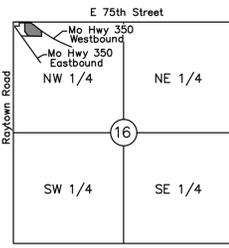
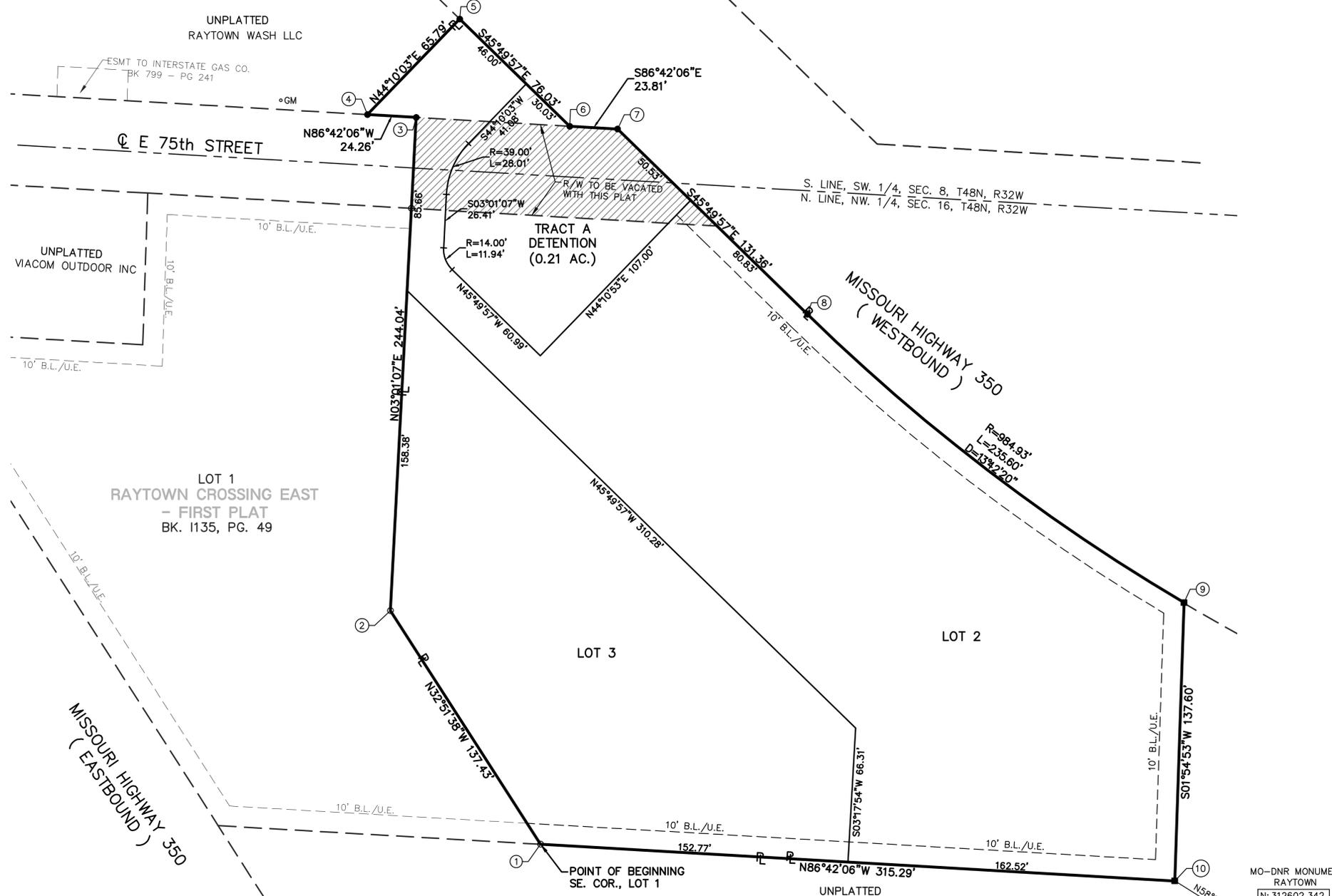


**FINAL PLAT OF
RAYTOWN CROSSING EAST - SECOND PLAT**
NW 1/4, SEC. 16 - Twp. 48 N. - Rge. 32 W.
RAYTOWN, JACKSON COUNTY, MISSOURI



Sec. 16, Twp. 48 N., Rge. 32 W.
(N.T.S.)

SCALE
0' 30' 60'
1"=30' HORIZ.
(for 24"x36" sheet)



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	312930.953	853186.379
2	312966.140	853163.652
3	313040.421	853167.569
4	313040.846	853160.186
5	313055.231	853174.157
6	313039.083	853190.779
7	313038.666	853198.024
8	313010.768	853226.742
9	312967.340	853283.713
10	312925.424	853282.311

- PLAN LEGEND**
- EASEMENTS**
U.E. UTILITY EASEMENT
- SETBACKS**
B.L. BUILDING SETBACK
- MISC.**
C/L CENTERLINE
R/W RIGHT OF WAY
- SURVEY MARKERS**
MO DNR SURVEY MONUMENT
FOUND SECTION CORNER (MONUMENTATION AS NOTED)
FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
SET 5/8" IRON REBAR WITH ALUMINUM CAP TO BE SET UPON COMPLETION OF CONSTRUCTION.
SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION. (1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)

SURVEYORS NOTES:

- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Chicago Title Insurance Company, Commitment No. 020102367, with an effective of August 17, 2010 at 8:00 a.m.
- Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone.

DEVELOPER:
Block & Company, Inc.
605 W. 47th Street, Suite 200
Kansas City, Missouri 64112
816-412-7338

PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter of Section 8 and the Northwest Quarter of Section 16, Township 48 North, Range 32 West of the 5th Principal Meridian in Raytown, Jackson County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of Lot 1, RAYTOWN CROSSING EAST - FIRST PLAT, a subdivision in said Raytown, Jackson County, Missouri, thence North 32°51'38" West, along the East line of said Lot 1, 137.43 feet; thence North 03°01'07" East, continuing along said East line and its Northerly prolongation, 244.04 feet to a point on the Northerly right-of-way line of East 75th Street, as now established; thence North 86°42'06" West, along said Northerly right-of-way line, 24.26 feet; thence North 44°10'03" East, 65.79 feet to a point on the Southwesterly right-of-way line of Westbound Missouri Highway 350, as now established; thence South 45°49'57" East, along said Southwesterly right-of-way line, 76.03 feet to a point on said Northerly right-of-way line; thence South 86°42'06" East, along said Northerly right-of-way line, 23.81 feet to a point on said Southwesterly right-of-way line; thence South 45°49'57" East, along said Southwesterly right-of-way line, 131.36 feet; thence Southeast, continuing along said Southwesterly right-of-way line, along a curve to the left, being tangent to the last described course with a radius of 984.93 feet, a central angle of 13°42'20" and an arc distance of 235.60 feet; thence South 01°54'53" West, 137.60 feet; thence North 86°42'06" West, 315.29 feet to the Point of Beginning. Containing 102,985 square feet or 2.36 acres, more or less.

PLAT DEDICATION: The undersigned owners of the above 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:

RAYTOWN CROSSING EAST - SECOND PLAT

EASEMENT DEDICATION: An easement is hereby granted to the City of Raytown, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (u/e), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are 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 obstructions 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 Raytown, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of 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 a valid permit from the Department of Public Works.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the property line.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to the City of Raytown, Missouri and all utility providers for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail, provided however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights state hereon and specifically, neither the City of Raytown, Missouri, nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

FLOODPLAIN: According to "Flood Insurance Rate Map" Map No. 29095C0277F, dated September 29, 2006 as published by the Federal Emergency Management Agency, this property lies within Flood Zone "X", "Areas of 0.02% 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".

CROSS ACCESS AND CROSS PARKING: The right of ingress and egress for cross access along access drives or through parking lots and the right of cross parking in defined parking spaces is hereby granted between Lot 1 of this plat and Phase II of this development, which is located Easterly of and adjoining this plat, and will be developed and platted in the near future.

MAINTENANCE OF TRACTS: Tract A is to be used for detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Covenants, Conditions and Restrictions recorded simultaneously with this plat.

IN WITNESS WHEREOF: Raytown Auto Developers LLC, a Missouri limited liability company, licensed to do business in the State of Missouri, has caused these presents to be executed this _____ day of _____, 2015.

Raytown Auto Developers LLC, a Missouri limited liability company

David M. Block Manager

STATE OF _____ SS:
COUNTY OF _____

Be it remembered that on this _____ day of _____, 2015, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came David M. Block, to me personally known, who being by me duly sworn, did say that he is Manager of Raytown Auto Developers LLC, a Missouri limited liability company, licensed to do business in the State of Missouri and that said instrument was signed in behalf of said limited liability company and that he acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

Notary Public: _____ My Commission Expires: _____

APPROVED:
This is to certify that the within plat was duly submitted to and approved by the Mayor and Board of Aldermen of the City of Raytown, Missouri duly authenticated as passed this _____ day of _____, 2015 by Ordinance No. _____

Mike McDonough Mayor

Teresa Henry City Clerk

John Benson, MPA Director of Development and Public Affairs

Jackson County GIS Department

This plat and survey of RAYTOWN CROSSING EAST - SECOND PLAT was executed by Lutjen, Inc., 1301 Burlington, #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of RAYTOWN CROSSING EAST - SECOND 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 Minimum 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 Natural Resources. 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.



Jason S. Roudeshush, PLS 2002014092
September 17, 2015
jroudeshush@lutjen.com

Date of Survey:	08-17-15
Revisions:	08-28-15

Surveyed By:	RH
Reviewed By:	JSR
Drafted By:	JAMB
Lutjen Project No.:	15120

LUTJEN

1301 Burlington, #100
North Kansas City, MO 64116
816.587.4320
816.587.1393 fax
www.lutjen.com

surveying
planning
engineering
landscape architecture

Sheet No.:
1 of 1

Location: L:\Projects\10077-03\Plans\Plat\RAYTOWN CROSSING EAST - SECOND PLAT.dwg