MINOR PLAT
BROOKSIDE TENTH FINAL PLAT – REPLAT OF TRACT Y
PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI

NOTES:

1. Bearings Shown are based on the recorded final plat of "BROOKSIDE TENTH FINAL PLAT.

2. The bulk of this property lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map Community Number 29037C0036 F, dated January 2, 2013. A portion of this property lies within Zone "AE" (Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood), the approximate limits of which are shown hereon.

3. The Class of property for the subject tract is considered "Urban", per the Missouri Department of Natural Resources, Division of Geology and Land Survey.

4. This survey was prepared from information provided by and the land referred to in: Chicago Title Insurance Company's Commitments for Title Insurance, Commitment No. H14883–C, effective December 6, 1999 at 8:00 a.m. and Commitment No. H31680–B, effective May 16, 2006 at 8:00 a.m.

5. Item No. 12 of the above referenced Title Commitment No. H14883–C and Item No. 13 of the above referenced Title Commitment No. H31680–B references a Standard Sewer Easement granted to the City of Raymore, Missouri, recorded in Book 1226, Page 13. Said Easement crosses the subject property and is shown hereon.

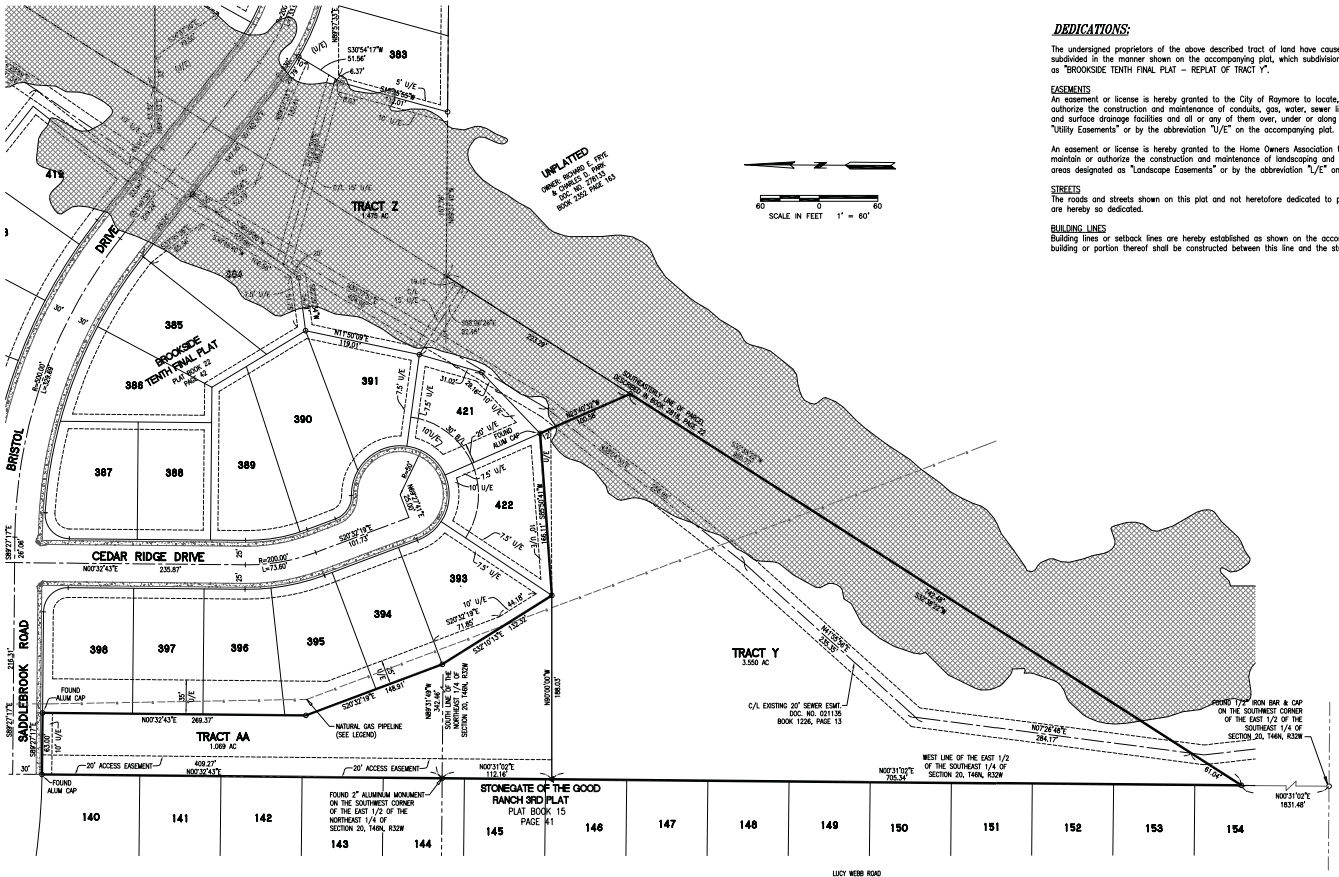
6. Item No. 13 of the above referenced Title Commitment No. H14883–C and Item No. 14 of the above referenced Title Commitment No. H31680–B references an Easement granted to Sinclair Pipeline Company, recorded in Book 251, Page 603, corrected by Book 255, Page 221, and modified by Book 354, Page 639. Said Easement is a blanket easement containing the subject property, and is therefore not shown.

7. Item No. 14 of the above referenced Title Commitment No. H14883–C and Item No. 11 of the above referenced Title Commitment No. H31680–B references an Easement granted to Missouri Public Service Company, recorded in Book 570, Page 346. Said Easement does not cross the subject property.

8. Following construction all rear lot corners shall be monumented with 1/2" iron bars with M02000151303 caps, unless noted otherwise, and curbs shall be notched at extension of lot lines.

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
R/W	RIGHT–OF–WAY
SD/E	STORM DRAINAGE EASEMENT
●	SET 1/2" IRON BAR W/PLASTIC CAP
○	FOUND 1/2" IRON BAR W/CAP ON CORNER (UNLESS NOTED OTHERWISE)
▲	SET 5/8" IRON BAR W/2" ALUMINUM CAP
ITB	INITIAL TANGENT BEARING
CB	CHORD BEARING
CD	CHORD DISTANCE
L	ARC LENGTH
R	RADIUS
P	PLATTED DIMENSION
M	MEASURED DIMENSION
	SECTION / QUARTER SECTION CORNER AS NOTED
	LIMITS OF AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAP NO. 29037C0036F EFFECTIVE JANUARY 2, 2013
	HIGH PRESSURE NATURAL GAS PIPELINE (APPROXIMATE LOCATION) SEE NOTE 6



DEDICATIONS:

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 shall hereafter be known as "BROOKSIDE TENTH FINAL PLAT – REPLAT OF TRACT Y".

EASEMENTS
An easement or license is hereby granted to the City of Raymore to locate, construct and maintain or authorize the construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage facilities and all or any of them over, under or along the strips designated as "Utility Easements" or by the abbreviation "U/E" on the accompanying plat.

An easement or license is hereby granted to the Home Owners Association to locate, construct and maintain or authorize the construction and maintenance of landscaping and monument sign within the areas designated as "Landscape Easements" or by the abbreviation "L/E" on the accompanying plat.

STREETS
The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

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

EXECUTION & ACKNOWLEDGEMENTS

In testimony whereof: The undersigned proprietor's of the above described tract have caused these presents to be signed this _____ day of _____, 2022.

By_____ Kristofer P. Turnbow, Mayor

By_____ Jim Feuerborn, City Manager

State of Missouri)
)SS
County of _____)

Be it remembered that on this _____ day of _____, 2022, before me, a notary public in and for said County and State, came KRISTOFER P. TURNBOW and JIM FEUERBORN, to me, personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same is their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

_____
Notary Public

My Commission Expires: _____

APPROVALS

This plat of "BROOKSIDE TENTH FINAL PLAT – REPLAT OF TRACT Y" has been submitted to and approved by the Raymore Planning and Zoning Commission this _____ day of _____, 2022.

_____
Secretary

This plat of "BROOKSIDE TENTH FINAL PLAT – REPLAT OF TRACT Y", including easements and rights–of–way accepted by the City Council, has been submitted to and approved by the Raymore City Council by Ordinance No. _____, duly passed and approved by the Mayor of Raymore, Missouri, on the _____ day of _____, 2022.

(SEAL) _____
Mayor

ATTEST: _____ City Clerk _____ City Engineer

Entered on transfer record this _____ day of _____, 2022.

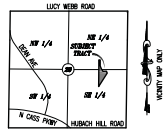
_____
Deputy County Recorder of Deeds

PROPERTY DESCRIPTION

Tract Y, Brookside Tenth Final Plat – Replat of Tracts X and Tract Y, a subdivision of land in the East Half of Section 20, Township 46 North of the Baseline, Range 32 West of the 5th Principal Meridian, Raymore, Cass County, Missouri. containing 4.619 acres.

OWNER/DEVELOPER

Brookside Investment Inc.
803 P.C.A. Road
Warrensburg, Missouri 64093
Phone: (660) 429–1800



SECTION 20, T46N, R32W
VICINITY MAP

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that the within Minor Plat of "BROOKSIDE TENTH FINAL PLAT – REPLAT OF TRACT Y", is based on an actual survey made by me or under my direct supervision and that to the best of my professional knowledge and belief said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys for Class "URBAN" as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of Raymore statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

_____ _____
Wesley Scrogham M.O.L.S. 2184 Date of Survey
as agent of Phoenix Engineering & Surveying L.L.C. M.O.L.S. 2000151303

PHOENIX ENGINEERING & SURVEYING, LLC
3855 S. NORTHERN BLVD. INDEPENDENCE, MO 64052
(816) 743-9000 FAX: (816) 743-9700

PROJECT NO. 04066	DATE: 01–25–2022
BROOKSIDE TENTH PLAT REPLAT TRACT Y	
S:/PROJECTS/04066–BROOKSIDE 10TH PLAT/DWG/ACAD2004–04066–REPLAT TRACT Y.DWG	

M4632–20

SHEET 1 OF 1