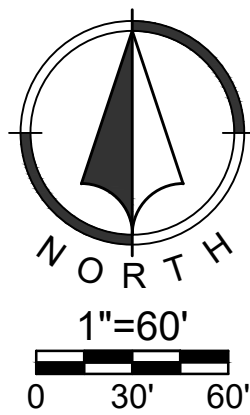
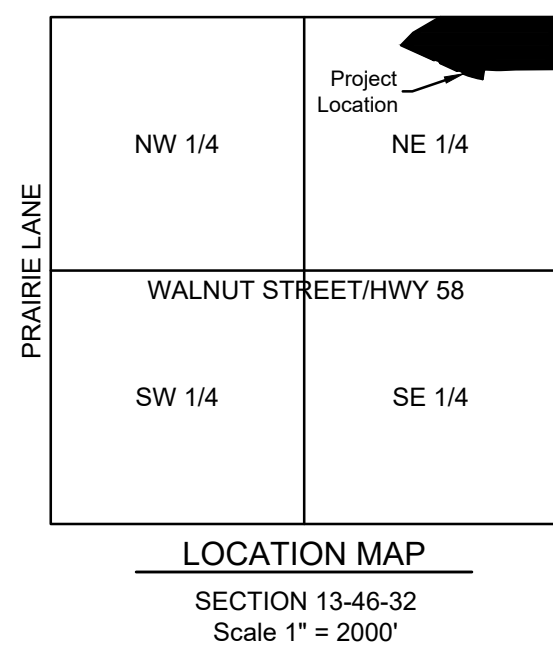


NOTES:

- 1. Basis of Bearings: South 02°13'32" West, along the East line of the NE. 1/4, Sec. 13, T46N, R32W, as determined by GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone (NAD 83).
2. CLOSURE CALCULATIONS: Precision, 1 part in: 399581.919' Error distance: 0.010' Error direction: N74°30'16.72"W Perimeter: 4185.21'
3. All bearings and distances shown on this plat are platted and measured unless otherwise noted.
4. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29037C0042F and 29037C0042F, revised January 2, 2013, this tract graphically lies in: - OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain. - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined. - OTHER FLOOD AREAS, ZONE X, defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. - FLOODWAY, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights
5. 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.
6. Interior lot corners will be set at the completion of construction.



DESCRIPTION

All that part of the Northeast Quarter of Section 13, Township 46 North, Range 32 West of the Fifth Principal Meridian in the City of Raymore, Cass County, Missouri, being more particularly described by Jed A.M. Baughman, PLS #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Beginning at the Northeast Corner of said Northeast Quarter; thence South 02°13'32" West, along the East line of said Northeast Quarter, a distance of 552.30 feet to the Northeast corner of ALEXANDER CREEK 1ST PLAT, a subdivision in said City of Raymore, Cass County, Missouri; thence leaving said East line and along the North line of said ALEXANDER CREEK 1ST PLAT, North 87°46'19" West, a distance of 424.99 feet; thence North 86°38'52" West, continuing along said North line, a distance of 20.00 feet; thence North 89°40'52" West, continuing along said North line, a distance of 161.71 feet; thence North 87°35'41" West, continuing along said North line, a distance of 50.15 feet; thence North 83°52'38" West, continuing along said North line, a distance of 130.40 feet; thence South 11°19'21" West, continuing along said North line, a distance of 106.09 feet; thence continuing along said North line and along the North line of ALEXANDER CREEK 2ND PLAT, a subdivision in said City of Raymore, Cass County, Missouri, along a non-tangent curve to the right, having an initial tangent bearing of North 78°43'40" West, a radius of 870.00 feet, a central angle of 13°53'55", and an arc length of 211.04 feet to a point of compound curvature; thence continuing along said North line of ALEXANDER CREEK 2ND PLAT, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 100°20'38", and an arc length of 26.27 feet; thence North 67°35'32" West, continuing along said North line, a distance of 51.13 feet; thence continuing along said North line, along a non-tangent curve to the right, having an initial tangent bearing of South 33°28'14" West, a radius of 15.00 feet, a central angle of 83°54'00", and an arc length of 21.96 feet; thence North 62°37'46" West, continuing along said North line, a distance of 187.32 feet; thence continuing along said North line, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 94°34'34", and an arc length of 24.76 feet; thence North 05°10'59" West, continuing along said North line, a distance of 50.36 feet; thence continuing along said North line, along a non-tangent curve to the right having an initial tangent bearing of South 31°22'06" West, a radius of 15.00 feet, a central angle of 86°00'08", and an arc length of 22.52 feet; thence North 62°37'46" West, continuing along said North line and its Westerly prolongation, a distance of 379.51 feet; thence North 46°40'34" East, a distance of 182.64 feet; thence North 62°18'08" East, a distance of 333.09 feet to a point on the North line of said Northeast Quarter; thence South 87°17'57" East, along said North line, a distance of 1,248.97 feet to the Point of Beginning, containing 818,777 square feet, or 18.797 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"ALEXANDER CREEK, 3RD PLAT"

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Raymore, Cass County, Missouri with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, under and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Raymore, Cass County, Missouri. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

An easement for the right of ingress/egress over, upon and across the portion of Lots 122, 123, 124, and 125 designated as "Access Easement" or "A/E", is hereby granted to the owners of Lots 1, 2, 3, and 4, and Tract "H", ALEXANDER CREEK 1ST PLAT and their invitees.

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
● FOUND MONUMENT AS NOTED
○ FOUND 5/8" ALUMINUM CAP STAMPED
○ SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
□ SET 5/8" X 24" REBAR WITH 2" ALUMINUM RIC MOCLS 2011003572 KSCLS 234 CAP
(P) PLATTED
B/L BUILDING SETBACK LINE
A/E ACCESS EASEMENT
D/E DRAINAGE EASEMENT
SS/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ___ day of ___ 20__.

Alexander Creek Holdings, LLC

Tyler Sallee, President

STATE OF _____
COUNTY OF _____ SS

BE IT REMEMBERED, that on this ___ day of ___ 20__, before me a Notary Public in and for said County and State, came Tyler Sallee, President of Alexander Creek Holdings, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: _____

Entered on transfer record this ___ day of ___ 20__.

Deputy County Recorder of Deeds

FINAL PLAT

ALEXANDER CREEK, 3RD PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



APPROVALS

This plat of ALEXANDER CREEK, 3RD PLAT addition has been submitted to and approved by the Raymore Planning and Zoning Commission this ___ day of ___ 20__.

Secretary

This plat of ALEXANDER CREEK, 3RD PLAT 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__.

(SEAL)

Attest: City Clerk City Engineer

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during August 2020, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

Jed A.M. Baughman, Missouri PLS-2014020708
RIC MO CLS-2011003572
jbaughman@ric-consult.com

ALEXANDER CREEK, 3RD PLAT

Prepared For: Sallee Development Tyler Sallee 3730 NE Troon Drive Lee's Summit, MO 64064

Date of Preparation: July 27, 2021 Revised: September 13, 2021



132 Abbie Avenue Kansas City, Kansas 66103 913.317.9500 www.ric-consult.com