

FINAL PLAT
PARK SIDE - 1ST PLAT
LOTS 1 THRU 28
TRACTS A THRU F

A PART OF THE NORTHWEST QUARTER
SECTION 9, TOWNSHIP 46, RANGE 32
RAYMORE, CASS COUNTY, MISSOURI

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "PARK SIDE, 1ST PLAT".

BUILDING LINES:

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.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, AND CABLE TELEVISION, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, POLES AND ANCHORS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER OR ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (ABBREVIATED "UTIL. ESMT." OR "U/E"), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE SUCH AS "SANITARY SEWER EASEMENT" OR "DRAINAGE EASEMENT, OR D.E.", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY.

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OR "D/E" ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF RAYMORE. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFIES THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES RUNNING TO ANY PERSON, UTILITY OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER EASEMENT RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

COMMON PROPERTY:

THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACTS A, C, D, E, AND F) ARE FOR COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL

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.

ACKNOWLEDGEMENT:

TRIANGLE 4, LLC, TENANT IN COMMON
IN WITNESS WHEREOF, TRIANGLE 4, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___ DAY OF ___, 20___.

MEMBER - _____

STATE OF _____)

)SS

COUNTY OF _____)

ON THIS ___ DAY OF ___, 20___, BEFORE ME APPEARED _____, MEMBER OF TRIANGLE 4, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE
IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

DEVELOPER:
TRIANGLE 2 LLC & TRIANGLE 4 LLC
4706 BROADWAY STE 240
KANSAS CITY, MO 64112

SURVEYOR:
BOUNDARY AND CONSTRUCTION SURVEYING
821 NE COLUMBUS, SUITE 100
LEE'S SUMMIT, MO 64063

PLAT DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI; THENCE SOUTH 88 DEGREES 08 MINUTES 18 SECONDS EAST, 1373.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 08 MINUTES 18 SECONDS EAST, 884.76 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 42 SECONDS WEST, 171.01 FEET; THENCE SOUTH 78 DEGREES 45 MINUTES 10 SECONDS EAST, 112.91 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 11 DEGREES 14 MINUTES 50 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 40.68 FEET; THENCE SOUTH 54 DEGREES 37 MINUTES 57 SECONDS WEST, 131.02 FEET; THENCE NORTH 56 DEGREES 18 MINUTES 52 SECONDS WEST, 40.06 FEET; THENCE SOUTH 33 DEGREES 49 MINUTES 44 SECONDS WEST, 125.24 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 84 DEGREES 06 MINUTES 07 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 134.03 FEET; THENCE SOUTH 57 DEGREES 41 MINUTES 08 SECONDS EAST, 33.89 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 57.00 FEET, AND AN ARC LENGTH OF 11.72 FEET; THENCE SOUTH 19 DEGREES 54 MINUTES 10 SECONDS WEST, 242.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 80 DEGREES 17 MINUTES 52 SECONDS WEST, A RADIUS OF 50.05 FEET, AND AN ARC LENGTH OF 109.86 FEET; THENCE SOUTH 09 DEGREES 29 MINUTES 16 SECONDS WEST, 153.93 FEET; THENCE SOUTH 01 DEGREES 32 MINUTES 26 SECONDS WEST, 275.39 FEET; THENCE SOUTH 39 DEGREES 34 MINUTES 36 SECONDS EAST, 98.22 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32; THENCE ALONG SAID SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, NORTH 87 DEGREES 58 MINUTES 12 SECONDS WEST, 699.40 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 08 SECONDS EAST, 141.75 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 52 SECONDS WEST, 20.16 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 08 SECONDS EAST, 178.05 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 52 SECONDS WEST, 70.00 FEET; THENCE NORTH 23 DEGREES 43 MINUTES 01 SECONDS EAST, 242.99 FEET; THENCE NORTH 35 DEGREES 51 MINUTES 19 SECONDS EAST, 164.03 FEET; THENCE NORTH 24 DEGREES 20 MINUTES 50 SECONDS EAST, 156.77 FEET; THENCE SOUTH 65 DEGREES 27 MINUTES 17 SECONDS EAST, 16.92 FEET; THENCE NORTH 24 DEGREES 32 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 15 DEGREES 00 MINUTES 36 SECONDS WEST, 125.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 74 DEGREES 59 MINUTES 24 SECONDS WEST, A RADIUS OF 263.00 FEET, AND AN ARC LENGTH OF 26.12 FEET; THENCE NORTH 20 DEGREES 42 MINUTES 04 SECONDS WEST, 167.30 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 18 SECONDS WEST, 137.80 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 42 SECONDS EAST, 154.23 FEET TO THE POINT OF BEGINNING. CONTAINING 20.59 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY: THAT THE PLAT OF "PARK SIDE, 1ST 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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 BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134

CITY OF RAMORE, MISSOURI:

THIS PLAT OF "PARK SIDE, 1ST PLAT" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NUMBER _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE ___ DAY OF _____, 202_.

KRISTOFER P. TURNBOW, MAYOR

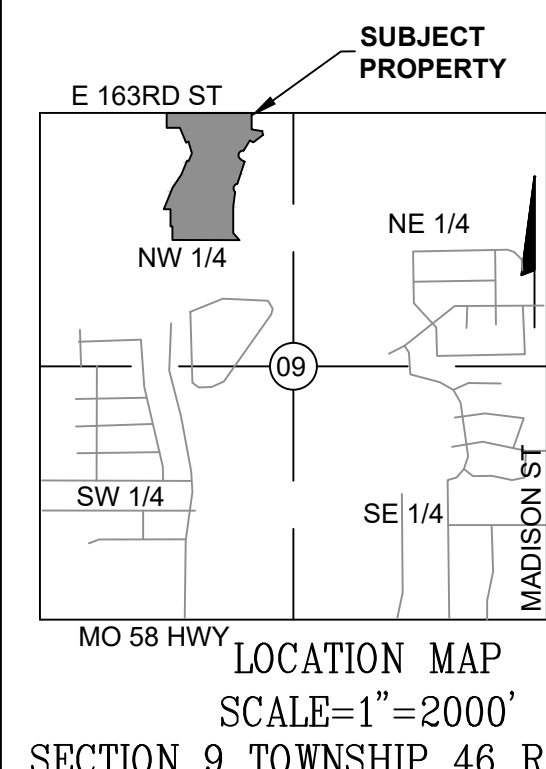
ATTEST: _____
CITY CLERK

CITY ENGINEER

CITY PLANNING COMMISSION:

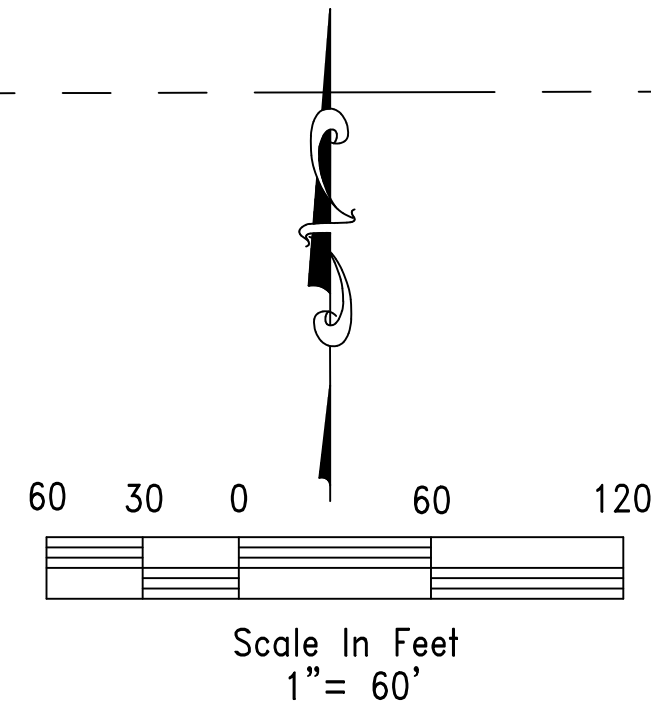
THIS PLAT OF "PARK SIDE, 1ST PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 202_.

SECRETARY



SECTION 9 TOWNSHIP 46 RANGE 32

	PARK SIDE, 1ST PLAT RAYMORE, CASS COUNTY, MISSOURI
	BOUNDARY & CONSTRUCTION SURVEYING, INC. <small>821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337</small>
DATE: JANUARY 12, 2023	
DEVELOPER TRIANGLE 2, LLC TRIANGLE 4, LLC	
	PROJECT NO. <u>20-271</u> SHEET 1 OF 2
PARK SIDE, 1ST PLAT, RAYMORE, CASS COUNTY, MISSOURI	



- LEGEND**
- U/E - UTILITY EASEMENT
 - W/E - WATER EASEMENT
 - C/L - CENTERLINE
 - R/W - RIGHT OF WAY
 - ITB - INITIAL TANGENT BEARING
 - NR - NON-RADIAL
 - R - RADIUS
 - L - ARC LENGTH
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING

MONUMENT LEGEND

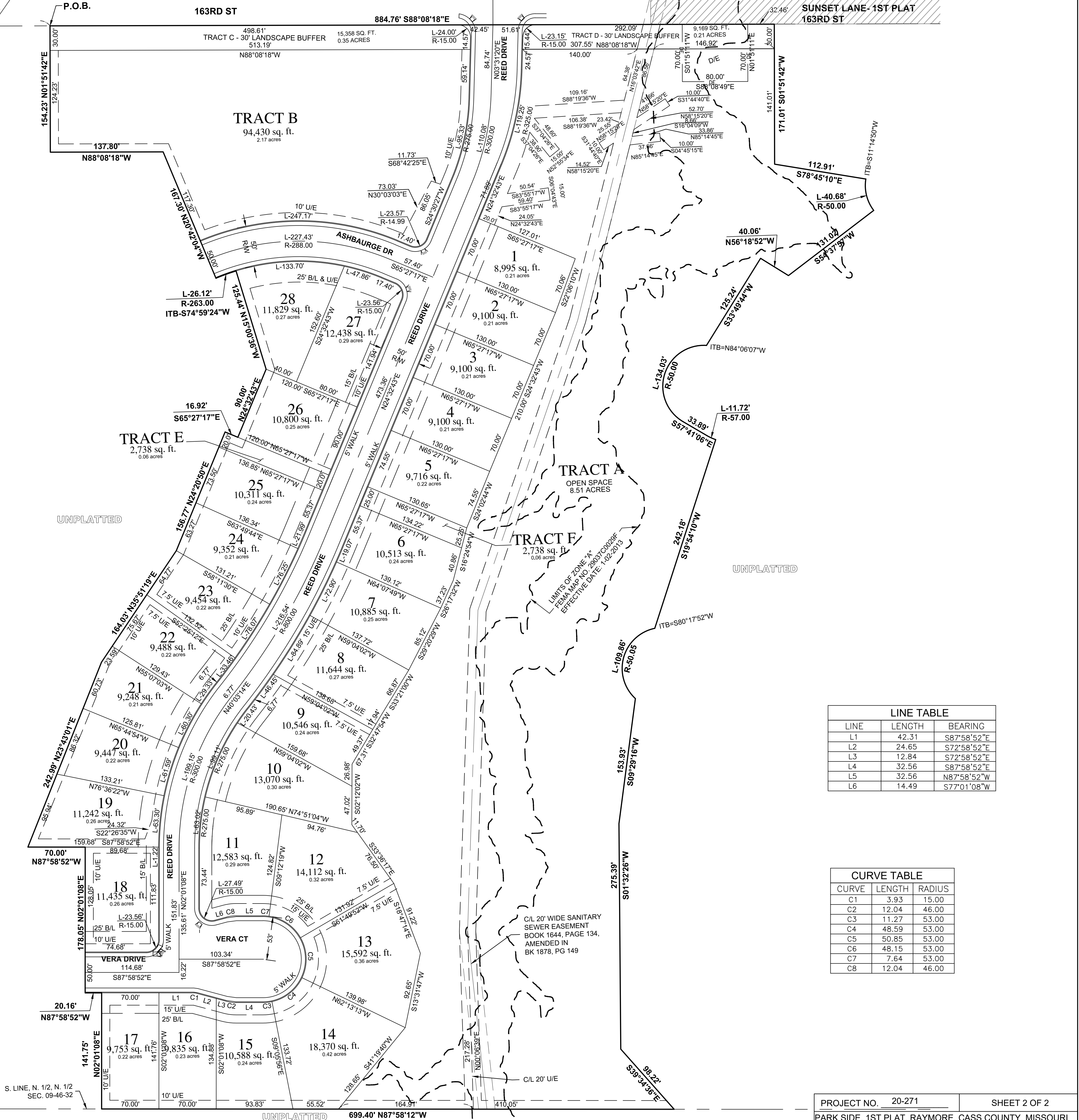
SET 1/2" REBAR AND CAP
@ ALL REAR LOT CORNERS
RLS-2134, MO.
RLS-1069, KS.

CURB NOTCHES ARE ON AN
EXTENSION OF THE SIDE LOT
LINES.

MONUMENTATION WILL BE
COMPLETED WITHIN 6 MONTHS
AFTER COMPLETION OF ALL
STREETS AND UTILITIES.

Lot	Elevation
1	997.00
2	996.50
3	997.00
4	998.00
5	999.00
6	998.80
7	1001.00
8	1006.00
9	1009.00
10	1009.00
11	1009.00
12	1009.00
13	1009.00
14	1009.00
15	1014.50
16	1018.50
17	1020.50
18	1022.00
19	1021.00
20	1018.00
21	1014.00
22	1011.00
23	1011.00
24	1010.50
25	1009.50
26	1009.50
27	1009.50
28	1008.50
TRACT B	1005.00

N. LINE, NW 1/4, SEC. 9-46-32
1373.08'
S88°08'18"E
P.O.C.
FOUND ALUM. MON.
NW COR, NW 1/4, SEC. 9-46-32



LINE TABLE		
LINE	LENGTH	BEARING
L1	42.31	S87°58'52"E
L2	24.65	S72°58'52"E
L3	12.84	S72°58'52"E
L4	32.56	S87°58'52"E
L5	32.56	N87°58'52"W
L6	14.49	S77°01'08"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	3.93	15.00
C2	12.04	46.00
C3	11.27	53.00
C4	48.59	53.00
C5	50.85	53.00
C6	48.15	53.00
C7	7.64	53.00
C8	12.04	46.00

FINAL PLAT

PARK SIDE PARK - 1ST PLAT

LOT 1

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32
 A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46, RANGE 32
 RAYMORE, CASS COUNTY, MISSOURI

PLAT DEDICATION:
 THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "PARK SIDE PARK, 1ST PLAT".

STREET DEDICATION:
 STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

ACKNOWLEDGEMENT:
 TRIANGLE 2, LLC, TENANT IN COMMON
 IN WITNESS WHEREOF, TRIANGLE 2, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___ DAY OF ___, 20__.

MEMBER - _____

STATE OF _____)
)SS
 COUNTY OF _____)

ON THIS ___ DAY OF ___, 20___, BEFORE ME APPEARED _____, MEMBER OF TRIANGLE 2, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE
 IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

CITY OF RAMORE, MISSOURI:
 THIS PLAT OF "PARK SIDE PARK, 1ST PLAT" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NUMBER _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE ___ DAY OF ___, 20__.

ATTEST: _____ CITY CLERK _____ CITY ENGINEER
 KRISTOFER P. TURNBOW, MAYOR

CITY PLANNING COMMISSION:
 THIS PLAT OF "PARK SIDE PARK, 1ST PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___, 20__.

SECRETARY

PLAT DESCRIPTION:
 A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46, RANGE 32 AND A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, ALL IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, SOUTH 02 DEGREES 22 MINUTES 28 SECONDS WEST, 40.00 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 13 SECONDS WEST, 1204.19 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1040.00 FEET, AND AN ARC LENGTH OF 53.48 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 14 SECONDS EAST, 838.92 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, 336.73 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 42 SECONDS WEST, 520.99 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES 13 SECONDS EAST, 920.96 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46, RANGE 32; THENCE ALONG SAID EAST LINE, SOUTH 02 DEGREES 29 MINUTES 43 SECONDS WEST, 279.01 FEET TO THE POINT OF BEGINNING. CONTAINING 13.24 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT:
 TRIANGLE 4, LLC, TENANT IN COMMON
 IN WITNESS WHEREOF, TRIANGLE 4, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___ DAY OF ___, 20__.

MEMBER - _____

STATE OF _____)
)SS
 COUNTY OF _____)

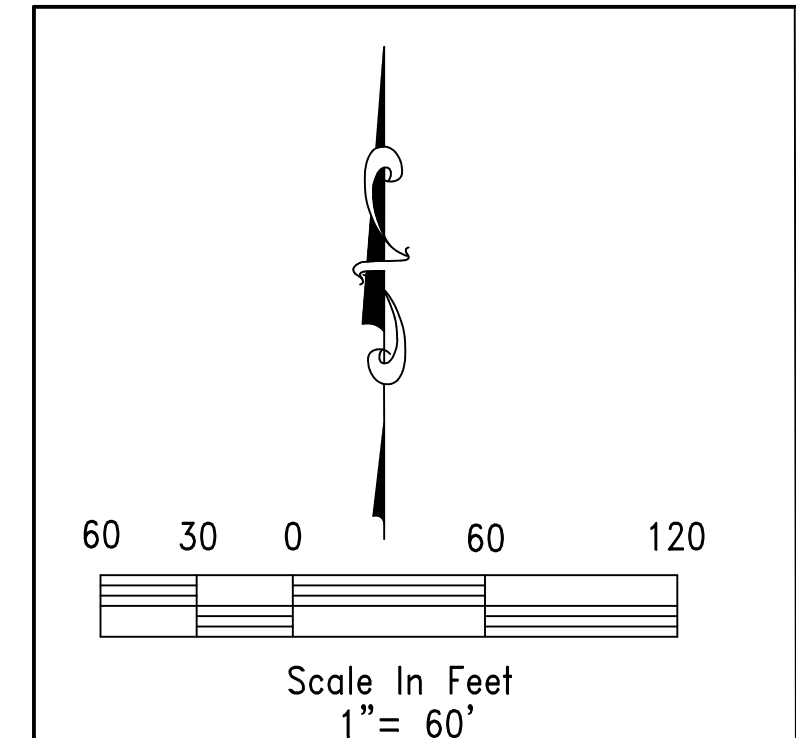
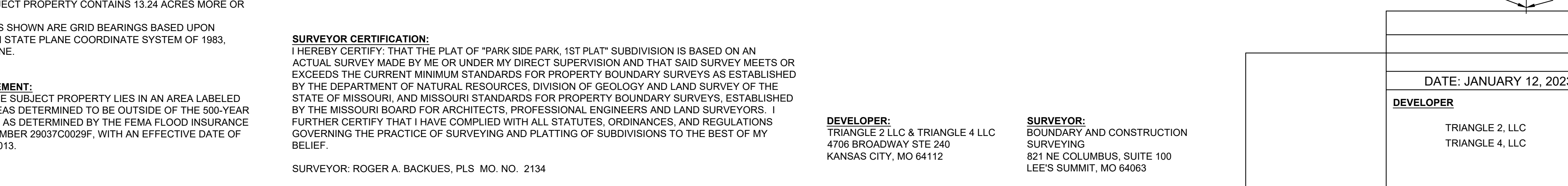
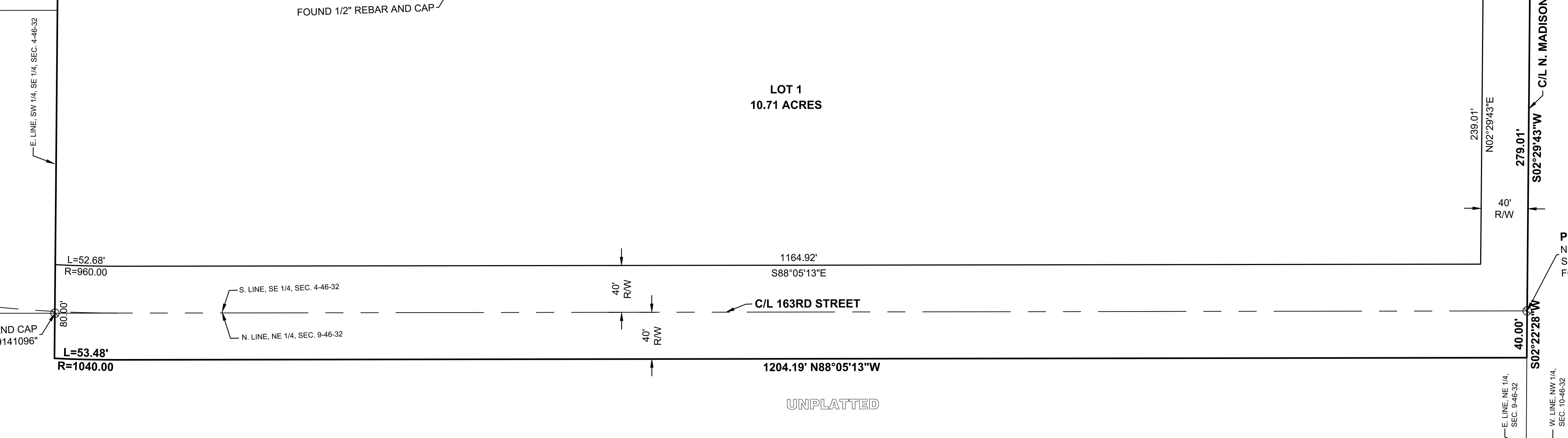
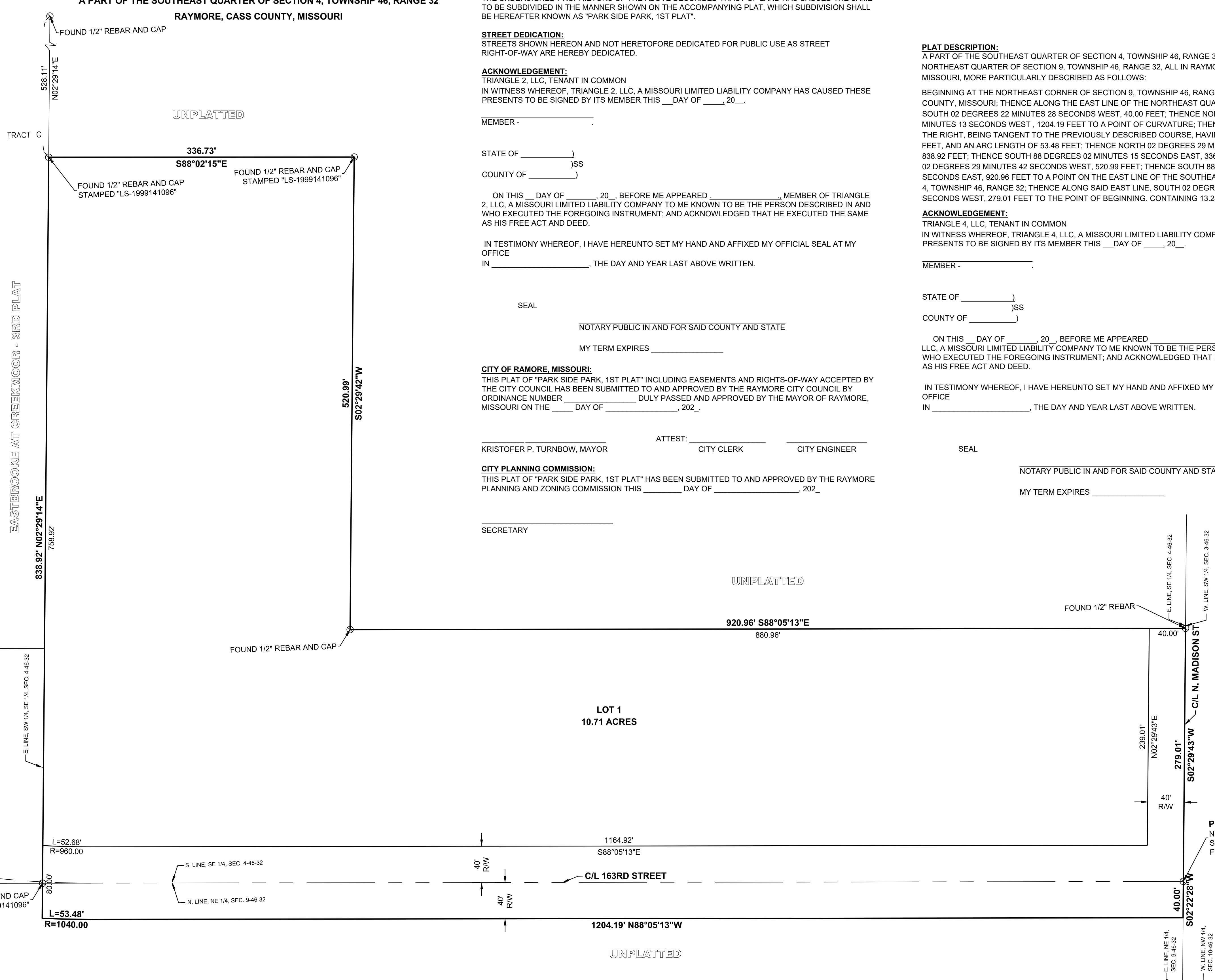
ON THIS ___ DAY OF ___, 20___, BEFORE ME APPEARED _____, MEMBER OF TRIANGLE 4, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE
 IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____



- LEGEND**
- U/E - UTILITY EASEMENT
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 - NR - NON-RADIAL
 - R - RADIUS
 - L - ARC LENGTH
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING

MONUMENT LEGEND

SET 1/2" REBAR AND CAP @ ALL REAR LOT CORNERS RLS-2134, MO. RLS-1069, KS.

CURB NOTCHES ARE ON AN EXTENSION OF THE SIDE LOT LINES.

MONUMENTATION WILL BE COMPLETED WITHIN 6 MONTHS AFTER COMPLETION OF ALL STREETS AND UTILITIES.

- NOTES:**
- THE SUBJECT PROPERTY CONTAINS 13.24 ACRES MORE OR LESS.
 - BEARINGS SHOWN ARE GRID BEARINGS BASED UPON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.
- FLOOD STATEMENT:**
 A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0029F, WITH AN EFFECTIVE DATE OF JANUARY 2, 2013.

SURVEYOR CERTIFICATION:
 I HEREBY CERTIFY: THAT THE PLAT OF "PARK SIDE PARK, 1ST 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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 BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS. MO. NO. 2134

DEVELOPER:
 TRIANGLE 2, LLC & TRIANGLE 4, LLC
 4706 BROADWAY STE 240
 KANSAS CITY, MO 64112

SURVEYOR:
 BOUNDARY AND CONSTRUCTION SURVEYING
 821 NE COLUMBUS, SUITE 100
 LEE'S SUMMIT, MO 64063

PARK SIDE PARK, 1ST PLAT RAYMORE, CASS COUNTY, MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
DATE: JANUARY 12, 2023	
DEVELOPER TRIANGLE 2, LLC TRIANGLE 4, LLC	
PROJECT NO. 20-271	SHEET 1 OF 2
PARK SIDE PARK, 1ST PLAT, RAYMORE, CASS COUNTY, MO	