

Request for Legislative Action

Ord. #5733
Date: April 17, 2023

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5733
Sponsor(s):		Legislature Meeting Date:	4/17/2023

Introduction
Action Items: ['Authorize']
Project/Title:
RZ-2023-644 – Michael & Kim Hawley

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 3.01 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 17208 E. Courtney Atherton Road.</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 March 16, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request. The Plan Commission voted 5 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	3/20/2023
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

Submitted by Public Works requestor: Randy D. Diehl on 3/20/2023. Comments:

Approved by Department Approver Kristina J. Miller on 3/22/2023 9:02:59 AM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 3/22/2023 9:49:46 AM. Comments:

Approved by Compliance Office Approver Ikeela Alford on 3/22/2023 9:54:41 AM. Comments:

Not applicable by Budget Office Approver Mark Lang on 3/23/2023 12:57:45 PM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 3/24/2023 10:20:36 AM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 4/13/2023 11:22:01 AM. Comments:

RZ-2023-644

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

That part of the Northeast Quarter of Section 18, Township 50, Range 31, in Jackson County, Missouri, described as follows: Commencing at the Southwest Corner of said Northeast Quarter; thence South 87 degrees 28 minutes 30 seconds East along the South line thereof, a distance of 16.50 feet to the point of beginning; thence North 02 degrees 40 minutes 44 seconds East, a distance of 399.21 feet; thence South 87 degrees 20 minutes 26 seconds East, a distance of 128.50 feet; thence South 02 degrees 40 minutes 44 seconds West 64.50 feet; thence South 87 degrees 28 minutes 30 seconds East, a distance of 248.70 feet; thence South 02 degrees 40 minutes 44 seconds West, a distance of 334.41 feet to a point of the South line of said Northeast Quarter; thence North 87 degrees 28 minutes 30 seconds, along said line, a distance of 377.20 feet to the point of beginning. Except part in road.

RZ-2023-644

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 16, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary Plat – Hawley Homestead

Randy Diehl gave the staff report:

RE: RZ-2023-644

Applicant: Michael & Kim Hawley

Location: 17208 E. Courtney Atherton Road

Area: 3.01 acres

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

Purpose: The purpose is to plat the existing single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is District AG (Agricultural) and District RE (Residential Estates).

Land use is single family residences. Directly to the West is the City of Sugar Creek and County park land - River Bluff Reserve.

The applicants neighbor to the north wishes to purchase a 0.80 tract (270' x 128') and add it into their property. The applicant has a legal non-conforming (grandfathered) tract of ground. By selling off the 0.80 acres this nullifies the grandfather status of the remaining property, which contains the applicant's residence. To bring the property into compliance with the Unified Development Code, the property needs to be rezoned and platted into a one lot subdivision.

The 0.80-acre tract will remain within District AG and unplatted.

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-2023-644.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: *Are there any questions for Randy?*

There were none.

Mr. Antey: *Is the applicant here?*

Michael Hawley, 17208 E. Courtney Atherton Road.

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

Mr. Hawley: No.

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. Antey: I like to see legal non-conforming property brought into compliance.

Mr. Lake moved to approve. Mr. Tarpley seconded.

Mr. Tarpley	Approve
Mr. Crawford	Approve
Mr. Farrar	Approve
Mr. Lake	Approve
Chairman Antey	Approve

STAFF REPORT

PLAN COMMISSION

March 16, 2023

RE: RZ-2023-644

Applicant: Michael & Kim Hawley

Location: 17208 E. Courtney Atherton Road

Area: 3.01 acres

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

Purpose: The purpose is to plat the existing single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is District AG (Agricultural) and District RE (Residential Estates).

Land use is single family residences. Directly to the West is the City of Sugar Creek and County park land - River Bluff Reserve.

The applicants neighbor to the north wishes to purchase a 0.80 tract (270' x 128') and add it into their property. The applicant has a legal non-conforming (grandfathered) tract of ground. By selling off the 0.80 acres this nullifies the grandfather status of the remaining property, which contains the applicant's residence. To bring the property into compliance with the Unified Development Code, the property needs to be rezoned and platted into a one lot subdivision.

The 0.80-acre tract will remain within District AG and unplatted.

County Plan:

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

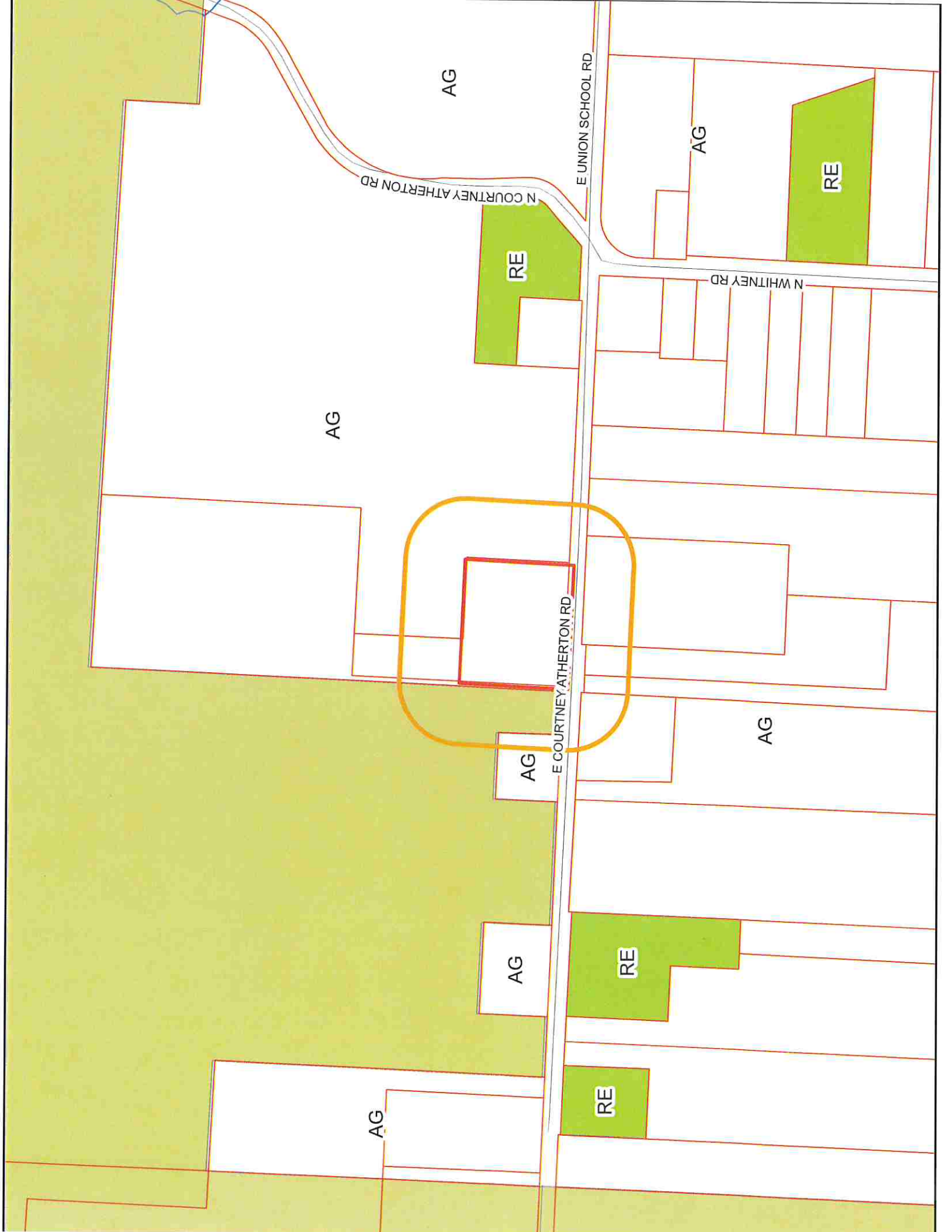
Recommendation:

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

Staff recommends APPROVAL of RZ-2023-644.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



AG

AG

RE

AG

RE

E COURTNEY ATHERTON RD

AG

AG

AG

RE

AG

RE

N COURTNEY ATHERTON RD

E UNION SCHOOL RD

N WHITNEY RD

Plan Commission March 16, 2023
 RZ-2023-644

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
10-900-05-21-00-0-00-000	BARRETT BILLY O & REGINA K	2103 N YORK ST	INDEPENDENCE	MO	64058
10-900-02-22-00-0-00-000	CAZARES JAMIE ALBERTO JR	17202 E COURTNEY ATHERTON RD	INDEPENDENCE	MO	64058
10-900-02-26-01-0-00-000	VILLA DEL SENOR FOUNDATION	1101 NORTON AVE	KANSAS CITY	MO	64127
10-900-08-24-00-0-00-000	GOANS NANCY BETH	17307 COURTNEY RD	INDEPENDENCE	MO	64058
10-900-08-07-00-0-00-000	AUDLEY THOMAS J & EMILY L	17301 E COURTNEY ATHERTON RD	INDEPENDENCE	MO	64058
10-900-08-25-00-0-00-000	DENHAM FLOYD E III	17205 E COURTNEY ATHERTON RD	INDEPENDENCE	MO	64058
10-900-08-26-00-0-00-000	JACKSON LORETTA L	17201 E COURTNEY ATHERTON RD	INDEPENDENCE	MO	64058
10-900-07-22-01-0-00-000	GUINN STEVE M & PEGGY L	17107 E COURTNEY ATHERTON RD	INDEPENDENCE	MO	64058
10-900-02-25-00-0-00-000	JACKSON COUNTY MISSOURI	415 E 12TH ST	KANSAS CITY	MO	64106
10-900-02-23-02-0-00-000	HAWLEY MICHAEL H & KIM W	17208 E COURTNEY ATHERTON RD	INDEPENDENCE	MO	64058



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

March 1, 2023

RE: Public Hearing: RZ-2023-644
Michael & Kim Hawley

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 Michael & Kim Hawley for a change of zoning from District AG (Agricultural) on 3.01 ± acres to District RE (Residential Estates). The purpose is to plat the single-family residential lot at 17208 E. Courtney Atherton 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 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 16, 2023, 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", is written over a light blue horizontal line.

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- 2023-644
Date filed _____ Date of hearing _____
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: Michael H + Kim W Hawley
Current Mailing Address: 17208 E. Courtney Atherton Rd. Indep, Mo. 64058
Phone: 816-257-0610 email: gma.kim4514@comcast.net
- b. Legal Owner of Property: Michael H + Kim W. Hawley
Current Mailing Address: 17208 E. Courtney Atherton Rd, Indep, Mo. 64058
Phone: 816-257-0610 email: gma.kim4514@comcast.net
- b. Legal Owner of Property: _____
Current Mailing Address: _____
Phone: _____ email: _____

2. General location (Road Name) Courtney Atherton Rd.

3. Present Zoning AG Requested Zoning RE

4. AREA (sq. ft. / acres) ~~0.80 acres~~ 3.01 Ac

5. Legal Description of Property: (Write Below or provide copy of deed and survey)
See attached copy

6. Present Use of Property: AG RESIDENCE

7. Proposed Use of Property: AGRE RESIDENCE

8. Proposed Time Schedule for Development: N/A

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? No

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 Provider N/A CITY OF INDEPENDENCE

b. Sewage disposal: Onsite Waste Water N/A Public Sewer _____

c. Electricity N/A

d. Fire and Police protection N/A SHERIFF - FORT OSAGE FIRE

12. Describe existing road width and condition: N/A

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): _____

The LEGAL OWNER(s) of the property must be signatory to this application. If the owner is also the applicant then only the Property Owner portion needs to be filled out. Applications will not be accepted to move forward without the proper signatories.

Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

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

Property Owner(s)

Michael H. Hawley
Kim W. Hawley

Date

2-1-2023
2/1/2023

STATE OF MISSOURI

COUNTY OF JACKSON

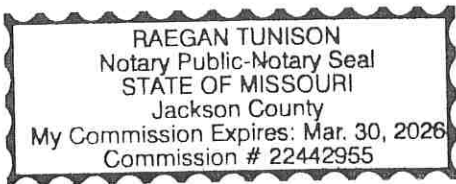
On this 1 day of Feb, in the year of 2023, before me the undersigned notary public, personally appeared Michael H Hawley and Kim W Hawley

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 Raegan Tunison

Commission Expires 3-30-2026





Copyright Lineartmap 2015

17202

17400

AG

17208

E COURTNEY, ATHERTON RD

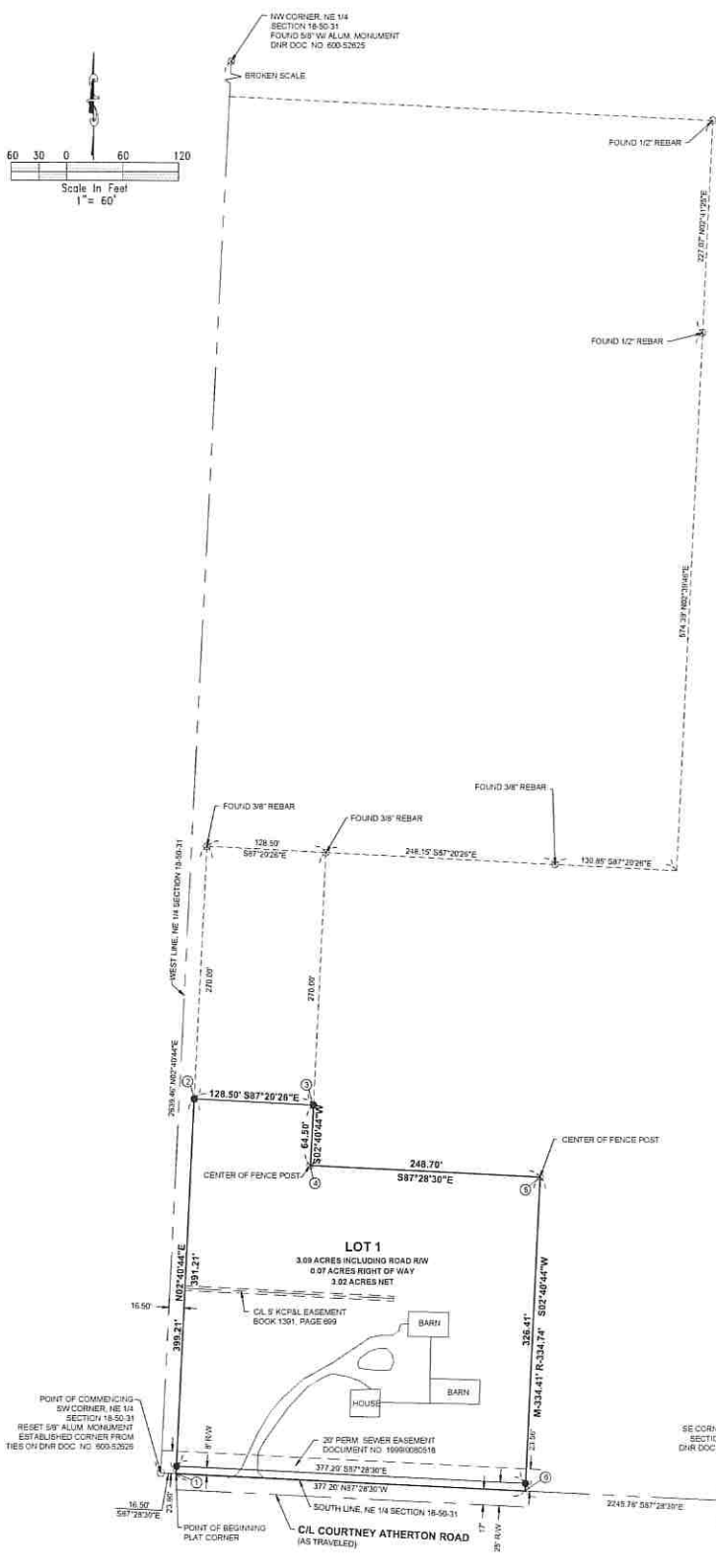
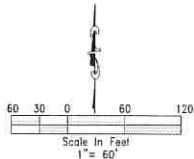
17108

AG

17102

AG

FINAL PLAT
HAWLEY HOMESTEAD
 A PART OF THE NE 1/4
 SEC. 18, TWP. 50, RG. 31
 JACKSON COUNTY, MISSOURI



NOTES:
 1. PROPERTY CONTAINS 3.68 ACRES MORE OR LESS
 2. CLASS OF SURVEY IS B/LRA
 3. ADDRESS TO SUBJECT PROPERTY IS 17208 E COURTNEY ATHERTON ROAD, INDEPENDENCE, MO 64558
 4. PARCEL TRACT OF LAND AS RECORDED IN DOCUMENT NO. 20220071393

BASIS OF BEARINGS:
 BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

FLOOD STATEMENT:
 PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 200503010A WITH AN EFFECTIVE DATE OF JANUARY 30, 2017.

SURVEY REFERENCE:
 NO TITLE WORK WAS FURNISHED. MAY BE EASEMENTS OR OTHER RECORDS NOT SHOWN HEREON.

PLAT DESCRIPTION:
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 50, RANGE 31, IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 87 DEGREES 28 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 18 50 FEET TO THE POINT OF BEGINNING, THENCE NORTH 02 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 339 24 FEET, THENCE SOUTH 87 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF 138 90 FEET, THENCE SOUTH 02 DEGREES 40 MINUTES 44 SECONDS WEST, A DISTANCE OF 64 50 FEET, THENCE SOUTH 87 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 248 70 FEET, THENCE SOUTH 42 DEGREES 49 MINUTES 44 SECONDS WEST, A DISTANCE OF 334 41 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, THENCE NORTH 87 DEGREES 28 MINUTES 30 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 377 20 FEET TO THE POINT OF BEGINNING, CONTAINING 3.68 ACRES, MORE OR LESS, EXCEPT THAT PART IN ROAD, PREPARED FEBRUARY 27, 2023 BY ROGER A BACKLUS, PLS 2134.

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 "HAWLEY HOMESTEAD".

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 PURPOSES, WATER, GAS, POWER, PHONE, POLES AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" OR "UE" - "P" - "D" = PERMANENT DRAINAGE EASEMENT W = WATER EASEMENT.
 1. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS "SEWER EASEMENT", "DRAINAGE EASEMENT" (D E) OR "UTILITY EASEMENT" (UE), THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.
 2. 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.

STREET DEDICATION:
 STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

IN TESTIMONY WHEREOF:
 THE UNDERSIGNED PROPRIETORS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF _____, 2023.

MICHAEL H. HAWLEY, HUSBAND KIM W. HAWLEY, WIFE

STATE OF MISSOURI
 I SS
 COUNTY OF JACKSON

ON THIS DAY OF _____, 2023, BEFORE ME APPEARED MICHAEL H. AND KIM W. HAWLEY, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID PERSONS AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF:
 I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL 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 ASSESSMENT DEPARTMENT DATE _____

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE WITHIN PLAT OF "HAWLEY HOMESTEAD" A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I FURTHER CERTIFY THAT THE BEARINGS SHOWN IN THE TRAVERSE TABLE ARE GRID BEARINGS, BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983, THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT, THAT THE LOT CORNERS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT, THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATING OF SUBDIVISIONS TO BE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
 SURVEYOR: ROGER A. BACKLUS, PLS. NO. 2134



1 METER = 3.28083333
 STATE PLANE COORDINATE TABLE

POINT	NORTHING (METERS)	EASTING (METERS)
1	33155.813	86925.102
2	33277.351	86930.791
3	33270.543	861063.915
4	33155.836	861668.992
5	33152.557	861144.715
6	33150.748	861133.851

- SYMBOL LEGEND**
- SET 1/2" REBAR AND CAP PL. 274 NO.
 - FOUND MONUMENT (AS NOTED)
 - E - UTILITY EASEMENT
 - STATE PLANE COORDINATE WEEP

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE," "83-27" GPS STATION "LONG" A CONCORD GRID FACTOR OF 0.9999120

FOR REVIEW		FINAL PLAT	
DATE	FEBRUARY 27, 2023	BOUNDARY & CONSTRUCTION SURVEYING, INC.	
CLIENT:	MICHAEL & KIM HAWLEY 17208 E. COURTNEY ATHERTON RD INDEPENDENCE, MO 64558	831 NE COLEMAN STREET SUITE 100, LEES SUMMIT, MO 64059 PH: 816.548.8188 FAX: 816.548.8187 cs@bsurveying.net	
PROJECT NO.	23-330	SHEET 1 OF 1	
		17208 E COURTNEY ATHERTON RD, INDEPENDENCE, MO	