FINAL PLAT OF

CREEKSIDE AT RAINTREE

LOTS 1 THRU 31 AND TRACTS A THRU F

PART OF THE SW1/4 OF SECTION 32 AND THE SE 1/4 SECTION 31,T47N, R31W
AND IN THE FRACTIONAL NW1/4 OF SECTION 5, T46N, R31W
CITY OF LEE'S SUMMIT, CASS & JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31 AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 46 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, CASS COUNTY, ALL IN MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE S87°37'20"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 387.59 FEET TO THE POINT OF BEGINNING; THENCE N06°54'00"W, A DISTANCE OF 489.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RAINTREE DRIVE AS PLATTED WITH THE FINAL PLAT OF RAINTREE LAKE LOTS 454 THRU 526, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 884.78 FEET, AN INITIAL TANGENT BEARING OF S59°42'33"W, AN ARC DISTANCE OF 411.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RAINTREE PARKWAY AS DESCRIBED IN DOCUMENT I-450994, IN BOOK I-1067 AT PAGE 368; THENCE S01°42'15"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 146.41 FEET TO A POINT OF CURVE; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, TO WHICH THE PRECEDING COURSE IS TANGENT, HAVING A RADIUS OF 2018.52 FEET, AN ARC DISTANCE OF 404.67 FEET TO A POINT OF TANGENCY; THENCE S09°46'57"W, ALONG A LINE TANGENT TO THE PRECEDING COURSE, A DISTANCE OF 145.86 FEET TO THE NORTHERNMOST CORNER OF TRACT 3, AS DESCRIBED IN SCHEDULE "A" OF THE WARRANTY DEED RECORDED IN BOOK 805 AT PAGE 257; THENCE S02°12'56"W, ALONG THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 531.17 FEET; THENCE CONTINUING ALONG SAID EAST LINE, S80°13'03"E, A DISTANCE OF 60.00 FEET; THENCE S89°01'15"E, A DISTANCE OF 534.26 FEET; THENCE N02°18'01"E, A DISTANCE OF 872.60 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE N87°37'20"W, ALONG SAID SOUTH LINE, A DISTANCE OF 110.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.70 ACRES, MORE OR LESS.

DEDICATION:

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

" CREEKSIDE AT RAINTREE - LOTS 1 THRU 31 AND TRACTS A THRU F "

STREETS:

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

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:

BUILDING LINES (B/L) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

COMMON AREAS:

TRACT A THRU TRACT F ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE RAINTREE LAKE PROPERTY OWNERS ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNERS ASSOCIATION. ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. REFER TO THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS.

TRACT F FUTURE PURPOSE IS FOR PARKING TO ACCOMMODATE THE BOATING FACILITIES.

DRAINAGE NOTE:

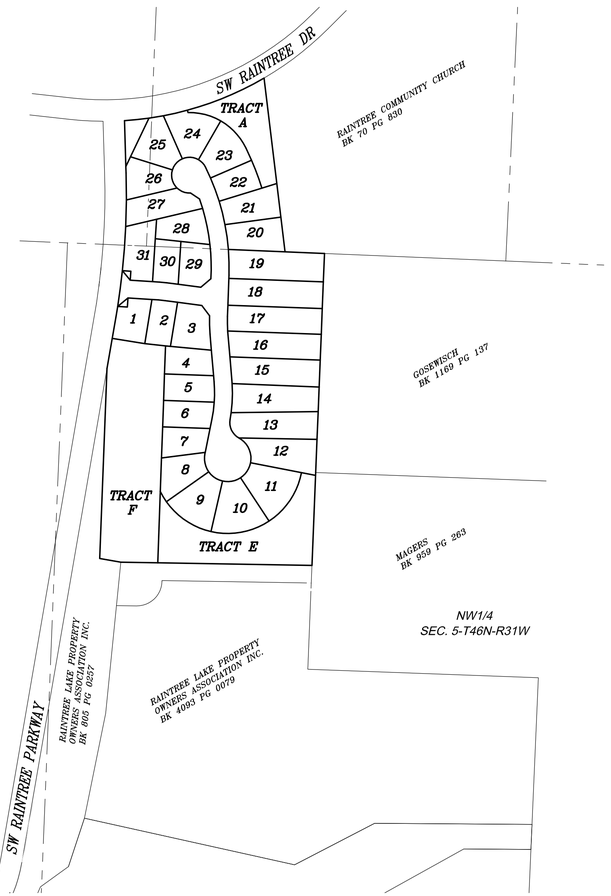
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS AS SHOWN BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN WITNESS THEREOF:

LANDROCK DEVELOPMENT, LLC, A MISSOURI COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER THIS _____ DAY OF _____ A.D., 2017.

LANDROCK DEVELOPMENT, LLC

_____
J P ROBERTS, MANAGING MEMBER



NOTARY CERTIFICATION:

STATE OF _____)
) SS
COUNTY OF _____)

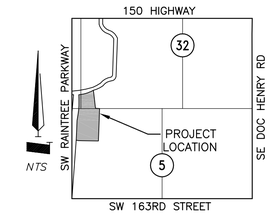
ON THIS _____ DAY OF _____ A.D., 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED J P ROBERTS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS A MEMBER OF LANDROCK DEVELOPMENT, LLC, AND THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



SEC.5–TWP.46N–RNG.31W AND
SEC. 31 & 32–TWP.47N–RNG.31W
VICINITY SKETCH
NOT TO SCALE

300 150 0 300 600 900
SCALE IN FEET

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF

" CREEKSIDE AT RAINTREE - LOTS 1 THRU 31 AND TRACTS A THRU F "

WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____ 2017, BY ORDINANCE NO. _____.

RANDALL L. RHOADS — DATE
MAYOR

DENISE R. CHISUM, MMC — DATE
CITY CLERK

APPROVED: PUBLIC WORKS / ENGINEERING

GEORGE M. BINGER III, P.E. — DATE
CITY ENGINEER

APPROVED: PLANNING & SPECIAL PROJECTS

ROBERT G. McKAY, AICP — DATE
DIRECTOR

APPROVED: PLANNING COMMISSION

FRED DEMORO — DATE
SECRETARY

APPROVED: JACKSON COUNTY GIS

JACKSON COUNTY GIS DEPT. — DATE

APPROVED: CASS COUNTY ASSESSOR

BOB HUSTON — DATE

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED 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 SURVEY AND RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHNNY YAKLE, PLS-2001001917 — DATE

EXTERNAL REFERENCE | IMAGE REFERENCE

NO.	DATE	BY

DRAWING: 10028825-Creekside@Raintree.dwg DATE: Apr 19, 2017 - 11:09AM

DESIGNED BY:	DRAWN BY:	CHECKED BY:
	JFJ	JRY

HDR ENGINEERING, INC.
3241 NE TRUMAN DRIVE
LEE'S SUMMIT, MO 64064
816–347–1100•FAX 816–347–1197
MISSOURI STATE CERTIFICATE OF AUTHORITY #000856

FINAL PLAT
CREEKSIDE AT RAINTREE
LOTS 1 THRU 31 AND TRACTS A THRU F
CITY OF LEE'S SUMMIT, CASS & JACKSON COUNTY, MO

LANDROCK DEVELOPMENT, LLC
4335 MCGEE STREET
KANSAS CITY, MISSOURI 64111

PROJECT NO.
10028825

DRAWING NO.
1 of 2
SEC.5, T46N, R31W-SEC.32,T46N,R31W