

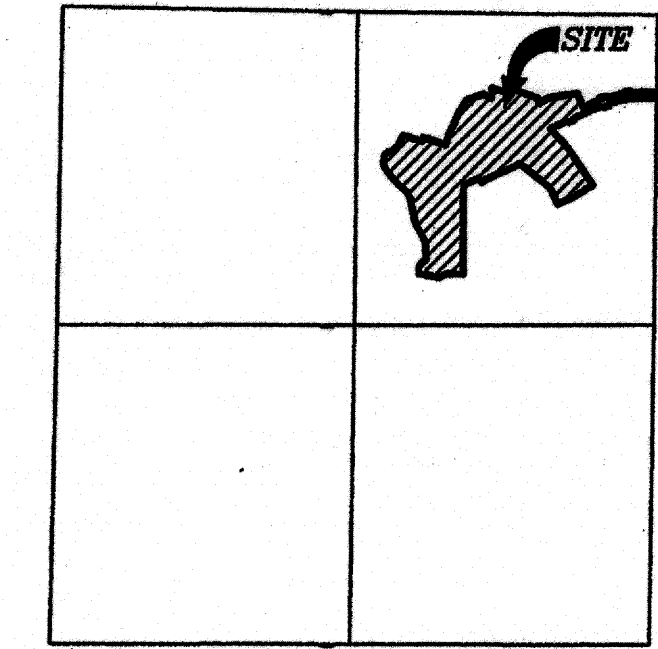
FINAL PLAT

# CUNNINGHAM AT CREEKMOOR FIRST PLAT

## LOTS 1 THROUGH 68, AND TRACTS A, B, C AND D

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

FILE NUMBER 427606  
PLAT BK 00021 22606  
RECORDED 02/24/2009 01:47:20 PM  
RECORDING FEE \$69.00  
SANDRA A. GREGORY, RECORDER OF DEEDS  
CASS COUNTY, MISSOURI



VICINITY MAP  
SECTION 4, TOWNSHIP 46N, RANGE 32W  
NOT TO SCALE

**PLAT DEDICATION:**  
THE UNDERSIGNED PROPRIETOR (DEVELOPER) 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:

**"CUNNINGHAM AT CREEKMOOR FIRST PLAT, LOTS 1 THROUGH 68, AND TRACTS A, B, C AND D"**

**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 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." OR TRACTS A, C AND D. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, 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 THEREON 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.

**COVENANTS AND RESTRICTIONS:**  
AT 1:44 O'CLOCK P.M. ON THE 8TH DAY OF SEPTEMBER, 2004, THE DEVELOPER, JOINED BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION INC., A MISSOURI NOT-FOR-PROFIT CORPORATION, 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, WHICH DECLARATION IS THERE RECORDED IN BOOK 002463 AT PAGE 000070 ET SEQ., AS AMENDED BY THAT AMENDMENT TO PROTECTIVE COVENANTS FOR CREEKMOOR, A PLANNED UNIT DEVELOPMENT, CASS COUNTY, MISSOURI, RECORDED ON THE 3RD DAY OF OCTOBER, 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. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE PROPRIETOR WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AND THE SUPPLEMENTAL DECLARATION, WHICH, IN THEIR ENTIRETIES, ARE BY REFERENCE MADE A PART OF 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.

**COMMON PROPERTY:**  
THE COMMON PROPERTIES REFLECTED UPON THIS PLAT ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL PROPERTIES AS SO DEFINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS 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 PROVIDED FOR IN SAID DECLARATION.

**RESERVED PROPERTIES:**  
RESERVED PROPERTIES REFLECTED UPON THIS PLAT ARE NOT A PART OF THE AFORESAID DECLARATION AND ARE SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

**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 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.

**NORMAL POOL NOTE:**  
THE PROPERTY LINE (THE REAR LOT LINE) ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 981.5, AS DETERMINED FROM MODNR CONTROL POINT CA-07.

**100 YEAR FLOOD NOTE:**  
THE 100 YEAR FLOOD POOL LINE, AS SHOWN HEREON, HAS BEEN DETERMINED BY HARRINGTON & CORTELYOU, INC. 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.

**IN WITNESS THEREOF:**  
COOPER LAND DEVELOPMENT, INC., AN ARKANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF FEBRUARY, 2009.

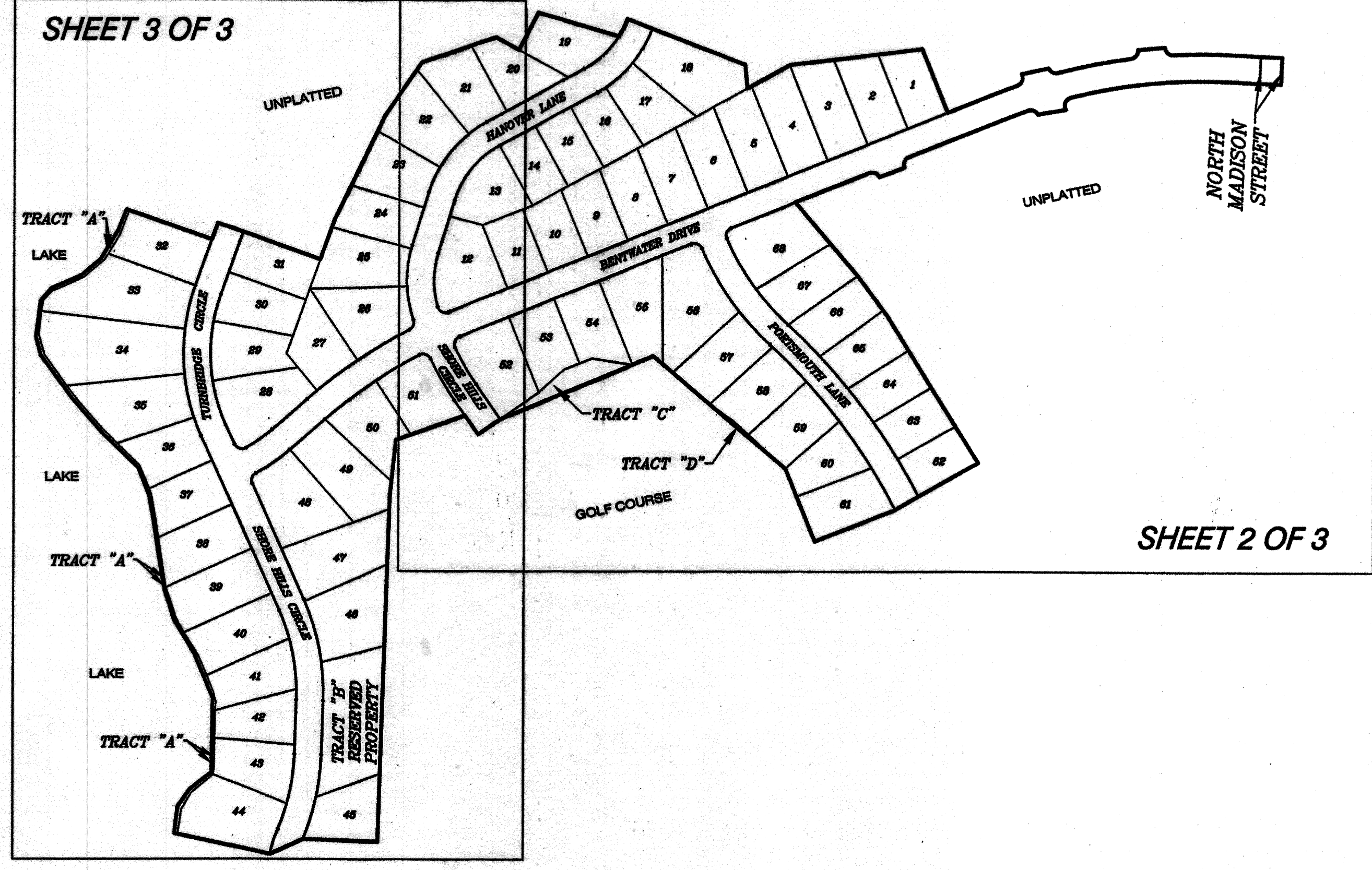
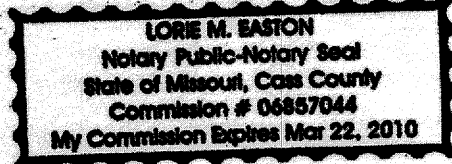
*Thomas C. Oppenheim*  
BY: THOMAS C. OPPENHEIM, VICE-PRESIDENT

**NOTARY CERTIFICATION:**  
STATE OF MISSOURI )  
                                  )SS  
COUNTY OF CASS )

ON THIS 23rd DAY OF FEBRUARY, 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS C. OPPENHEIM, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE VICE-PRESIDENT OF COOPER LAND DEVELOPMENT, INC. AND THAT HE 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.

MY COMMISSION EXPIRES: 3-22-2010  
*Jorie M. Easton*  
NOTARY PUBLIC



**CITY OF RAYMORE, MISSOURI:**  
**CITY COUNCIL:**  
THIS PLAT OF CUNNINGHAM AT CREEKMOOR FIRST PLAT, LOTS 1 THROUGH 68, AND TRACTS A, B, C AND D, 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 28076, DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE 23rd DAY OF August, 2009.

*[Signature]* MAYOR  
*[Signature]* CITY CLERK  
*[Signature]* CITY ENGINEER

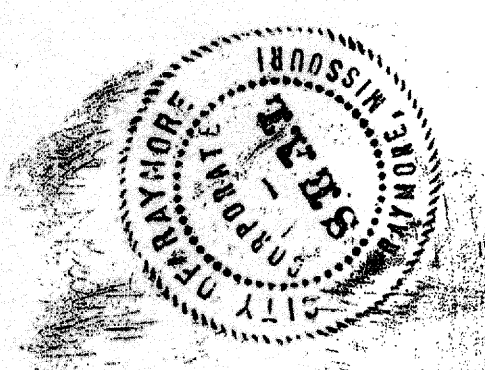
**CITY PLANNING COMMISSION:**  
THIS PLAT OF CUNNINGHAM AT CREEKMOOR FIRST PLAT, LOTS 1 THROUGH 68, AND TRACTS A, B, C AND D, HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS 22nd DAY OF Feb, 2009.

*[Signature]*  
SECRETARY

- NOTES:**
- 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, WHICH EVER IS EARLIER.  
SEMI-PERMANENT MONUMENTS:  
1 1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC MLS 76D KLS 3" SET AT ALL LOT CORNERS AND OTHER CORNERS MARKED "A" ON THIS PLAT.  
PERMANENT MONUMENTS:  
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC MLS 76D KLS 3" SET AT CORNERS MARKED "A" ON THIS PLAT.
  - 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 0.9999895.
  - EXCEPT AS SHOWN, THE LOTTED PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 29037C0028E DATED MARCH 16, 2006.
  - THE ABBREVIATION "MBE" SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.
  - THE ABBREVIATION "MLO" SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.

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

**ENGINEERS:**  
HARRINGTON & CORTELYOU, INC.  
911 MAIN ST., STE 1800  
KANSAS CITY, MO 64105-5333



**CASS COUNTY, MISSOURI:**  
ENTERED ON TRANSFER RECORD THIS 24th DAY OF February, 2009.  
*[Signature]*  
DEPUTY COUNTY RECORDER OF DEEDS

**TOTAL AREA**

LOTTED AREA	22.070 ACRES
COMMON PROPERTY	0.308 ACRES
RESERVED PROPERTY	0.619 ACRES
STREETS	5.643 ACRES
TOTAL	28.640 ACRES

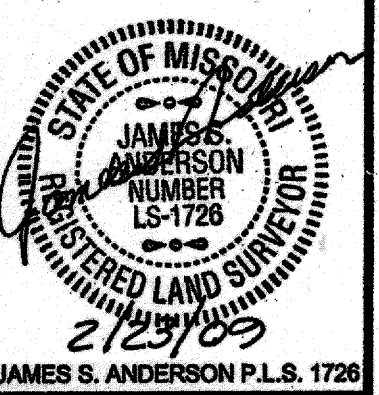
**LENGTH OF RECORDED STREETS**  
50' ROW WIDTH 5100 LINEAL FEET

**PROPERTY DESCRIPTION, CUNNINGHAM AT CREEKMOOR FIRST PLAT, LOTS 1 THROUGH 68, AND TRACTS A, B, C AND D:**  
ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4, THENCE SOUTH 2°29'41" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 638.43 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 2°29'41" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°30'20" WEST, A DISTANCE OF 103.86 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 16°57'49" AND AN ARC LENGTH OF 288.67 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 107°34'58", AND AN ARC LENGTH OF 28.17 FEET; THENCE SOUTH 80°09'28" WEST, A DISTANCE OF 53.04 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF NORTH 26°56'23" WEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 82°25'05", AND AN ARC LENGTH OF 21.58 FEET; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 2°35'16", AND AN ARC LENGTH OF 44.04 FEET; THENCE SOUTH 68°03'16" WEST, A DISTANCE OF 192.84 FEET; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91°42'18", AND AN ARC LENGTH OF 24.01 FEET; THENCE SOUTH 68°03'02" WEST, A DISTANCE OF 50.05 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF NORTH 23°23'53" WEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°32'51", AND AN ARC LENGTH OF 23.16 FEET; THENCE SOUTH 68°03'16" WEST, A DISTANCE OF 147.48 FEET; THENCE SOUTH 40°16'08" EAST, A DISTANCE OF 179.31 FEET; THENCE SOUTH 36°45'39" EAST, A DISTANCE OF 92.92 FEET; THENCE SOUTH 31°43'29" EAST, A DISTANCE OF 321.16 FEET; THENCE SOUTH 60°14'45" WEST, A DISTANCE OF 126.46 FEET; THENCE SOUTH 59°34'48" WEST, A DISTANCE OF 50.09 FEET; THENCE SOUTH 68°36'20" WEST, A DISTANCE OF 180.41 FEET; THENCE NORTH 22°09'44" WEST, A DISTANCE OF 148.89 FEET; THENCE NORTH 49°38'41" WEST, A DISTANCE OF 322.15 FEET; THENCE SOUTH 67°31'32" WEST, A DISTANCE OF 307.27 FEET; THENCE SOUTH 55°06'43" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 34°53'17" WEST, A DISTANCE OF 43.49 FEET; THENCE SOUTH 68°59'48" WEST, A DISTANCE OF 136.06 FEET; THENCE SOUTH 6°02'42" WEST, A DISTANCE OF 103.55 FEET; THENCE SOUTH 1°50'59" WEST, A DISTANCE OF 122.26 FEET; THENCE NORTH 68°09'03" WEST, A DISTANCE OF 138.84 FEET; THENCE SOUTH 65°28'10" WEST, A DISTANCE OF 67.03 FEET; THENCE NORTH 77°39'27" WEST, A DISTANCE OF 180.57 FEET; THENCE NORTH 6°30'36" EAST, A DISTANCE OF 60.35 FEET; THENCE NORTH 35°00'25" EAST, A DISTANCE OF 38.35 FEET; THENCE NORTH 52°22'23" EAST, A DISTANCE OF 51.07 FEET; THENCE NORTH 0°45'55" EAST, A DISTANCE OF 137.80 FEET; THENCE NORTH 22°44'42" WEST, A DISTANCE OF 88.06 FEET; THENCE NORTH 31°09'41" WEST, A DISTANCE OF 73.43 FEET; THENCE NORTH 18°20'24" WEST, A DISTANCE OF 56.63 FEET; THENCE NORTH 10°14'56" WEST, A DISTANCE OF 63.70 FEET; THENCE NORTH 8°32'18" WEST, A DISTANCE OF 78.75 FEET; THENCE NORTH 11°10'39" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 21°11'50" WEST, A DISTANCE OF 53.16 FEET; THENCE NORTH 45°44'43" WEST, A DISTANCE OF 93.17 FEET; THENCE NORTH 40°52'37" WEST, A DISTANCE OF 66.27 FEET; THENCE NORTH 36°13'18" WEST, A DISTANCE OF 98.11 FEET; THENCE NORTH 15°03'58" WEST, A DISTANCE OF 35.08 FEET; THENCE NORTH 7°07'05" EAST, A DISTANCE OF 67.11 FEET; THENCE NORTH 40°22'35" EAST, A DISTANCE OF 30.54 FEET; THENCE NORTH 68°31'10" EAST, A DISTANCE OF 61.31 FEET; THENCE NORTH 49°50'11" EAST, A DISTANCE OF 46.00 FEET; THENCE NORTH 31°02'30" EAST, A DISTANCE OF 63.97 FEET; THENCE NORTH 21°13'43" EAST, A DISTANCE OF 41.45 FEET; THENCE SOUTH 70°25'41" EAST, A DISTANCE OF 168.24 FEET; THENCE NORTH 19°34'16" EAST, A DISTANCE OF 32.66 FEET; THENCE SOUTH 70°25'42" EAST, A DISTANCE OF 201.23 FEET; THENCE NORTH 19°34'19" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 25°37'05" EAST, A DISTANCE OF 214.62 FEET; THENCE NORTH 34°45'37" EAST, A DISTANCE OF 120.24 FEET; THENCE NORTH 71°17'37" EAST, A DISTANCE OF 145.05 FEET; THENCE SOUTH 61°18'50" EAST, A DISTANCE OF 47.91 FEET; THENCE NORTH 27°27'27" EAST, A DISTANCE OF 77.14 FEET; THENCE SOUTH 73°59'14" EAST, A DISTANCE OF 155.52 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF NORTH 32°22'16" EAST, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 11°32'24", AND AN ARC LENGTH OF 35.25 FEET; THENCE SOUTH 69°10'16" EAST, A DISTANCE OF 238.01 FEET; THENCE SOUTH 5°25'58" EAST, A DISTANCE OF 7.78 FEET; THENCE NORTH 61°13'35" EAST, A DISTANCE OF 89.11 FEET; THENCE NORTH 83°07'57" EAST, A DISTANCE OF 248.56 FEET; THENCE SOUTH 21°56'44" EAST, A DISTANCE OF 126.54 FEET; THENCE NORTH 68°03'16" EAST, A DISTANCE OF 95.50 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 2°21'42", AND AN ARC LENGTH OF 42.25 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 98°19'09", AND AN ARC LENGTH OF 25.74 FEET; THENCE NORTH 77°54'50" EAST, A DISTANCE OF 51.59 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 24°58'19" EAST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°08'56", AND AN ARC LENGTH OF 20.98 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 742'12", AND AN ARC LENGTH OF 137.81 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°47'45", AND AN ARC LENGTH OF 22.98 FEET; THENCE NORTH 84°47'12" EAST, A DISTANCE OF 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 5°12'48" EAST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°47'45", AND AN ARC LENGTH OF 22.98 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 6°30'13", AND AN ARC LENGTH OF 98.46 FEET; THENCE SOUTH 87°30'20" EAST, A DISTANCE OF 103.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION WAS WRITTEN BY ANDERSON SURVEY COMPANY AND CONTAINS 1,247,542 SQUARE FEET, 28.640 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL RESOURCES ASSESSMENT, 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.

**ANDERSON SURVEY COMPANY**  
203 N. W. EXECUTIVE WAY  
LEES SUMMIT, MISSOURI 64063  
(816) 248-5050





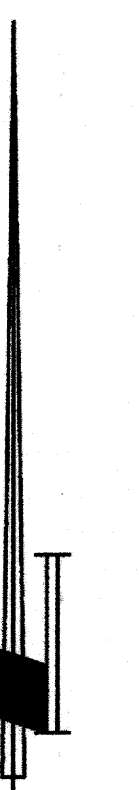
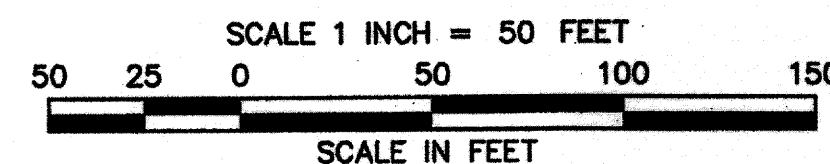
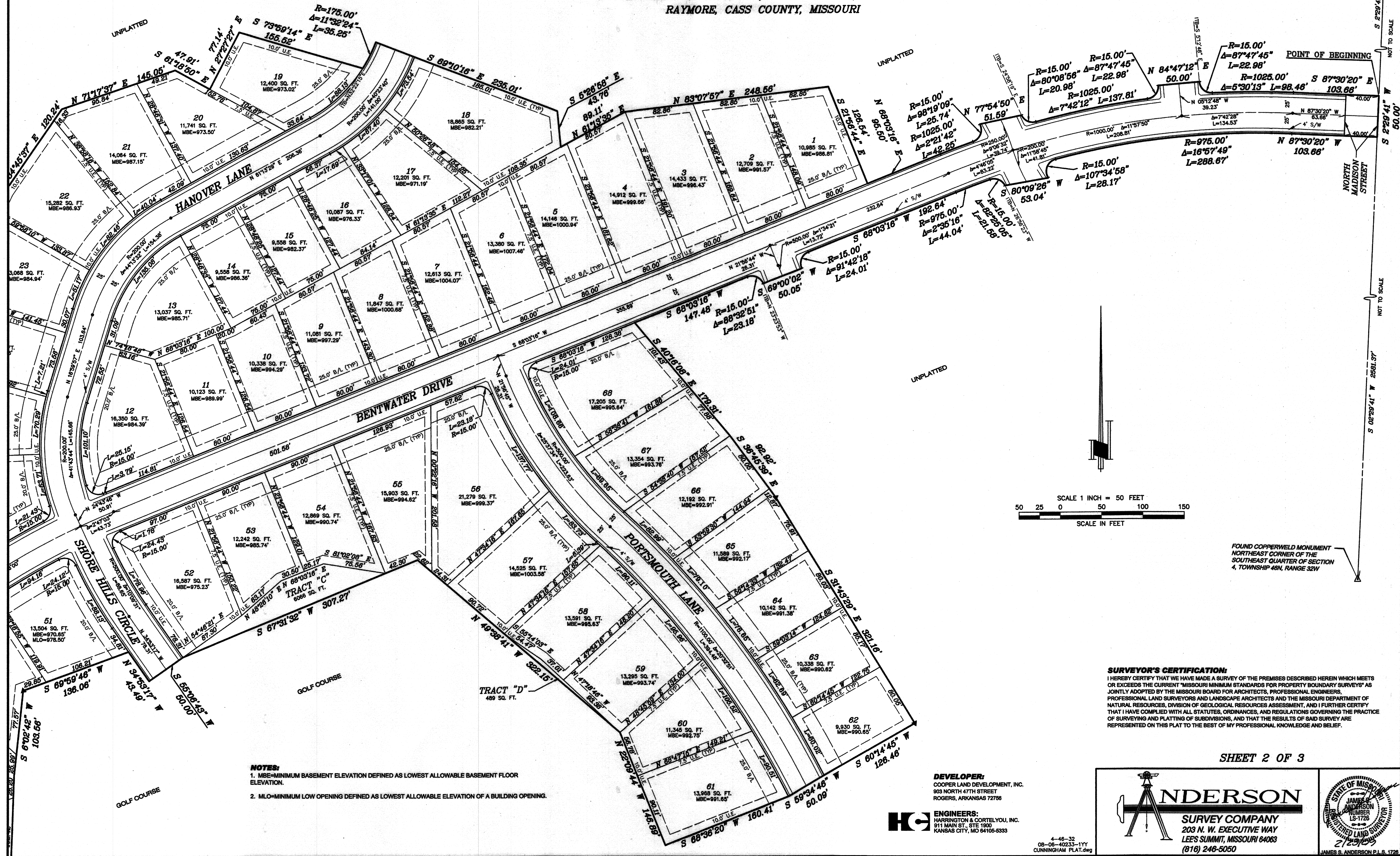
POINT OF COMMENCEMENT  
FOUND COPPERWELD MONUMENT  
NORTHEAST CORNER OF THE  
NORTHEAST QUARTER OF SECTION  
4, TOWNSHIP 46N, RANGE 32W

# FINAL PLAT

## CUNNINGHAM AT CREEKMOOR FIRST PLAT

### LOTS 1 THROUGH 68, AND TRACTS A, B, C AND D

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



FOUND COPPERWELD MONUMENT  
NORTHEAST CORNER OF THE  
SOUTHEAST QUARTER OF SECTION  
4, TOWNSHIP 46N, RANGE 32W

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL RESOURCES ASSESSMENT, 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.

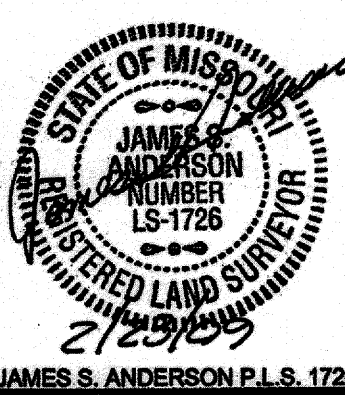
SHEET 2 OF 3

- NOTES:**
- 1. MBE=MINIMUM BASEMENT ELEVATION DEFINED AS LOWEST ALLOWABLE BASEMENT FLOOR ELEVATION.
  - 2. MLO=MINIMUM LOW OPENING DEFINED AS LOWEST ALLOWABLE ELEVATION OF A BUILDING OPENING.

**DEVELOPER:**  
COOPER LAND DEVELOPMENT, INC.  
908 NORTH 47TH STREET  
ROGERS, ARKANSAS 72768

**ENGINEERS:**  
HARRINGTON & CORTELYOU, INC.  
911 MAIN ST., STE 1900  
KANSAS CITY, MO 64105-5333

**J. ANDERSON**  
SURVEY COMPANY  
203 N. W. EXECUTIVE WAY  
LEES SUMMIT, MISSOURI 64063  
(816) 248-5050





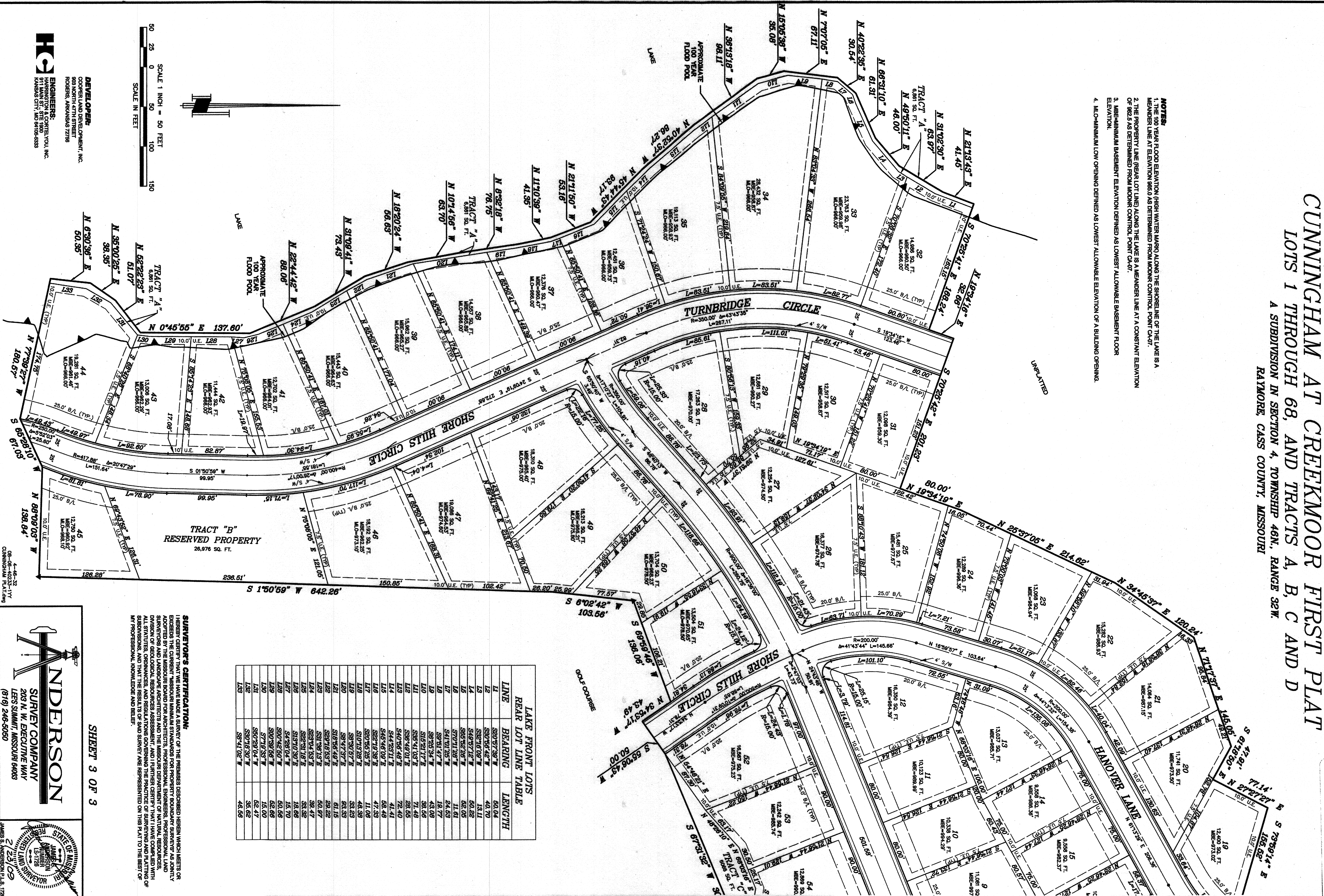
# FINAL PLAT

## CUNNINGHAM AT CREEKMOOR FIRST PLAT

### LOTS 1 THROUGH 68, AND TRACTS A, B, C AND D

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

- NOTES:**
1. THE 100 YEAR FLOOD ELEVATION (HIGH WATER MARK) ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 985.0 AS DETERMINED FROM MODUR CONTROL POINT CA-07.
  2. THE PROPERTY LINE (REAR LOT LINE) ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION OF 982.5 AS DETERMINED FROM MODUR CONTROL POINT CA-07.
  3. MINIMUM BASEMENT ELEVATION DEFINED AS LOWEST ALLOWABLE BASEMENT FLOOR ELEVATION.
  4. MINIMUM LOW OPENING DEFINED AS LOWEST ALLOWABLE ELEVATION OF A BUILDING OPENING.



LINE	BEARING	LENGTH
L1	S80°57'39" W	60.04
L2	S50°56'42" W	40.70
L3	S82°16'08" W	13.11
L4	S49°57'12" W	60.25
L5	S95°52'28" W	82.05
L6	S70°11'26" W	11.61
L7	S41°01'25" W	64.53
L8	S9°51'47" W	18.77
L9	S9°25'34" W	43.09
L10	S16°21'17" E	39.56
L11	S59°41'05" E	71.48
L12	S89°48'01" E	29.55
L13	S40°56'46" E	72.40
L14	S44°25'11" E	41.41
L15	S45°46'08" E	69.49
L16	S22°10'38" E	47.39
L17	S20°28'28" E	11.09
L18	S10°13'26" E	48.39
L19	S9°30'67" E	33.33
L20	S9°47'97" E	33.33
L21	S18°56'49" E	61.15
L22	S28°16'53" E	29.22
L23	S31°39'13" E	60.97
L24	S29°14'53" E	39.47
L25	S22°31'18" E	33.32
L26	S13°10'30" E	18.66
L27	S4°28'04" W	15.70
L28	S00°48'50" W	60.56
L29	S00°39'56" W	62.66
L30	S7°19'53" W	15.00
L31	S80°29'04" W	52.47
L32	S80°18'50" W	35.62
L33	S9°41'02" W	46.56

**SURVEYOR'S CERTIFICATION:**  
I, JAMES S. ANDERSON, SURVEYOR, OF THE REGISTRY DESCRIBED HEREIN WHICH REFERS OR HEREBY REFERS TO THE HANOVER LAKE SUBDIVISION FOR PROPERTY BOUNDARY SURVEY AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL RESOURCES ASSESSMENT, 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.

SCALE 1 INCH = 50 FEET  
SCALE IN FEET

**DEVELOPER:**  
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ROGERS, ARKANSAS 72719

**ENGINEERS:**  
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