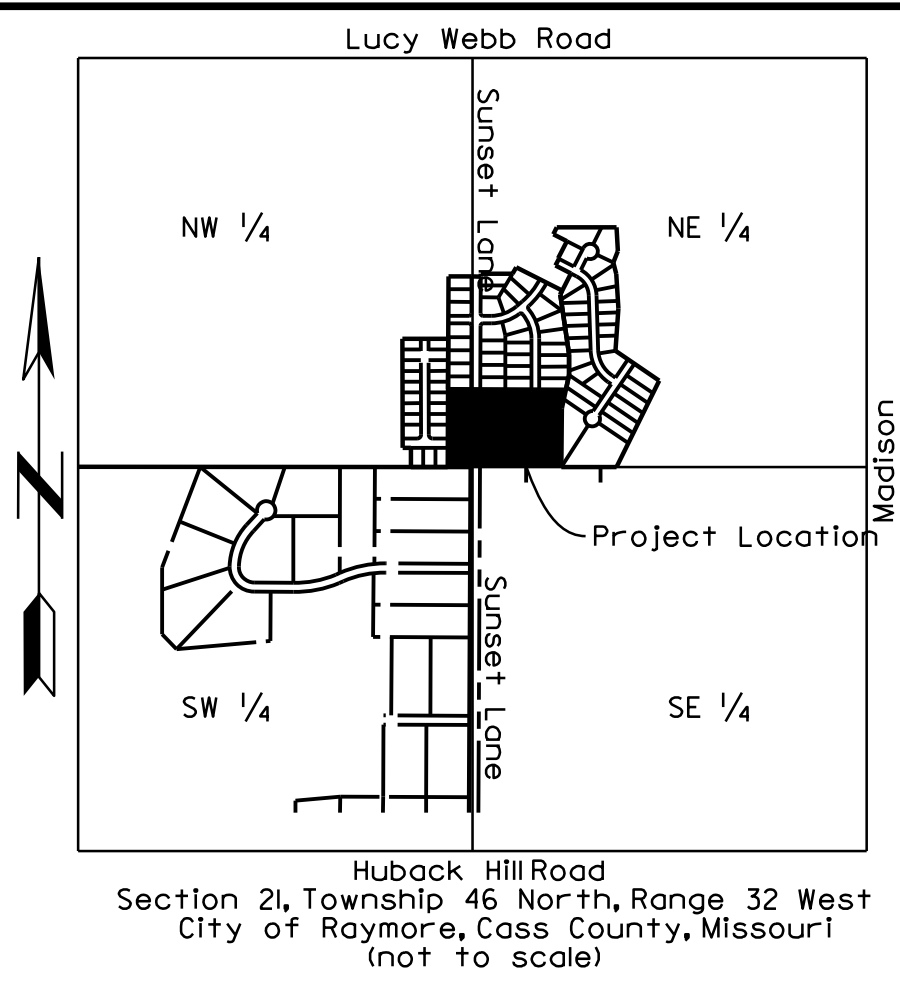


A Final Plat of EVAN-BROOK 7TH PLAT

Lots 204 thru 227
A Subdivision in the Northwest and Northeast Quarters
of Section 21, Township 46 North, Range 32, West
City of Raymore, Cass County, Missouri



COORDINATE TABLE:
Based on the Missouri Coordinate System of 1983

Point	Northing	Easting
POB	955638.007	2798179.474
1	955608.209	2798796.076
2	955487.912	2798764.690
3	955106.979	2798743.365
SEC	955133.200	2798155.100
6	955139.881	2798005.228
	955645.247	2798029.650

EVAN-BROOK 7TH PLAT BOUNDARY DESCRIPTION:
Part of the Northeast Quarter and part of the Northwest Quarter of Section 21, Township 46N, Range 32W, in the City of Raymore, Cass County, Missouri, described as follows:

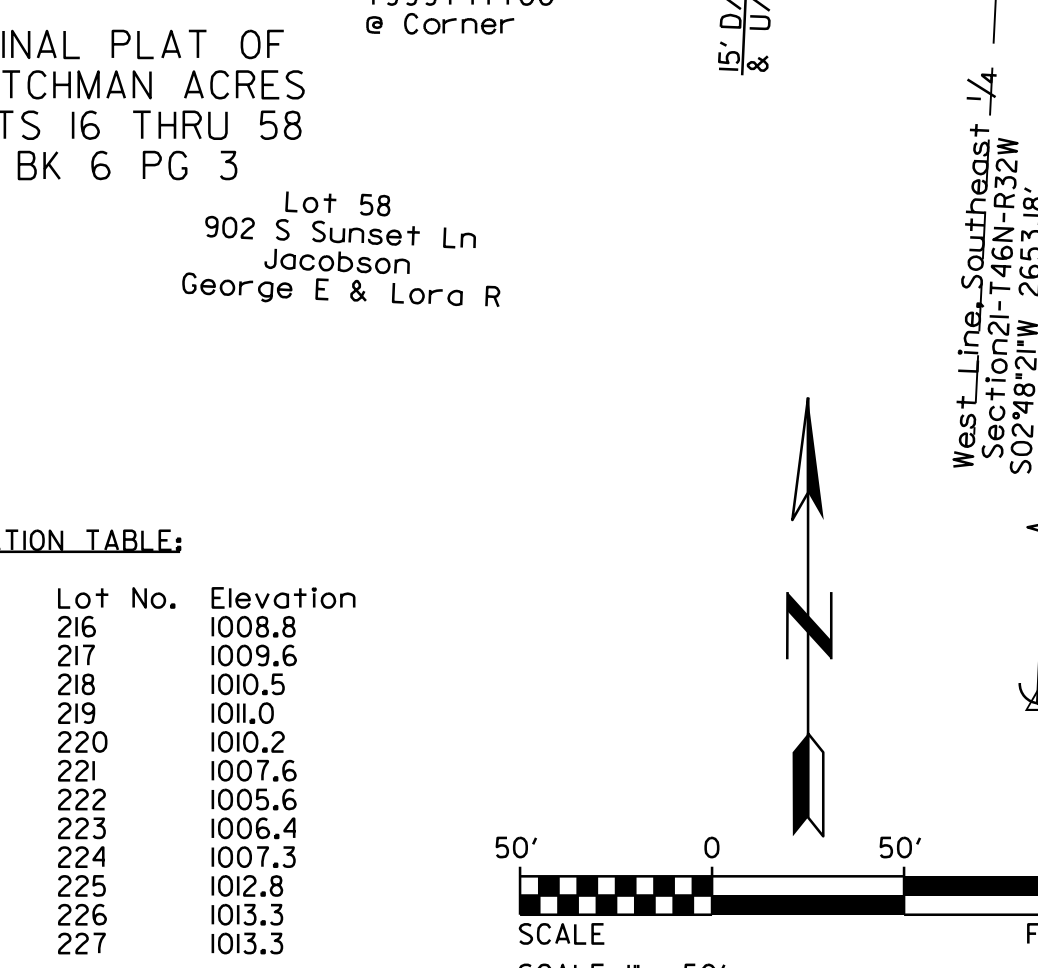
Commencing at the Northwest corner of the Northeast Quarter of Section 21, thence South 02 degrees 46 minutes 00 seconds West, along the West line, 2155.69 feet to the Southeast corner of Lot 178 of "EVAN-BROOK, Lots 171 thru 203" a recorded plat in the City of Raymore, Cass County, Missouri, and the POINT OF BEGINNING; thence South 17 degrees 14 minutes 00 seconds East, along the South line of the plat, 617.32 feet to the Southeast corner of Lot 203 and a point on the West line of Lot 71 of "EVAN-BROOK, Lots 63 thru 92" a recorded plat in the City of Raymore, Cass County, Missouri, thence South 14 degrees 37 minutes 23 seconds West, along the West line of Lots 71 and 70, 124.32 feet to the angle point in the West line of Lot 70; thence South 03 degrees 12 minutes 15 seconds West, along the West line of Lot 70, 381.53 feet to the Southwest corner of Lot 70, said point also being on the South line of the Northeast quarter of Section 21; thence North 87 degrees 26 minutes 52 seconds West, along the South line, 588.85 feet to the Southwest corner of the Northeast Quarter, the Southeast corner of the Northwest Quarter, and the Northeast corner of "DUTCHMAN'S ACRES, Lots 16 thru 58" a recorded plat in the City of Raymore, Cass County, Missouri, thence North 87 degrees 26 minutes 51 seconds West along the North line of Lot 58, 150.02 feet to the Southeast corner of Lot 140 of "BROOKSIDE FOURTH PLAT" a recorded plat in the City of Raymore, Cass County, Missouri, thence North 02 degrees 46 minutes 00 seconds East, along the East line of the plat also being a line parallel with and 150.02 feet West of the East line of the Northwest Quarter of Section 21, 505.96 feet to a point on the East line of Lot 135, also being the Southwest corner of Lot 178 of "EVAN-BROOK, Lots 171 thru 203"; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, to the POINT OF BEGINNING, containing 375,275 square feet or 8.62 acres more or less.

SURVEYOR'S GENERAL NOTES:
1. This survey is based upon the following information provided by the client or researched by this surveyor.
A. Commitment for title insurance by: Broker's Title, L.L.C. Report Number 01530-2230 Effective Date August 23, 2016 at 8:00 AM
B. Final Plat of EVAN-BROOK Lots 63 thru 92 recorded in Book 12 at Page 224
C. BROOKSIDE FOURTH FINAL PLAT Lots 131 thru 151 recorded in Book 17 at Page 95
D. Final Plat of EVAN-BROOK Lots 171 thru 203 recorded in Book 15 at Page 81
E. Final Plat of DUTCHMAN'S ACRES Lots 16 thru 58
2. The owner of any undeveloped lot within the subdivision or 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 or subdivision phase that contains the undeveloped lot.
3. The subject property lies within a Flood Zone Designated Zone (X) according to the Federal Emergency Management Agency Flood Insurance Rate Maps Community Panel Number 29037C0037F, Map Revised January 2, 2013. Zone (X): Areas determined to be outside the 0.2% annual chance floodplain

- PLAT LEGEND**
- Found survey monument (as noted)
 - Set survey monument (as noted)
 - △ Section Corner (as noted)
 - U/E Utility Easement
 - S/E Sanitary Sewer Easement
 - D/E Storm Sewer / Drainage Easement
 - B/L Building setback line
 - IB&C Iron Bar and Cap
 - (M) Measured value
 - (D) Deed value
 - F Found

MINIMUM FLOOR ELEVATION TABLE:

Lot No.	Elevation	Lot No.	Elevation
204	1013.7	216	1008.8
205	1013.5	217	1009.6
206	1013.3	218	1010.5
207	1007.3	219	1010.0
208	1007.5	220	1010.2
209	1007.0	221	1007.6
210	1006.9	222	1005.6
211	1006.3	223	1006.4
212	1005.7	224	1007.4
213	1005.0	225	1012.8
214	1004.6	226	1013.3
215	1007.4	227	1013.3



PREPARED BY:
Cook, Flatt & Strobel Engineers
3229 Ward Parkway, Suite 110
Kansas City, Missouri 64114
(816) 333-4477
Attn: Rick Walker

DEVELOPER:
Evans Brothers Construction
103 Evans Avenue
Raymore, Missouri, 64083
(816) 392-1475
Attn: Cass Evans

OWNER:
Cass Evans and Lori Wehner
Cass Evans and Lori Zaderenko

BASIS OF BEARING:
The bearings shown hereon are based on the Missouri State Plane Coordinate System of 1983 (West Zone). Horizontal control was established by Missouri Geographic Reference System Monument CA-32.

RECORDED OF DEEDS:
Entered on transfer record this ____ day of _____, 20____
Deputy County Recorder of Deeds

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, cable television and surface drainage, including but not limited to underground pipes and conduits, pad-mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated "UTILITY EASEMENT" 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, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and or continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or there over 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 and as such adjoining land as may be reasonably necessary 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 director of public works, as to utility easements.

An easement is hereby granted to the City of Raymore, Missouri for the purpose of locating, constructing, operating and maintaining facilities for sanitary sewerage, over and through those areas designated as "SANITARY SEWER EASEMENT" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated.

The Sanitary Sewer Easement granted to the City of Raymore, as more fully set forth in the instrument recorded as Document No. 208960 in Book 2012 at Page 50 is hereby vacated by this plat.

An easement is hereby granted to the City of Raymore, Missouri for the purpose of locating, constructing, operating and maintaining facilities for storm sewer and storm water drainage, over and through those areas designated as "DRAINAGE EASEMENT" or "D/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated.

STREET DEDICATION:
The streets shown hereon and not heretofore dedicated to public use as street right-of-way are hereby dedicated.

BUILDING SETBACK LINE:
Building lines or setback lines are hereby established, as shown on this plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

PLAT DEDICATION:
The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on this plat and the subdivision shall hereafter be known as:
EVAN-BROOK 7TH PLAT, Lots 204 thru 227
In testimony whereof: EVANS BROTHERS CONSTRUCTION has caused these presents to be executed by
CASS EVANS, President of EVANS BROTHERS CONSTRUCTION this ____ day of _____ 2016.

By: _____
Cass Evans, President

NOTARY PUBLIC:
State of _____) SS
County of _____)
Be it remembered that on this ____ day of _____, 20____, before me, a notary public in and for said County and State, came _____, to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the executing of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year written.

Notary Public
My commission expires _____

PLANNING AND ZONING COMMISSION:
This plat of _____ addition has been submitted to and approved by the Raymore Planning and Zoning Commission this ____ day of _____ 20____.

Secretary

CITY COUNCIL:
This plat of _____ 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 _____ 20____.

Attest: _____
City Clerk

City Engineer

Mayor

PLAT CERTIFICATION:
I hereby certify that the plat of "EVAN-BROOK 7TH PLAT" subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions to the best of my professional knowledge and belief at this time.



DATE	REVISIONS
03/16	Updates per city comments

Ronald E. Schroer, PLS-2569
rschroer@cfs.com
Cook, Flatt & Strobel Engineers
Corporate Authority CF&S CLS 1999141100