

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5530
Sponsor(s):	Tony Miller	Legislature Meeting Date:	8/9/2021

Introduction
Action Items: ['Authorize']
Project/Title:
Eugene and Michelle Land Trust - RZ-2021-608

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Ranchette). The purpose is to create a single family residential lot at 28206 E. Stringtown Road. 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.</p> <p>The Jackson County Plan Commission held a public hearing on July 15, 2021 and accepted testimony pertaining to the rezoning request.</p> <p>The Plan Commission voted 5 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	7/22/2021
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	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 7/22/2021 1:20:06 PM - [Submitted |]
Department Director: Brian Gaddie at 7/22/2021 2:14:53 PM - [Approved |]
Finance (Purchasing): Barbara J. Casamento at 7/22/2021 2:23:10 PM - [Not applicable |]
Compliance: Katie M. Bartle at 7/23/2021 9:16:37 AM - [Approved | eRLA 175]
Finance (Budget): Mary Rasmussen at 7/23/2021 9:56:59 AM - [Not applicable |]
Executive: Troy Schulte at 7/23/2021 10:35:25 AM - [Approved |]
Legal: Elizabeth Freeland at 7/30/2021 4:11:06 PM - [Approved |]

RZ-2021-608

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

The East Half of the East Half of the South Half of the Southeast Quarter of the Southwest Quarter of Section 29, Township 47, Range 30, Jackson County, Missouri

RZ-2021-608

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 15, 2021

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

Pictures of Property

Copy of Preliminary Plat

Randy Diehl gave the staff report:

RE: RZ-2021-608

Applicant: Eugene C & Michelle D Land

Location: 28206 E. Stringtown Road

Area: 5.00 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: Applicant is requesting the change in zoning in order to decrease the building setback requirements for future construction.

Current Land Use and Zoning in the Area:

The zoning in the area is predominantly Agricultural. The land use is both single family residential and agricultural.

To the East is Lone Cedar Estates, a 7 lot subdivision created in 1998. This development is within District RR.

The applicant transferred the East 5 acres of their 10 acre tract. To bring the remaining property into compliance with the UDC, it needs to be rezoned and platted into a one lot subdivision.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

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

Staff recommends APPROVAL of RZ-2021-608

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none

Mr. Tarpley: *Is the applicant here?*

Sean Land: 28310 E Stringtown Road

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

Mr. Land: Not really. My dad transferred me 5 acres.

Mr. Tarpley: Are you going to build a house.

Mr. Land: No. The homes are already constructed. We are building a barn on the 5 acres and I want it in my name.

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. Ms. Mershon seconded.

Discussion under advisement

Ms. Mershon moved to approve. Mr. Hilliard seconded.

Ms. Mershon	Approve
Mr. Hilliard	Approve
Mr. Tarpley	Approve
Mr. Haley	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

July 15, 2021

RE: RZ-2021-608

- Applicant:** Eugene C & Michelle D Land
- Location:** 28206 E. Stringtown Road
- Area:** 5.00 ± acres
- Request:** Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)
- Purpose:** Applicant is requesting the change in zoning in order to decrease the building setback requirements for future construction.

Current Land Use and Zoning in the Area:

The zoning in the area is predominantly Agricultural. The land use is both single family residential and agricultural.

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The applicant transferred the East 5 acres of their 10 acre tract. To bring the property into compliance with the UDC, the it needs to be rezoned and platted into a one lot subdivision.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

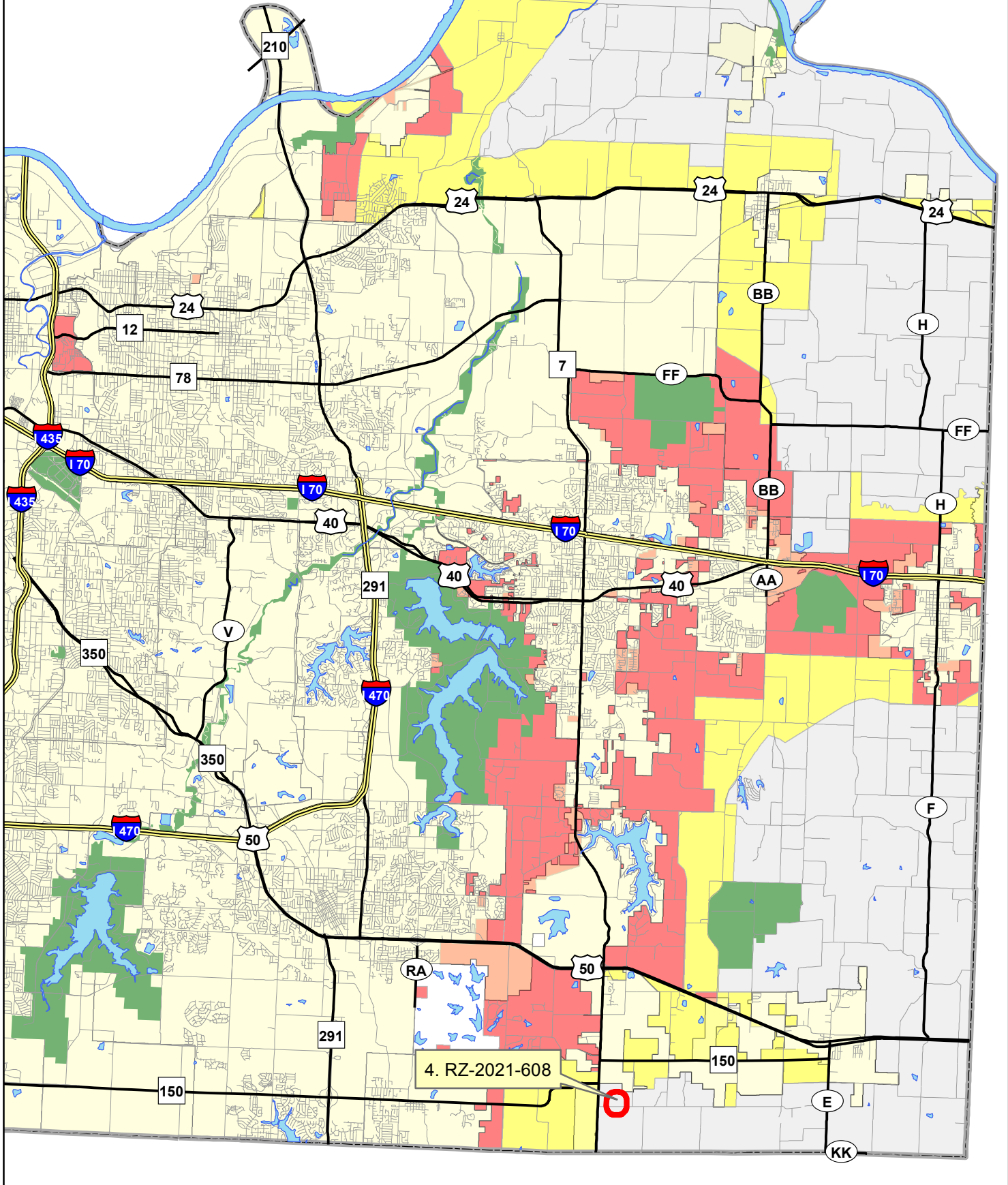
This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2021-608

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
July 15, 2021
Agenda Location Map





Plan Commission July 15, 2021

RZ-2020-608

Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
72-500-03-05-02-0-00-000	CALLAHAN H F & ALFREDA B-TR	14515 M 7 HWY	GREENWOOD	MO	64034
72-500-03-05-01-4-00-000	THOMPSON DOROTHY N	14407 S M 7 HWY	GREENWOOD	MO	64034
72-500-04-11-00-0-00-000	THE LAND LIVING TRUST	28310 E STRINGTOWN RD	GREENWOOD	MO	64034
72-800-01-05-01-0-00-000	LAND DONALD H	1710 STATE ROUTE 7 HWY N	PLEASANT HILL	MO	64080
72-500-03-05-03-0-00-000	COLLINS GARY R & NANCY K-TR	27900 E STRINGTOWN RD	GREENWOOD	MO	64034
72-800-02-03-00-0-00-000	LAND CHRISTOPHER L	14721 N STATE ROUTE 7	PLEASANT HILL	MO	64080
72-500-03-07-01-0-00-000	MCCOY LAND CO	514 S SHORE DR	LAKE WINNEBAGO	MO	64034
72-500-03-05-01-2-00-000	BERGMANN WILLIAM & KAREN	1308 COUNTRY CLUB DR	PLEASANT HILL	MO	64080
72-500-03-08-00-0-00-000	CALLAHAN H F & ALFREDA B-TR	14515 M 7 HWY	GREENWOOD	MO	64034
72-800-01-05-02-0-00-000	LAND EUGENE C & MICHELLE D	28206 E STRINGTOWN RD	GREENWOOD	MO	64034
72-500-03-03-01-0-00-000	LAND EUGENE C & MICHELLE D	28206 E STRINGTOWN RD	GREENWOOD	MO	64034
72-500-03-03-02-0-00-000	LAND EUGENE C & MICHELLE D	28206 E STRINGTOWN RD	GREENWOOD	MO	64034



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

June 30, 2021

RE: Public Hearing: RZ-2021-608
Eugene C & Michelle D Land

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 Eugene C & Michelle D Land for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Ranchette). The purpose is to create a single family residential lot at 28206 E. Stringtown Road.

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 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 15, 2021 at 8:30 a.m. in the Brady Courtroom, 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- 2021-608
Date filed _____ Date of hearing 7-15-21
Date advertised _____ Date property owners notified _____
Date signs posted _____
Hearings: Heard by _____ Date _____ Decision _____
Heard by _____ Date _____ Decision _____
Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: CAITLIN MILLER - ONWILER CONTRACTING
Address: 15118 HAMILTON RD
GREENWOOD MO 64034
Phone: 816-308-1223
 - b. Owner(s) Name: EUGENE C LAND AND MICHELLE D LAND TRUST
Address: 28206 E STRINGTOWN RD
Phone: UNINCORPORATED, MO 64034
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: SURVEYOR

2. General location (Road Name) STRINGTOWN ROAD

3. Present Zoning 4120 Requested Zoning 1110

4. AREA (sq. ft. / acres) 435687.12 SQ.FT. OR 10.002 ACRES

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

WEST 1/2, EAST 1/2, SOUTH 1/2, OF THE SOUTHEAST 1/4,
OF THE SOUTHWEST 1/4, OF SECTION 29-47-30

6. Present Use of Property: RESIDENTIAL 10 ACRE LOT

7. Proposed Use of Property: RESIDENTIAL 5 ACRE LOT

8. Proposed Time Schedule for Development: NO DEVELOPMENT ON WEST 5 ACRES
EAST 5 ACRES - METAL OUTBUILDING TIMELINE UNKNOWN

9. What effect will your proposed development have on the surrounding properties?
MINIMAL - SAME OWNERS

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO
If so, will any improvements be made to the property which will increase or decrease the elevation? N/A

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

a. Water COUNTY - NONE

b. Sewage disposal SEPTIC

c. Electricity EVERGY - ADDITIONAL SERVICE FOR 1 POLE BARN

d. Fire and Police protection LONE JACK - MINIMAL (SAME OWNERS)

12. Describe existing road width and condition: ASPHALT - APPROX. 22 FT - GOOD CONDITION

13. What effect will proposed development have on existing road and traffic conditions? MINIMAL - SAME OWNERS, ADDING A POLE BARN

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NO

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** 05.19.21
Property Owner(s) Michelle D. Land 5-19-2021
Applicant(s): Caitlin J. Miller 5/19/2021

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Cass

On this 19th day of May, in the year of 2021, before me the undersigned notary public, personally appeared Eugene C. Land, Michelle D. Land and Caitlin J. Miller 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 Jessica L. Richey Commission Expires 06-29-2022

JESSICA L. RICHEY
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: June 29, 2022
Commission Number: 14628711



28102

28206

1

E STRINGTOWN RD





THE PRELIMINARY PLAT OF
LAND FAMILY FARMS
PART OF THE E 1/2, S 1/2, SE 1/4, SW 1/4
AND PART OF THE S 1/2, SW 1/4, SE 1/4, SEC.29-T47-R30
A SUBDIVISION IN JACKSON COUNTY, MISSOURI

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT 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 "LAND FAMILY FARMS".

PLAT DESCRIPTION:

TRACT B1
PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2004I0005535, ALSO KNOWN AS TRACT B, PLAT OF SURVEY DOCUMENT NO. 2016E0099310, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 47, RANGE 30 IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN COUNTY ROAD. SAID TRACT CONTAINING 5.007 ACRES, OR 218,108 SQUARE FEET, MORE OR LESS.

TRACT C1

THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 47, RANGE 30 IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN COUNTY ROAD. SAID TRACT CONTAINING 5.007 ACRES, OR 218,108 SQUARE FEET, MORE OR LESS.

AND

PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2021E0113396 IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI, BEING PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 47, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29, AFORESAID, RUN THENCE NORTH 02°24'03" EAST ALONG THE WEST LINE THEREOF, 661.41 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89°49'57" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF, 659.77 FEET; THENCE SOUTH 02°23'07" WEST, 660.81 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89°53'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, 659.97 FEET TO THE POINT OF BEGINNING. CONTAINS 10.01 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF STRINGTOWN ROAD AND ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS. DOCUMENT NO. 2016E0099310.

PREPARED BY CAITLIN J. MILLER, PLS-2018032651.

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" OR "U/E". ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH (A) THE PROPER SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS, (B) THE AGENTS AND EMPLOYEES OF JACKSON COUNTY, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE SHOWN HEREON.

IN TESTIMONY THEREOF:

THE UNDERSIGNED PROPRIETORS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 2021.

EUGENE C. LAND MICHELLE D. LAND SEAN A. LAND ULYSSA V. LAND

STATE OF MISSOURI))
COUNTY OF JACKSON)

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED EUGENE C. LAND AND MICHELLE D. LAND, A MARRIED COUPLE, AND SEAN A. LAND AND ULYSSA V. LAND, A MARRIED COUPLE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID PERSON AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

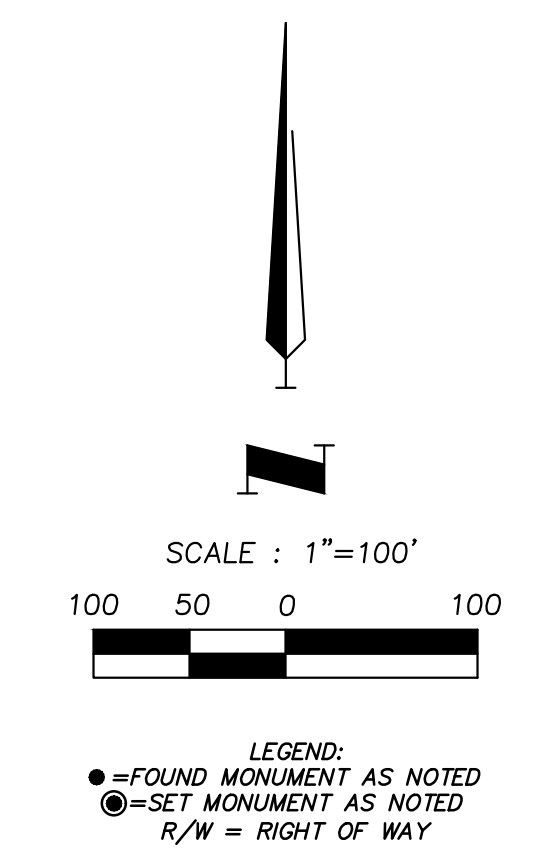
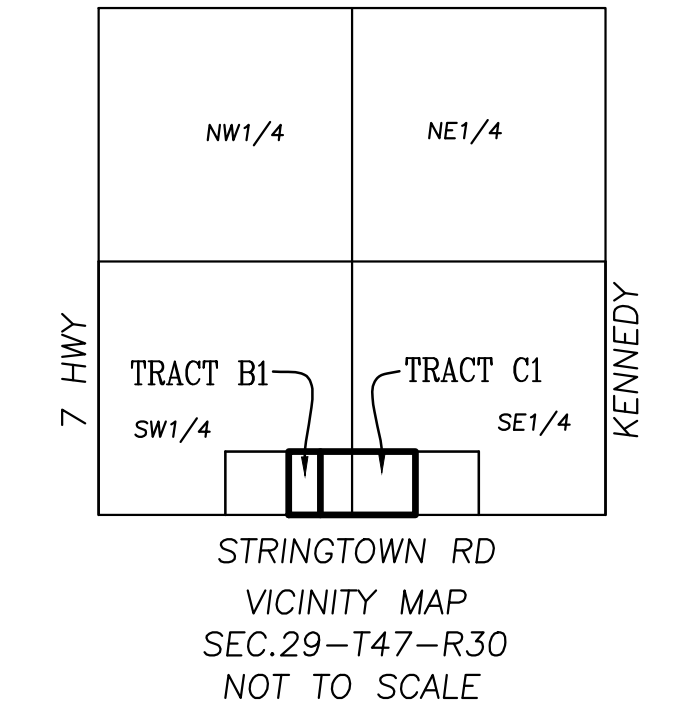
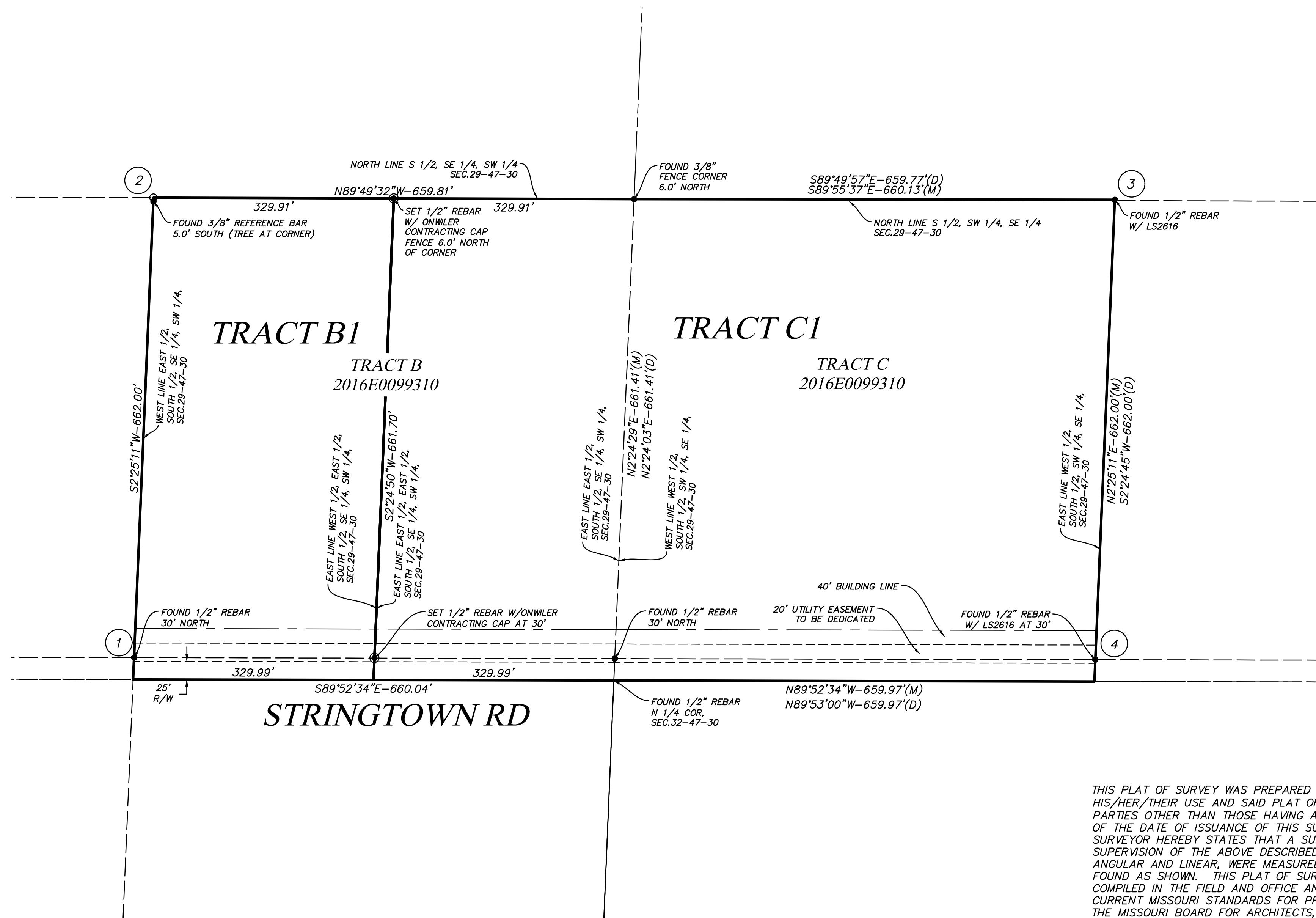
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY JACKSON COUNTY, MISSOURI:

PUBLIC WORKS DEPARTMENT
DATE:

JACKSON COUNTY GIS DEPARTMENT
DATE:



LEGEND:
● = FOUND MONUMENT AS NOTED
⊙ = SET MONUMENT AS NOTED
R/W = RIGHT OF WAY

THIS PLAT OF SURVEY WAS PREPARED FOR SEAN LAND AND IS EXPRESSLY FOR HIS/HER/THEIR USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HER DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE 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 LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON APRIL 9, 2021.

GENERAL NOTES:

- THE SUBJECT PROPERTY ADDRESS IS: 28206 E. STRINGTOWN RD AND 28310 E. STRINGTOWN ROAD.
- RIGHT OF WAY INFORMATION OF STRINGTOWN RD WAS PROVIDED BY RANDY DIEHL AT JACKSON COUNTY PLANNING.
- PARENT TRACT INFORMATION IS BASED ON DOCUMENT NO. 2004I0005535 AND DOCUMENT NO. 2017E0049431.
- NO TITLE INFORMATION WAS PROVIDED AT THE TIME OF THIS SURVEY.
- FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCROACH UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BY SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.
- **FLOOD NOTE:** THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM FOR KANSAS CITY, JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C0560G, EFFECTIVE 01/20/2017.
- **BASIS OF BEARINGS:** THE BEARINGS SHOWN HEREON ARE BASED MISSOURI STATE PLANE - WEST ZONE, NAD 83. CAF=0.99990315

STATE PLANE COORDINATE TABLE

1 METER = 3.28083333'		
METERS		
	NORTHING	EASTING
JA-144	299383.592	871716.566
1	297775.821	870818.748
2	297966.734	870826.815
3	297967.388	871229.159
4	297774.952	871221.027

Area
TRACT B1= 218,204± Sq. Ft. or 5.009± Acres
TRACT C1=654,509± Sq. Ft. or 15.025± Acres

CAITLIN J. MILLER, MO PLS# 2018032651
COA No. LS-2020014106

ONWILER CONTRACTING, LLC
15118 S. HAMILTON RD. GREENWOOD, MO 64034
PHONE: 816-308-1223 COA: LS-2020014106
onwilercontracting@gmail.com

PROJECT NO. 158 DATE 04/10/2021 BY CJM

JOB #158
PART OF SEC.29-T47-R30
JACKSON COUNTY, MO
LANDSTRINGTOWN PLAT.DWG