# 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--EIGHTH PLAT - LOTS 230 THROUGH 241 AND TRACTS K & L"

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

AT 1:44 O'CLOCK P.M. ON SEPTEMLOR 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 AMENDMENT TO PROTECTIVE COVENANTS FOR CREEKMOOR, A PLANNED UNIT DEVELOPMENT, CASS COUNTY, MISSOURI ("PROTECTIVE COVENANTS AMENDMENT") RECORDED ON OCTOBER 3, 2006 IN DEED BOOK 02883, PAGE 0157 AT FILE NUMLOR 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 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.

NOTICE OF NONAPPLICABILITY: AT 1:35 O'CLOCK P.M. ON THE 1ST DAY OF MAY, 2007, THE DEVELOPER FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR EDGEWATER AT CREEKMOOR LOTS 1 THROUGH 29 FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, RAYMORE, MISSOURI, WHICH SUPPLEMENTAL DECLARATION IS THERE RECORDED IN BOOK 02978, PAGE 0368 AT FILE NUMLOR 385742 (HEREINAFTER "EDGEWATER FIRST PLAT SUPPLEMENTAL DECLARATION"). SAID EDGEWATER FIRST PLAT SUPPLEMENTAL DECLARATION WAS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE PLAT OF "EDGEWATER 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 IN WITNESS THEREOF: THE 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:

66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND 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 K AND L) 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:

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 ON THIS CONSTRUCTION.

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 CONSTITUTE COMMON PROPERTY.

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 MY COMMISSION EXPIRES: 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.

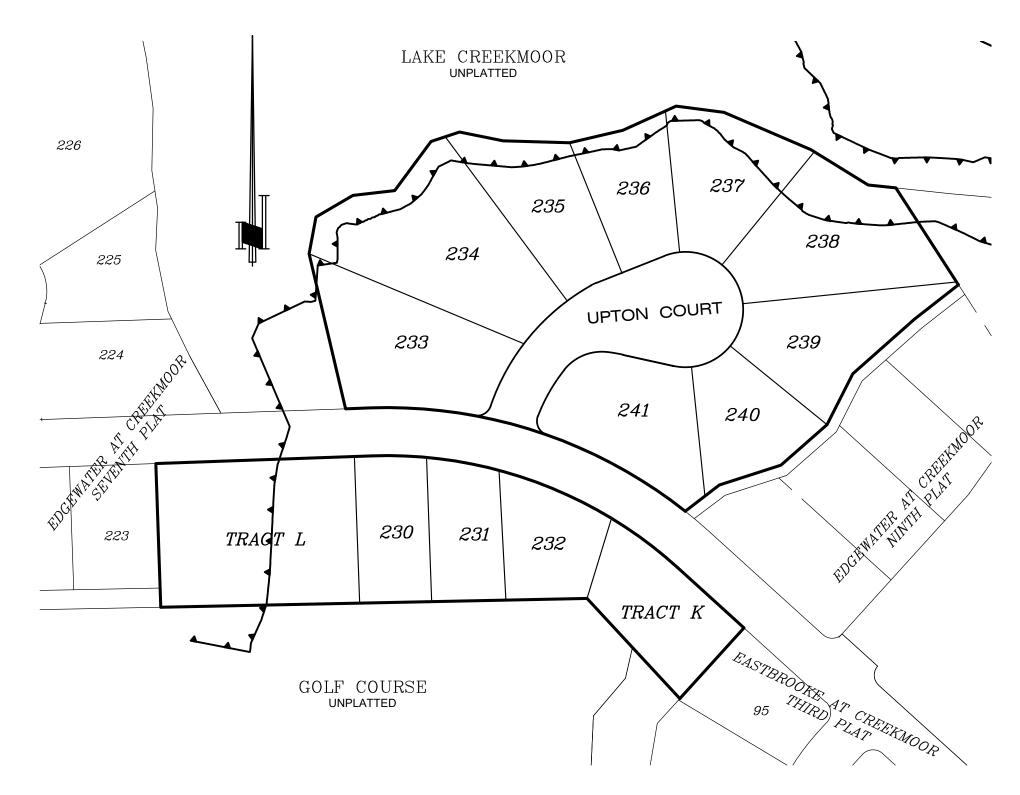
100 YEAR FLOOD NOTE: THE 100 YEAR FLOOD POOL LINE, AS SHOWN HEREON, HAS BEEN DETERMINED BY RENAISSANCE INFRASTRUCTURE CONSULTING AND IS NOT TO BE CONSIDERED AS A FEMA FLOOD BOUNDARY LINE. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN SAID 100 YEAR FLOOD POOL LINE AS REFLECTED UPON THE 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.

# EDGEWATER AT CREEKMOOR **EIGHTH PLAT**

# LOTS 230 THROUGH 241 AND TRACTS K & L

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



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 )

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:

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

**TOTAL AREA** 

TOTAL

NOTARY PUBLIC

# **DEVELOPER:**

LOTTED AREA 4.491 ACRES COMMON PROPERTY STREETS

1.057 ACRES 0.518 ACRES 6.066 ACRES

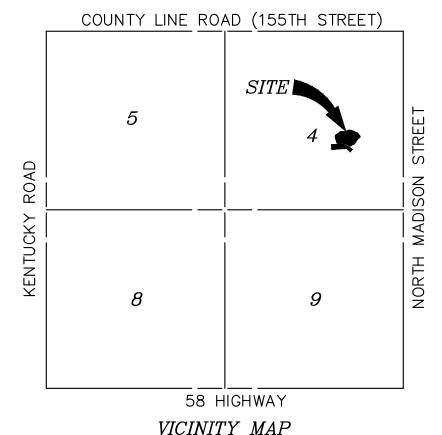
# LENGTH OF RECORDED STREETS

241.4 LINEAL FEET UPTON COURT C/L

**ENGINEER:** COOPER LAND DEVELOPMENT, INC. QUIST ENGINEERING INC. 903 NORTH 47TH STREET, SUITE 101 821 NE COLUMBUS STREET. ROGERS, ARKANSAS 72756 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.



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

### PROPERTY DESCRIPTION, EDGEWATER AT CREEKMOOR - EIGHTH PLAT - LOTS 230 THROUGH 241 AND TRACTS K & L:

### NORTH TRACT:

ALL THAT PART OF THE NORTHWEST 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: COMMENCING AT THE SOUTHEAST CORNER OF LOT 224, EDGEWATER AT CREEKMOOR SEVENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 87°59'01" EAST, A DISTANCE OF 129.76 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF HAMPSTEAD DRIVE AS ESTABLISHED BY THE PLAT OF EASTBROOKE AT CREEKMOOR THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 87°59'01" EAST, THIS AND FOLLOWING COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 25.94 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 500.25 FEET, A CENTRAL ANGLE OF 40°21'33", FOR AN ARC LENGTH OF 352.38 FEET; THENCE NORTH 52°31'39" EAST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 44.84 FEET; THENCE NORTH 72°05'14" EAST, A DISTANCE OF 67.29 FEET; THENCE NORTH 48°47'12" EAST, A DISTANCE OF 63.89 FEET; THENCE NORTH 26°52'13" EAST, A DISTANCE OF 59.42 FEET; THENCE NORTH 48°25'21" EAST, A DISTANCE OF 85.73 FEET; THENCE NORTH 51°59'35" EAST, A DISTANCE OF 58.25 FEET; THENCE NORTH 32°51'02" WEST, A DISTANCE OF 120.10 FEET; THENCE NORTH 83°52'07" WEST, A DISTANCE OF 29.00 FEET; THENCE NORTH 58°19'31" WEST, A DISTANCE OF 70.10 FEET; THENCE NORTH 66°47'48" WEST, A DISTANCE OF 98.53 FEET; THENCE NORTH 82°35'54" WEST, A DISTANCE OF 50.24 FEET; THENCE SOUTH 65°34'31" WEST, A DISTANCE OF 60.94 FEET; THENCE SOUTH 76°47'06" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 88°13'17" WEST, A DISTANCE OF 69.13 FEET; THENCE NORTH 78°36'42" WEST, A DISTANCE OF 46.39 FEET; THENCE SOUTH 71°27'17" WEST, A DISTANCE OF 31.28 FEET; THENCE SOUTH 36°34'32" WEST, A DISTANCE OF 63.62 FEET: THENCE SOUTH 83°27'52" WEST, A DISTANCE OF 43.77 FEET: THENCE SOUTH 59°42'39" WEST, A DISTANCE OF 44.61 FEET: THENCE SOUTH 10°21'55" WEST, A DISTANCE OF 39.03 FEET: THENCE SOUTH 13°11'57" EAST, A DISTANCE OF 165.76 FEET TO THE POINT OF BEGINNING, CONTAINING 184,147 SQUARE FEET OR 4.227 ACRES. MORE OR LESS.

ALL THAT PART OF THE NORTHWEST 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: COMMENCING AT THE SOUTHEAST CORNER OF LOT 224, EDGEWATER AT CREEKMOOR SEVENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE: THENCE SOUTH 2°00'59" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF HAMPSTEAD DRIVE AS ESTABLISHED BY SAID PLAT AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE SOUTH 87°59'01" WEST, A DISTANCE OF 69.78 FEET TO THE NORTHEAST CORNER OF LOT 223, EDGEWATER AT CREEKMOOR SEVENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 2°00'59" EAST ALONG THE EAST LINE OF SAID LOT 223. A DISTANCE OF 149.73 FEET TO THE SOUTHEAST CORNER THEREOF: THENCE NORTH 88°49'46" EAST. A DISTANCE OF 444.05 FEET: THENCE SOUTH 42°51'01" EAST. A DISTANCE OF 142.17 FEET TO A POINT ON THE WESTERLY LINE OF LOT 95, EASTBROOKE AT CREEKMOOR THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 42°12'42" EAST, ALONG SAID WESTERLY LOT LINE, A DISTANCE OF 99.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HAMPSTEAD DRIVE AS ESTABLISHED BY LAST SAID PLAT; THENCE NORTH 47°47"24" WEST, THIS AND FOLLOWING COURSES CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 93.18 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 450.25 FEET, A CENTRAL ANGLE OF 44°13'41", FOR AN ARC LENGTH OF 347.56 FEET; THENCE SOUTH 87°59'01" WEST, A DISTANCE OF 155.70 FEET TO THE POINT OF BEGINNING, CONTAINING 80,100 SQUARE FEET OR 1.839 ACRES, MORE OR LESS.

OAGO COUNTY MICCOURT		
CASS COUNTY, MISSOURI: ENTERED ON TRANSFER RECORD THIS	DAY OF	, 2022.
DEPUTY COUNTY RECORDER OF DEEDS		
DEPUTY COUNTY RECORDER OF DEEDS		
CITY OF RAYMORE, MISSOURI:		
CITY COUNCIL:		
RIGHTS-OF-WAY ACCEPTED BY THE CITY C	OUNCIL HAS BEEN SUBMITTED TO AND APPR	
DAY OF, 2022.	_ DULY PASSED AND APPROVED BY THE MA	YOR OF RAYMORE, MISSOURI ON THE
	ATTEST:CITY CLERK	
KRISTOFER P. TURNBOW, MAYOR	CITY CLERK	CITY ENGINEER
CITY PLANNING COMMISSION:		
THIS PLAT OF "EDGEWATER AT CREEKMOO		AND TRACTS K & L" HAS BEEN SUBMITTED TO AN
APPROVED BY THE RAYMORE PLANNING AI	ND ZONING COMMISSION THIS DA	Y OF, 2022.

SHEET 1 OF 2



JOHN P. WEBSTER PLS 2009000066

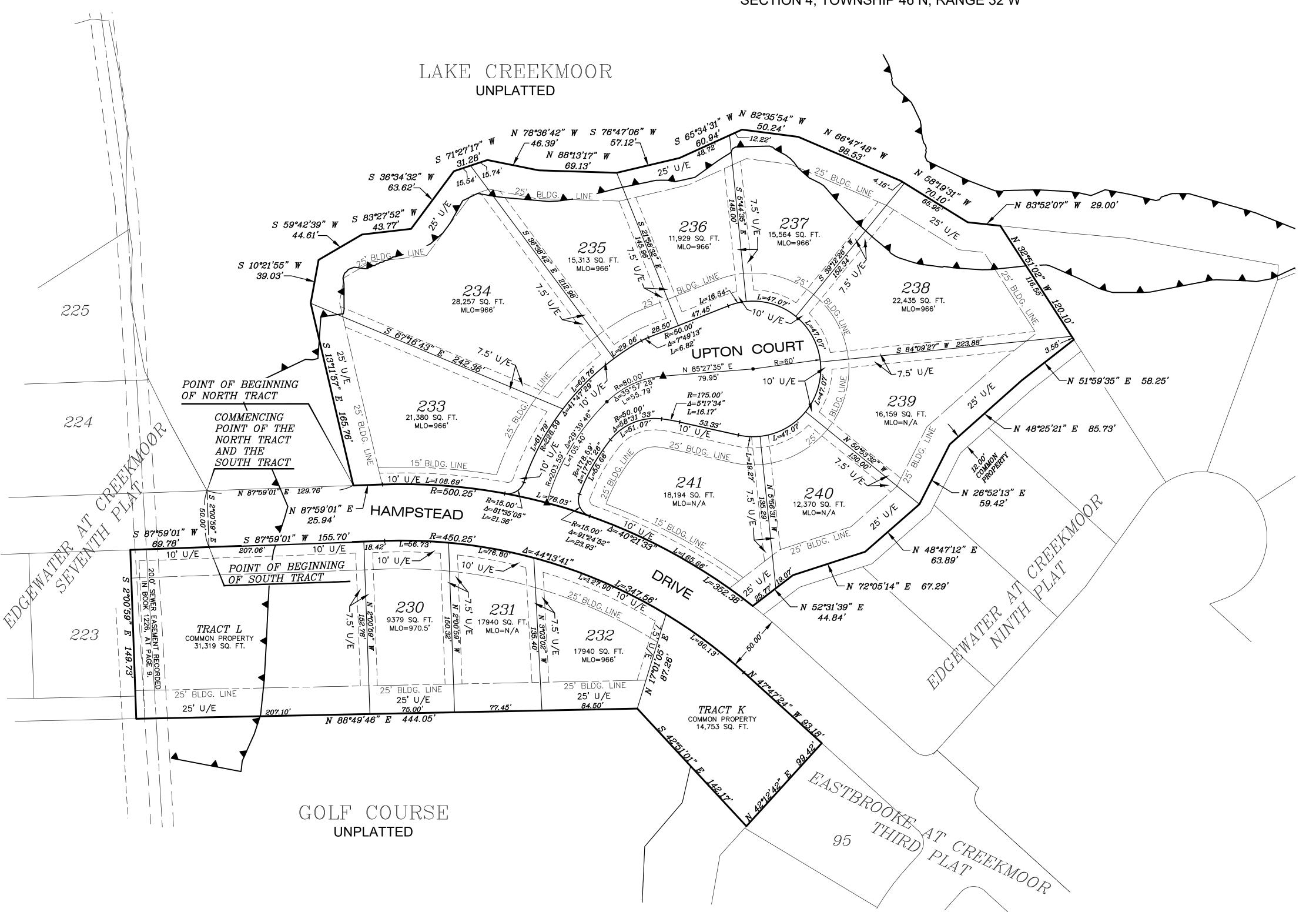
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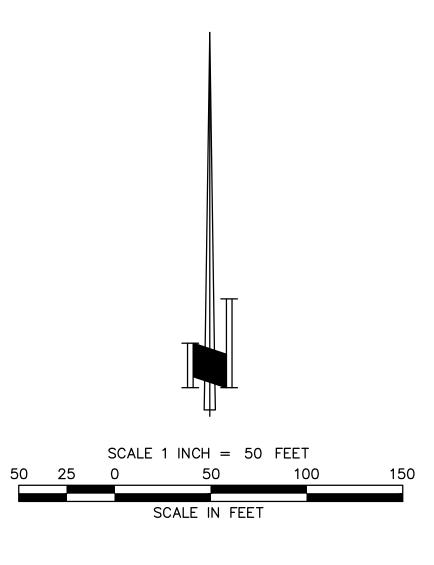
SECRETARY

# EDGEWATER AT CREEKMOOR **EIGHTH PLAT**

# LOTS 230 THROUGH 241 AND TRACTS K & L

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





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.

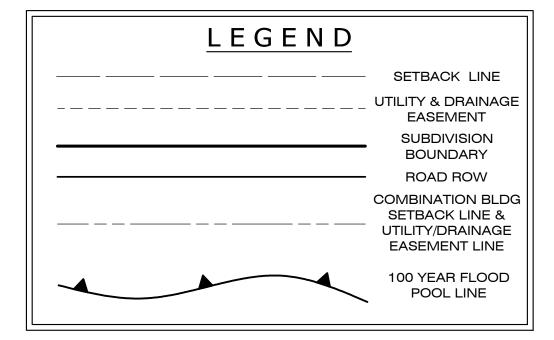
23, 2017, CASE NO. 17-07-1638A.

PERMANENT MONUMENTS 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC MLS 76D KLS 3" SET AT CORNERS MARKED "▲" ON THIS PLAT.

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, AT JACKSON COUNTY CONTROL MONUMENT JA-75 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9998985.

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. 29037C0028F REVISED JANUARY 2, 2013 AND NO. 29037C0029F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMR-F ON AUGUST



**DEVELOPER:** 

COOPER LAND DEVELOPMENT, INC. 903 NORTH 47TH STREET, SUITE 101 821 NE COLUMBUS STREET. ROGERS, ARKANSAS 72756

**ENGINEER:** QUIST ENGINEERING INC. 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 21-11-42989-1 C Edgewater 8th Plat.dwg

JOHN P. WEBSTER PLS 2009000066