

FINAL PLAT

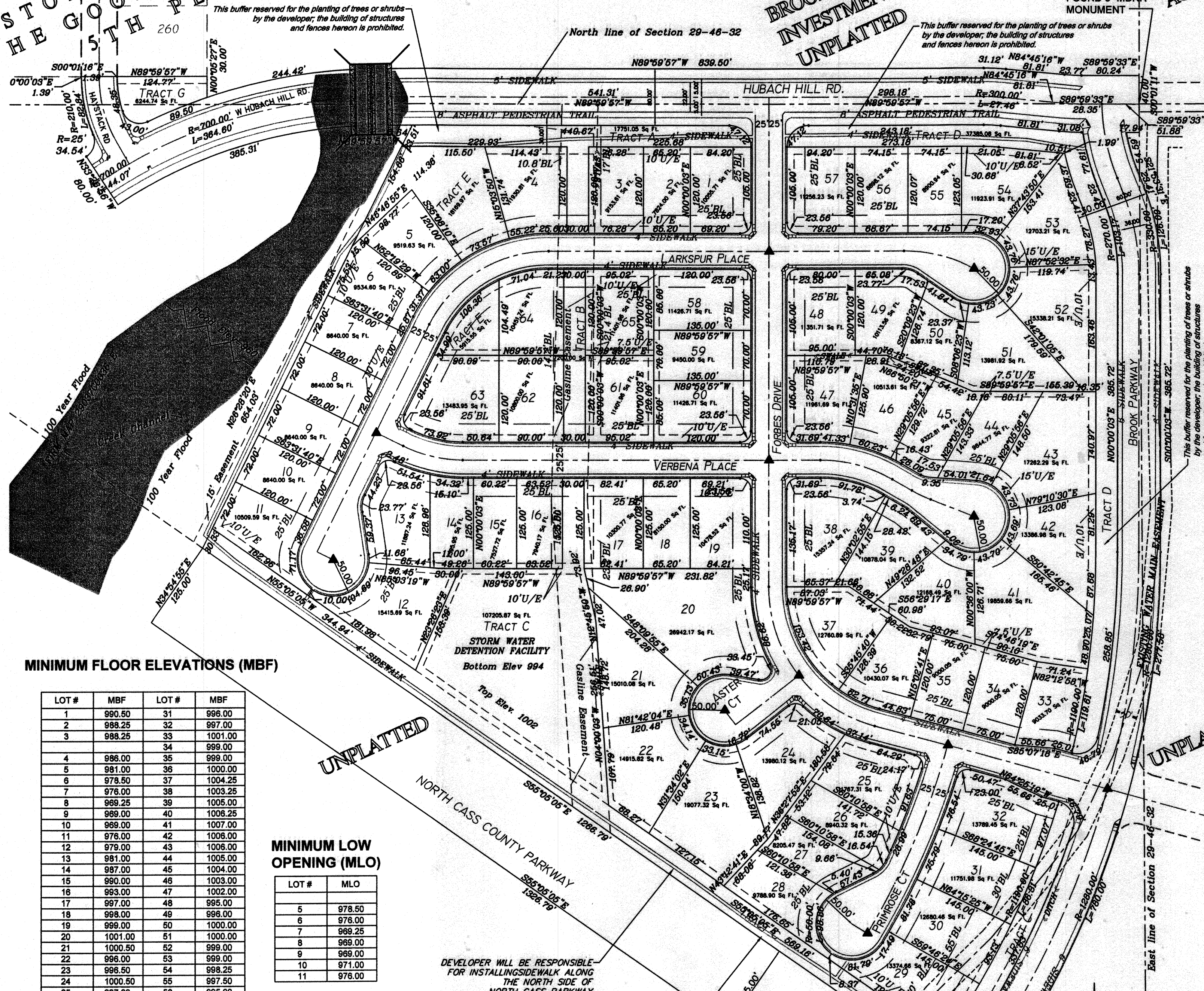
REPLAT OF PRAIRIE VIEW OF THE GOOD RANCH

LOTS 1-65 & TRACTS A-E
 PART OF THE SE QUARTER, SECTION 20-T.46-R.32,
 PART OF THE NE QUARTER, SECTION 29-T.46-R.32
 AND PART OF THE NW QUARTER, SECTION 28-T.46-R.32
 IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI

STONEGATE OF THE GOOD RANCH 5TH PLAT

BROOKSIDE INVESTMENT INC. UNPLATED

DUTCHMAN'S ACRES UNPLATED



MINIMUM FLOOR ELEVATIONS (MBF)

LOT #	MBF	LOT #	MBF
1	990.50	31	996.00
2	988.25	32	997.00
3	988.25	33	1001.00
4	988.00	34	999.00
5	981.00	35	999.00
6	978.50	37	1004.25
7	978.00	38	1003.25
8	989.25	39	1005.00
9	989.00	40	1005.25
10	989.00	41	1007.00
11	978.00	42	1008.00
12	979.00	43	1008.00
13	981.00	44	1005.00
14	987.00	45	1004.00
15	990.00	46	1003.00
16	983.00	47	1002.00
17	987.00	48	995.00
18	998.00	49	998.00
19	999.00	50	1000.00
20	1001.00	51	1000.00
21	1000.50	52	999.00
22	985.00	53	999.00
23	985.50	54	998.25
24	1000.50	55	997.50
25	997.00	56	995.00
26	998.00	57	994.00
27	995.00	58	991.00
28	993.00	59	994.00
29	984.00	60	998.50
30	995.50	61	995.00
		62	992.00
		63	997.00
		64	995.00
		65	999.00

MINIMUM LOW OPENING (MLO)

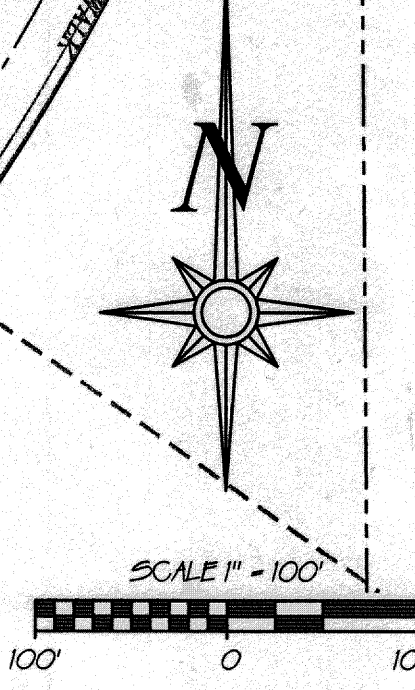
LOT #	MLO
5	978.50
6	978.00
7	982.25
8	989.00
9	989.00
10	971.00
11	976.00

SETBACKS
 25' Front and Sideyard Setback
 6' Interior Setbacks
 25' Rear Setback
 7,200 sq of Min Lot Area
 60' Min. Lot Width

CASS COUNTY:
 RECORDER'S OFFICE:
 ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20____.
 DEPUTY COUNTY RECORDER OF DEEDS

The owner of any undeveloped lot within the subdivision or subdivision phase shall be required to construct a sidewalk on that lot when:

- 86% 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 or subdivision phase that contains the undeveloped lot.



PROPERTY DESCRIPTION:
 CONTAINING 1,522,750.25 SQ. FT. OR 34,957.5 ACRES.

A TRACT OF LAND SITUATED IN PART OF THE SE 1/4 OF SECTION 20, PART OF THE NE 1/4 OF SECTION 28 AND PART OF THE NW 1/4 OF SECTION 29 OF TOWNSHIP 46 RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SECTION 28; THENCE S 00°25'43" E, ALONG THE EAST LINE OF SAID SECTION 28, 40.00 FEET; THENCE N 89°59'33" W 17.54 FEET; THENCE SOUTHERLY ALONG A NONTANGENT CURVE TO THE LEFT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 54.59 FEET AND AN INITIAL TANGENT BEARING OF S 10°18'29" E, THENCE S 21°53'31" E, 23.41 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND AN ARC LENGTH OF 126.90 FEET; THENCE S 00°00'00" W, 385.72 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1280.00 FEET AND AN ARC LENGTH OF 780.00 FEET; THENCE S 34°54'55" W, 148.95 FEET; THENCE N 55°05'05" W 1326.79 FEET; THENCE N 34°54'55" E 125.00 FEET; THENCE N 28°28'20" E 654.03 FEET; THENCE N 89°59'57" W 45.64 FEET; THENCE WESTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 680.00 FEET AND AN ARC LENGTH OF 385.31 FEET; THENCE N 33°28'58" W 80.00 FEET THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N 26°33'04" E, A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 34.54 FEET; THENCE NORTHERLY ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 210.00 FEET AND AN ARC LENGTH OF 82.84 FEET; THENCE N 00°00'03" E, 1.39 FEET; THENCE S 89°59'57" E, 174.77 FEET; THENCE S 00°05'27" W, 30.00 FEET; THENCE NORTHEASTERLY ALONG A NONTANGENT CURVE TO THE RIGHT WITH A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 244.42 FEET AND AN INITIAL TANGENT BEARING OF N 71°04'34" E, THENCE S 89°59'57" E 839.50 FEET; THENCE EASTERLY ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET AND AN ARC LENGTH OF 31.12 FEET; THENCE S 84°45'18" E 81.81 FEET; THENCE EASTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 260.00 FEET AND AN ARC LENGTH OF 23.77 FEET; THENCE S 89°59'33" E 80.24 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE S 00°01'11" W, 40.00 FEET TO THE POINT OF BEGINNING.

DEDICATION:
 THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

PRAIRIE VIEW OF THE GOOD RANCH

EASEMENTS:
 1. AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING OR MAINTAINING FACILITIES INCLUDING, BUT NOT LIMITED TO, POLES, WIRES, PIPES, CONDUITS, TRANSFORMERS, SERVICE PEDESTALS, METERS AND STRUCTURES FOR WATER, GAS, ELECTRICITY, SANITARY SEWER, STORM SEWER, TELEPHONE, CABLE T.V., OR OTHER UTILITY OR SERVICE, ANY OR ALL OF THEM, UPON, OVER OR UNDER THOSE AREAS OR STRIPS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U.E."
 2. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS, "SEWER EASEMENT" OR "S.E." OR "DRAINAGE EASEMENT" OR "D.E.", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.
 3. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH:
 a) THE PROPER, SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS, OR
 b) THE AGENTS AND EMPLOYEES OF RAYMORE, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:
 BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR LOCATED BETWEEN THIS LINE AND THE STREET LINE.

STREETS:
 THE STREETS OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:
 GOOD-OTIS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS _____ DAY OF _____, 2017.

JAMES OTIS, JR., GENERAL PARTNER
 1450 E. AMERICAN LANE, SUITE 1250
 SCHAMBERG, ILLINOIS 60173
 PHONE: (847) 989-9000

GILBERT GOOD, GENERAL PARTNER
 OWEN GOOD RANCH
 19128 RANCH ROAD, BELTON, MO 66012
 PHONE: (816) 331-1343

NOTARY CERTIFICATION:
 STATE OF _____ JSS
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES OTIS, JR. 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 GENERAL PARTNER OF DOUBLE G PROPERTIES, MANAGING MEMBER OF GOOD-OTIS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED AS THE FREE ACT AND DEED OF SAID L.L.C.

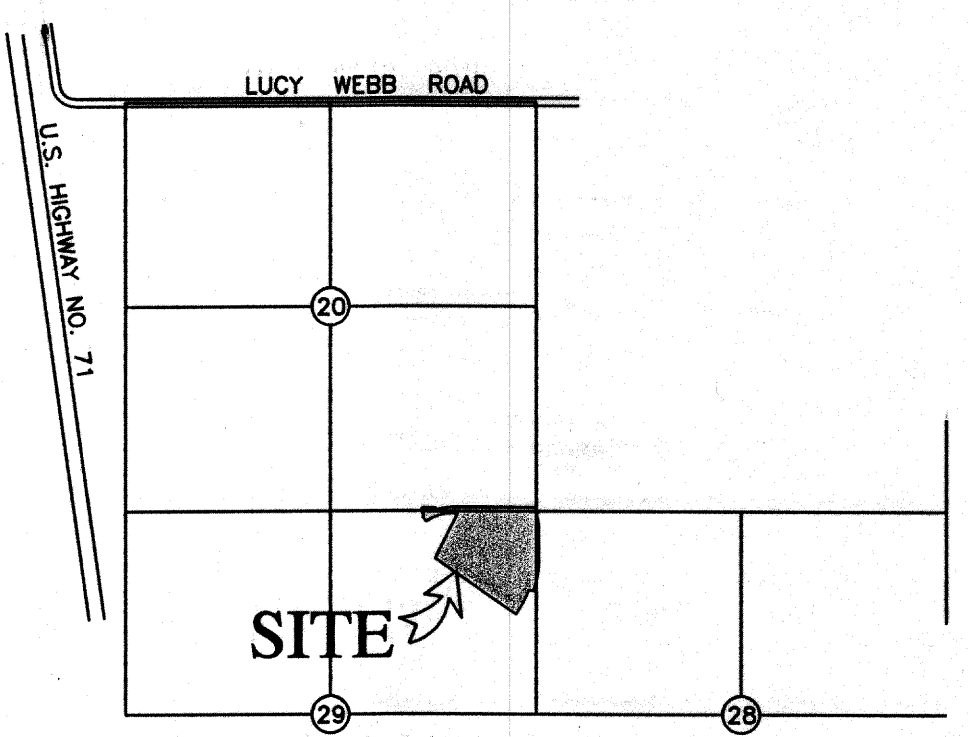
IN WITNESS THEREOF:
 I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC
 STATE OF _____ JSS
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GILBERT GOOD, 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 GENERAL PARTNER OF GOOD-OTIS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED AS THE FREE ACT AND DEED OF SAID L.L.C.

IN WITNESS THEREOF:
 I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC



VICINITY MAP
 SECTION 20-T.46-R.32
 SECTION 29-T.46-R.32

IN TESTIMONY WHEREOF:
 BROOKSIDE INVESTMENT INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS _____ DAY OF _____, 2017.

DOUGLAS PARK, GENERAL PARTNER
 RICK FRYE, GENERAL PARTNER

NOTARY CERTIFICATION:
 STATE OF _____ JSS
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS PARK AND RICK FRYE TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT THEY ARE THE OWNERS OF BROOKSIDE INVESTMENT INC., AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED AS THE FREE ACT AND DEED OF SAID INC.

IN WITNESS THEREOF:
 I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC

CITY OF RAYMORE, MISSOURI:
PLANNING AND ZONING COMMISSION:

THIS PLAT OF "PRAIRIE VIEW OF THE GOOD RANCH" WAS SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017.

CITY COUNCIL:
 THIS PLAT OF "PRAIRIE VIEW OF THE GOOD RANCH", INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL WAS 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 _____, 2017.

ATTEST:
 JUAN I ALONZO, MAYOR

JUAN I ALONZO, CITY CLERK
 _____, CITY ENGINEER

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET UPON COMPLETION OF PROPOSED CONSTRUCTION OR WITHIN TWELVE (12) MONTHS FROM THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER, AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON THIS PLAT.
 - SEMI-PERMANENT MONUMENTS:
 SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "LS-2560" AT ALL REAR LOT CORNERS AND AT OTHER LOCATIONS
 - PERMANENT MONUMENTS:
 SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ROBERT KENT MACE, LS-2560" AT ALL LOCATIONS MARKED "S"
- THE POSITION OF EXISTING MONUMENTS AS INDICATED BY AN "m", "A" OR "D" IS BY DIFFERENCE IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE DISTANCE NOTED FROM THE NEAREST PROPERTY CORNER.
- ALL BEARING SHOWN ON THIS PLAT ARE BASED UPON THE NORTH LINE OF THE NW 1/4 OF SECTION 20-T.46-R.32 AS BEING N 90°-00'-00" E.
- THE FIELD SURVEY FOR THIS PLAT MEETS THE ACCURACY STANDARDS OF AN UNBARRIED SURVEY AS DEFINED BY THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
- THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM A WARRANTY DEED RECORDED IN BOOK 1311 AT PAGE 188 AND A PERSONAL REPRESENTATIVE DEED RECORDED IN BOOK 1311 AT PAGE 189 AT THE RECORDER'S OFFICE OF CASS COUNTY, MISSOURI.
- THE 100 YEAR FLOOD PLAIN SHOWN ON THIS PLAT IS BASED ON A FLOOD STUDY BY PONZER-YOUNGQUIST, P.A., INC. DATED SEPTEMBER, 1994. THIS ELEVATION HAS NOT BEEN CONFIRMED BY R. K. MACE ENGINEERING, INC. NOR THE SURVEYOR WHOSE SIGNATURE AND SEAL APPEAR BELOW.
- THE ELEVATION OF THE LOWEST ADJACENT GRADE (LOWEST GROUND ELEVATION TOUCHING THE STRUCTURE) AND THE LOWEST OPENING (INCLUDING BASEMENT OR CRAWL SPACE) OF EACH HOME CONSTRUCTED ON LOTS ADJACENT TO THE 100 YEAR FLOOD PLAIN SHALL BE ELEVATED TO OR ABOVE THE MINIMAL LOW OPENING (MLO) ELEVATION SHOWN ON THIS PLAT OR ONE (1) FOOT ABOVE THE ADJACENT 100 YEAR FLOOD PLAIN ELEVATION, WHICH EVER IS HIGHER.
- ALL CONDITIONS PLACED UPON THE PRELIMINARY PLAT WILL BE INCLUDED IN THE DEVELOPMENT AGREEMENT FOR THE FINAL PLAT.
- HOMEOWNERS ASSOCIATION TO OWN AND MAINTAIN TRACTS A-E.
 Tracts C & E are for Water Detention
 Tracts A, B & D are for Landscaping

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

REVISIONS

DATE	BY	CITY COMMENTS
9-7-17		

Final Plat
 Replat of Prairie View of the Good Ranch
 Lots 1 - 65 & Tracts A - E
 Raymore, Cass County, Missouri

Final Plat

JOB NO.	COUNTY	RANGE	TOWNSHIP	SECTION	DATE OF PREPARATION
	Cass	32W	46N	20, 28, 29	July 7, 2017

SCALE: 1" = 100'

M. Schlicht, P.L.S., P.E.

ENGINEERING & SURVEYING SOLUTIONS

50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849