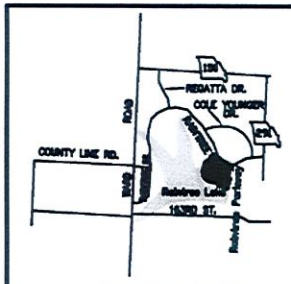
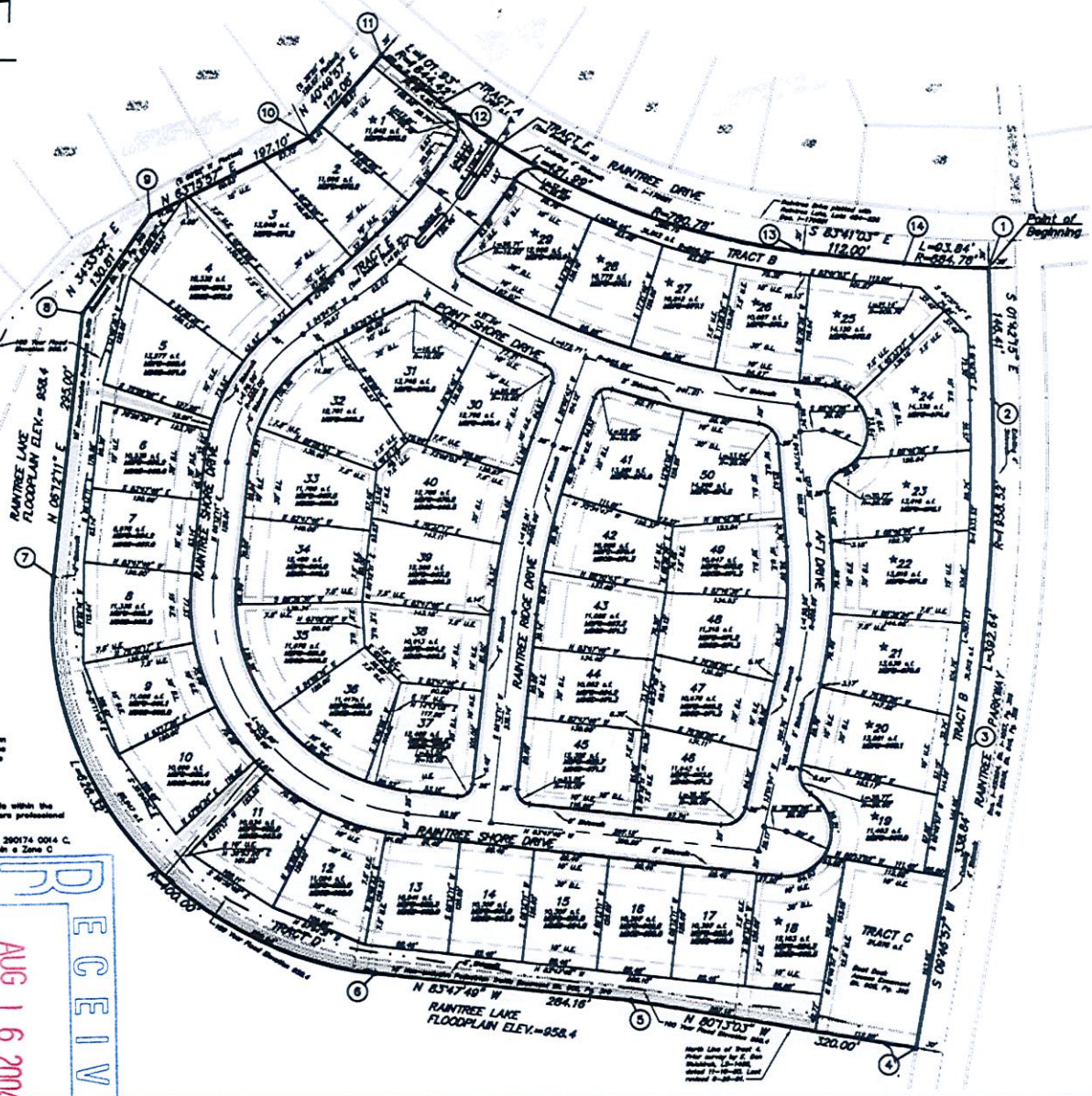
NORTH SHORE AT RAINTREE LAKE

Lots 1 through 50 and Tracts A through F
A subdivision in Sections 5 & 6, Township 46, Range 31
and Section 31, Township 47, Range 31
in Lee's Summit, Cass & Jackson Counties, Missouri



VICINITY MAP
Not to Scale



LEGEND

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
MBFE = Minimum Basement Floor Elevation
MBOE = Minimum Basement Opening Elevation
▲ Denotes Existing Permanent Monument
△ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

1. All rear lot corners and boundary corners shall be set with 1/2" Bar with plastic cap marked W & P ENG LS 2577, unless otherwise indicated hereon.
2. All curbs shall be Notched on an extension of the lot line after Street Construction has been completed, in lieu of setting front lot corners.

★ There shall be no direct vehicular access from Lot 1, across Tract A, onto Raintree Drive or from Lots 16 through 28, across Tract B, onto Raintree Parkway or Raintree Drive, or from Lot 18, across Tract C, onto Raintree Parkway.

Plat Notes:

1. There are no active, inactive or capped oil wells within the boundaries of this plat, to the best of the Surveyors professional knowledge and belief.
2. According to FEMA Firm Community Panel No. 290174 0014 C, Revised Date 8-3-1988, this plat lies wholly within a Zone C designated area.

N

SCALE: 1"=60'

RECEIVED
AUG 16 2004
2004071449

PROPERTY BOUNDARY DESCRIPTION:

All that part of the Southeast Quarter of Section 31, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, and all that part of the Northeast Quarter of Section 6 and the Northwest Quarter of Section 5, both in Township 46, Range 31, in Lee's Summit, Cass County, Missouri, described as follows:

Beginning at the point of intersection of the West right-of-way line of Raintree Parkway as defined and described in Document I-450094, recorded in Book I-1067 at Page 358, filed at the office of the Jackson County Recorder with the Southerly right-of-way line of Raintree Drive as platted with the final plat of RAINTREE LAKE, Lots 454 THRU 528, a subdivision in Lee's Summit, Cass and Jackson Counties Missouri;
Thence South 01°42'15" East, this and the following two (2) courses being along the West right-of-way line of Raintree Parkway, a distance of 146.41 feet to a point of curve;
Thence along the West right-of-way line of Raintree Parkway as described in Document 58181, recorded in Book 646, at Page 358, filed at the office of the Cass County Recorder, along a curve to the right, tangent to the preceding course, having a radius of 1906.52 feet, an arc distance of 382.64 feet to a point of tangency;
Thence South 00°46'57" West a distance of 338.84 feet to a point on the Northerly line of Exception Tract 4 as shown on a prior survey by E. Dan Waldrich, LS-1438, dated 11-10-80, last revised 6-26-81;
Thence North 80°13'03" West along said North line a distance of 320.00 feet;
Thence continuing along said North line North 83°47'49" West, a distance of 284.16 feet to a point of curve;
Thence continuing along said North line along a curve to the right, tangent to the preceding course, having a radius of 400.00 feet, an arc distance of 628.32 feet to a point of tangency;
Thence North 06°12'11" East along the Easterly line of said Tract 4 a distance of 295.00 feet;
Thence continuing along said Easterly line North 34°33'57" East, a distance of 130.81 feet to a point on the Easterly line of the Reserved Area Tract A of RAINTREE LAKE, Lots 454 THRU 528;
Thence North 63°15'57" East (S 60°32' W Platted) along said Easterly line a distance of 197.10 feet;
Thence continuing along said Easterly line North 40°46'57" East, a distance of 122.06 feet (S 38°28' W 122.07' Platted) to a point on the Southerly right-of-way line of Raintree Drive;
Thence Southeasterly along a curve to the left, this and the following three courses being along said Southerly right-of-way line, having an initial tangent bearing of South 49°04'34" East, a radius of 1644.42 feet, an arc distance of 101.93 feet to a point of compound curve;
Thence along a curve to the left, tangent to the preceding course, having a radius of 780.78 feet, an arc distance of 421.98 feet to a point of tangency;
Thence South 83°41'03" East a distance of 112.00 feet to a point of curve;
Thence along a curve to the left, tangent to the preceding course, having a radius of 884.78 feet, an arc distance of 93.84 feet to the Point of Beginning.

Containing 19.84 acres, more or less.

This is to certify that within the plat of NORTH SHORE AT RAINTREE LAKE was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, _____ by ordinance No. _____.

Approved City of Lee's Summit:

Karen K. Messerli – Mayor Date Denise K. Chisum–City Clerk Date

Mardo L. Rosenquist Date Dana L. Meager P.E.–Civil Engineer Date
Planning Comm. Sec.

Robert G. McKay AICP – Director Planning & Development Date

APPROVED BY CASS COUNTY ASSESSOR

By: _____ Date: _____

APPROVED BY JACKSON COUNTY ASSESSOR

By: _____ Date: _____

Developed By:
North Shore Properties Inc.
c/o K.L. Delany Co.
Independence, MO 64057
816-373-1636

SURVEYOR'S CERTIFICATION. I hereby certify that the Plat of NORTH SHORE AT RAINTREE LAKE 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 an Urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Eric A. Kanner, MO LS No. 2577

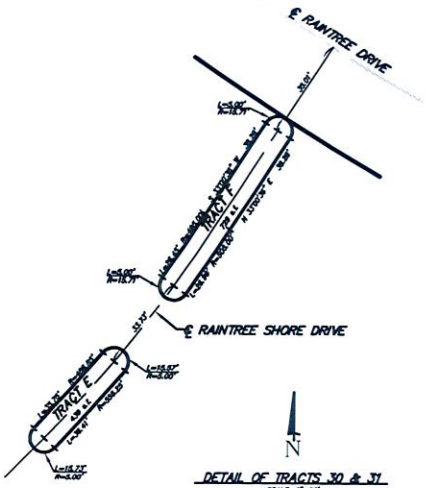
Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

WESSORCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX (816)252-9712
WPE1@KCBELL.NET

FINAL PLAT - NORTH SHORE AT RAINTREE LAKE
IN SECTIONS 5 & 6, TWP. 46, RNG. 31
& SECTION 31, TWP. 47, RNG. 31
LEE'S SUMMIT, CASS & JACKSON COUNTIES, MISSOURI

REV	DATE	BY

JOB NO. 3185
SCALE NOTED
DATE 08/02/04
DRAFTED J.A.N.
CHECKED E.A.R.
SHEET NO. 1 of 2



DETAIL OF TRACTS 30 & 31
SCALE: 1"=30'

PROPERTY BOUNDARY DESCRIPTION:

All that part of the Southeast Quarter of Section 31, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, and all that part of the Northeast Quarter of Section 6 and the Northwest Quarter of Section 5, both in Township 46, Range 31, in Lee's Summit, Cass County, Missouri, described as follows:

Beginning at the point of intersection of the West right-of-way line of Raintree Parkway as defined and described in Document I-450994, recorded in Book I-1067 at Page 368, filed at the office of the Jackson County Recorder with 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 Lee's Summit, Cass and Jackson Counties Missouri;
Thence South 01°42'15" East, this and the following two (2) courses being along the West right-of-way line of Raintree Parkway, a distance of 146.41 feet to a point of curve;
Thence along the West right-of-way line of Raintree Parkway as described in Document 58181, recorded in Book 646, at Page 356, filed at the office of the Cass County Recorder, along a curve to the right, tangent to the preceding course, having a radius of 1956.52 feet, an arc distance of 392.64 feet to a point of tangency;
Thence South 09°46'57" West a distance of 338.84 feet to a point on the Northerly line of Exception Tract 4 as shown on a prior survey by E. Dan Welsbrch, LS-1438, dated 11-10-80, last revised 6-26-91;
Thence North 80°13'03" West along said North line a distance of 320.00 feet;
Thence continuing along said North line North 83°47'49" West, a distance of 284.16 feet to a point of curve;
Thence continuing along said North line along a curve to the right, tangent to the preceding course, having a radius of 400.00 feet, an arc distance of 628.32 feet to a point of tangency;
Thence North 06°12'11" East along the Easterly line of said Tract 4 a distance of 295.00 feet;
Thence continuing along said Easterly line North 34°33'57" East, a distance of 130.81 feet to a point on the Easterly line of the Reserved Area Tract A of RAINTREE LAKE, Lots 454 THRU 526;
Thence North 63°15'37" East (S 60°32' W Platted) along said Easterly line a distance of 197.10 feet;
Thence continuing along said Easterly line North 40°49'57" East, a distance of 122.08 feet (S 38°26' W 122.07' Platted) to a point on the Southerly right-of-way line of Raintree Drive;
Thence Southeasterly along a curve to the left, this and the following three courses being along said Southerly right-of-way line, having an initial tangent bearing of South 49°09'26" East, a radius of 1644.42 feet, an arc distance of 101.93 feet to a point of compound curve;
Thence along a curve to the left, tangent to the preceding course, having a radius of 780.78 feet, an arc distance of 421.90 feet to a point of tangency;
Thence South 83°41'03" East a distance of 112.00 feet to a point of curve;
Thence along a curve to the left, tangent to the preceding course, having a radius of 884.78 feet, an arc distance of 93.84 feet to the Point of Beginning.

Containing 19.84 acres, more or less.

STATE PLANE COORDINATES

POINT	NORTHING	EASTING
1	296,599.436	860,327.951
2	296,554.835	860,329.278
3	296,435.667	860,320.863
4	296,333.900	860,303.317
5	296,350.471	860,207.209
6	296,359.828	860,121.112
7	296,494.195	860,013.090
8	296,583.576	860,022.805
9	296,616.405	860,045.424
10	296,643.428	860,099.073
11	296,671.579	860,123.400
12	296,652.007	860,147.519
13	296,604.826	860,265.484
14	296,601.071	860,299.411

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
JA-137	297,040.818	860,799.466	S 46°53'26" W	645.867 (m)	P.O.B.

The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System, 1983 and as amended, West Zone, and are tied to Station JA-137 of The Kansas City Metro Control Project. Grid Factor = 0.9999002. The coordinates are listed in meters.

Developed By:
North Shore Properties Inc.
c/o K.L. Delany Co.
Independence, MO 64057
816-373-1636

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

DEDICATION TO PROPERTY OWNERS ASSOCIATION: Private Open Space Tracts A through F designated on the accompanying plat, are hereby deeded and dedicated to the North Shore Property Owners Association (N.S.P.O.A.) for the common use and enjoyment of all owners and residents of the subdivision, as members of the N.S.P.O.A. subject to the terms and provisions of the Restrictions and Covenants of the N.S.P.O.A.. The N.S.P.O.A. shall be responsible for the maintenance of said common areas.

STREETS: The streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

BUILDING LINES: Building lines 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.

EASEMENTS: An easement or license is hereby granted to 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 water, 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 Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat.

IN TESTIMONY WHEREOF: North Shore Properties Inc., has caused these presents to be signed by its President, this _____ day of _____, _____.

NORTH SHORE PROPERTIES, INC.

By: _____
Karen L. Delany, President

State of Missouri)
County of Jackson) s.s.

Be it remembered that on this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Karen L. Delany, to me personally known, who being by me duly sworn, did say that she is President of North Shore Properties, Inc., a Missouri Corporation, and that the foregoing instrument was signed in behalf of said Corporation by the authority of its Board of Directors and that said Karen L. Delany, acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

My Commission Expires: _____

_____
Notary Public

This is to certify that within the plat of NORTH SHORE AT RAINTREE LAKE was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____ by ordinance No. _____.

Approved City of Lee's Summit:

Karen R. Messerli – Mayor Date Denise R. Chisum–City Clerk Date

Marcia L. Rosenquist Planning Comm. Sec. Date Dana L. Mezger P.E.–Civil Engineer Date

Robert G. McKay AICP – Director Planning & Development Date

APPROVED BY CASS COUNTY ASSESSOR

By: _____ Date: _____

APPROVED BY JACKSON COUNTY ASSESSOR

By: _____ Date: _____

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of NORTH SHORE AT RAINTREE LAKE 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 an Urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

_____
Eric A. Ramer, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

RECEIVED
AUG 16 2004
PLANNING AND DEVELOPMENT
2004-149

WESKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE@SWBELL.NET

FINAL PLAT - NORTH SHORE AT RAINTREE LAKE
IN SECTIONS 5 & 6, TWP. 46, RNG. 31 & SECTION 31, TWP. 47, RNG. 31
LEE'S SUMMIT, CASS & JACKSON COUNTIES, MISSOURI

REVISIONS	
BY	DESCRIPTION

JOB NO. 3185
SCALE NOTED
DATE 06/02/04
DRAFTER J.A.N.
CHKD E.A.R.
SHEET NO. 2 of 2

C:\Drafting\3185_North Shore At Raintree Lake\Plat.dwg, 8/16/2004 10:25:25 AM, C.N.S.