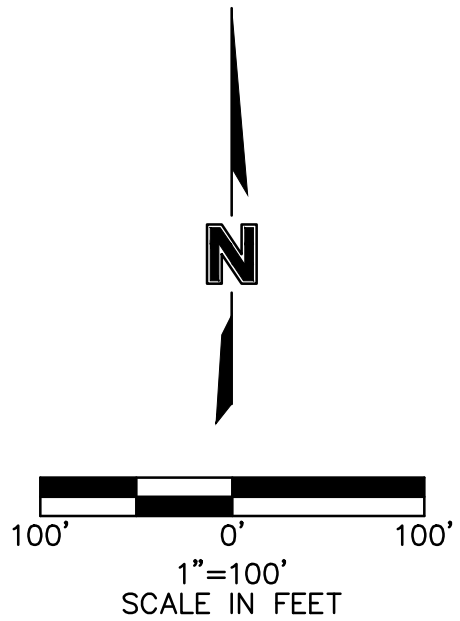
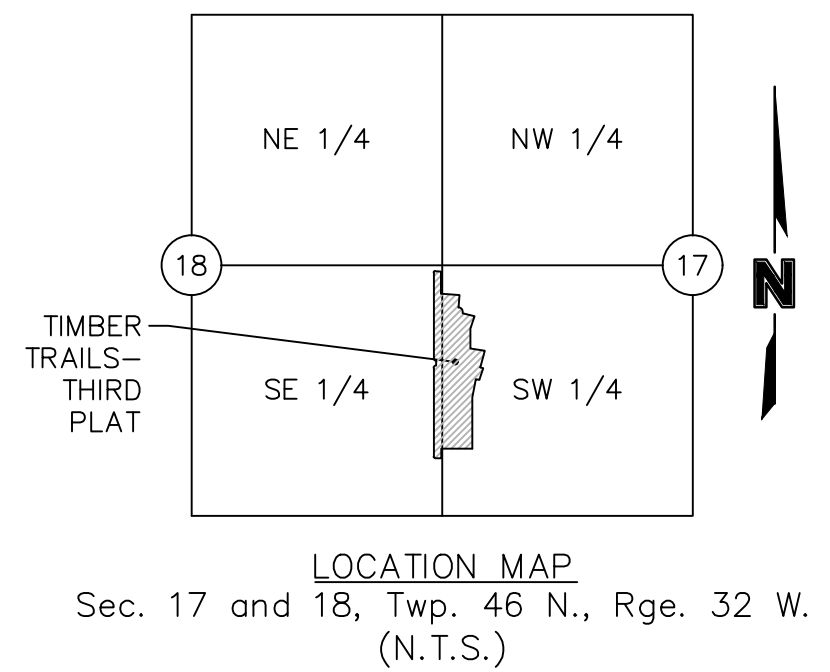


FINAL PLAT OF
TIMBER TRAILS-THIRD PLAT
 SW 1/4 SEC. 17 AND SE 1/4 SEC. 18 - Twp. 46 N. - Rge. 32 W.
 RAYMORE, CASS COUNTY, MISSOURI



PLAT DEDICATION: THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

TIMBER TRAILS-THIRD PLAT

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY 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.". WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "U.E.", 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 THERE 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 THERE TO WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.

BUILDING LINES: BUILDING LINES OR SETBACK LINES (B.L.) ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

MAINTENANCE OF TRACTS: TRACTS E (1.74 ACRES), F (1.94 ACRES) AND G (0.01 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO (NAME OF THE DOCUMENT) RECORDED SIMULTANEOUSLY WITH THIS PLAT.

DEDICATION OF PARKLAND: THE LAND TRACTS E (1.74 ACRES) AND F (1.94 ACRES) SHOWN AND DESIGNATED HERETO BE AND THE SAME IS HEREBY DEVOTED FOR PARK AND RECREATION PURPOSES AS APPROVED BY THE PLANNING AND ZONING COMMISSION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS, ZONING REGULATIONS, AND GROWTH MANAGEMENT PLAN.

TIMBER TRAILS-THIRD PLAT PARKLAND DEDICATION				
Plat	No. Lots	Required	Provided	Net
Timber Trails 1st Plat	37	1.95	2.18	0.23
Timber Trails 2nd Plat	43	2.27	0	-2.04
Timber Trails-OpenSpace Plat	1	0.05	15.04	12.95
Timber Trails 3rd Plat	42	2.22	3.68	14.41

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	293657.9022	850455.6693
2	292833.3452	850613.0444
3	292762.8042	850608.7410
4	292754.5241	850667.4898
5	292715.2929	850661.9606
6	292695.8149	850674.4654
7	292683.4310	850711.6807
8	292644.6985	850696.1669
9	292580.8139	850692.2540
10	292570.6373	850738.3567
11	292518.0083	850720.3574
12	292514.4917	850729.7299
13	292477.8189	850714.7327
14	292481.0183	850703.2932
15	292423.2499	850688.4052
16	292258.2987	850678.3021
17	292233.4753	850576.3193
18	292234.6432	850557.2513
19	292239.4858	850552.9676
20	292525.6260	850570.4933
21	292525.6260	850570.4933
22	292532.7655	850578.5644
23	292547.9761	850579.4961
24	292556.0473	850572.3566
25	292831.6331	850589.2358
26	292835.8983	850594.2955

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, COMMITMENT NO. KCT-215765, EFFECTIVE AUGUST 1, 2018 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE. ALL COORDINATES SHOWN ARE IN METERS.
- THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
 - 66% 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.

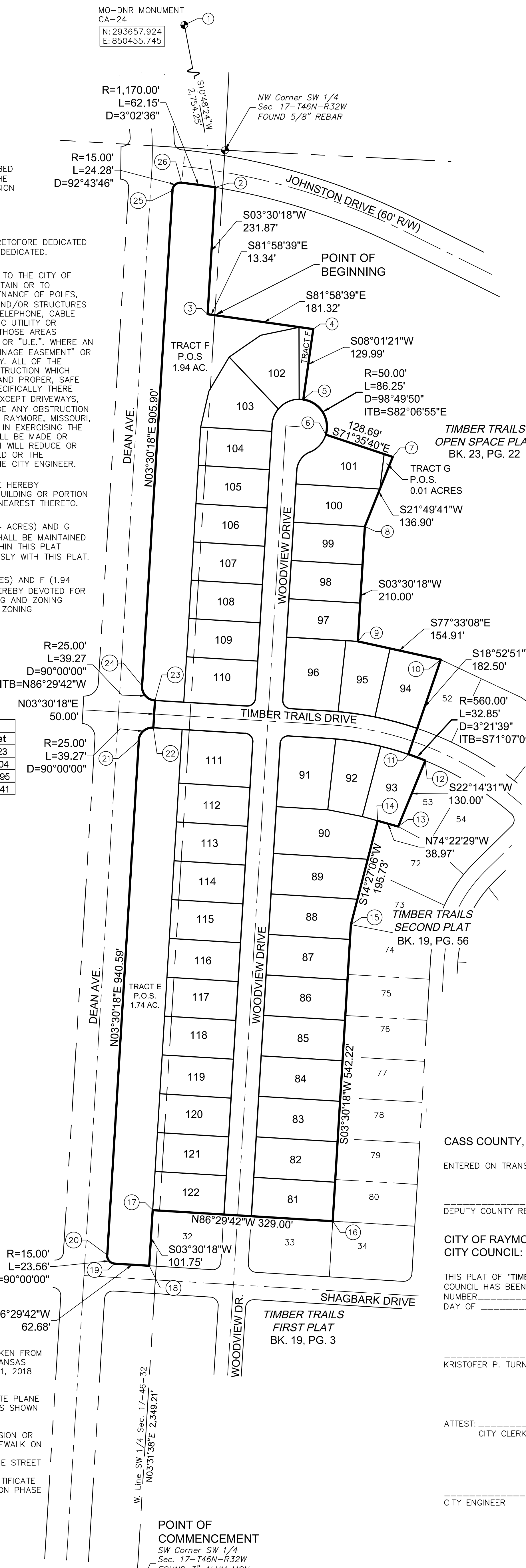
- LEGEND**
- FND FOUND MONUMENT
 - SCD SECTION CORNER
 - SET SET MONUMENT
 - R RADIUS
 - L ARC DISTANCE
 - D DELTA / CENTRAL ANGLE
 - B.L. BUILDING SETBACK
 - S.E. SANITARY SEWER EASEMENT
 - D.E. STORM DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - AC. ACRES
 - P.O.S. PRIVATE OPEN SPACE

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 _____, 2018.

SECRETARY _____

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO., 64161
 816-455-2500



PROPERTY DESCRIPTION:

A TRACT OF LAND 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 IN RAYMORE, CASS COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 03°31'38" EAST, ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER, 2,349.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED SAID POINT ALSO BEING THE BOUNDARY LINE OF TRACT D OF TIMBER TRAILS - OPEN SPACE PLAT RECORDED AS BOOK 23 AT PAGE 22 IN THE CASS COUNTY RECORDER OF DEEDS; THENCE SOUTH 81°58'39" EAST, ON SAID BOUNDARY LINE, 181.32 FEET; THENCE CONTINUING ON THE BOUNDARY LINE OF SAID TIMBER TRAILS- OPEN SPACE PLAT THE FOLLOWING 6 CALLS; SOUTH 08°01'21" WEST, 129.99 FEET; THENCE SOUTHEASTERLY 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, 128.69 FEET; THENCE SOUTH 21°49'41" WEST, 136.90 FEET; THENCE SOUTH 03°30'18" WEST, 210.00 FEET; THENCE SOUTH 77°33'08" EAST, 154.91 FEET TO THE NORTHWEST CORNER OF LOT 52, TIMBER TRAILS - SECOND PLAT, A SUBDIVISION RECORDED AS BOOK 19 AT PAGE 56 IN THE CASS COUNTY RECORDER OF DEEDS; THENCE ON THE WESTERLY BOUNDARY LINE OF SAID TIMBER TRAILS - SECOND PLAT THE FOLLOWING 6 CALLS; SOUTH 18°52'51" WEST, 182.50 FEET; THENCE EASTERLY 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, 130.00 FEET; THENCE NORTH 74°22'29" WEST, 38.97 FEET; THENCE SOUTH 14°27'06" WEST, 195.73 FEET; THENCE SOUTH 03°30'18" WEST, 542.22 FEET TO THE SOUTHWEST CORNER OF LOT 80 OF SAID TIMBER TRAILS - SECOND PLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 34, TIMBER TRAILS - FIRST PLAT, A SUBDIVISION RECORDED IN BOOK 19 AT PAGE 03 IN THE CASS COUNTY RECORDER OF DEEDS; THENCE ALONG THE BOUNDARY OF SAID TIMBER TRAILS - FIRST PLAT THE FOLLOWING 4 CALLS; NORTH 86°29'42" WEST, 329.00 FEET; THENCE SOUTH 03°30'18" WEST, 101.75 FEET; THENCE NORTH 86°29'42" WEST, 62.68 FEET; THENCE NORTHWESTERLY 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 OF THE EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE AS NOW ESTABLISHED; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 CALLS; NORTH 03°30'18" EAST, 940.59 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 03°30'18" EAST, 50.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 86°29'42" WEST WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 03°30'18" EAST, 905.90 FEET TO THE INTERSECTION OF SAID DEAN AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHNSTON DRIVE AS NOW ESTABLISHED; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 92°43'46" AND AN ARC DISTANCE OF 24.28 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 03°02'36" AND AN ARC DISTANCE OF 62.15 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE SAID BOUNDARY LINE OF TIMBER TRAILS - OPEN SPACE PLAT THE FOLLOWING 2 CALLS; SOUTH 03°30'18" WEST, 231.87 FEET; THENCE SOUTH 81°58'39" EAST, 13.34 FEET TO THE POINT OF BEGINNING. CONTAINING 694,189 SQUARE FEET OR 15.94 ACRES, MORE OR LESS.

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2018.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 A MISSOURI CORPORATION

 BRENNER HOLLAND VICE PRESIDENT/ GENERAL MANAGER

 VINCENT T. JOHNSTON SECRETARY

STATE OF _____ SS:
 COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME BRENNER HOLLAND TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS VICE PRESIDENT/ GENERAL MANAGER OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRENNER HOLLAND, 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.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CASS COUNTY, MISSOURI:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2018.

DEPUTY COUNTY RECORDER OF DEEDS _____

CITY OF RAYMORE, MISSOURI:
 CITY COUNCIL:

THIS PLAT OF "TIMBER TRAILS-THIRD 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 _____, 2018.

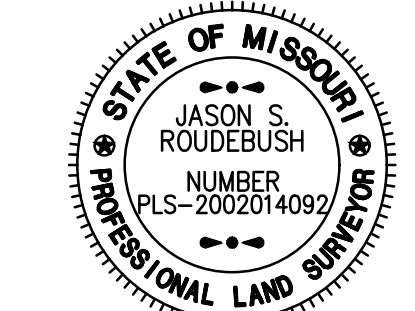
 KRISTOFER P. TURNBOW, MAYOR

ATTEST: _____
 CITY CLERK

 CITY ENGINEER

THIS PLAT AND SURVEY OF TIMBER TRAILS-THIRD PLAT WERE EXECUTED BY OLSSON ASSOCIATES, 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 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 ASSOCIATES, INC. MO CLS 366
 Jason S. Roudesh, MO. PLS 2002014092
 August 17, 2018
 jroudebush@olssonassociates.com

DATE OF SURVEY	
08-17-2018	

drawn by: _____ RH
 surveyed by: _____ AH/NZ
 checked by: _____ JPM
 approved by: _____ JST
 project no.: 018-1842
 file name: V_FPT_81842_SHEET 1.DWG

