

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE vacating an abandoned unnamed road due to non-use.

ORDINANCE #4435, August 6, 2012

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. Pursuant to the Unified Development Code of Jackson County, section 24003.24, Jackson County Code, 1984, a portion of an unnamed road located generally located at the east property line of 37107 E. Colbern Road, the west property line of 37501 E. Colbern, and along the north property line of 9714 Standfast Road, is hereby vacated, said tract specifically described as follows:


Description: All that part of the southwest quarter of section 29 and southeast quarter of section 30, township 48, range 29, Jackson County, Missouri, being more particularly described as follows: part of the right-of-way for Standfast Road described in road record book 6 at page 72 being a strip of land 40 feet wide, 20 feet on each side of the following described center line: beginning 478.92 feet east of the southwest corner of the northwest quarter of the southwest quarter of said section 29, said point being the northwest corner of a tract of land described in conveyance of right-of-way recorded as document no. 2006-E-0080972; thence along the south line of the northwest quarter of the southwest quarter of said section 29, north 88°09'13" west, 478.92 feet to the southwest corner thereof; thence along the west line of the northwest quarter of the southwest quarter of said section 29, north 01°44'26" east, 1029.69 feet to the southwesterly right-of-way line of Colbern Road and the point of termination of said center line.

Section 2. The Legislature, pursuant to the application of Geneva F. Adams (LA-2012-026), requesting the vacation embodied in this Ordinance and with notice that the

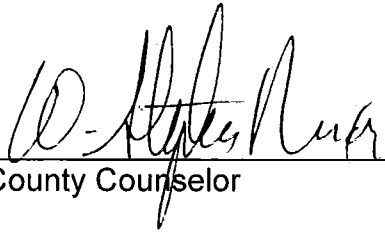
Jackson County Plan Commission voted 6 to 0 to recommended APPROVAL of this application at a public hearing on July 19, 2012, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

I hereby certify that the attached Ordinance, Ordinance #4435 introduced on August 6, 2012, was duly passed on Sept. 10, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 7

Nays 0

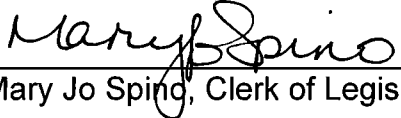
Abstaining 0

Absent 2

This Ordinance is hereby transmitted to the County Executive for his signature.

9-10-12

Date



Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance #4435.

9-11-2012

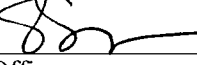
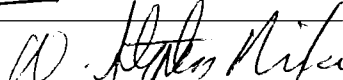
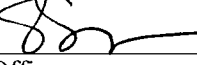
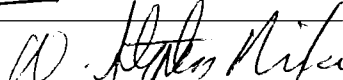
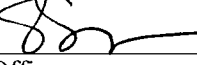
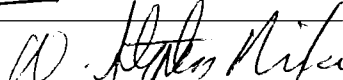
Date



Michael D. Sanders, County Executive

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:
~~Res~~/Ord No.: 4435
 Sponsor(s): xxxxxx
 Date: August 6, 2012

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Geneva F Adams Case No. LA-2012-026</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="329 489 1203 800"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT
Amount authorized by this legislation this fiscal year:	\$											
Amount previously authorized this fiscal year:	\$											
Total amount authorized after this legislative action:	\$											
Amount budgeted for this item * (including transfers):	\$											
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT											
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____											
CONTACT INFORMATION	RLA drafted by Randy Diehl, Planning and Zoning Coordinator, 881-4577											
REQUEST SUMMARY	Requesting a vacation of a road which had been abandoned due to non-use that adjoins the applicant's property. From the end of Standfast Road thence running west and thence north to Colbern Road lying in Sections 29 and 30, Township 48, Range 29. Generally at the east property line of 37107 E. Colbern Road, the west property line of 37501 E. Colbern Road, and along the north property line of 9714 Standfast Road and specifically described on Attachment to RLA-1. Staff recommends approval. There are no plans in the immediate future plans to utilize this old road bed. The Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL to the County Legislature.											
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)											
ATTACHMENTS	See Attachment to RLA-2											
REVIEW	<table border="1" data-bbox="316 1656 1544 1948"> <tr> <td>Department Director: </td> <td>Date: 07/31/2012</td> </tr> <tr> <td>Finance (Budget Approval): If applicable </td> <td>Date: 7-31-12</td> </tr> <tr> <td>Division Manager: </td> <td>Date: 7/31/12</td> </tr> <tr> <td>County Counselor's Office: </td> <td>Date: 7/31/2012</td> </tr> </table>		Department Director: 	Date: 07/31/2012	Finance (Budget Approval): If applicable 	Date: 7-31-12	Division Manager: 	Date: 7/31/12	County Counselor's Office: 	Date: 7/31/2012		
Department Director: 	Date: 07/31/2012											
Finance (Budget Approval): If applicable 	Date: 7-31-12											
Division Manager: 	Date: 7/31/12											
County Counselor's Office: 	Date: 7/31/2012											

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA 1:

Description:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 48, RANGE 29, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE RIGHT-OF-WAY FOR STANDFAST ROAD DESCRIBED IN ROAD RECORD BOOK 6 AT PAGE 72 BEING A STRIP OF LAND 40 FEET WIDE, 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING 478.92 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN CONVEYANCE OF RIGHT-OF-WAY RECORDED AS DOCUMENT NO. 2006-E-0080972; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, NORTH 88°09'13" WEST, 478.92 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, NORTH 01°44'26" EAST, 1029.69 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLBERN ROAD AND THE POINT OF TERMINATION OF SAID CENTER LINE.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from July 19, 2012

Staff report

Names/Addresses of surrounding property owners

Map showing current zoning districts in area

Application

Letter from applicant

Survey of Property

1. LA-2012-026 – Geneva Adams

Requesting a portion of a road which has been abandoned due to non-use adjoining the applicant's property to be vacated. Said portion of abandoned road runs from the end of Standfast Road west and then north to Colbern Road, lying in Section 29, Township 48, Range 29, Jackson County, Missouri.

Mr. George introduced LA-2012-026 and entered 17 exhibits into the record.

Vacation of a road which has been abandoned vacated due to non-use that adjoins the applicant's property.

From the end of Standfast Road thence running west and thence north to Colbern Road
lying
In Sections 29 and 30, Township 48, Range 29. Generally at the east property line of
37107 E.
Colbern Road, the west property line of 37501 E. Colbern Road, and along the north
property
line of 9714 Standfast Road

The abandoned road is 40 feet wide, approximately 478 feet in length running west from
the end
of Standfast Road and running north approximately 1029 feet to the south right of way
line of
Colbern Road.

Section 24003.24 of the Unified Development Code (UDC) establishes the purpose and process for the vacation of streets and reservations.

A public reservation is defined as a tract of public land or easement reserved for some special use, as for a road. An easement is a certain right to use the real property of another without possessing it.

If no private rights will be injured or endangered and the public will suffer no loss or inconvenience thereby, then all or a portion of any street or public reservation, including easements, may be vacated.

Applications for vacation of any street or a public reservation may be made by the County or by any owner of property on which the street or public reservation lies or adjoins.

Reversion of streets, alleys or other public reservations which have been vacated shall revert to the owners of adjoining properties.

On July 21st, 1900, J H Woodworth petitioned the Jackson County Court (Ex. 13) for a change
in the Sni Valley and Tarsney Road. This change was granted February 4, 1901. (Ex. 14)

In 1929, a 6.5 Million dollar bond was passed for the improvements of roads and bridges within the County. Project No. 9 of those improvements were for Colbern Road from Jefferson Highway to Sni-Mills. (Ex. 11a)

Sheets 25 and 26 (Ex 11b) show the proposed right of way and the present road.

Exhibit 12 is an aerial photo taken in 1940. The old road bed can still be seen south of the new road improvements.

In 2006 the County acquired right of way for a cul-de-sac at the end of Standfast Road. While researching the old Road Books for the establishment of the road, it was discovered that there was no action ever taken on the vacation of the old road established in 1901.

Exhibit 12 is the Final Plat of Dreamridge which illustrates the location of Standfast Road, the cul-de-sac area acquired in 2006 and the old abandoned road.

Road and Bridge Division of Jackson County Public Works have no records of any maintenance being performed on the portion of road to be vacated.

Therefore the applicant wishes to formally vacate that portion of the old abandoned road that adjoins her property, (Ex. 9) due to the fact that it hasn't been used in almost 80 years.

The County, specifically the Public Works Department, has no immediate or future plans to utilize this old road bed.

Staff recommends approval of LA-2012-026.

Commissioner Mershon, any questions for Scott?

Commissioner Pointer asked if has been that way for 80 years what is the reason for it being abandoned.

Mr. George answered just to tidy it up.

Commissioner Aikens, Scott it looks as you have one applicant but it looks like 2 or 3 property owners will get the land to them is that correct.

Mr. George answered that is correct.

Commissioner Pointer, we are not land locking any one by doing this are we?

Mr. George, no we are not.

Commissioner Holey asked what happens if someday development goes here someday which it will what happens to that.

Mr. George, for one for this to ever to back in a substantial bridge would have to go in because of the ravine, but it was the developer would be responsible for the cost to do so.

Commissioner Crawford, is it is there a road bed there has it been improved to a road bed at one time.

Mr. George, no, I believe it has been 80 years since we have done anything to it.

Commissioner Mershon, is there anyone in favor of this?

Geneva Adams 37501 East Colbern Road stated she was in favor of this for the reason she inherited the land from her deceased husband and wishes to clean it up so she can heir the land to her children. I do not allow hunting on my place and my biggest fear is that someone would see this and hunt there.

There were no questions for the applicant.

Commissioner Mershon asked if any one was against this proposal?

Commissioner Aikens moved to take LA-2012-026 under advisement. 2nd Chairman Pointer

Commissioner Aikens made motion approve, Chairman Gibler seconded the motion vote was taken.

VOTE:

Mr. Aikens	Approve
Mr. Crawford	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mr. Pointer	Approve
Mrs. Mershon	Approve

STAFF REPORT

PLAN COMMISSION
July 19, 2012

RE: LA-2012-026

Applicant: Geneva F. Adams

Request: Vacation of a road which has been abandoned vacated due to non-use that adjoins the applicant's property.

Location: From the end of Standfast Road thence running west and thence north to Colbern Road lying in Sections 29 and 30, Township 48, Range 29. Generally at the east property line of 37107 E. Colbern Road, the west property line of 37501 E. Colbern Road, and along the north property line of 9714 Standfast Road

Area: The abandoned road is 40 feet wide, approximately 478 feet in length running west from the end of Standfast Road and running north approximately 1029 feet to the south right of way line of Colbern Road.

Review Criteria:

Section 24003.24 of the Unified Development Code (UDC) establishes the purpose and process for the vacation of streets and reservations.

A public reservation is defined as a tract of public land or easement reserved for some special use, as for a road. An easement is a certain right to use the real property of another without possessing it.

If no private rights will be injured or endangered and the public will suffer no loss or inconvenience thereby, then all or a portion of any street or public reservation, including easements, may be vacated.

Applications for vacation of any street or a public reservation may be made by the County or by any owner of property on which the street or public reservation lies or adjoins.

Reversion of streets, alleys or other public reservations which have been vacated shall revert to the owners of adjoining properties.

Comments: On July 2, 1900, J H Woodworth petitioned the Jackson County Court (Ex. 13) for a change in the Sni Valley and Tarsney Road. This change was granted February 4, 1901. (Ex. 14)

EX. 1

In 1929, a 6.5 Million dollar bond was passed for the improvements of roads and bridges within the County. Project No. 9 of those improvements were for Colborn Road from Jefferson Highway to Sni-Mills. (Ex. 11a)

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Exhibit 12 is the Final Plat of Dreamridge which illustrates the location of Standfast Road, the cul-de-sac area acquired in 2006 and the old abandoned road.

Road and Bridge Division of Jackson County Public Works have no records of any maintenance being performed on the portion of road to be vacated.

Therefore the applicant wishes to formally vacate that portion of the old abandoned road that adjoins her property, (Ex. 9) due to the fact that it hasn't been used in almost 80 years. The County, specifically the Public Works Department, has no immediate or future plans to utilize this old road bed.

Recommendation:

Staff recommends APPROVAL of LA-2012-026.

Respectfully submitted,
Planning and Environmental Health Division

Jackson County Public Works
Planning & Environmental Health
Scott George, Administrator
Randy Diehl, Subdivision and Zoning Coordinator

Plan Commission
July 19, 2012
LA-2012-026

Applicants / Property Owners: **Geneva F. Adams**
37501 E. Colbern Road
Lone Jack, MO 64070

Parcel No: 56-400-04-09
56-400-04-10

Certified Mail – Return Receipt
Property Owners within 300 feet

56-500-02-01-02-2
Bruce & Patricia Bellington
36808 E. Colbern Road
Lone Jack, MO 64070

56-400-01-09-00
Bruce & Patricia Bellington
36808 E. Colbern Road
Lone Jack, MO 64070

56-500-03-13-00
Geneva Brown
37501 E. Colbern Road
Lone Jack, MO 64070

56-500-03-20-00
Dreambridge Partners LLP
11811 E 55th Street
Kansas City, MO 64133

56-500-03-21-00
Dreambridge Partners LLP
11811 E 55th Street
Kansas City, MO 64133

56-500-03-19-00
Dreambridge Partners LLP
11811 E 55th Street
Kansas City, MO 64133

56-400-04-13-00
Scott Fleming
PO Box 457
Lone Jack, MO 64070

56-500-03-18-00
Scott Fleming
PO Box 457
Lone Jack, MO 64070

56-400-04-11-00
Donald and Brenda Fritsche
9722 Standfast Road
Lone Jack, MO 64070

56-400-04-12-00
Donald and Brenda Fritsche
9722 Standfast Road
Lone Jack, MO 64070

56-500-03-17-00
Donald and Brenda Fritsche
9722 Standfast Road
Lone Jack, MO 64070

56-500-03-16-00
Donald and Brenda Fritsche
9722 Standfast Road
Lone Jack, MO 64070

56-500-03-08-00
Randy Rainbow & Tammy Hightower
37711 E. Colbern Road
Lone Jack, MO 64070

56-500-03-06-00
Randy Rainbow & Tammy Hightower
37711 E. Colbern Road
Lone Jack, MO 64070

56-500-03-12-00
Gary & Lynette Wages
3908 Sherman Drive
Independence, MO 64055

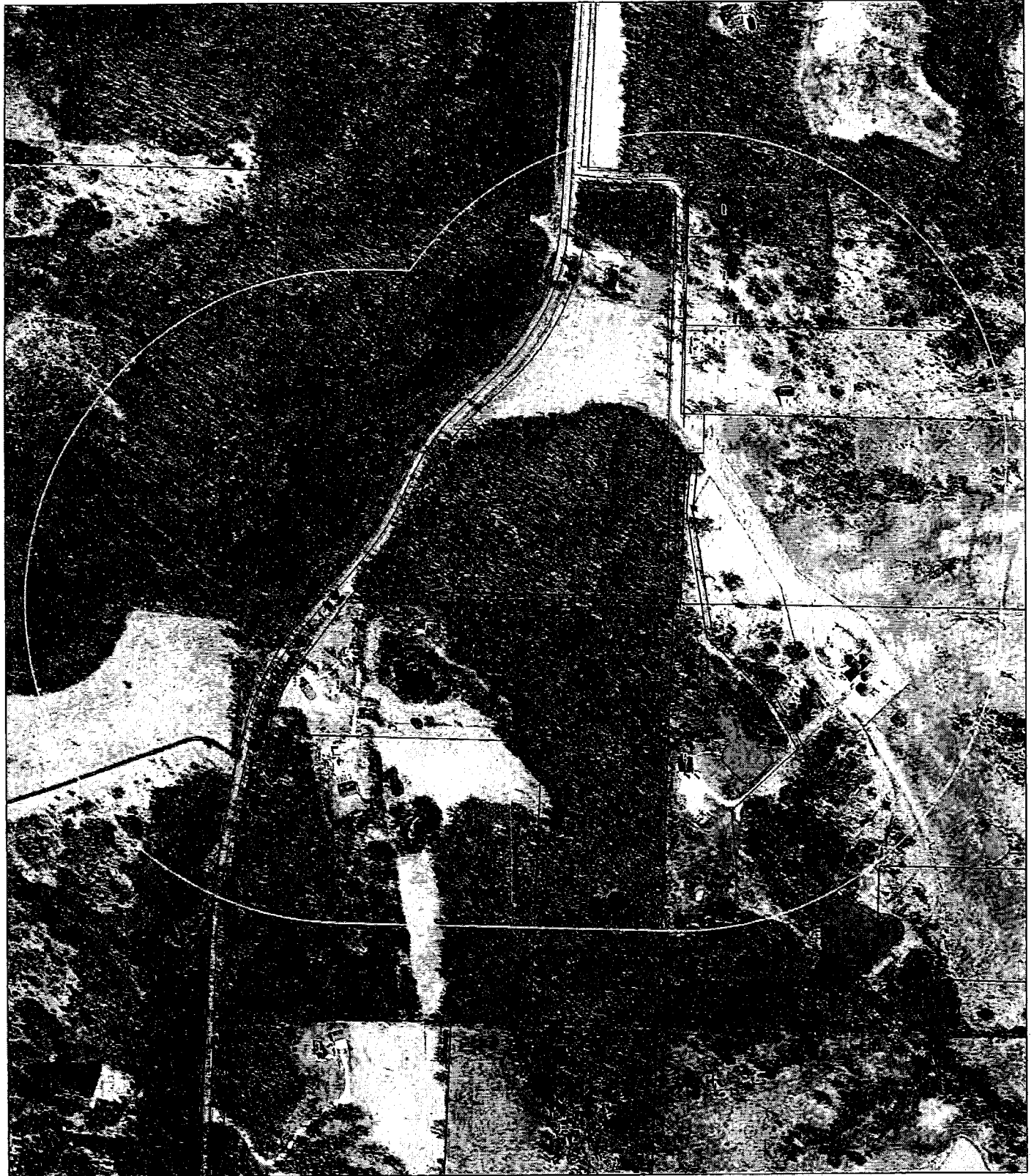


Jackson County
Zoning Map

Legend

- 100' Notification Ring
- Addresses
 - call other values-
 - PRIMARY ADD
 - Future No.
 - Park
 - Multiple
 - Primary
 - Secondary Res
 - Utility
- Legislative Action
- Streets
- parcels
- New2008Orthos
- RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

EX-5
LA-2012-026
1 inch equals 100 feet



JACKSON COUNTY, MISSOURI
APPLICATION FOR RIGHT-OF-WAY AND EASEMENT VACATIONS

Type of vacation (check one):

Easement

Street

Road right-of-way

Applicant: Geneva F. Adams (a.k.a. Brown)

Address: 37501 E. Colbern Road, Lone Jack, MO 64070

Phone: 816-682-1503

APPLICANT INFORMATION:

Application must be filed with the Jackson County Planning and Development Division, 303 West Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.

The following items need to be submitted with the application:

1. A letter to the Administrator of Planning and Development giving the reasons for the vacation request.
2. An accurate legal description of the easement, street or road right-of-way. This needs to be done by a Missouri Registered land surveyor who must sign and seal the legal description document.
3. One (1) copy, size 8 ½ x 11, of a black and white map which shows the general location of the subject easement, street or road right-of-way.
4. Two (2) copies, (1 size 8 ½ x 11, 1 copy size 22 x 33) of a black and white map which shows the subject easement, street or road right-of-way in detail.
5. The filing fee of \$250 (non-refundable), check payable to Manager of Finance.

Signature of individual submitting the vacation request:

Geneva F. Adams
(Signature)

5-7-12
(Date)

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Vacation Case Number LA-2012-020

Date filed 5-7-12 Date of hearing 7-19-12 Date Advertised 7-5-12

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

EX. 8

Jackson County Public Works Department
Administrative Offices
ATTN: Administrator of Planning and Development
303 W. Walnut
Independence, MO 64050

5-7-12

Dear Sirs:

I am requesting that an old road right-a-way that runs west across the south side of my land and then north through the middle of my property be vacated by the county.

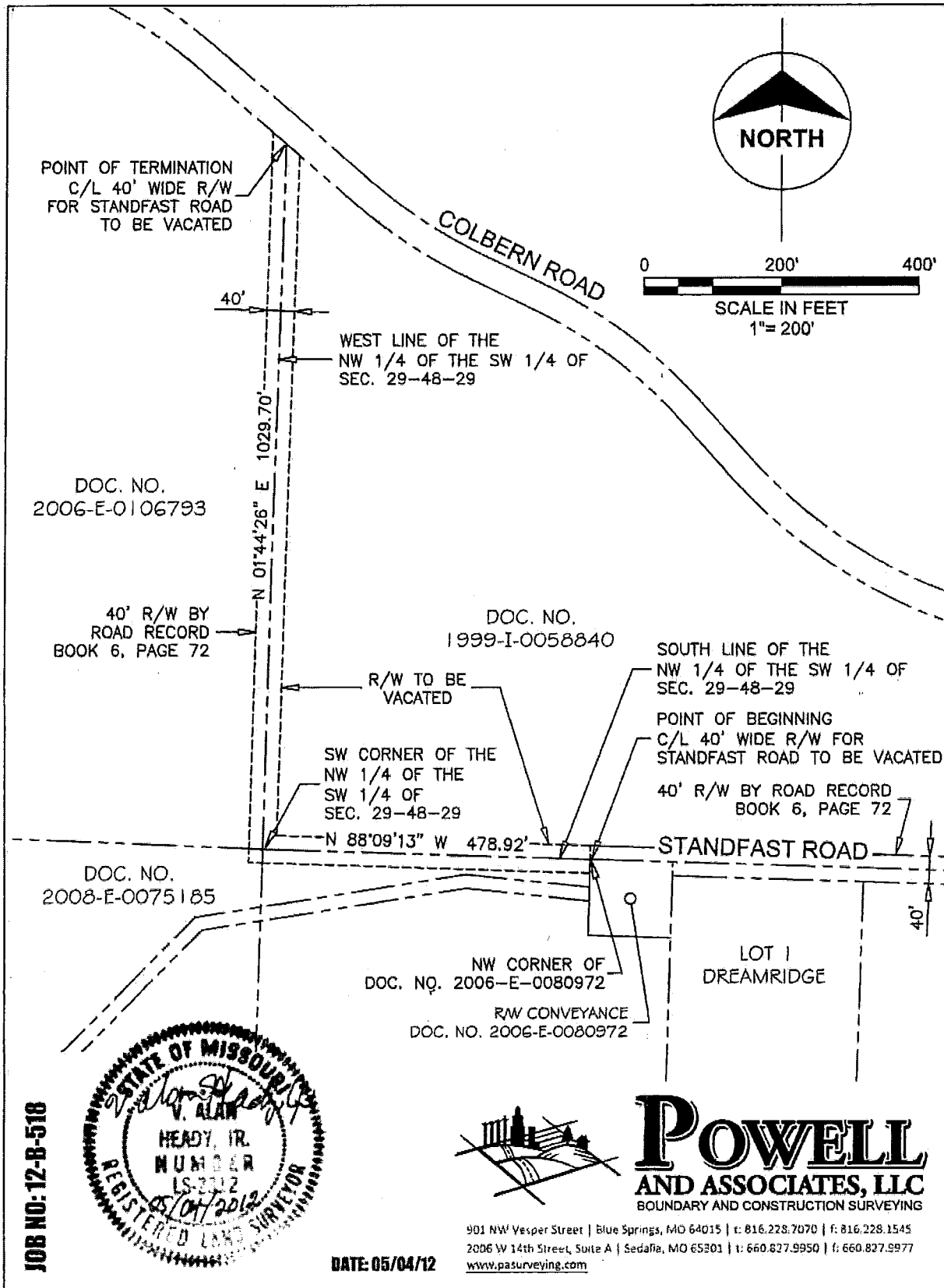
From documentation it looks as though the old right-a-way has not been used for over 80 years. The vacation of this old right-a-way would clear up all issues with my property. Your assistance in this matter would be greatly appreciated.

Sincerely,



Geneva F. Adams (Brown)
37501 E. Colbern Road
Lone Jack, MO 64070
(816) 690-7241

EX. 9



EX.10

DESCRIPTION OF STANDFAST ROAD RIGHT-OF-WAY VACATION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 48, RANGE 29, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE RIGHT-OF-WAY FOR STANDFAST ROAD DESCRIBED IN ROAD RECORD BOOK 6 AT PAGE 72 BEING A STRIP OF LAND 40 FEET WIDE, 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING 478.92 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN CONVEYANCE OF RIGHT-OF-WAY RECORDED AS DOCUMENT NO. 2006-E-0080972; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, NORTH 88°09'13" WEST, 478.92 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, NORTH 01°44'26" EAST, 1029.69 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLBERN ROAD AND THE POINT OF TERMINATION OF SAID CENTER LINE.

IT IS EXPRESSLY UNDERSTOOD THAT THE OUTER LIMITS OF THE ABOVE STRIP OF LAND SHALL BE EXTENDED OR SHORTEND AT ANGLE POINTS AND POINTS OF INTERSECTION WITH DEED LINES FOR THE PURPOSE OF PROVIDING A UNIFORM WIDTH OVER THE ABOVE DESCRIBED COURSE.



LIST OF BRIDGE AND CULVERT STANDARDS USED IN PROJECT

- C-232
- C-233
- C-234
- C-235
- C-236
- C-238
- C-239

**JACKSON COUNTY
HIGHWAY ENGINEERING DEPARTMENT**

PLAN AND PROFILE OF COLBORN ROAD

FROM JEFFERSON HIGHWAY TO SNI-MILLS

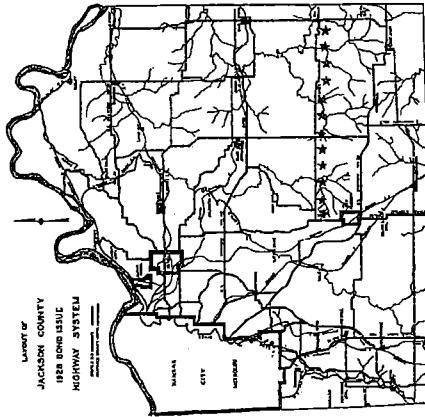
B-571 P-322

PLAN 1 IN. = 100 FT. 100 FT. = 1 IN. - 10 FT.
 PROFILE 1 IN. = 10 FT. 10 FT. = 1 IN. - 5 FT.

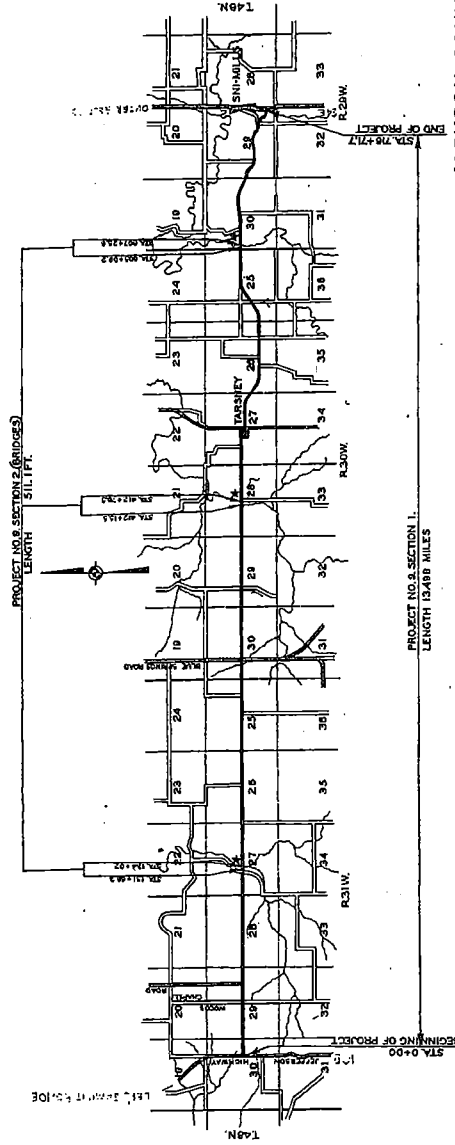
SCALES

INDEX OF SHEETS

- SHEET NO. 1 THIS PAGE
- 2 TYPICAL CROSS SECTION OF IMPROVEMENT
- 3 ESTIMATE SHEET
- 4 TO 27 PLAN & PROFILE STA. 0+00 TO STA. 717+03.5
- 28 TO 148 CROSS SECTIONS



* INDICATES LOCATION OF PROJECT



**JACKSON COUNTY
HIGHWAY ENGINEERING
DEPARTMENT**
 E. M. STAYTON & N. T. VEATCH JR.
 CONSULTING ENGINEERS
 508 INTERSTATE BLVD.
 KANSAS CITY, MO.

APPROVED BY
 COUNTY SURVEYOR AND EX-OFFICIO
 COUNTY HIGHWAY ENGINEER

EXCEPTIONS

STA. 0+00 TO 1+400 BRIDGE - 232.7
 STA. 1+400 TO 2+000 BRIDGE - 212.2
 STA. 2+000 TO 2+744.5 BRIDGE - 212.2

EQUATIONS

STA. 274+63.5 - 274+60.0 = 3.5'
 STA. 314+00.0 - 314+00.0 = 0.0'
 STA. 314+00.0 - 314+00.0 = 0.0'
 STA. 414+10.0 - 414+10.0 = 0.0'
 STA. 487+40.3 - 487+40.0 = 0.3'
 STA. 551+100.0 - 551+100.0 = 0.0'
 STA. 551+100.0 - 551+100.0 = 0.0'
 STA. 551+100.0 - 551+100.0 = 0.0'

LENGTH OF PROJECT

APPARENT LENGTH 71671.7 FT. = 13.574 MILES
 GROSS LENGTH 71792.1 FT. = 13.597 MILES
 NET LENGTH 71780 FT. = 13.588 MILES

CONVENTIONAL SIGNS

- STATE AND NATIONAL LINE
- COUNTY LINE
- CITY, VILLAGE OR BOROUGH
- TOWNSHIP LINE
- FEENCE LINE
- GUARD RAIL
- UNFENCED PROPERTY
- TRAVELED WAY
- RETAINING WALL
- BASE OR SURVEY LINE
- LEVEL
- CULVERTS
- DROP INLET
- ROLLING POLE
- TELEPHONE OR TELEGRAPH POLE
- MARSH
- HEDGE
- GROUND ELEVATION
- GRADE ELEVATION
- SURFACE LINE
- GRADE LINE

Ex. 11.a



EX. 12

REPORT OF ROAD COMMISSIONER.

Road order # 82

State of Missouri, }
 COUNTY OF JACKSON, } ss.

In the County Court of Jackson County, July Term, 1900

In the matter of the application of J. H. Woodworth et al, for a change of Public Road.

To the Honorable County Court of Jackson County, State of Missouri:

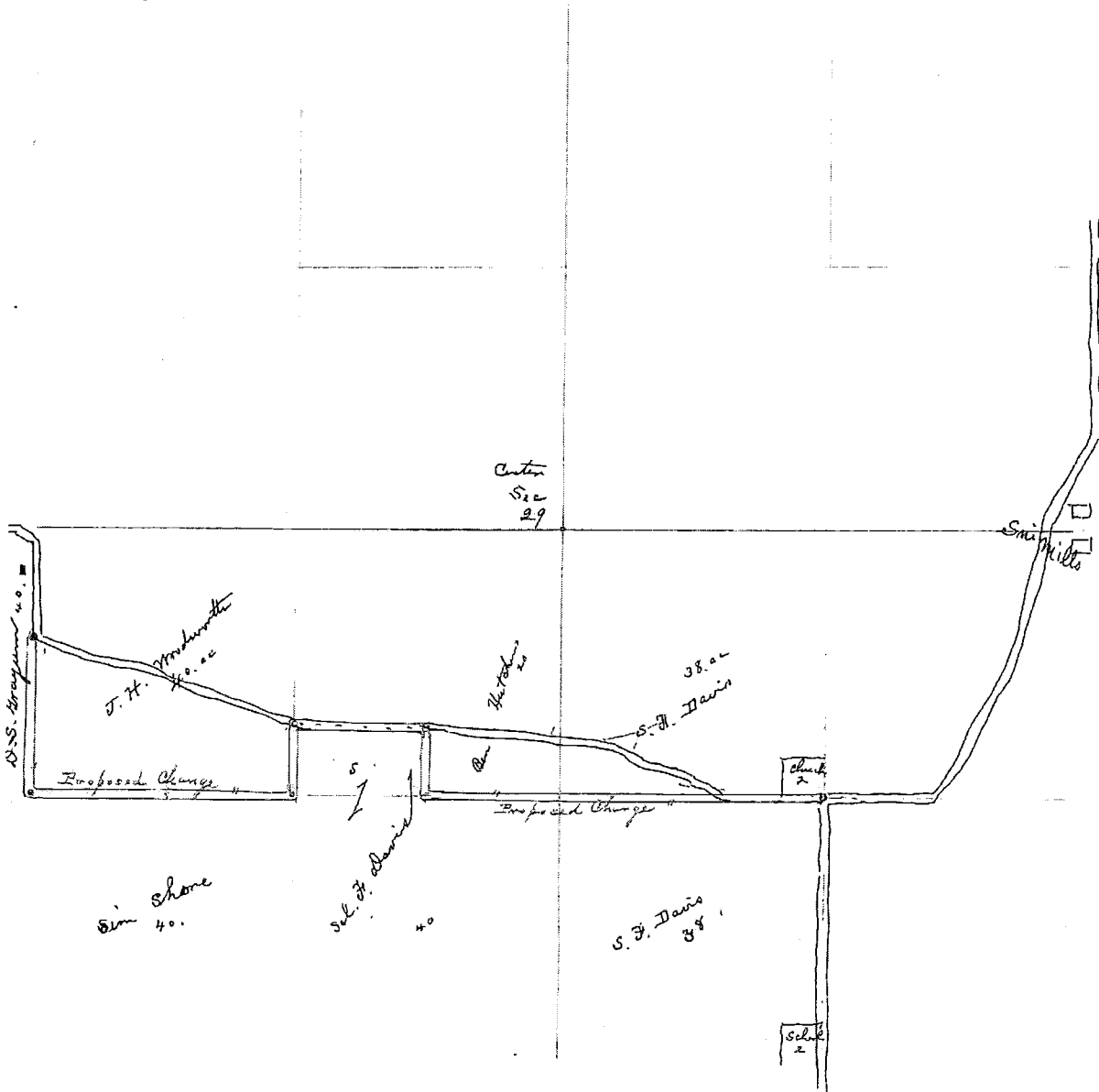
The Undersigned, County Surveyor and Ex-officio Commissioner of Roads and Bridges, hereby reports that in obedience to an order of said Court, to him directed in above entitled proceedings bearing date the 2nd day of July 1900, and directing him to view, survey and mark out and ascertain the cost and damages of opening and improving a certain change of public road "change to be 40. feet wide" beginning in the municipal Township of Van Buren at the N. E. Corner of S. $\frac{1}{4}$ of S. E. $\frac{1}{4}$ of Sec 29, T. 48, R. 29, and ending at intersection of Smi Mills & Tareney Road on West line of N. $\frac{1}{4}$ of S. $\frac{1}{4}$ of Sec 29, T. 48, R. 29, all in municipal Township of Van Buren in the County of Jackson and State of Missouri: he has viewed, surveyed and marked out said road as follows, viz:

STATIONS AND MARKS	COURSE	DISTANCE IN CHAINS
<p>" Begins at the North East Corner of the South West quarter of the South East quarter of Section twenty nine (29.) Township forty eight (48.) Range twenty nine (29.) thence West 120. rods to a stake; thence North 20. rods to a stake in the old road; thence West (in old road) 40. rods; thence South 20. rods; thence West 80. rods; thence North 48. rods to intersect Smi Mills and Tareney Road.</p>		

EX. 13

Road ^{to} 82
Order No. 82 Plat of Section 29 Township 48 Range 27 Scale

Plat of J Woodward Road Change



RELINQUISHMENT OF RIGHT OF WAY

.....FOR A.....

Public Road Forty Feet Wide.

WE THE UNDERSIGNED, do hereby release to Jackson County, Missouri, the Right-of-Way for a Public Road, where the same runs over our respective lands, as fully described in the report and plat of

..... Road Commissioner for County of Jackson, which report and plat of said Road is herewith filed, and said Road commences at

The North East corner of the South West quarter of the South East quarter of Section (29) Township (48) Range (29) - Thence west 120 rods thence north 20 rods thence west 40 rods thence south 20 rods thence west 80 rods thence north till it intersects Sni Mills and Jarney road

This dedication is made upon the express understanding that when said road ceases to be used as a public highway, this grant of Right-of-Way shall be void.

Given under our hands and seals this 22nd day of Sept 1900

-[SEAL.]
- S. F. Davis*[SEAL.]
- John Woodworth*[SEAL.]
- E. H. Gibson*[SEAL.]
- B. L. Hutchins*[SEAL.]
- Mr J. Shore*[SEAL.]
- Mr J. Frankenberg*[SEAL.]
- D. A. Benjamin*[SEAL.]
-[SEAL.]
-[SEAL.]

On the 15th day of the month of March 1891 at least twenty persons
present the first day of the present term of the Court. Under the Court
power under advertisement under the next term hereof (set on page 711 of Court's)

Warrant
Return

Now comes J. M. Woodworth et al. file petition for a change of public
roads in San Juan Township which petition is now presented to the Court
and public day made. And the Court finds that said petition is signed
by at least twelve freeholders of the township Township through which
said change of road runs, that three of them live in the township
neighborhood of said road that said petition specifies the proposed
beginning course and termination of said road with not less than two
points marked in the directed survey that notice of such intended alteration
was given by written and printed notices put up in three or more public
places in said Township. One of which was put up at the proposed beginning
and one at the proposed termination of said change of road at least
twenty days before the first day of the present term of this Court. And the
Court finds said to of the Court that said change would be a great public
utility. - The Court ordered that the County Road & Bridge Commission men survey
and mark said change of road and report same to this Court on the second
day of the next term hereof. To which time this cause is continued. (Remittitur)

Summary of Nov 1901

On the matter of the petition of J. P. Thompson et al for a change of public road in
Clayton Township, Lawrence County, Ohio, the court found that the petitioners
had shown that the proposed road is a public highway and that the
petitioners are entitled to a right of way for said road. It is ordered that said
petition be granted and said road changed as prayed for.

On the matter of the petition of J. P. Thompson et al for a change of public road in
Clayton Township, Lawrence County, Ohio, the court found that the petitioners
had shown that the proposed road is a public highway and that the
petitioners are entitled to a right of way for said road. It is ordered that said
petition be granted and said road changed as prayed for.

On the matter of the petition of J. P. Thompson et al for the widening of a public
road in Clayton Township, Lawrence County, Ohio, the court found that the
petitioners are entitled to a right of way for said road. It is ordered that said
petition be granted and said road widened as prayed for.

8101-E-00303-83

COPY

Southwest 1/4 - Southeast 1/4
Sec. 28-48-29

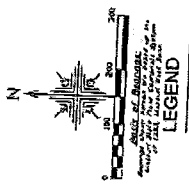
Surveyed by
March 20, 2012
A.L.D. Over
Revised to show
Improvements
By
C.W. Baker, Inc.
Kendall, Mo. 64116, MO.

OLD ROAD

STANDFAST ROAD

CUL-DE-SAC
CONSTRUCTED
IN 2006

**Final Plat of:
Dreamidge**
A Part of the Southwest 1/4 of the Southwest 1/4
Section 28, Township 48 North, Range 28 West
Jackson County, Missouri



LEGEND

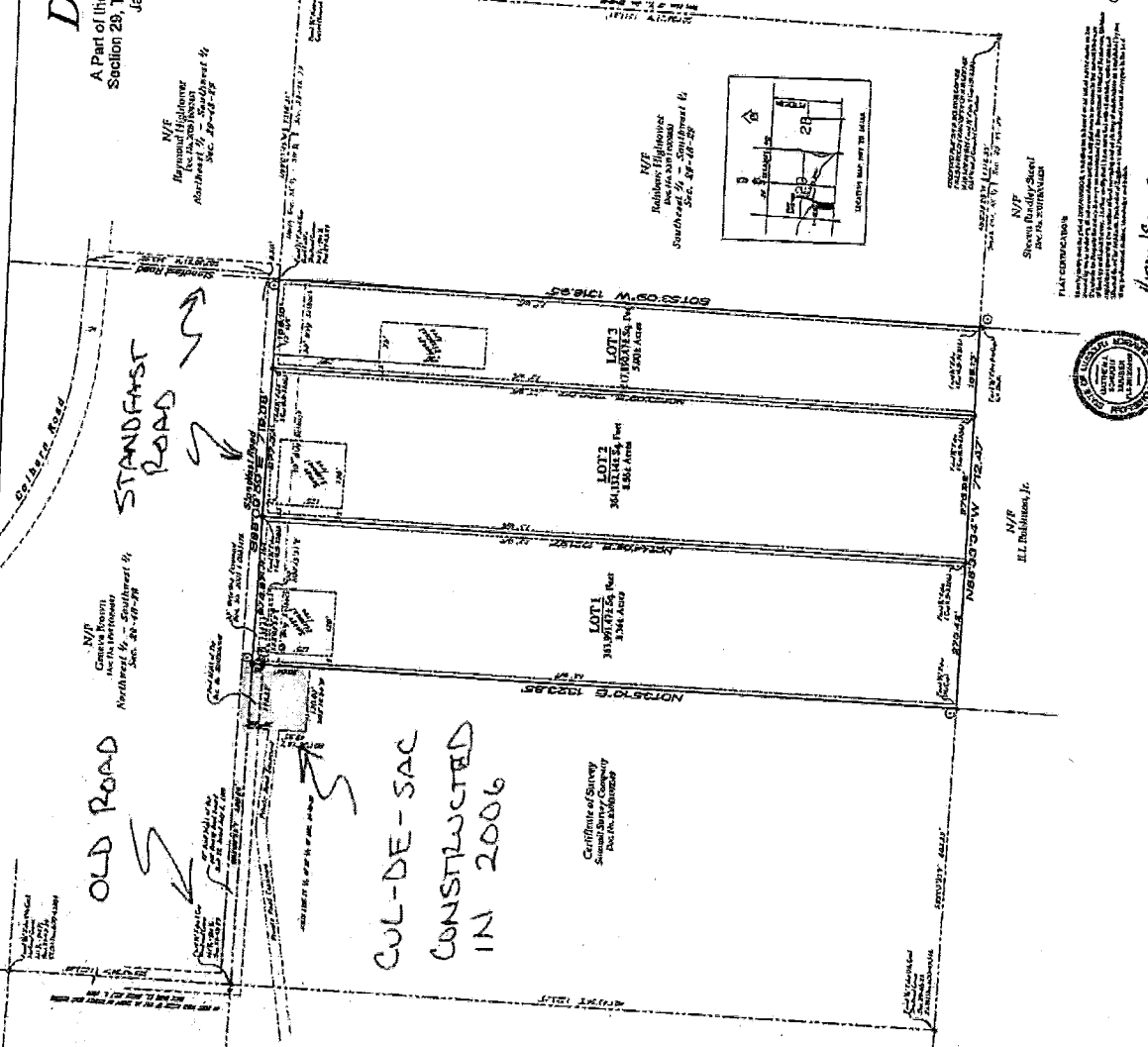
- 1. Proposed Plat
- 2. Existing Plat
- 3. Survey Boundary
- 4. Easement
- 5. Right-of-Way
- 6. Other

STATE REQUIREMENTS:
The State of Missouri has enacted the following laws which are hereby incorporated into this plat:
Chapter 465, R.S.Mo., which provides for the recording of plats and the recording of surveys.
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Chapter 472, R.S.Mo., which provides for the recording of plats and the recording of surveys.
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Chapter 475, R.S.Mo., which provides for the recording of plats and the recording of surveys.
Chapter 476, R.S.Mo., which provides for the recording of plats and the recording of surveys.
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Chapter 479, R.S.Mo., which provides for the recording of plats and the recording of surveys.
Chapter 480, R.S.Mo., which provides for the recording of plats and the recording of surveys.

PLAT PREPARED BY:
C.W. Baker, Inc.
Kendall, Missouri
Surveyed by
March 20, 2012
A.L.D. Over
Revised to show
Improvements
By
C.W. Baker, Inc.
Kendall, Mo. 64116, MO.

APPROVED BY:
C.W. Baker, Inc.
Kendall, Missouri
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Kendall, Mo. 64116, MO.



NO.	DATE	DESCRIPTION
1	03/20/12	Final Plat of Dreamidge
2		
3		
4		
5		
6		
7		
8		
9		
10		

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
1001 S. MAIN ST.
KENDALL, MISSOURI 64116
TEL: 816-851-1111
FAX: 816-851-1112
WWW.ENGSOL.COM

EX 15



EX 10



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