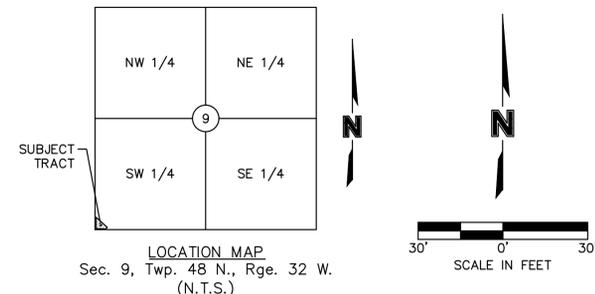


FINAL PLAT OF
TIDAL WAVE AUTO SPA
 ALL OF THE NORTH HALF OF VACATED E. 75TH STREET, A
 REPLAT OF PART OF LOT 5, T.W. GREENE HOMESTEAD AND
 TRACT B, RAYTOWN CROSSING EAST SECOND PLAT
 SW 1/4, SEC. 9 - Twp. 48 N. - Rge. 32 W. AND
 NW 1/4, SEC. 16 - Twp. 48 N. - Rge. 32 W.
 RAYTOWN, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION AS RECOMMENDED

All of Vacated E. 75th Street as vacated by Ordinance No. 5564-18, Part of Lot 5, T.W. GREENE HOMESTEAD and all of Tract B, RAYTOWN CROSSING - SECOND PLAT, both being a subdivision of land in the Southwest Quarter of Section 9 and the Northwest Quarter of Section 16, in Township 48 North, Range 32 West of the 5th Principal Meridian in the City of Raytown, Jackson County, Missouri being bounded and described as follows: Beginning at the Northwest corner of said Lot 5, said corner also being the intersection of the East right-of-way line of Raytown Road, as now established and the Southwesterly right-of-way line of Missouri Highway 350, as now established; thence South 45°49'57" East, along said Southwesterly right-of-way line, 359.31 feet to the Northeast corner of said Tract B; thence South 44°10'03" West, along the East line of said Tract B, 48.48 feet (49.91' Plat) to the Southeast corner of said Tract B, said corner also being a point on the West line of Lot 2, said RAYTOWN CROSSING - SECOND PLAT, thence South 03°01'07" West, along said West line, 45.00 feet to a point on the South line of said vacated E. 75th Street; thence North 86°42'06" West, along said South line, 232.03 feet to a point on the East right-of-way of said Raytown Road; thence North 01°49'12" East, along said East right-of-way line, 316.88 feet to the Point of Beginning. Containing 50,831 square feet or 1.17 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:

"TIDAL WAVE AUTO SPA"

EASEMENT DEDICATION: An easement is hereby granted to the City of Raytown, Missouri and its franchised utilities, 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 (B.L.) 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 Services for the delivery of mail, provided however, such right of ingress and egress does not include any obligation to contribute for 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. 29095C0402G, dated 01/20/2017 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".

AGREEMENTS: The property is subject to a Maintenance and Access Agreement as recorded by separate document.

ACCESS: The access and maintenance of private drive (formerly E. 75th Street) is detailed in Amended Bill No. 6457-18, Ordinance No. 5564-18 recorded with the Jackson County Recorder of Deeds.

SURVEYORS NOTES:

- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Old Republic National Title Insurance Company by its agent Secured Title of Kansas City, File No. SKC0042111C, effective August 7, 2017 at 8:00 a.m.
- Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone from GPS observation using the MODOT VRS GPS network.

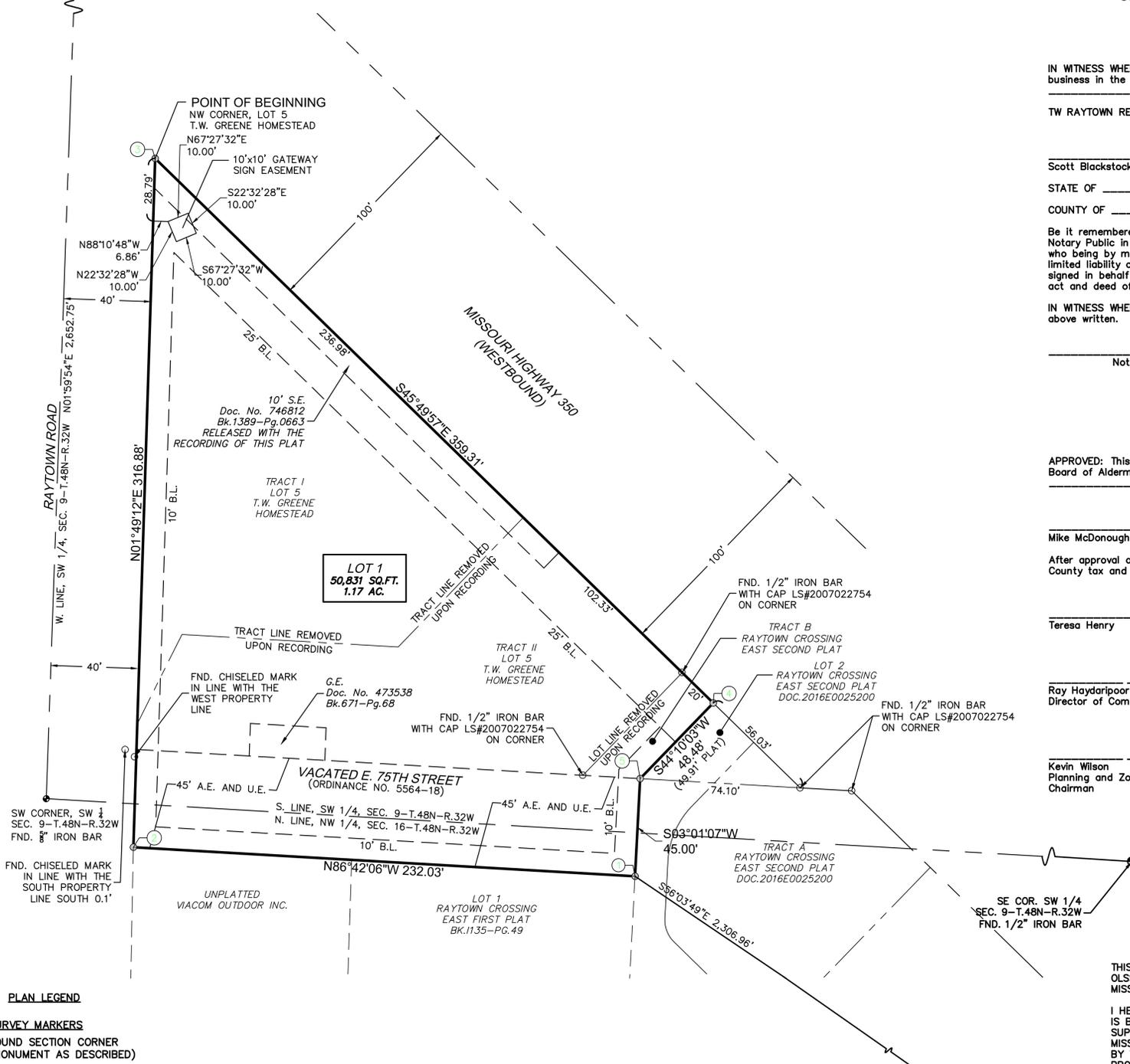
SURVEY PREPARED FOR:

TW RAYTOWN REAL ESTATE, LLC
 124 THOMSON STREET
 THOMSON, GA 30286

PLAN LEGEND

- SURVEY MARKERS**
- ◆ FOUND SECTION CORNER (MONUMENT AS DESCRIBED)
 - FOUND PROPERTY CORNER (MONUMENT AS DESCRIBED)
 - 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)
- EASEMENTS**
- G.E. GAS EASEMENT
 - S.E. SANITARY EASEMENT
 - A.E. ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - B.L. BUILDING LINE

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	312994.861	853167.511
2	312998.929	853096.911
3	313095.455	853099.978
4	313019.156	853178.528
5	313008.557	853168.233



IN WITNESS WHEREOF: TW RAYTOWN REAL ESTATE, 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 _____, 2018.

TW RAYTOWN REAL ESTATE, LLC, a Missouri limited liability company

Scott Blackstock Member
 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 Scott Blackstock, to me personally known, who being by me duly sworn, did say that he is Member of TW RAYTOWN REAL ESTATE, 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 _____, 2018 by Ordinance No. _____

Mike McDonough Mayor

After approval of the Final Plat, but prior to the signature by the City Clerk, all outstanding City and County tax and special assessments on all property within the proposed subdivision shall be satisfied.

Teresa Henry City Clerk

Ray Haydarpoor Director of Community Development
 Jackson County GIS Department

Kevin Wilson Planning and Zoning Commission Chairman
 Dee Ann Stock Planning and Zoning Commission Secretary

THIS PLAT AND SURVEY OF TIDAL WAVE AUTO SPA WERE EXECUTED BY OLSSON ASSOCIATES, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF TIDAL WAVE AUTO SPA 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. Roudebush, MO. PLS 2002014092
 March 26, 2018
 jroudebush@olssonassociates.com

DATE OF SURVEY	
01-26-2018	
REV. 02-28-2018-CITY COMMENTS	AH/MZ
REV. 03-26-2018-CITY COMMENTS	
drawn by: JSR	
surveyed by: AH/MZ	
checked by: BAL	
approved by: JSR	
project no.: 017-2721	
file name: V_FPT_72721A.DWG	

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