#### 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:

#### "EDGEWATER AT CREEKMOOR - NINTH PLAT - LOTS 242 THROUGH 252 AND TRACTS M & N"

#### **COVENANTS AND RESTRICTIONS:**

AT 1:44 O'CLOCK 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 ("DCR") WITH PROTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1 AND FORMING A PART OF SAID DCR ("PROTECTIVE COVENANTS"), WHICH DCR WAS DATED AUGUST 24, 2004 AND THERE RECORDED IN BOOK 2493 AT PAGE 70 ET SEQ.; AND WHICH PROTECTIVE COVENANTS WERE AMENDED BY THAT OCTOBER 3, 2006 IN DEED BOOK 02883, PAGE 0157 AT FILE NUMBER 369902 IN THE OFFICE OF THE RECORDER 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 AUGUST 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 AMENDMENT AND FIRST AMENDMENT TO DCR ARE HEREINAFTER COLLECTIVELY REFERRED TO AS "DECLARATION"). THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID. THE DECLARATION AND THE SUPPLEMENTAL DECLARATION IN THEIR ENTIRETIES ARE BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATIONS AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED..

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED.

EASEMENT DEDICATION: 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, WIRES, 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, UNDER AND ALONG THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND/OR TRACTS I AND J. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE. I.E.. "DRAINAGE EASEMENT" OR "D/E". THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTION WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF THE CITY OF RAYMORE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER...

SEWER EASEMENT: THE CITY OF RAYMORE, A MISSOURI MUNICIPALITY, HAS RESERVED A NON-EXCLUSIVE EASEMENT FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWAGE IMPROVEMENTS, INCLUDING MANHOLES, AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, AND THROUGH LOT 224, LOT 225, AND LOT 226 ON THIS PLAT, WHICH EASEMENT IS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI IN BOOK 1226 AT PAGE 9. SAID SEWER EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS OR OTHER PERMITTED STRUCTURES), WHICH WILL INTERFERE WITH THE CITY OF RAYMORE IN ENTERING UPON SAID EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWAGE IMPROVEMENTS AND APPURTENANCES.

AT CREEKMOOR LOTS 1 THROUGH 29" ON THE 1ST DAY OF MAY, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI IN BOOK 00020 AT PAGE 00082 (HEREINAFTER "EDGEWATER FIRST PLAT"). IT IS EXPRESSLY NOTED THAT NEITHER THE TERMS NOR CONDITIONS OF THE EDGEWATER FIRST PLAT SUPPLEMENTAL DECLARATION NOR OF THE EDGEWATER FIRST PLAT APPLY TO THIS PLAT OR TO THE SUPPLEMENTAL DECLARATION FILED CONTEMPORANEOUSLY WITH THIS PLAT

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 SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE. 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.

RESERVED PROPERTIES: RESERVED PROPERTIES (UNPLATTED AND RESERVED FOR POSSIBLE FUTURE DEVELOPMENT), IF ANY, REFLECTED UPON THIS PLAT ARE NOT A PART OF HE 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 WHEN:

(a) 66% 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.

USE RESTRICTION: 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 AFORESAID 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.

COMMON PROPERTY: THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACTS M AND N) 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 DECLARATIONS 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 DECLARATIONS AFORESAID.

#### LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM:

CONSTITUTE COMMON PROPERTY.

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 INITIAL RESIDENCE

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 WIRING; 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 OWNER'S FAILURE TO REIMBURSE THE ASSOCIATION, TIMELY AND FULLY, FOR ALL SUCH COSTS INCURRED SHALL FURTHER GIVE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR 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 UNDER APPLICABLE LAW. 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 ON-LOT GRINDER SYSTEMS.

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.

100 YEAR FLOOD NOTE: THE 100 YEAR FLOOD POOL LINE, AS SHOWN HEREON, HAS BEEN DETERMINED BY RENAISSANCE INFRASTRUCTURE CONSULTING AND IS NOT TO BE CONSIDERED AS A FEMA FLOOD BOUNDARY LINE. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN SAID 100 YEAR FLOOD POOL LINE AS REFLECTED UPON THE PLAT AND THE LAKE SHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL REVIEW COMMITTEE. SAID 100 YEAR FLOOD POOL LINE REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT. THAT PORTION OF THE LOT LYING BELOW THE 100 YEAR FLOOD POOL LINE AND EXTENDING TO THE BOUNDARY LINE OF LAKE CREEKMOOR AS REFLECTED UPON THIS PLAT IS RESERVED AS A FLOOD EASEMENT AND SAID EASEMENT WILL BE HELD BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

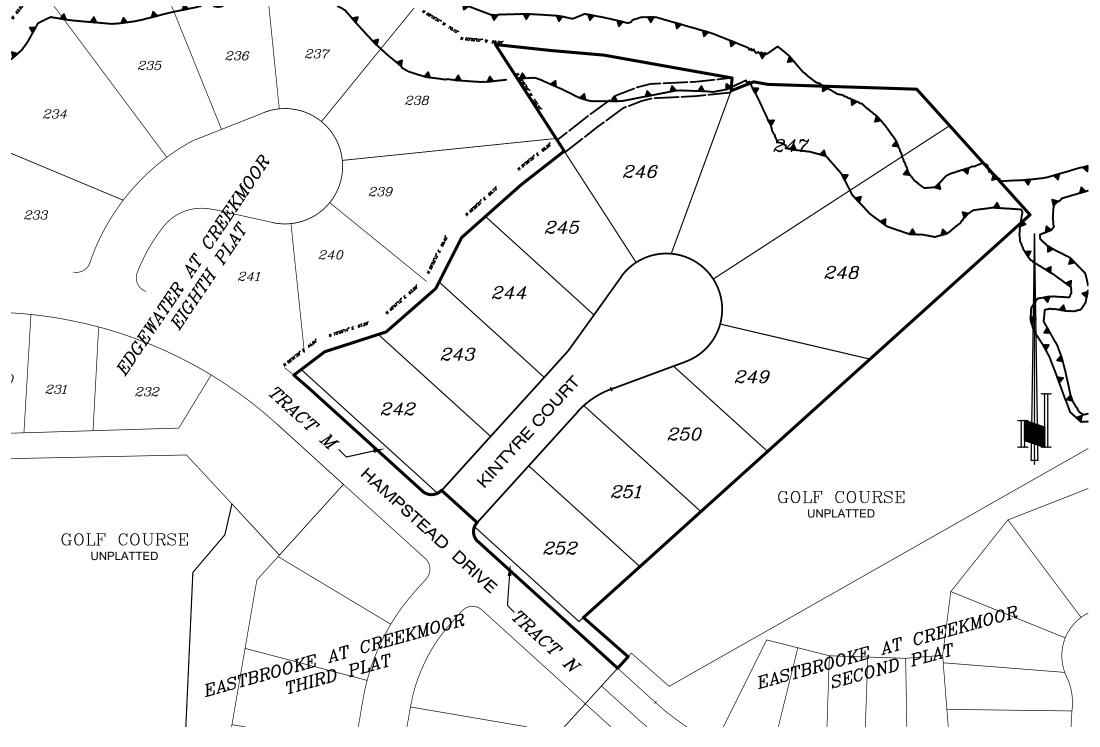
NORMAL POOL NOTE: THE PROPERTY LINE (THE REAR LOT LINE) ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE TENTH OF ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 961.5, AS DETERMINED FROM MODNR CONTROL POINT CA-07.

GOLF CART EASEMENT DEDICATION: AN EASEMENT FOR PUBLIC USE FOR A GOLF CART PATH AND WALKWAY IS HEREBY DEDICATED OVER THAT PART OF LOT 246 LABELED "15.00" GOLF CART EASEMENT."

# EDGEWATER AT CREEKMOOR NINTH PLAT

### LOTS 242 THROUGH 252 AND TRACTS M & N

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



COUNTY LINE ROAD (155TH STREET) 58 HIGHWAY

VICINITY MAP SECTIONS 4, 5, 8 & 9, TOWNSHIP 46 N, RANGE 32 W NOT TO SCALE

PROPERTY DESCRIPTION - EDGEWATER AT CREEKMOOR - NINTH PLAT - LOTS 242 THROUGH

252 AND TRACTS M & N: ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4. TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF EASTBROOKE AT CREEKMOOR SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, WITH THE NORTHERLY RIGHT OF WAY LINE OF HAMPSTEAD DRIVE AS ESTABLISHED BY SAID PLAT; THENCE NORTH 47°47'18" WEST, THIS AND SUBSEQUENT COURSES ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HAMPSTEAD DRIVE AS ESTABLISHED BY THE PLAT OF EASTBROOKE AT CREEKMOOR THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 196.22 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 47°47'18" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 42°12'42" WEST, A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 47°47'18" WEST, A DISTANCE OF 159.07 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE. HAVING A RADIUS OF 500.25 FEET, A CENTRAL ANGLE OF 2°28'51", FOR AN ARC DISTANCE OF 21.66'; THENCE NORTI 53°01'36" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 40.33 FEET; THENCE NORTH 72°05'14" EAST, A DISTANCE OF 67.29 FEET; THENCE NORTH 48°47'12" EAST, A DISTANCE OF 68.68 FEET; THENCE NORTH DISTANCE OF 59.46 FEET; THENCE NORTH 48°25'21" EAST, A DISTANCE OF 83.06 FEET; THENCE NORTH 5° DISTANCE OF 56.81 FEET: THENCE NORTH 32°51'02" WEST. A DISTANCE OF 132.15 FEET: THENCE SOUTH 83°52'07" EAST A DISTANCE OF 57.89 FEET; THENCE SOUTH 84°57'06" EAST, A DISTANCE OF 55.66 FEET; THENCE SOUTH 79°53'16" EAST A DISTANCE OF 135.52 FEET: THENCE SOUTH 4°08'25" WEST. A DISTANCE OF 13.32: THENCE NORTH 68°25'58" EAST. A DISTANCE OF 25.22 FEET; THENCE SOUTH 79°53'16" EAST, A DISTANCE OF 15.20 FEET; THENCE SOUTH 88°09'55" EAST, A DISTANCE OF 155.00 FEET; THENCE SOUTH 42°02'22" EAST, A DISTANCE OF 176.27 FEET; THENCE SOUTH 47°57'38" WEST, A DISTANCE OF 626.27 FEET: THENCE SOUTH 48°40'33" EAST, A DISTANCE OF 61.87 FEET: THENCE SOUTH 42°12'42" WEST, A DISTANCE OF 16.22 FEET TO THE POINT OF BEGINNING, CONTAINING 236,282.18 SQUARE FEET OR

# **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

ITS PRESIDENT

**NOTARY CERTIFICATION:** 

STATE OF ARKANSAS ) COUNTY OF BENTON

DAY OF , 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JODY LATHAM, 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:

MY COMMISSION EXPIRES:

TOTAL AREA

COMMON PROPERTY

KINTYRE COURT C/L

LOTTED AREA

STREETS

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

LENGTH OF RECORDED STREETS

4.773 ACRES

0.091 ACRES

0.560 ACRES

5.424 ACRES

293.93 LINEAL FEET

NOTARY PUBLIC

DEPUTY COUNTY RECORDER OF DEEDS

**CASS COUNTY, MISSOURI:** 

ENTERED ON TRANSFER RECORD THIS

CITY OF RAYMORE, MISSOURI:

**CITY COUNCIL** 

THIS PLAT OF "EDGEWATER AT CREEKMOOR - NINTH PLAT - LOTS 242 THROUGH 252 AND TRACTS M & N" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE DAY OF

DAY OF

KRISTOFER P. TURNBOW, MAYOR CITY CLERK CITY ENGINEER

#### **CITY PLANNING COMMISSION:**

THIS PLAT OF "EDGEWATER AT CREEKMOOR - NINTH PLAT - LOTS 242 THROUGH 252 AND TRACTS M & N" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_\_ DAY OF \_\_

SECRETARY

SURVEYOR'S CERTIFICATION:

COOPER LAND DEVELOPMENT, INC.

ROGERS, ARKANSAS 72756

903 NORTH 47TH STREET, SUITE 101

**DEVELOPER:** 

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.

**ENGINEER:** 

QUIST ENGINEERING INC.

LEE'S SUMMIT. MO 64150

821 NE COLUMBUS STREET.

NDERSON

SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 MISSOURI STATE CERTIFICATE (816) 246-5050

SHEET 1 OF 2

4-46-32 21-11-42989-1A Edgewater 9th Plat.dwg

JOHN P. WEBSTER PLS 2009000066

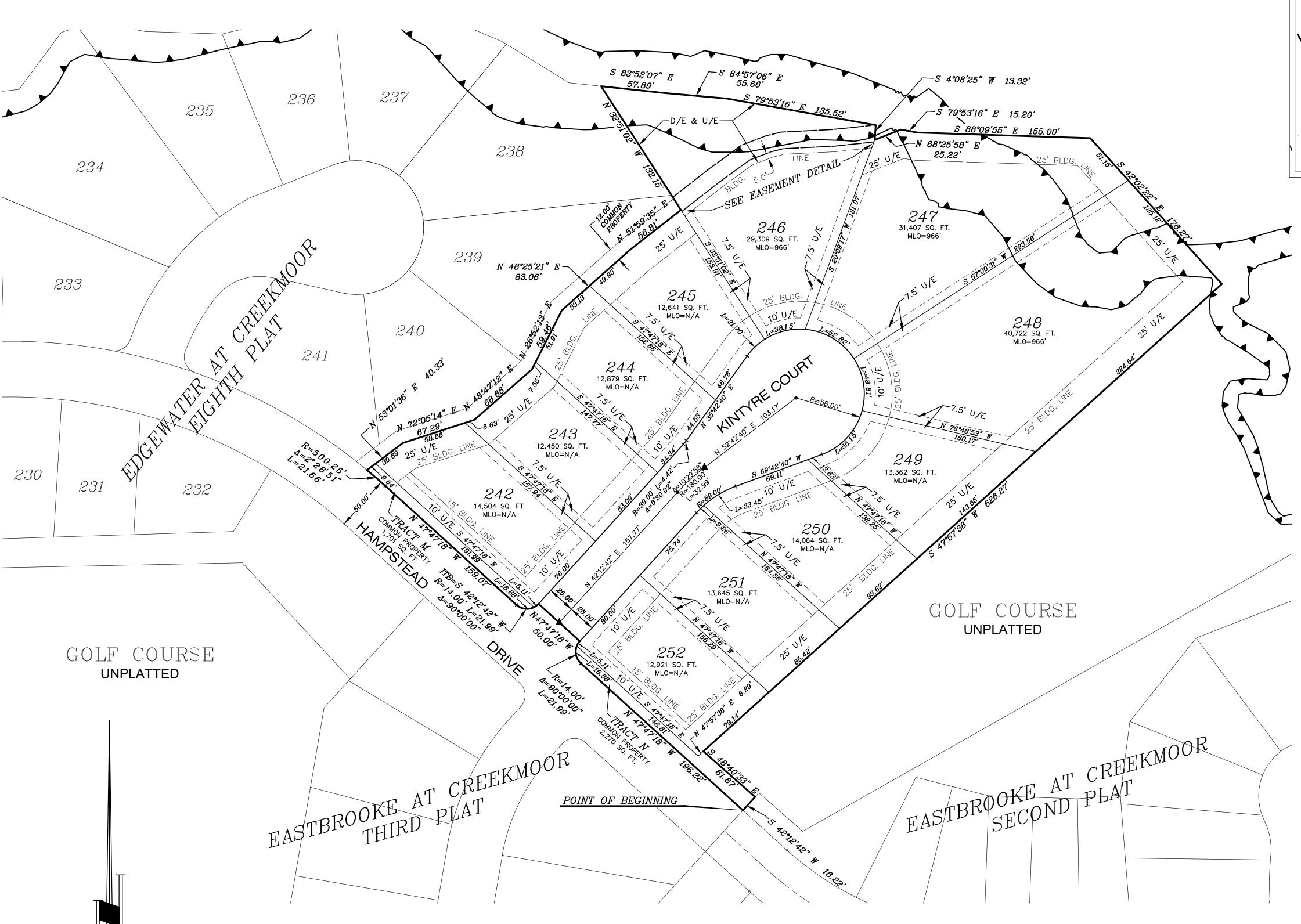
SCALE IN FEET

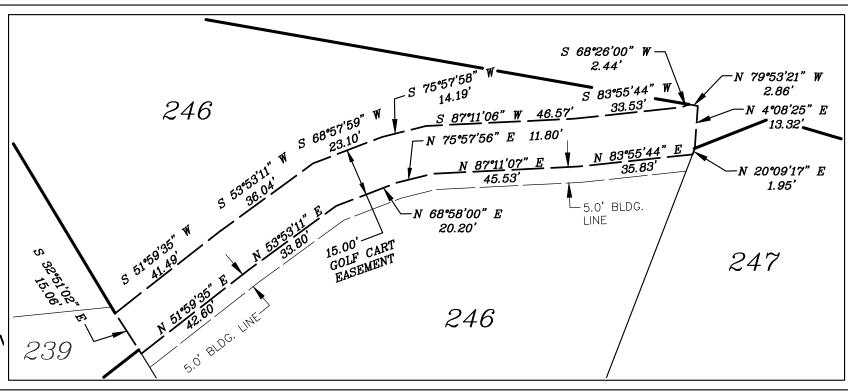
FINAL PLAT

# EDGEWATER AT CREEKMOOR NINTH PLAT

## LOTS 242 THROUGH 252 AND TRACTS M & N

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





### EASEMENT DETAIL

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.

1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC MLS 76D KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED "." ON THIS PLAT.

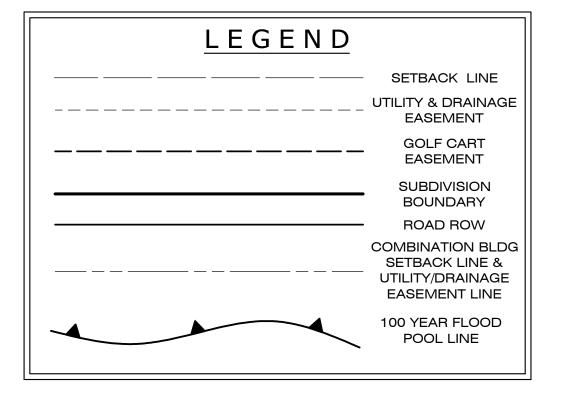
CASE NO. 17-07-1638A.

CURBS ARE NOTCHED 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.

3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% 2, 2013 AND NO. 29037C0029F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMR-F ON AUGUST 23, 2017,

4. THE ABBREVIATION "MLO" SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.



**DEVELOPER:** COOPER LAND DEVELOPMENT, INC. QUIST ENGINEERING INC. 903 NORTH 47TH STREET, SUITE 101 ROGERS, ARKANSAS 72756

**ENGINEER:** 821 NE COLUMBUS STREET. LEE'S SUMMIT, MO 64150

#### **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.

SHEET 2 OF 2



4-46-32 21-11-42989-1A Edgewater 9th Plat.dwg Sheet 2

JOHN P. WEBSTER PLS 2009000066