

PROPERTY DESCRIPTION

PART OF TRACT D, TIMBER TRAILS-OPEN SPACE PLAT, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI IN THE SOUTHWEST QUARTER OF SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN RECORDED AS INSTRUMENT NUMBER 616683 IN BOOK 23 AT PAGE 22 IN CASS COUNTY RECORDER OF DEEDS OFFICE AND AN UN-PLATTED TRACT OF LAND IN SAID SOUTHWEST QUARTER AND SAID SOUTHEAST QUARTER BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 03°31'38" WEST ON THE WEST LINE OF SAID SOUTHWEST QUARTER ALSO BEING THE EAST LINE OF SAID SOUTHEAST QUARTER, 301.66 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT D, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EAST LINE AND SAID WEST LINE SOUTH 81.58.39" EAST ON SAID WESTERLY LINE, 181.32 FEET; THENCE SOUTH 08°01'21" WEST ON SAID WESTERLY LINE, 129.99 FEET; THENCE SOUTHEASTERLY ON SAID WESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 82°06'55" EAST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 98°49'50" AND AN ARC DISTANCE OF 86.25 FEET; THENCE SOUTH 71°35'40" EAST ON SAID WESTERLY LINE, 128.69 FEET; THENCE SOUTH 21°49'41" WEST ON SAID WESTERLY LINE, 59.89 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 43°39'24" EAST, 50.27 FEET; THENCE SOUTH 03°30'20" WEST, 248.88 FEET; THENCE SOUTH 71°47'48" EAST, 95.06 FEET TO NORTHWEST CORNER OF LOT 52, TIMBER TRAILS -SECOND PLAT, A SUBDIVISION OF LAND IN SAID RAYMORE RECORDED AS FILE NUMBER 335502 IN BOOK 00019 AT PAGE 0056 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 18°52'51" WEST ON THE WESTERLY LINE OF SAID TIMBER TRAILS - SECOND PLAT, 182.50 FEET; THENCE EASTERLY ON SAID EXISTING WESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 71°07'09" EAST WITH A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 03°21'39" AND AN ARC DISTANCE OF 32.85 FEET; THENCE SOUTH 22°14'31" WEST ON SAID WESTERLY LINE, 130.00 FEET; THENCE NORTH 74°22'29" WEST ON SAID WESTERLY LINE, 38.97 FEET; THENCE SOUTH 14°27'06" WEST ON SAID WESTERLY LINE, 195.73 FEET; THENCE SOUTH 03'30'18" WEST ON SAID WESTERLY, 542.22 FEET TO THE TO THE SOUTHWEST CORNER OF TIMBER TRAILS - SECOND PLAT, ALSO BEING THE NORTHEAST CORNER OF LOT 33, TIMBER TRAILS - FIRST PLAT, A SUBDIVISION OF LAND IN SAID RAYMORE, RECORDED AS FILE NUMBER 312872 IN BOOK 00019 AT PAGE 0003 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 86°29'42" WEST ON THE NORTHERLY LINE OF SAID TIMBER TRAILS - FIRST PLAT, 329.00 FEET; THENCE SOUTH 03°30'18" WEST ON SAID NORTHERLY LINE, 101.75 FEET; THENCE NORTH 86°29'42" WEST ON SAID NORTHERLY LINE, 62.68 FEET; THENCE NORTHWESTERLY, ON SAID NORTHERLY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 23.56 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE AS ESTABLISHED BY RIGHT OF WAY DEED RECORDED AS INSTRUMENT NUMBER 699273 IN BOOK 4740 AT PAGE 122 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE: THENCE NORTH 03°30'18" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 945.42 FEET; THENCE NORTHEASTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 03°29'39" EAST WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 03°30'19" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 50.00 FEET; THENCE NORTHWESTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 86°30'21' WEST WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 03°30'19" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 905.64 FEET; THENCE NORTHEASTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 02°35'59" EAST, WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 93°53'28" AND AN ARC DISTANCE OF 32.78 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF JOHNSTON DRIVE AS ESTABLISHED BY SAID TIMBER TRAILS-OPEN SPACE PLAT; THENCE EASTERLY ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 83°30'16" EAST WITH A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 02°46'55" AND AN ARC DISTANCE OF 56.81 FEET; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE SOUTH 03°30'18" WEST ON SAID WESTERLY LINE OF SAID TRACT D, 231.87 FEET; THENCE SOUTH 81°58'39" EAST ON SAID WESTERLY LINE, 13.34 FEET TO THE POINT OF BEGINNING. CONTAINING 711,008 SQUARE FEET OR 16.32 ACRES, MORE OR LESS.

CITY PLANNING COMMISSION:

THIS PLAT OF "TIMBER TRAILS-THIRD PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF 20__

SECRETARY	

CITY OF RAYMORE, MISSOURI CITY COUNCIL:

THIS PLAT OF "TIMBER TRAILS—THIRD PLAT" ADDITION, 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

KRISTOPER P. TURNBOW, MAYOR

CITY CLERK CITY ENGINEER CASS COUNTY, MISSOURI ENTERED ON TRANSFER RECORD THIS _____ DAY OF ____, 20__.

DEPUTY COUNTY RECORDER OF DEEDS

IN WITNESS WHEREOF:

A TENNESSEE CORPORATION

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20__, CLAYTON PROPERTIES GROUP, INC.,

BRADLEY KEMPF. ASSISTANT SECRETARY

STATE OF _____ COUNTY OF __

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME BRADLEY KEMPF TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS ASSISTANT SECRETARY OF CLAYTON PROPERTIES GROUP, INC. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRADLEY KEMPF ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

NOTARY PUBLIC

	LEGEND		
SURVEY MARKERS			
O FND	FOUND MONUMENT		
◆ SCR	SECTION CORNER		
● SET	SET MONUMENT		
BOUNDARIES			
	SECTION LINE		
EASEMENTS & SETBACKS			
B.L.	BUILDING SETBACK		
W.E.	WATER EASEMENT		
D.E.	STORM DRAINAGE EASEMENT		
U.E.	UTILITY EASEMENT		
GENERAL			
R	RADIUS		
L	ARC DISTANCE		
D	DELTA / CENTRAL ANGLE		
Ę.	CENTERLINE		
I.T.B.	INTIAL TANGENT BEARING		
BK.	BOOK		
PG.	PAGE		
WD	WARRANTY DEED		

RIGHT OF WAY

PRIVATE OPEN SPACE

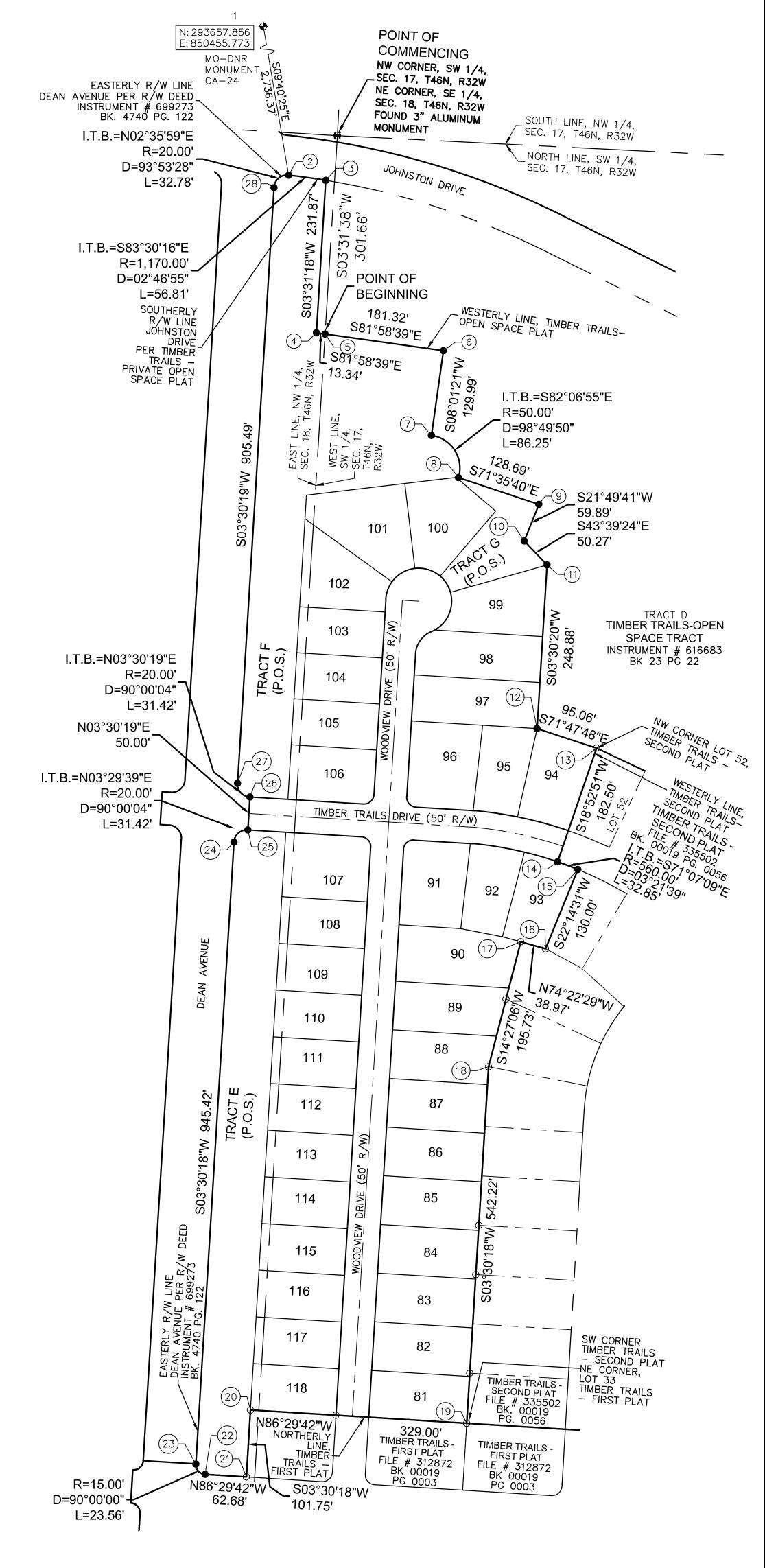
DEVELOPER: CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION D.B.A. SUMMIT HOMES 120 SE 30TH ST LEE'S SUMMIT, MO 64082

P.O.S.

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	293657.856	850455.773
2	292835.718	850595.915
3	292833.342	850613.061
4	292762.804	850608.741
5	292762.237	850612.767
6	292754.524	850667.490
7	292715.293	850661.961
8	292695.815	850674.465
9	292683.431	850711.681
10	292666.487	850704.894
11	292655.401	850715.472
12	292579.687	850710.833
13	292570.637	850738.355
14	292518.009	850720.358
15	292514.492	850729.728
16	292477.819	850714.731
17	292481.018	850703.293
18	292423.243	850688.404
19	292258.299	850678.301
20	292264.429	850578.215
21	292233.476	850576.319
22	292234.644	850557.250
23	292239.396	850552.962
24	292527.095	850570.583
25	292532.808	850577.040
26	292548.018	850577.972
27	292554.369	850572.245
28	292830.034	850589.138

FINAL PLAT OF TIMBER TRAILS-THIRD PLAT

SW 1/4 SEC 17 AND SE 1/4 SEC 18, T46N, R32W RAYMORE, CASS COUNTY, MISSOURI



SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, FILE NO. KCT-239052, WITH A COMMITMENT DATE OF MARCH 14, 2022 AT 8:00 A.M. AND REVISED DATED OF MARCH 23, 2022.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "CA-24" WITH A GRID FACTOR OF 0.9998936. ALL COORDINATES SHOWN ARE IN METERS.

3. THE TERM PER PLAT IS IN REFERENCE TO THE RECORDED PLAT OF TIMBER TRAILS-OPEN SPACE PLAT RECORDED AS INSTRUMENT NUMBER 616683 IN BOOK 23 AT PAGE 22, TIMBER TRAILS-FIRST PLAT RECORDED AS FILE NUMBER 312872 IN BOOK 00019 AT PAGE 0003, TIMBER TRAILS - SECOND PLAT RECORDED AS FILE NUMBER 335502 IN BOOK 00019 AT PAGE 0056, EACH RECORDED IN CASS COUNTY MISSOURI.

THIS PLAT AND SURVEY OF TIMBER TRAILS-THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF TIMBER TRAILS-THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



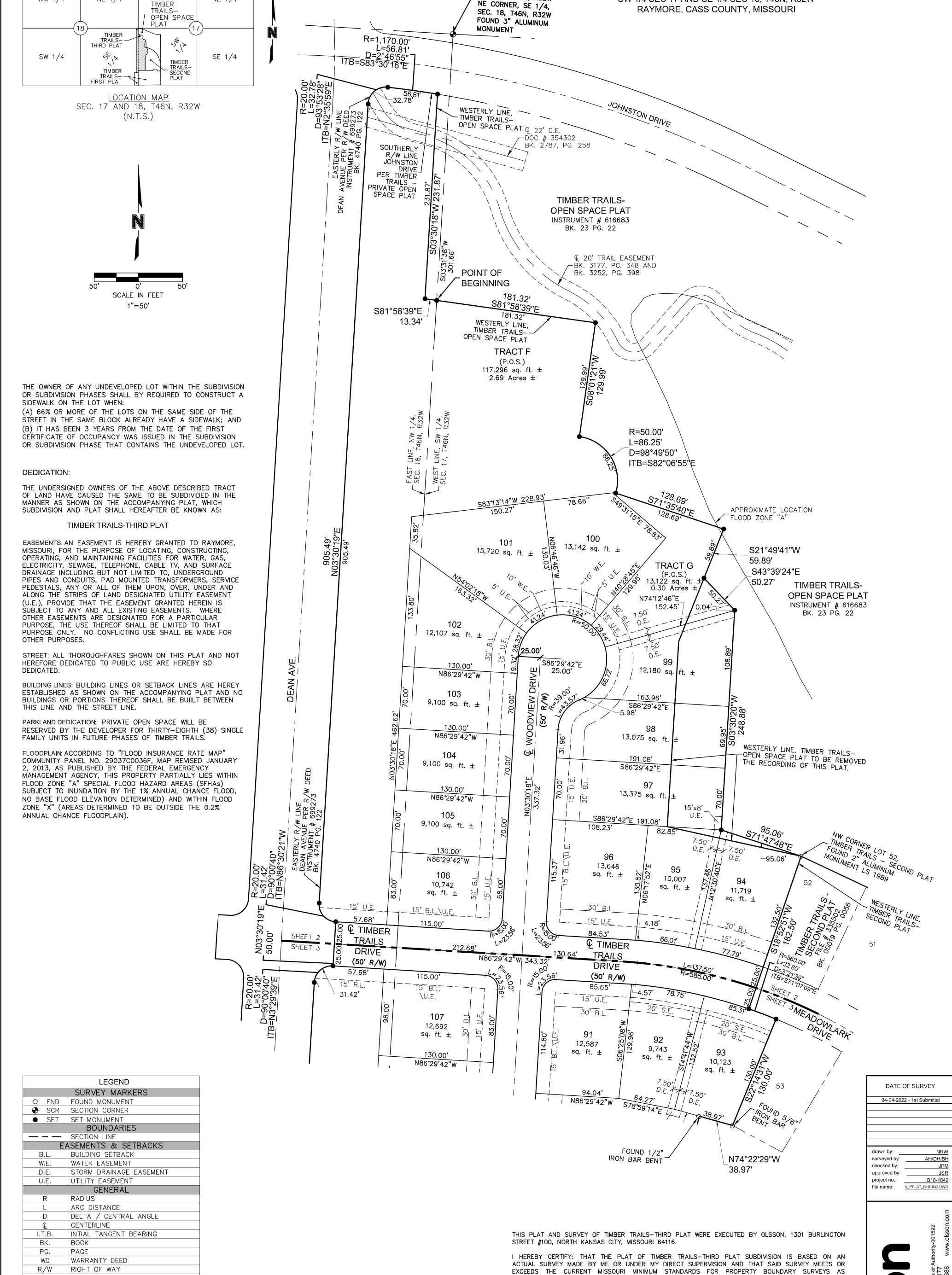
OLSSON MO CLS 366 JASON S. ROUDEBUSH, MO. PLS 2002014092 APRIL 4, 2022 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
03-07-202 - Title Report Request	
04-04-2022 - 1st Submittal]
]
]
	1

NRW drawn by: surveyed by: AH/DH/BH project no.: B18-1842 V_PPLAT_B181842.DWG file name:

SHEET

1 of 3



POINT OF

NW 1/4

NE 1/4

NW 1/4

NE 1/4

COMMENCING

NW CORNER, SW 1/4,

SEC. 17, T46N, R32W

NE CORNER, SE 1/4,

FINAL PLAT OF

TIMBER TRAILS-THIRD PLAT

SW 1/4 SEC 17 AND SE 1/4 SEC 18, T46N, R32W

RAYMORE, CASS COUNTY, MISSOURI

P.0.S.

DEVELOPER: CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION D.B.A. SUMMIT HOMES 120 SE 30TH ST LEE'S SUMMIT, MO 64082

PRIVATE OPEN SPACE

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OLSSON MO CLS 366 JASON S. ROUDEBUSH, MO. PLS 2002014092 APRIL 4, 2022 JROUDEBUSH@OLSSON.COM

WESTERLY LINE,
SECOND PLAT

DATE OF SURVEY

04-04-2022 - 1st Submittal

surveyed by:

project no.:

NRW

AH/DH/BH

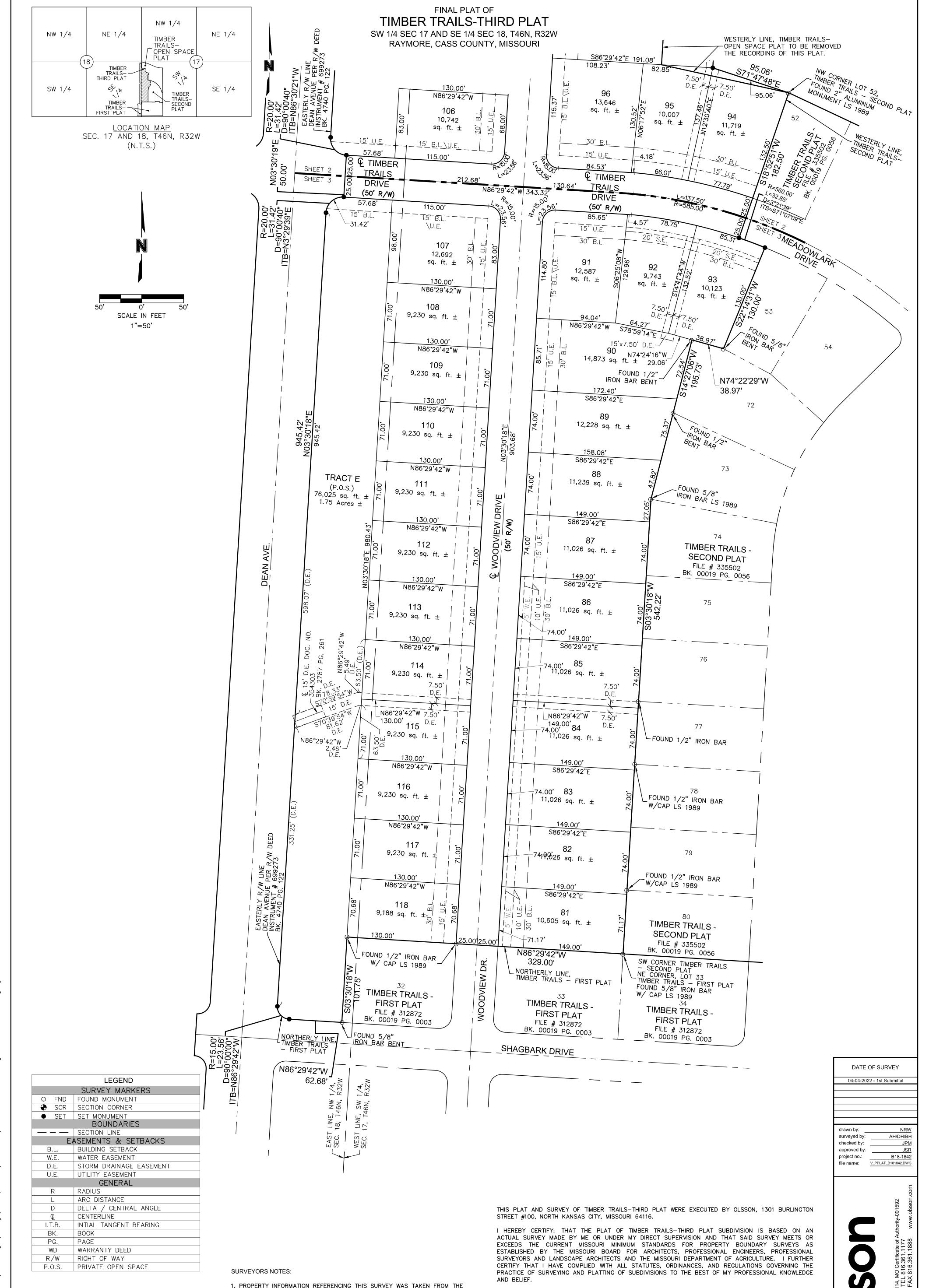
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SHEET

2 of 3



DWG: F:\2018\1501—2000\018—1842—B\40—Design\Survey\SRVY\Sheets\Final Plat\V_PPLAT_B DATE: Apr 04, 2022 9:28am

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION
D.B.A. SUMMIT HOMES
120 SE 30TH ST
LEE'S SUMMIT, MO 64082

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JASON S. ROUDEBUSH, MO. PLS 2002014092
APRIL 4, 2022
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SHEET 3 of 3