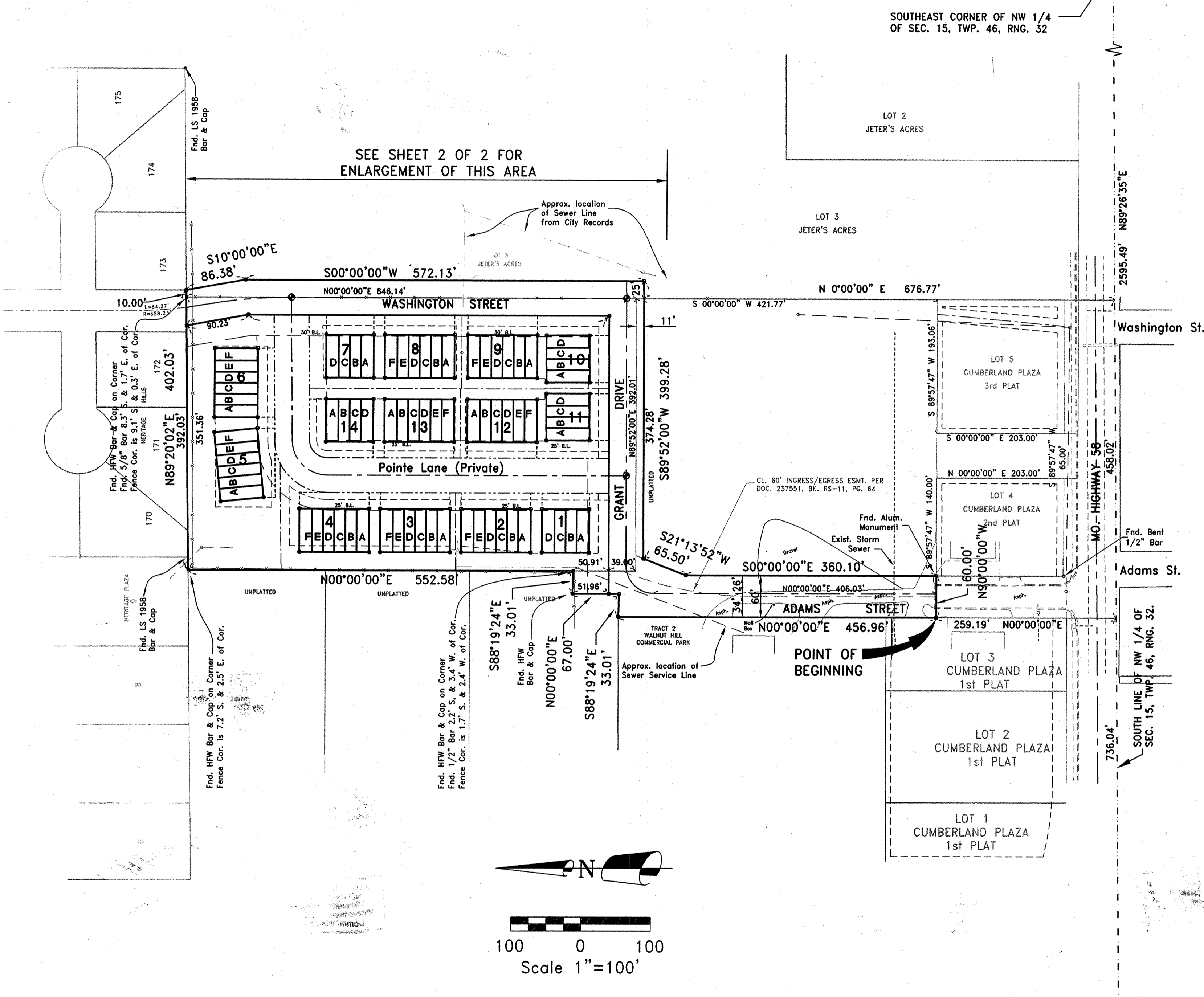


Final Plat of The Pointe at Raymore Townhomes - First Plat

FILED 362744
PLAT BOOK 2006 0004
RECORDED 07/27/2006 10:44:59 AM
SANDRA K. SHAW, RECORDER OF DEEDS
CASS COUNTY, MISSOURI



PLAT BOUNDARY DESCRIPTION:
A TRACT OF LAND IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW 1/4; THENCE NORTH 89°26'35" EAST ALONG THE SOUTH LINE OF SAID NW 1/4, 736.04 FEET; THENCE NORTH 00°00'00" EAST, 259.19 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF ADAMS STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF CUMBERLAND PLAZA 2ND PLAT, A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" EAST, 456.96 FEET; THENCE SOUTH 88°19'24" EAST, 33.01 FEET; THENCE NORTH 00°00'00" EAST, 67.00 FEET; THENCE SOUTH 88°19'24" EAST, 33.01 FEET; THENCE NORTH 00°00'00" EAST, 552.58 FEET TO A POINT ON THE NORTH LINE OF SAID SW 1/4 OF NW 1/4; THENCE NORTH 89°20'02" EAST ALONG SAID NORTH LINE, 392.03 FEET TO THE NORTHWEST CORNER OF LOT 3 JETER'S ACRES, A SUBDIVISION; THENCE CONTINUING NORTH 89°20'02" EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID LOT 3, 10.00 FEET; THENCE SOUTH 10°00'00" EAST, 86.38 FEET; THENCE SOUTH 00°00'00" WEST, 572.13 FEET; THENCE SOUTH 89°52'00" WEST, 25.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE CONTINUING SOUTH 89°52'00" WEST, 374.28 FEET; THENCE SOUTH 21°13'52" WEST, 65.50 FEET; THENCE SOUTH 00°00'00" EAST, 360.10 FEET TO THE NORTHWEST CORNER OF LOT 4, CUMBERLAND PLAZA 2ND PLAT, THENCE NORTH 90°00'00" WEST ALONG THE NORTH LINE OF CUMBERLAND PLAZA 2ND PLAT, 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.96 ACRES MORE OR LESS.

PROPERTY INCLUDED IN PLAT OWNED BY THE GLEN H. JONES PERSONAL TRUST
A TRACT OF LAND IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW 1/4; THENCE NORTH 89°26'35" EAST ALONG THE SOUTH LINE OF SAID NW 1/4, 736.04 FEET; THENCE NORTH 00°00'00" EAST, 259.19 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF ADAMS STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF CUMBERLAND PLAZA 2ND PLAT, A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" EAST, 456.96 FEET; THENCE SOUTH 88°19'24" EAST, 33.01 FEET; THENCE NORTH 00°00'00" EAST, 67.00 FEET; THENCE SOUTH 88°19'24" EAST, 33.01 FEET; THENCE NORTH 00°00'00" EAST, 552.58 FEET TO A POINT ON THE NORTH LINE OF SAID SW 1/4 OF NW 1/4; THENCE NORTH 89°20'02" EAST ALONG SAID NORTH LINE, 392.03 FEET TO THE NORTHWEST CORNER OF LOT 3 JETER'S ACRES, A SUBDIVISION; THENCE CONTINUING NORTH 89°20'02" EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID LOT 3, 10.00 FEET; THENCE SOUTH 10°00'00" EAST, 86.38 FEET; THENCE SOUTH 00°00'00" WEST, 572.13 FEET; THENCE SOUTH 89°52'00" WEST, 25.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE CONTINUING SOUTH 89°52'00" WEST, 374.28 FEET; THENCE SOUTH 21°13'52" WEST, 65.50 FEET; THENCE SOUTH 00°00'00" EAST, 360.10 FEET TO THE NORTHWEST CORNER OF LOT 4, CUMBERLAND PLAZA 2ND PLAT, THENCE NORTH 90°00'00" WEST ALONG THE NORTH LINE OF CUMBERLAND PLAZA 2ND PLAT, 60.00 FEET TO THE POINT OF BEGINNING.

PROPERTY INCLUDED IN PLAT OWNED BY THE STEVEN M. WALKER REVOCABLE TRUST
A TRACT OF LAND SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW 1/4; THENCE NORTH 89°26'35" EAST ALONG THE SOUTH LINE OF SAID NW 1/4, 1194.06 FEET; THENCE NORTH 00°00'00" EAST, 687.77 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE SOUTH 89°52'00" WEST, 392.01 FEET; THENCE NORTH 00°00'00" EAST, 642.49 FEET TO A POINT ON THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4; THENCE NORTH 89°20'02" EAST ALONG SAID NORTH LINE, 392.03 FEET; THENCE SOUTH 00°00'00" WEST, 646.14 FEET TO THE POINT OF BEGINNING.

PROPERTY INCLUDED IN PLAT OWNED 1/2 INTEREST BY THE WENDELL G. JETER TRUST, 1/4 INTEREST BY THE HAROLD E. JETER TRUST, & 1/4 INTEREST BY THE HAZEL M. JETER TRUST
A PART OF LOT 3, JETER'S ACRES, A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE NORTH 89°20'02" EAST ALONG THE NORTH LINE OF SAID LOT 3, 10.00 FEET; THENCE SOUTH 10°00'00" EAST, 86.38 FEET; THENCE SOUTH 00°00'00" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 3, 572.13 FEET; THENCE SOUTH 89°52'00" WEST, 25.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTH 00°00'00" EAST ALONG SAID WEST LINE, 657.14 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF, HAZEL M. JETER, TRUSTEE OF THE HAZEL M. JETER TRUST DATED NOV. 6, 1997 HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23 DAY OF JAN 2006
STATE OF MISSOURI }
COUNTY OF JACKSON } SS
BY: Hazel M. Jeter Trustee
HAZEL M. JETER, TRUSTEE

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
Adam MacCrann MY COMMISSION EXPIRES 6-5-09
NOTARY PUBLIC

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HEREON 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 "THE POINTE AT RAYMORE TOWNHOMES - FIRST PLAT".
STREETS: ADAMS STREET, GRANT DRIVE, AND WASHINGTON STREET AS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

RIGHT-OF-ENTRANCE: THE RIGHT OF ENTRANCE AND TRAVEL ALONG ANY PRIVATE STREET OR DRIVE WITHIN THIS PLAT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, ALL UTILITY COMPANIES LICENSED TO DO BUSINESS IN SAID CITY, AND TO THE POLICE, FIRE, AND PUBLIC SAFETY DEPARTMENTS FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, EMERGENCY MEDICAL SERVICES, MAINTENANCE OF UTILITY LINES, COLLECTION OF GARBAGE AND REFUSE, AND MAIL DELIVERY.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI AND ITS AGENTS AND ASSIGNS TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF CONDUITS, WATER, GAS, CABLE TELEVISION, AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS DESIGNATED ON THIS PLAT BY THE WORDS "UTILITY EASEMENT" OR THE ABBREVIATION "U/E", OR AS OTHERWISE SPECIFICALLY DESIGNATED.

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

IN TESTIMONY WHEREOF, GLEN H. JONES, TRUSTEE OF THE GLEN H. JONES PERSONAL TRUST DATED AUG. 14, 1987, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 24 DAY OF JAN 2006

STATE OF MISSOURI }
COUNTY OF JACKSON } SS
BY: Glen H. Jones Trustee
GLEN H. JONES, TRUSTEE

BE IT REMEMBERED THAT ON THIS 24 DAY OF JAN 2006 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME GLEN H. JONES, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
Adam MacCrann MY COMMISSION EXPIRES 6-22-06
NOTARY PUBLIC

IN TESTIMONY WHEREOF, STEVEN M. WALKER, TRUSTEE OF THE STEVEN M. WALKER REVOCABLE TRUST DATED JUNE 19, 1999, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 24 DAY OF JAN 2006

STATE OF MISSOURI }
COUNTY OF JACKSON } SS
BY: Steven M. Walker Trustee
STEVEN M. WALKER, TRUSTEE

BE IT REMEMBERED THAT ON THIS 24 DAY OF JAN 2006 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME STEVEN M. WALKER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
Adam MacCrann MY COMMISSION EXPIRES 6-22-06
NOTARY PUBLIC

IN TESTIMONY WHEREOF, DAVID JETER & DENNIS JETER, CO-TRUSTEES OF THE WENDELL G. JETER TRUST DATED SEPT. 26, 1989, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEM THIS 23 DAY OF JAN 2006

STATE OF MISSOURI }
COUNTY OF JACKSON } SS
BY: David Jeter Trustee Dennis Jeter Trustee
DAVID JETER, CO-TRUSTEE DENNIS JETER, CO-TRUSTEE

BE IT REMEMBERED THAT ON THIS 23 DAY OF JAN 2006 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DAVID JETER AND DENNIS JETER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
Adam MacCrann MY COMMISSION EXPIRES 6-5-09
NOTARY PUBLIC

IN TESTIMONY WHEREOF, HAROLD E. JETER, TRUSTEE OF THE HAROLD E. JETER TRUST DATED FEB. 23, 1989, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23 DAY OF JAN 2006

STATE OF MISSOURI }
COUNTY OF JACKSON } SS
BY: Harold E. Jeter Trustee
HAROLD E. JETER, TRUSTEE

BE IT REMEMBERED THAT ON THIS 23 DAY OF JAN 2006 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME HAROLD E. JETER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
Adam MacCrann MY COMMISSION EXPIRES 6-5-09
NOTARY PUBLIC

THIS PLAT OF "THE POINTE AT RAYMORE TOWNHOMES - FIRST PLAT" ADDITION HAS BEEN SUBMITTED AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS 17 DAY OF MAY 2005

THIS PLAT OF "THE POINTE AT RAYMORE TOWNHOMES - FIRST PLAT" ADDITION INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. 25061, DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE 27 DAY OF JUNE 2006

ATTEST:
MAYOR: Ray CITY CLERK: Steve Gribow CITY ENGINEER: Mark Kay
ENTERED ON TRANSFER RECORD THIS 27 DAY OF JAN 2006
DEPUTY COUNTY RECORDER OF DEEDS: Sandra K. Shaw

NOTES:
THE BEARINGS ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46, RANGE 32.
EASEMENT INFORMATION SHOWN HEREON WAS TAKEN FROM THE TITLE INSURANCE POLICY NO. 1-45828, DATED AUGUST 19, 2002, BY LAND TITLE INSURANCE COMPANY OF ST. LOUIS, ONLY THOSE EASEMENTS WHICH AFFECT THIS TRACT ARE SHOWN. THE SEWER RIGHT-OF-WAY EASEMENT INSTRUMENT DATED JUNE 1, 1978 AND FILED MARCH 30, 1979 IN BOOK 733 AT PAGE 11 IS A BLANKET EASEMENT AND NO SPECIFIC LOCATION IS DESCRIBED.
THE FOUR OUTER LOT CORNERS FOR EACH BUILDING SHALL BE MARKED WITH A 1/2" IRON BAR AND CAP AFTER COMPLETION OF BUILDING CONSTRUCTION. PERMANENT MONUMENTS (1-1/2" ALUMINUM MONUMENTS) WILL BE INSTALLED AT THE CENTER OF INTERSECTION OF GRANT DRIVE AND WASHINGTON STREET, AND AT THE POINTS OF INTERSECTION OF THE CENTERLINE OF POINTE LANE WITH THE CENTERLINES OF WASHINGTON STREET AND GRANT DRIVE AFTER COMPLETION OF PAVING OPERATIONS.

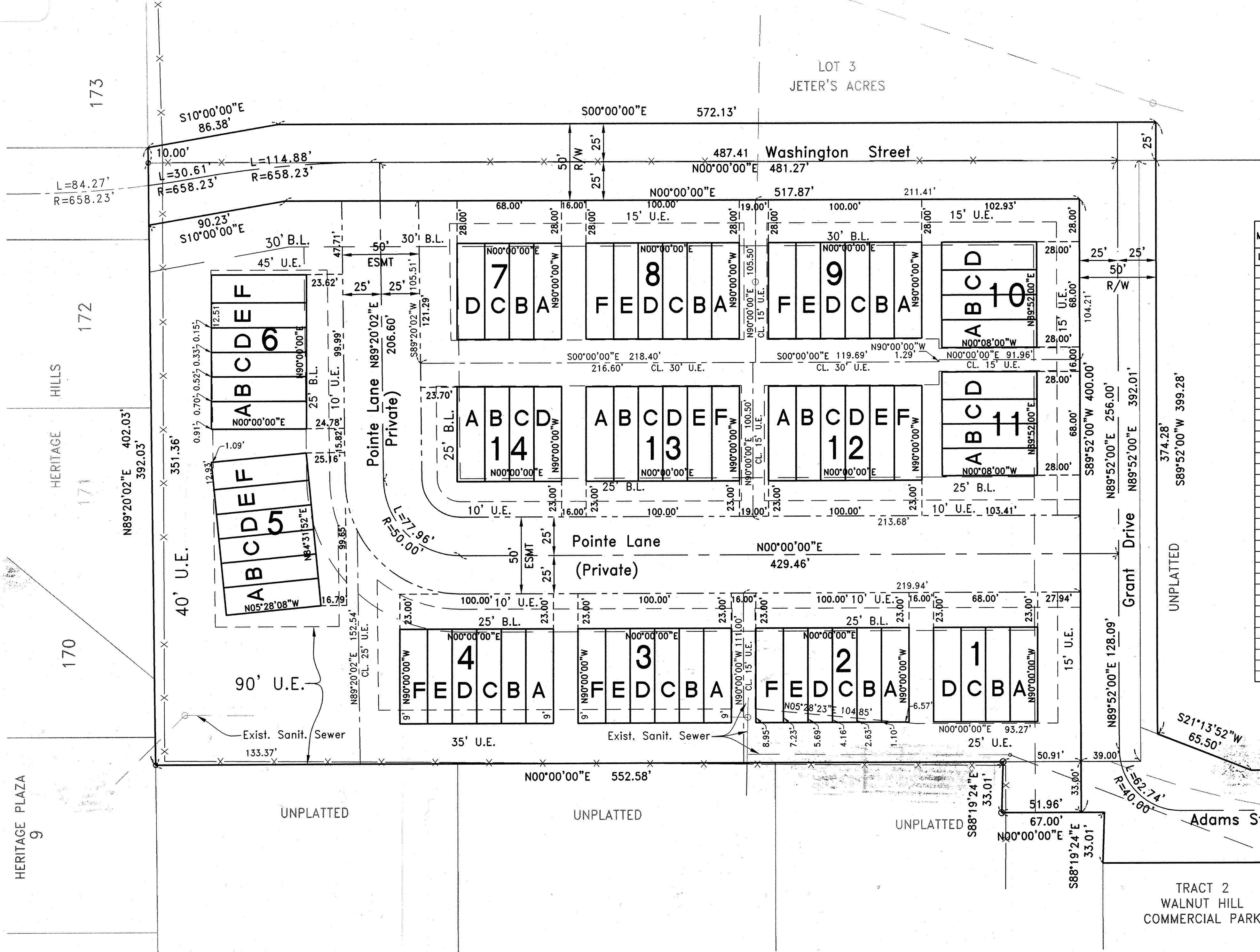
SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE WITHIN PLAT OF "THE POINTE AT RAYMORE TOWNHOMES - FIRST PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. I FURTHER CERTIFY THAT SAID SURVEY AND PLAT COMPLY WITH ALL STATE AND COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.
BY: Fred Byam 1-20-06
FRED BYAM, MISSOURI R.L.S. NO. 2579 DATE

DEVELOPER:
STEVE WALKER
12108 STATE LINE ROAD
LEAWOOD, KS 66209
PHONE: 913-339-6600

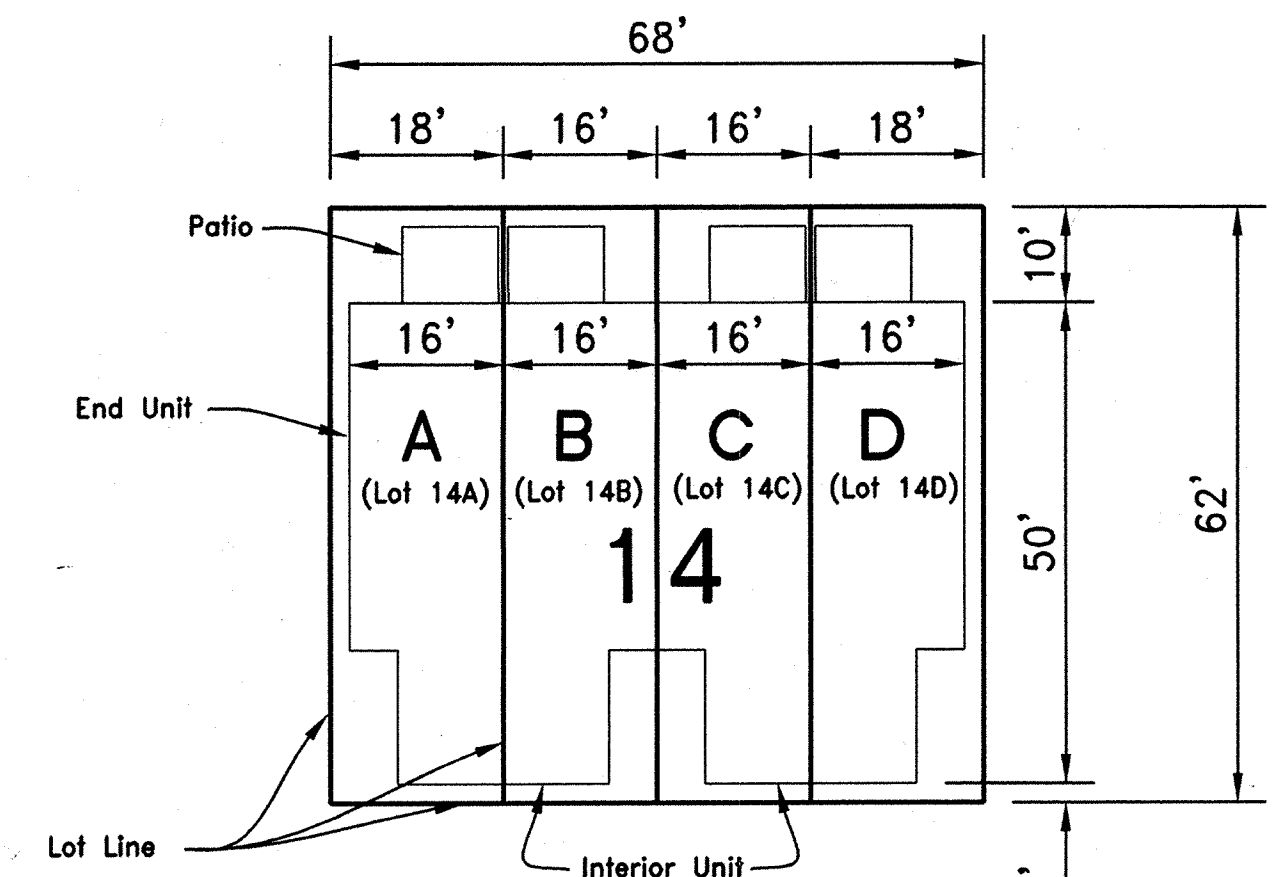
BYAM ENGINEERING, INC.						
3501 STERLING, OFFICE "G" (816)-252-3519 INDEPENDENCE, MO 64052 (FAX) 252-3168						
FOR: Steve Walker						
Final Plat of The Pointe at Raymore Townhomes - First Plat						
NO.	DATE	REVISION	DATE	JOB NO.	23112	ISSUE
3	1/20 2006	Revised ownership descriptions & added separate notaries	2005	23112		3
2	5/9 2005	Revised per City Review				
1	4/15 2005	Revised N. U.E to 40'				

Final Plat of The Pointe at Raymore Townhomes - First Plat

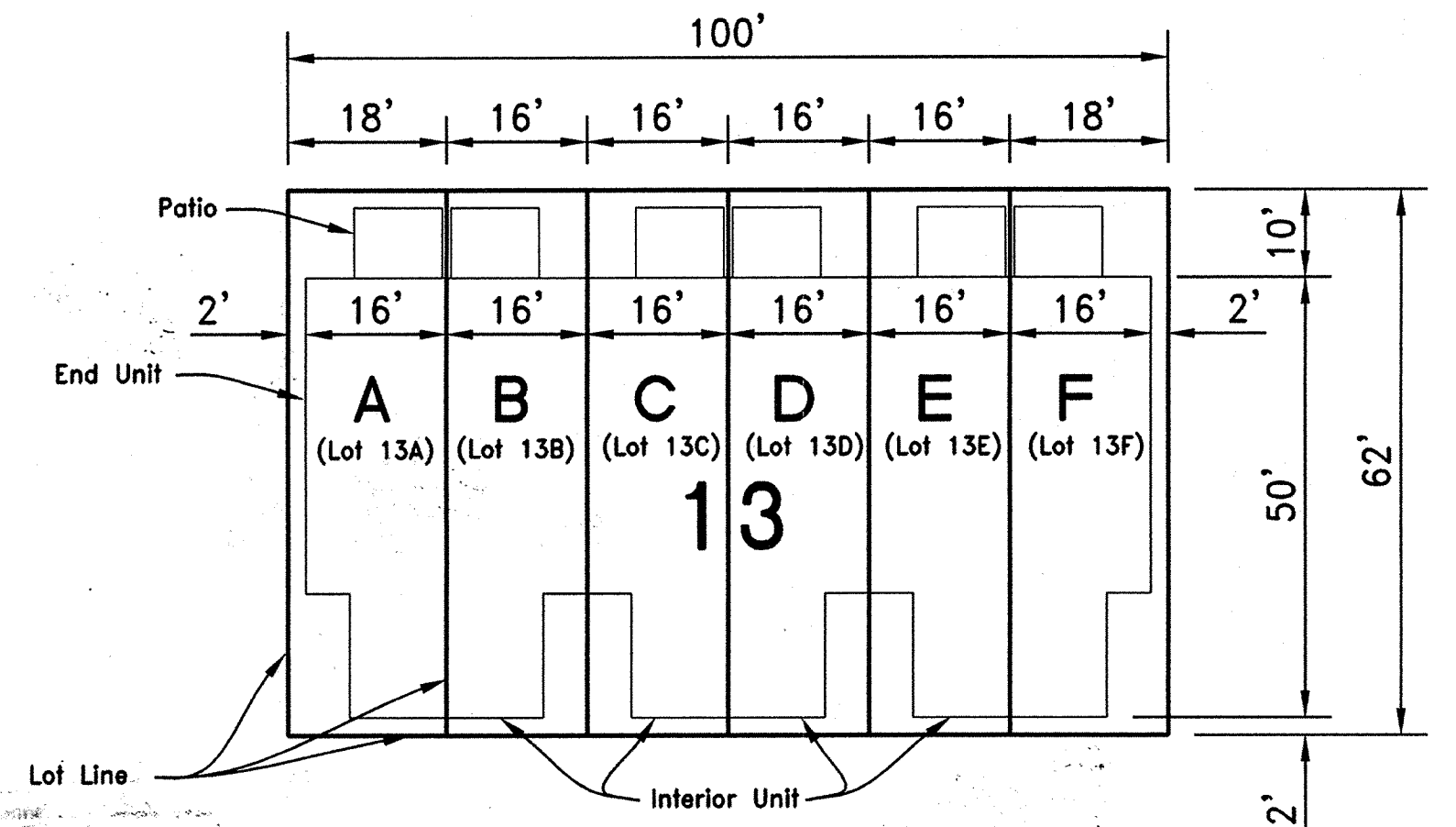
FILE NUMBER 349744
 PLAT BY 200502254454
 RECORDING FEE 119.00
 SANDRA A. GANDY, GREGORY, RECORDER OF DEEDS
 CASS COUNTY, MISSOURI 5 6



LOT #	MBF	LOT #	MBF
1A	1070	8A	1058
1B	1070	8B	1058
1C	1069	8C	1057
1D	1069	8D	1057
2A	1068	8E	1056
2B	1068	8F	1056
2C	1067	9A	1060
2D	1067	9B	1060
2E	1066	9C	1059
2F	1066	9D	1059
3A	1065	9E	1058
3B	1065	9F	1058
3C	1064	10A	1060
3D	1064	10B	1060
3E	1063	10C	1060
3F	1063	10D	1060
4A	1062	11A	1060.5
4B	1062	11B	1060.5
4C	1062	11C	1060.5
4D	1062	11D	1060.5
4E	1062	12A	1058.5
4F	1062	12B	1058.5
5A	1061	12C	1059.5
5B	1061	12D	1059.5
5C	1060	12E	1060.5
5D	1060	12F	1060.5
5E	1059	13A	1055.5
5F	1059	13B	1055.5
6A	1059	13C	1056.5
6B	1059	13D	1056.5
6C	1058	13E	1057.5
6D	1058	13F	1057.5
6E	1057	14A	1055
6F	1057	14B	1055
7A	1056	14C	1055
7B	1056	14D	1055
7C	1056		
7D	1056		



Typical Lots for
4 Unit Buildings

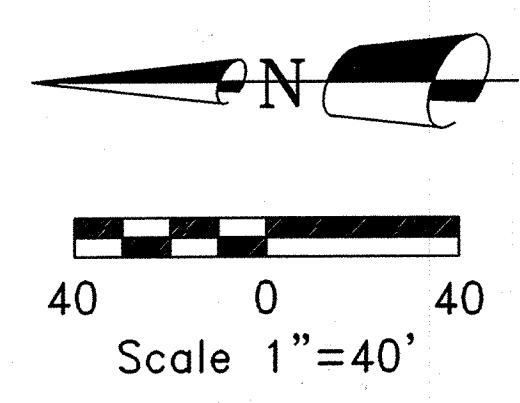


Typical Lots for
6 Unit Buildings

All interior lots are 16' x 62'. End lots are 18' x 62'. This provides a 2' strip around the front and sides of all buildings and a 10' strip across the rear so that patios will be on the respective lot.

Lots are labeled with a number and a letter. The number is the building number and the letter is the unit. Letter designations begin with "A" and progress from left to right as viewed from the street.

Lot corner ties shown on the plat are perpendicular to the adjacent street right-of-way line or extension thereof.



NO.	DATE	REVISION	DATE	JOB NO.	ISSUE
3	6/8 2005	Revised MBF - Lot 8 & 9	Mar. 29 2005	23112	Review Set
2	5/9 2005	Revised per City Review			
1	4/15 2005	Revised N. U.E. to 40'			
			DATE	JOB NO.	ISSUE
			Mar. 29 2005	23112	Review Set