASTIC CAP STAMPED MOCLS 2007001128.
 4. THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OF SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
 A. SIX OR MORE OR 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 PHASE THAT CONTAINS THE UNDEVELOPED LOT.



FLOOD NOTE:
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
 THE FLOODWAY AREAS IN ZONE AE IS THE CHANNEL OR A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
 A PORTION OF 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. 290270, CASS COUNTY, MISSOURI, MAP NO. 2903700039F, MAP NO. 2903700039F, MAP NO. 2903700039F, MAP NO. 2903700039F, ALL DATED JANUARY 2, 2013.