

Request for Legislative Action

Ord. #5599

Date: February 7, 2022

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5599
Sponsor(s):		Legislature Meeting Date:	2/7/2022

Introduction
Action Items: ['Authorize']
Project/Title:
Marilee D Wilson - RZ-2022-617

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 3.50 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 37605 E. Robinson Road. (SW 5th Street)</p> <p>Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission held a public hearing on January 20, 2022, and accepted testimony pertaining to the rezoning request. The Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	1/26/2022
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information	
Amount authorized by this legislation this fiscal year:	\$ 0
Amount previously authorized this fiscal year:	\$ 0
Total amount authorized after this legislative action:	\$
Is it transferring fund?	No
Single Source Funding:	
Fund:	Department:
Line Item Account:	Amount:
	!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Randy D. Diehl at 1/26/2022 9:58:07 AM - [Submitted |]
Department Director: Brian Gaddie at 1/26/2022 10:21:43 AM - [Approved |]
Finance (Purchasing): Barbara J. Casamento at 1/26/2022 12:14:00 PM - [Not applicable |]
Compliance: Katie M. Bartle at 1/26/2022 1:54:48 PM - [Approved |]
Finance (Budget): Mark Lang at 1/26/2022 3:14:40 PM - [Not applicable |]
Executive: Troy Schulte at 1/27/2022 11:15:32 AM - [Approved |]
Legal: Elizabeth Freeland at 2/3/2022 9:47:50 AM - [Approved |]

RZ-2022-617

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

A TRACT OF LAND BEING PART OF TRACT 2, DESCRIBED BY MISSOURI WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2010E0074734 AT THE JACKSON COUNTY, MISSOURI, RECORDER OF DEEDS AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 29 WEST, IN JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 87°38'31" WEST, 989.03 FEET, THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH LINE, SOUTH 01°53'51" WEST, 335.00 FEET; THENCE NORTH 88°06'09" WEST, 455.00 FEET, TO THE EAST LINE OF THE OAKS OF EDGEWOOD - PLAT 4, AS NOW ESTABLISHED; THENCE ALONG SAID EAST LINE, NORTH 01°53'51" EAST, 338.65 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE, SOUTH 87°38'31" EAST, 455.02 FEET TO THE POINT OF BEGINNING AND CONTAINS 3.52 ACRES, MORE OR LESS.

RZ-2022-617

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from January 20, 2022

Staff Report

Location Map

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Preliminary Plat

Randy Diehl gave the staff report:

RE: RZ-2022-617

Applicant: Marilee D Wilson

Location: 37605 E. Robinson Road (SW 5th Street)

Area: 3.50 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: To create a single-family residential lot.

Current Land Use and Zoning in the Area:

The parent property is an 80-acre tract zoned agricultural and is a pocket surrounded by the City of Oak Grove.

The applicant is wanting to divide off a 3.5-acre lot with the existing residence.

Along with the rezoning, the property will need to be platted into a 1 lot subdivision.

The remaining property is slated to be annexed and developed within the City of Oak Grove.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2022-617.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Antey: They are annexed the remaining acreage, but not this?

Mr. Diehl: Yes. This will end up as an unincorporated island surrounded by the city.

Mr. Farrar: what are these buildings and is someone living in the residence?

Mr. Diehl: I believe the owner can shed some light of those questions.

Mr. Lake: Are they connected to city utilities.

Mr. Diehl: Yes. The home is served by city water and is connected into the public sewer system.

Mr. Tarpley: Is this south of Oak Grove?

Mr. Diehl: No, it's about a half mile south of I-70 and about a mile west of Broadway.

Mr. Antey: *Is the applicant here?*

Pat Carlson: 458 NE Coronado Dr, Blue Springs, MO. I represent the applicant.

Mr. Antey: *Do you have anything to add to the report?*

Ms. Carlson: They are hooked up to city sewer and water. There is someone living there. They've been there for a few years. It's being rented right now. The owner lives in Belgium.

Mr. Antey: *Is there anyone else who is in favor of this application?*

There were none.

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

There were none

Motion to take under advisement.

Mr. Tarpley moved to take under advisement. Mr. Lake seconded.

Discussion under advisement

Mr. Crawford moved to approve. Mr. Hilliard seconded.

Mr. Tarpley	Approve
Mr. Crawford	Approve
Mr. Hilliard	Approve
Ms. Ryerkerk	Approve
Mr. Farrar	Approve
Mr. Lake	Approve
Chairman Antey	Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION January 20, 2022

RE: RZ-2022-617

Applicant: Marilee D Wilson

Location: 37605 E. Robinson Road (SW 5th Street)

Area: 3.50 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: To create a single family residential lot.

Current Land Use and Zoning in the Area:

The parent property is an 80-acre tract zoned agricultural and is a pocket surrounded by the City of Oak Grove.

The applicant is wanting to divide off a 3.5-acre lot with the existing residence.

Along with the rezoning, the property will need to be platted into a 1 lot subdivision.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

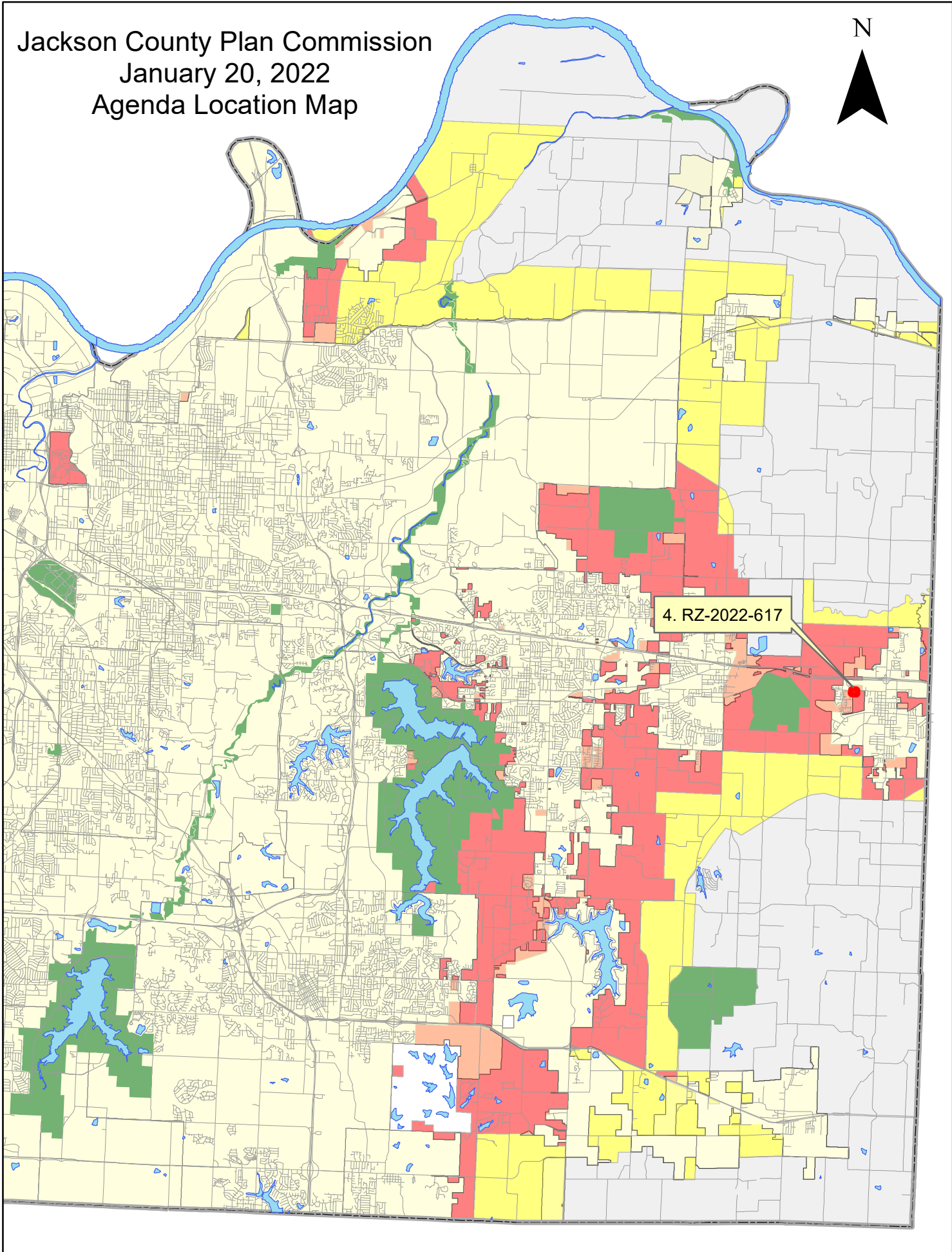
This request for rezoning is consistent with the intent and purpose of the County Plan.

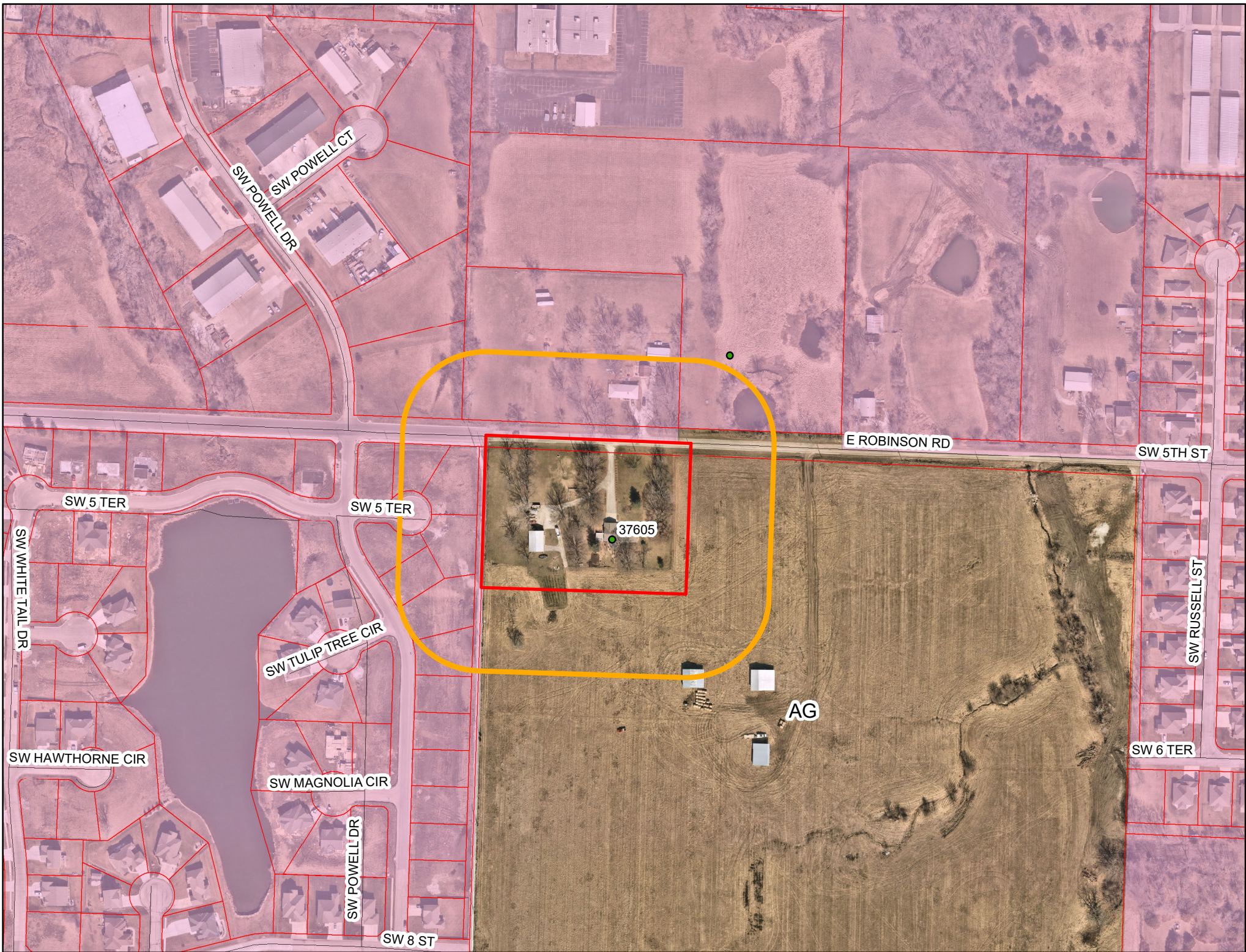
Staff recommends APPROVAL of RZ-2022-617.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
January 20, 2022
Agenda Location Map





SW POWELL CT
SW POWELL DR

E ROBINSON RD

SW 5TH ST

SW 5 TER

SW 5 TER

37605

SW WHITE TAIL DR

SW TULIP TREE CIR

SW RUSSELL ST

SW HAWTHORNE CIR

SW MAGNOLIA CIR

AG

SW 6 TER

SW POWELL DR

SW 8 ST

Plan Commission January 20, 2022

RZ-2022-617

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
38-800-02-12-00-0-00-000	Sanders Jesse D & Lillian M-Tr	800 SW 5th St	Oak Grove	MO	64075
38-800-02-13-02-0-00-000	New Life Assembly of God	801 SW 1st St	Oak Grove	MO	64075
38-830-19-09-00-0-00-000	Valley Oaks Investments LLC	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
38-830-19-08-00-0-00-000	Valley Oaks Investments LLC	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
38-830-19-07-00-0-00-000	Valley Oaks Investments LLC	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
38-830-19-06-00-0-00-000	Country Club Homes II LLC	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
38-830-19-05-00-0-00-000	Country Club Homes II LLC	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
38-830-19-04-00-0-00-000	Country Club Homes II LLC	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
38-830-19-03-00-0-00-000	Country Club Homes II LLC	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
38-830-01-99-00-0-00-000	Wilson Marilee D	Unit 21408 Box 1425R	APO AE	AE	09705



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

January 6, 2022

RE: Public Hearing: RZ-2022-617
Marilee D Wilson

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Marilee D Wilson for a change of zoning from District AG (Agricultural) on 3.50 ± acres to District RE (Residential Estates). The 3.50 ± acres are located in the Southwest Quarter of Section 32, Township 49, Range 29, aka 37605 E. Robinson Road (SW 5th Street)

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, January 20, 2022 at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
 5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- ~~2022~~ 2022-617
Date filed 10-19-21 Date of hearing _____
Date advertised _____ Date property owners notified _____
Date signs posted _____
Hearings: Heard by PC Date 1-20-22 Decision _____
Heard by LU Date _____ Decision _____
Heard by LG Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Marilee D. Wilson
Address: Unit 21408, Box 1425R
APO, AE 09705
Phone: +39 3248098849
 - b. Owner(s) Name: Marilee Dyer Farms, LLC
Address: Unit 21408, Box 1425R
Phone: +39 3248098849
 - c. Agent(s) Name: Powell CWM

Address: 3200 S State Route 291

Phone: 816-373-4800

d. Applicant's interest in Property: _____

2. General location (Road Name) 37605 E. Robinson Road

3. Present Zoning AG Requested Zoning RE

4. AREA (sq. ft. / acres) 3.5 acres ±

5. Legal Description of Property: (Write Below or Attached 9)

Attached

6. Present Use of Property: Ag

7. Proposed Use of Property: Residential Estates

8. Proposed Time Schedule for Development: NA

9. What effect will your proposed development have on the surrounding properties?

N/A

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NA

If so, will any improvements be made to the property which will increase or decrease the elevation? _____

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Public Water

b. Sewage disposal City of Oak Grove Sewer

c. Electricity Evergy

d. Fire and Police protection Sni Valley Fire District,

12. Describe existing road width and condition: asphalt road approximately 24' wide

13. What effect will proposed development have on existing road and traffic conditions? N/A

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? N/A

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature _____ Date 05 OCT 2021
Property Owner(s) Marilee Wilson _____

Applicant(s): _____

Contract Purchaser(s): _____

STATE OF Wallonie
COUNTY OF Belgium
Country

On this 5th day of October, in the year of 2021, before me the undersigned notary public, personally appeared Marilee D. Wilson

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Katie Ocampo Commission Expires INDEFINITE IAW 10 USC 1044a
Katie Ocampo

WITH THE U.S. ARMED FORCES IN EUROPE
AT SHAPE, BELGIUM, APO AE 09708





E ROBINSON RD

SW 5 TER

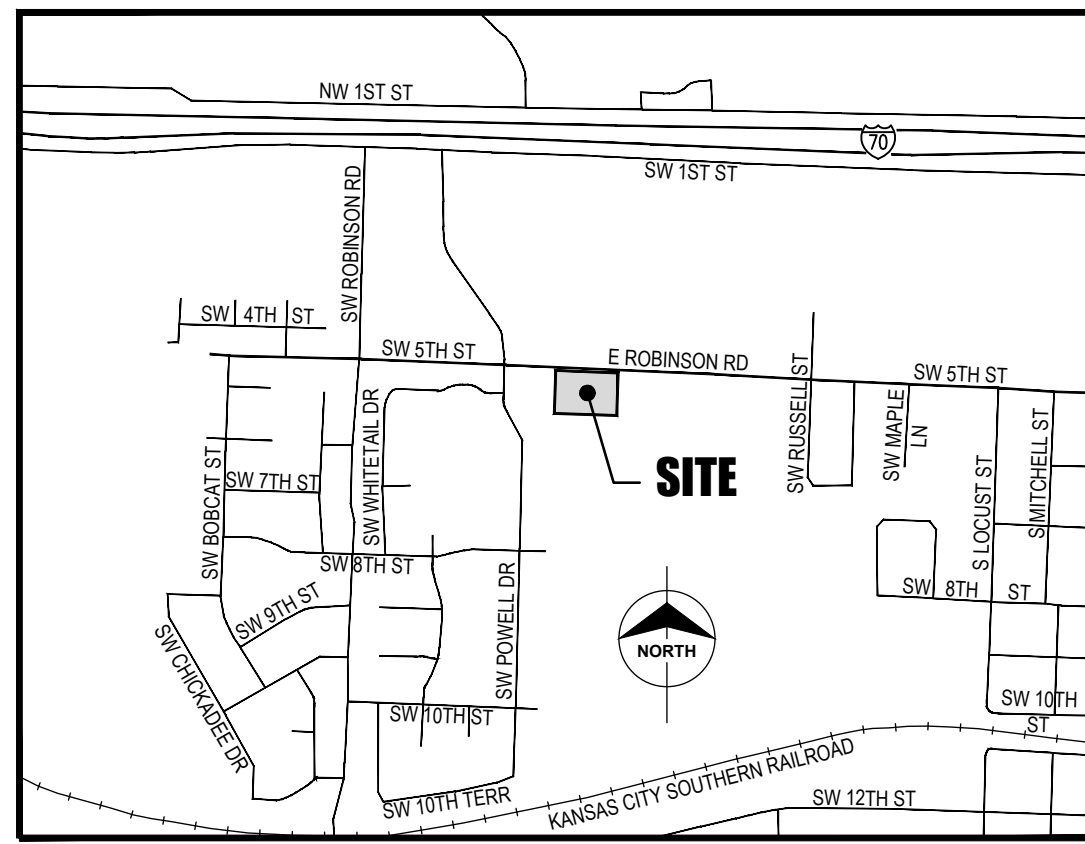
37605

AG

SW POWELL DR

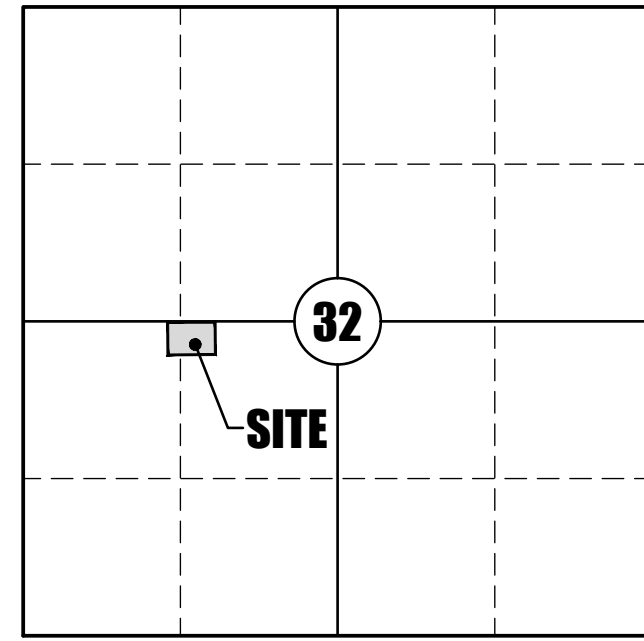


FINAL PLAT
ALICE WAUDRU ESTATE
 PART OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 29 WEST
 JACKSON COUNTY, MISSOURI



SITE LOCATION MAP

NOT TO SCALE



TOWNSHIP 49 NORTH, RANGE 29 WEST

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER, AND ALONG THE STRIPES OF LAND DESIGNATED UTILITY EASEMENT (U/E), ALL OF THE RECONSTRUCTION AND PROPER SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURES (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES), NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF JACKSON COUNTY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLE NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE 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.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS: "ALICE WAUDRU ESTATE".

IN TESTIMONY WHEREOF:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "ALICE WAUDRU ESTATE".

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2021.

MARILEE D. WILSON, MEMBER

STATE OF _____)
 COUNTY OF _____) SS:

ON THIS ____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARILEE D. WILSON, MEMBER OF MARLEE DYER FARMS, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS MEMBERS AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

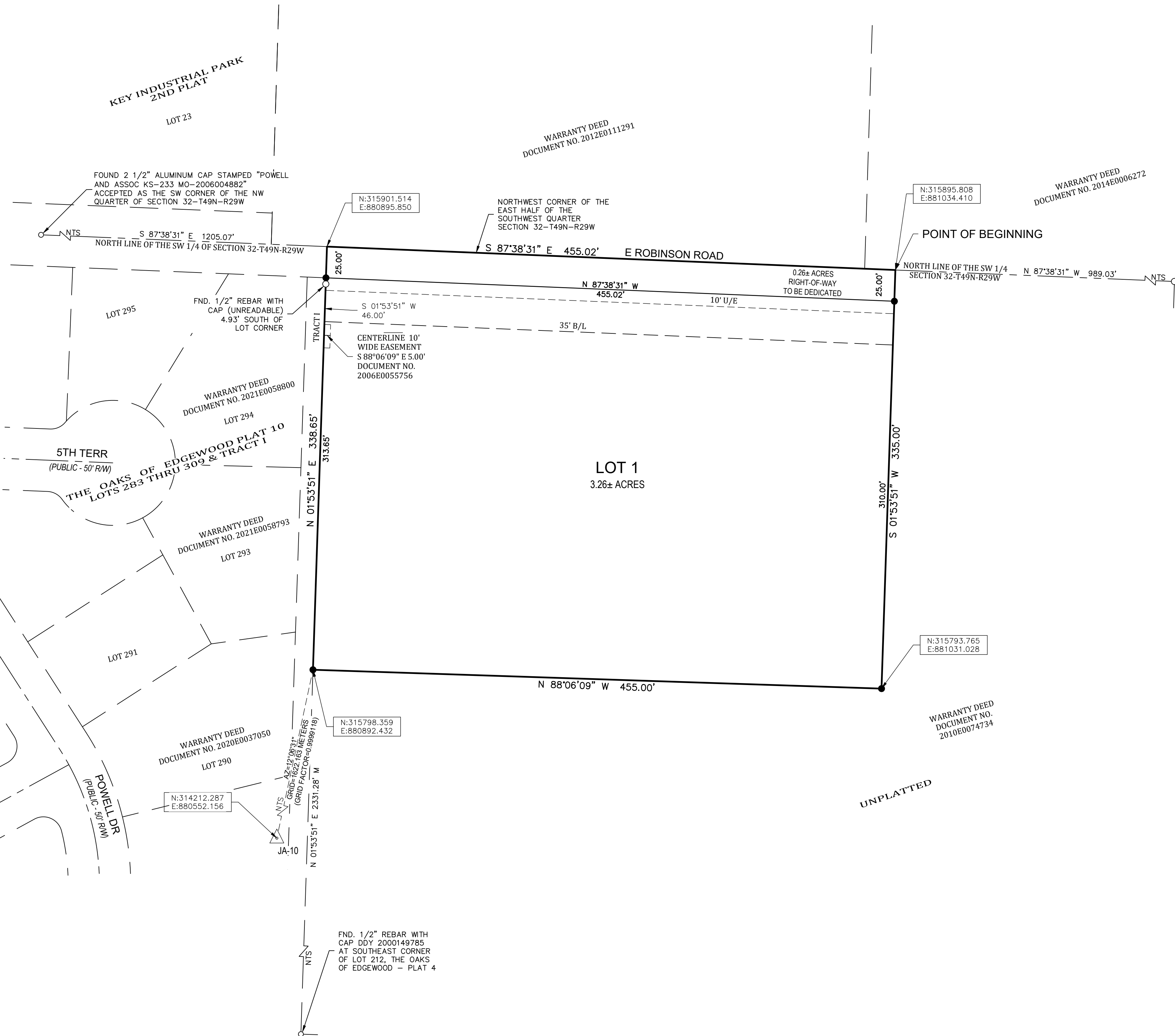
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

COUNTY APPROVALS:

PUBLIC WORKS DEPARTMENT _____ DATE _____
 JACKSON COUNTY ASSESSORS OFFICE _____ DATE _____

JOB NO. 21-1974



LEGEND:

- FND. 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36" UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
- FND. FOUND
- R RECORD DIMENSION
- M MEASURED DIMENSION
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- NTS NOT TO SCALE

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-10", (N: 314202.263 METERS, E: 880552.140 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999118 WAS USED.

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0344G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES:

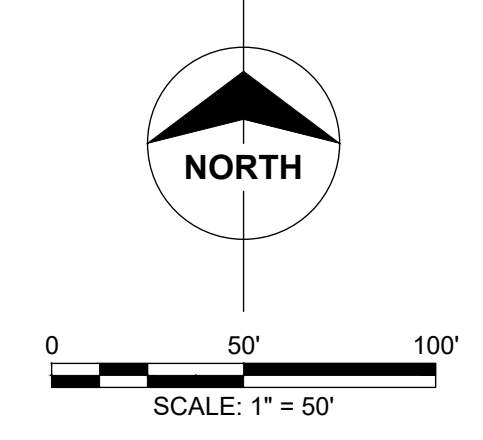
1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. ONLY SETBACKS SHOWN ON THE RECORDED PLAT ARE GRAPHICALLY SHOWN. SETBACKS, HEIGHT AND BUILDING RESTRICTIONS OF RECORD OR DISCLOSED BY APPLICABLE ZONING AND BUILDING CODES ARE NOT SHOWN. THE ISSUE OF WHETHER OR NOT THERE ARE ZONING VIOLATIONS IS A LEGAL OR ADMINISTRATIVE MATTER AND NOT A SURVEY MATTER.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADDIORS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY KANSAS CITY TITLE (AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY), FILE NUMBER KCT-236497, HAVING AN EFFECTIVE DATE OF JULY 27, 2021.
5. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 2010E0074734 OF THE JACKSON COUNTY, MISSOURI RECORDS.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
7. PLAT CONTAINS A TOTAL AREA OF 3.52± ACRES.

DESCRIPTION:

A TRACT OF LAND BEING PART OF TRACT 2, DESCRIBED BY MISSOURI WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2010E0074734 AT THE JACKSON COUNTY, MISSOURI, RECORDER OF DEEDS AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 29 WEST, IN JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 87°38'31" WEST, 989.03 FEET, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH LINE, SOUTH 01°53'51" WEST, 335.00 FEET; THENCE NORTH 88°06'09" WEST, 455.00 FEET, TO THE EAST LINE OF THE OAKS OF EDGEWOOD - PLAT 4, AS NOW ESTABLISHED; THENCE ALONG SAID EAST LINE, NORTH 01°53'51" EAST, 338.65 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE, SOUTH 87°38'31" EAST, 455.02 FEET TO THE POINT OF BEGINNING AND CONTAINS 3.52 ACRES, MORE OR LESS.



REVIEW

PREPARED FOR MARILEE D. WILSON UNIT 21408 BOX 1425R APO, AE 09705		FINAL PLAT ALICE WAUDRU ESTATE PART OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 29 WEST JACKSON COUNTY, MISSOURI					
I HEREBY CERTIFY: THAT THIS FINAL PLAT 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 AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.		POWELL C W M ARCHITECTURE/ENGINEERING/SURVEYING		3200 S. State Route 201, Bldg. 1 Independence, MO 64007 816.373.4800 powellcwm.com			
				Certificates of Authority Architecture: MO 510 KS 73 Engineering: MO 4 KS 241 Land Surveying: MO 123 KS 36			
NICHOLAS R. MILLER, PLS MO LS 2016000167	DATE 10/01/2021	JOB NO. 21-1974	FIELD BY WDH/KAH	DRAWN BY WDE	CHECKED BY JMP	CLASSIFICATION URBAN	SHEET NO. 1 OF 1

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.