

Request for Legislative Action

Ord. #5532 Date:
August 9, 2021

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5532
Sponsor(s):	Tony Miller	Legislature Meeting Date:	8/9/2021

Introduction
Action Items: ['Authorize']
Project/Title:
Bernie Standiford - RZ-2021-610

Request Summary
<p>Requesting a change of zoning from District GB (General Business) on 1.86 ± acres to District AG (Agricultural) at 13317 S Ragsdale 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.</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 1:27:44 PM - [Submitted |]
Department Director: Brian Gaddie at 7/22/2021 2:16:09 PM - [Approved |]
Finance (Purchasing): Barbara J. Casamento at 7/22/2021 2:23:50 PM - [Not applicable |]
Compliance: Katie M. Bartle at 7/23/2021 9:17:26 AM - [Approved | eRLA 177]
Finance (Budget): Mary Rasmussen at 7/23/2021 9:57:44 AM - [Not applicable |]
Executive: Troy Schulte at 7/23/2021 10:34:54 AM - [Approved |]
Legal: Elizabeth Freeland at 7/30/2021 3:59:20 PM - [Approved |]

RZ-2021-610

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 47, RANGE 29, JACKSON COUNTY MISSOURI AND A PART OF LOT 1, STANDIFORD'S COMMERCIAL ADDITION, A SUBDIVISION IN JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES, COURSE # 1: SOUTH 87 DEGREES 45 MINUTES 30 SECONDS EAST, 550.00 FEET; COURSE # 2: SOUTH 53 DEGREES 05 MINUTES 35 SECONDS EAST, 341.00 FEET; COURSE # 3: SOUTH 87 DEGREES 45 MINUTES 30 SECONDS EAST, 190.00 FEET; COURSE # 4: NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, 395.00 FEET TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 02 DEGREES 16 MINUTES 03 SECONDS WEST ALONG SAID EAST LINE, 148.56 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS WEST, 205.69 FEET; THENCE SOUTH 76 DEGREES 06 MINUTES 36 SECONDS WEST, 142.99 FEET; THENCE SOUTH 81 DEGREES 30 MINUTES 07 SECONDS WEST, 94.06 FEET; THENCE NORTH 83 DEGREES 05 MINUTES 38 SECONDS WEST, 78.96 FEET; THENCE NORTH 57 DEGREES 17 MINUTES 26 SECONDS WEST, 194.46 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 14 SECONDS WEST, 197.99 FEET; THENCE NORTH 80 DEGREES 35 MINUTES 46 SECONDS WEST, 457.50 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 30 SECONDS WEST, 30.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 02 DEGREES 09 MINUTES 05 SECONDS EAST ALONG SAID WEST LINE, 59.68 FEET TO THE POINT OF BEGINNING. CONTAINING 1.86 ACRES, MORE OR LESS.

RZ-2021-610

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-2021-610

Applicant: Bernie Standiford

Location: 13317 S Ragsdale Road

Area: 1.86 ± acres

Request: Change of zoning from District GB (General Business) to District AG (Agricultural)

Purpose: Applicant is requesting the change in zoning in order to reduce the area for the access to the trucking business and add that portion into the tract that contains their residence.

Current Land Use and Zoning in the Area:

The applicant owns Midland Truck Sales at the corner of US 50 Highway and Ragsdale Road. They are wishing to diminish the access off of Ragsdale Road from 150 feet to 90.32 feet. The lot will still maintain 656.00 feet of frontage along 50 Highway. The existing commercial lot will be replatted into Lot 1A. The portion rezoned from District GB to District AG will be platted along with the property that contains the residence. This tract will be 18.87 acres in size and be labeled as Tract A on the plat.

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-2021-610

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Antey: So we're just reducing the footprint of the General Business zoning?

Mr. Diehl: Yes. Since the business portion is platted instead of vacating the rezoned portion, it will become part of the larger tract that is zoned Agricultural with re-recording of the plat.

Mr. Tarpley: What is the advantage of this?

Mr. Diehl: Just a reduction of the entry way to the business. There will be no physical change to the land, just a change of zoning on this small area. I couldn't find a reason as to why the entry way was created as wide as it was.

Mr. Antey: *Is the applicant here?*

Bernie Standiford, 13317 S Ragsdale Road, Lone Jack

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

Mr. Standiford: 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. Haley moved to take under advisement. Ms. Mershon seconded.

Discussion under advisement

Mr. Hilliard moved to approve. Mr. Tarpley seconded.

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

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION July 15, 2021

RE: RZ-2021-610

Applicant: Bernie Standiford

Location: 13317 S Ragsdale Road

Area: 1.86 ± acres

Request: Change of zoning from District GB (General Business) to District AG (Agricultural)

Purpose: Applicant is requesting the change in zoning in order to reduce the area for the access to the trucking business and add that portion into the tract that contains their residence.

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The applicant owns Midland Truck Sales at the corner of US 50 Highway and Ragsdale Road. They are wishing to diminish the access off of Ragsdale Road from 150 feet to 90.32 feet. The lot will still maintain 656.00 feet of frontage along 50 Highway. The existing commercial lot will be replatted into Lot 1A. The portion rezoned from District GB to District AG will be platted along with the property that contains the residence. This tract will be 18.87 acres in size and be labeled as Tract A on the plat.

County Plan:

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

Recommendation:

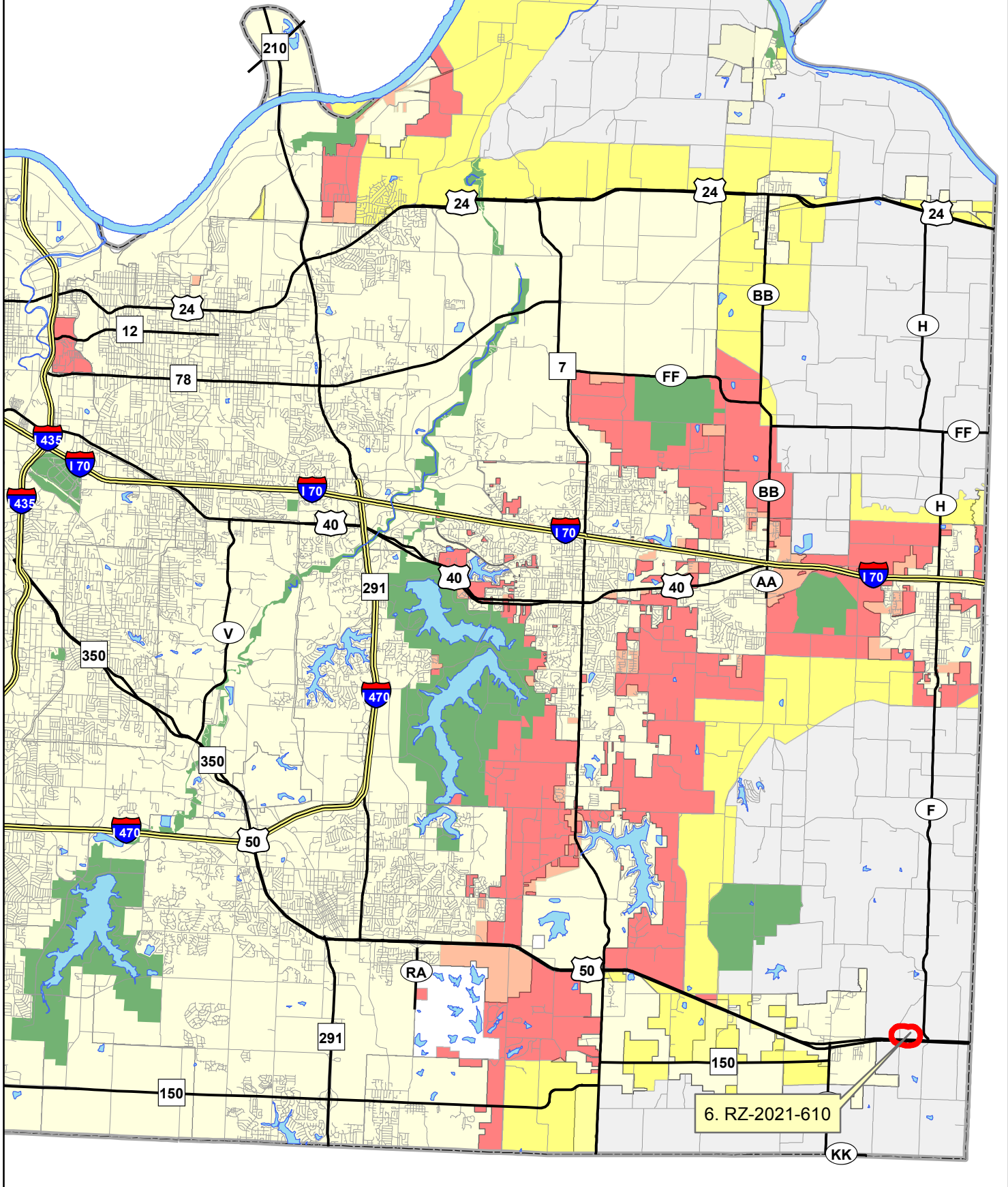
This request for rezoning is consistent with the intent and purpose of the County Plan.

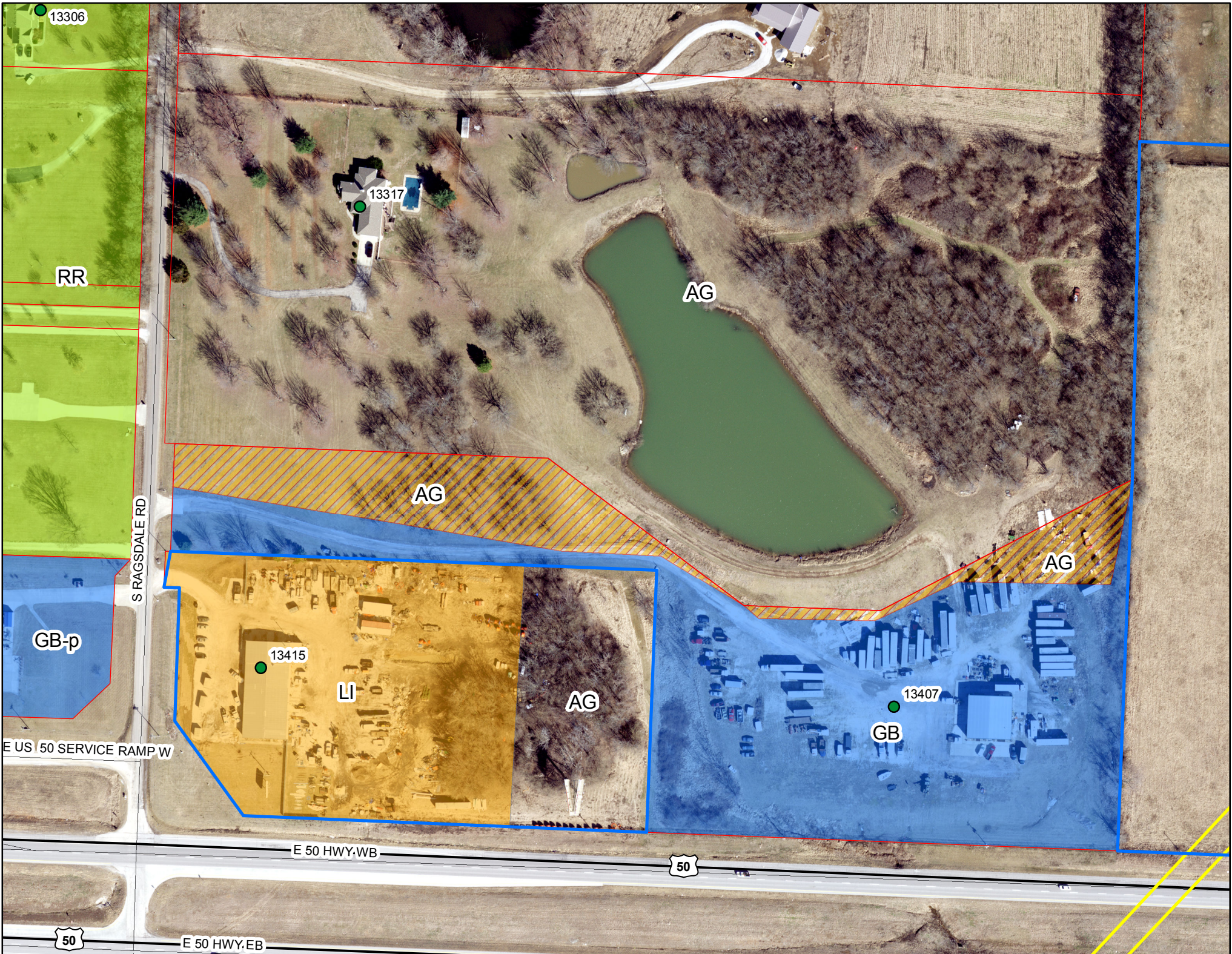
Staff recommends APPROVAL of RZ-2021-610

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
July 15, 2021
Agenda Location Map





13306

RR

13317

AG

S RAGSDALE RD

AG

AG

GB-p

13415

LI

AG

E US 50 SERVICE RAMP W

13407

GB

E 50 HWY.WB



E 50 HWY.EB

Plan Commission July 15, 2021

RZ-2021-610

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
74-200-03-06-00-0-00-000	SLAVENS JERRY JAMES	37809 E U S 50 HWY	LONE JACK	MO	64070
74-200-04-13-01-0-00-000	J & H LANDSCAPING INC	PO BOX 18	LONE JACK	MO	64070
74-200-03-07-00-0-00-000	SLAVENS JERRY JAMES	37809 E U S 50 HWY	LONE JACK	MO	64070
74-200-03-03-00-0-00-000	PEERY OIL CO	37905 E US 50 HWY	LONE JACK	MO	64070
74-200-04-01-00-0-00-000	BAKER DALE E	38505 E US 50 HWY	LONE JACK	MO	64070
74-200-01-05-00-0-00-000	SHERWAUGH INVESTMENTS LLC	30001 E ST ROUTE 58	PLEASANT HILL		64080
74-200-02-14-00-0-00-000	TAYLOR JENYFER & JEREMY L	13218 RAGSDALE RD	LONE JACK	MO	64070
74-200-01-01-02-2-00-000	LAMB ERIC S & JENNIFER C	13305 S RAGSDALE RD	LONE JACK	MO	64070
74-200-01-01-04-0-00-000	FANNING SCOTT T & LAURENE S	13208 S OUTER BELT RD	LONE JACK	MO	64070
74-200-01-01-02-1-00-000	LAMB JEANETTE M	12208 S FAULKENBERRY RD	LONE JACK	MO	64070
74-200-02-09-00-0-00-000	CURTIS JUDITH A	13408 S RAGSDALE RD	LONE JACK	MO	64070
74-200-02-10-00-0-00-000	SHOCKEY JUSTIN & JAMIE	13316 S RAGSDALE RD	LONE JACK	MO	64070
74-200-02-07-00-0-00-000	WILKINSON CAROLYN L-TRUSTEE	830 NW 1971ST RD	LONE JACK	MO	64070
74-200-02-15-00-0-00-000	FLANAGAN MATTHEW PAUL & ERIN RANAE	13214 S RAGSDALE RD	LONE JACK	MO	64070
74-200-02-08-00-0-00-000	BURKE DENNIS L	13402 S RAGSDALE RD	LONE JACK	MO	64070
74-200-02-13-00-0-00-000	HAINES THOMAS KENT	13306 S RAGSDALE RD	LONE JACK	MO	64070
74-200-01-01-03-0-00-000	BURKS JOEY H	13304 S OUTER BELT RD	LONE JACK	MO	64070
74-200-01-01-02-5-00-000	SWEENY LARRY W	13320 S OUTER BELT RD	LONE JACK	MO	64070
74-200-02-11-00-0-00-000	WATERMAN CLIFFORD & MARILYN	13312 S RAGSDALE RD	LONE JACK	MO	64070
74-200-02-12-00-0-00-000	TAYLOR JENYFER & JEREMY L	13218 RAGSDALE RD	LONE JACK	MO	64070
74-200-02-06-00-0-00-000	BEAN G MICHAEL	215 PARK LN UNIT B	LONE JACK	MO	64070
74-200-01-06-00-0-00-000	STANDIFORD BERNIE P & NORMA JEAN	13317 S RAGSDALE RD	LONE JACK	MO	64070
74-200-01-03-01-0-00-000	STANDIFORD BERNIE P & NORMA JEAN	13317 S RAGSDALE RD	LONE JACK	MO	64070



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-2021-610
Bernie Standiford

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 Bernie Standiford for a change of zoning from District GB (General Business) on 1.86 ± acres to District AG (Agricultural) at 13317 S Ragsdale 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- 610

Date filed 5-21-21 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: _____
Address: _____
Phone: _____
- b. Owner(s) Name: Bernie P. Standiford
Address: 13317 Ragsdale Road, Lone Jack, Mo. 64070
Phone: 816-678-6339
- c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: Owner

2. General location (Road Name) 13407 S. Ragsdale Road

3. Present Zoning Commercial Requested Zoning Agricultural

4. AREA (sq. ft. / acres) 1.86 acres

5. Legal Description of Property: (Write Below or Attached 9)
Lot 1, Standifords Commercial Addition

6. Present Use of Property: Commercial

7. Proposed Use of Property: Agricultural

8. Proposed Time Schedule for Development: ASAP

9. What effect will your proposed development have on the surrounding properties?
None

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 Jackson County PWSD # 15

b. Sewage disposal Onsite

c. Electricity Evergy

d. Fire and Police protection _____

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

13. What effect will proposed development have on existing road and traffic conditions? None

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

Property Owner(s)

Bernie P. Standiford
Norma J. Standiford

4-30-2021

4-30-2021

Applicant(s):

Contract Purchaser(s):

STATE OF MISSOURI

COUNTY OF JACKSON

On this 30th day of April, in the year of 2021, before me the undersigned notary public, personally appeared Bernie P. Standiford

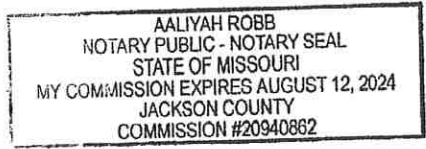
Norma J. Standiford

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 *Aaliyah Robb*

Commission Expires 08/12/2024







13407

PUBLIC NOTICE
ANNOUNCING AUCTION

ONLINE AUCTION
13.com

FINAL PLAT STANDIFORD'S ADDITION REPLAT

A REPLAT OF LOT 1,
STANDIFORD'S COMMERCIAL ADDITION
AND A PART OF THE NE 1/4
SEC. 20, TWPS. 47, RG. 29
JACKSON COUNTY, MISSOURI

- NOTES:**
1. PROPERTY CONTAINS 25.21 ACRES MORE OR LESS.
2. CLASS OF SURVEY IS RURAL.
3. ADDRESS TO SUBJECT PROPERTY IS: 13407 & 13317 S. RAGSDALE ROAD, LONE JACK, MO.
4. PARENT TRACT OF LAND AS RECORDED IN DOCUMENT NO. 19931195066.

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY ARE GRID BEARINGS.

FLOOD STATEMENT:
PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0585G WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

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

PLAT DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 47, RANGE 29, JACKSON COUNTY MISSOURI AND ALL OF LOT 1, STANDIFORD'S COMMERCIAL ADDITION, A SUBDIVISION IN JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02 DEGREES 09 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 150.00 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 30 SECONDS WEST, 30.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER-QUARTER SECTION 20; THENCE NORTH 02 DEGREES 09 MINUTES 05 SECONDS EAST ALONG SAID LINE, 488.81 FEET TO THE NORTHWEST CORNER OF TRACT 1 AS RECORDED IN DOCUMENT NO. 19931195066; THENCE SOUTH 87 DEGREES 15 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 1, 1364.48 FEET (RECORD=1366.51 FEET) TO THE NORTHEAST CORNER OF SAID TRACT 1 AND THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 02 DEGREES 16 MINUTES 03 SECONDS WEST ALONG SAID EAST LINE, 992.00 FEET (RECORD=991.84 FEET) TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. ROUTE 50, AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 45 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 656.00 FEET; THENCE NORTH 02 DEGREES 16 MINUTES 03 SECONDS EAST, 365.00 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 30 SECONDS WEST, 677.14 FEET TO THE POINT OF BEGINNING, CONTAINING 25.21 ACRES, MORE OR LESS, EXCEPT THAT PART IN PUBLIC ROAD.

BASIS OF BEARINGS ARE TAKEN FROM PLAT OF "STANDIFORD'S COMMERCIAL ADDITION"

PREPARED BY ROGER A. BACKUES, 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 "STANDIFORD'S ADDITION REPLAT".

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.". P.D.E. = PERMANENT DRAINAGE EASEMENT W.E. = WATER EASEMENT

- WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS "SEWER EASEMENT", "DRAINAGE EASEMENT (D.E.)" OR "UTILITY EASEMENT (U/E)", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.
- 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 THEREOF:

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

BERNIE P. STANDIFORD, HUSBAND

NORMA JEAN STANDIFORD, WIFE

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED BERNIE P. AND NORMA JEAN STANDIFORD, HUSBAND AND WIFE, 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 HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

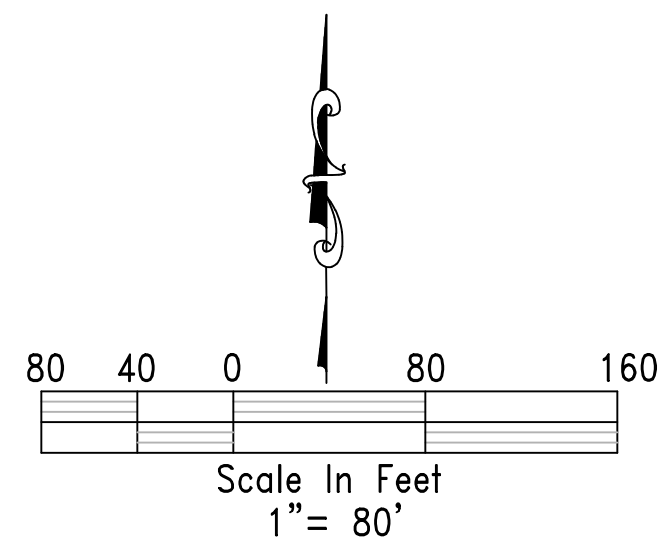
NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVED BY JACKSON COUNTY, MISSOURI: _____

PUBLIC WORKS DEPARTMENT
DATE: _____

JACKSON COUNTY GIS DEPARTMENT
DATE: _____

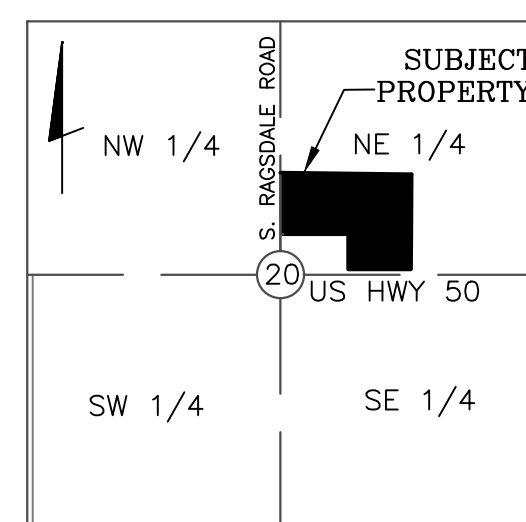
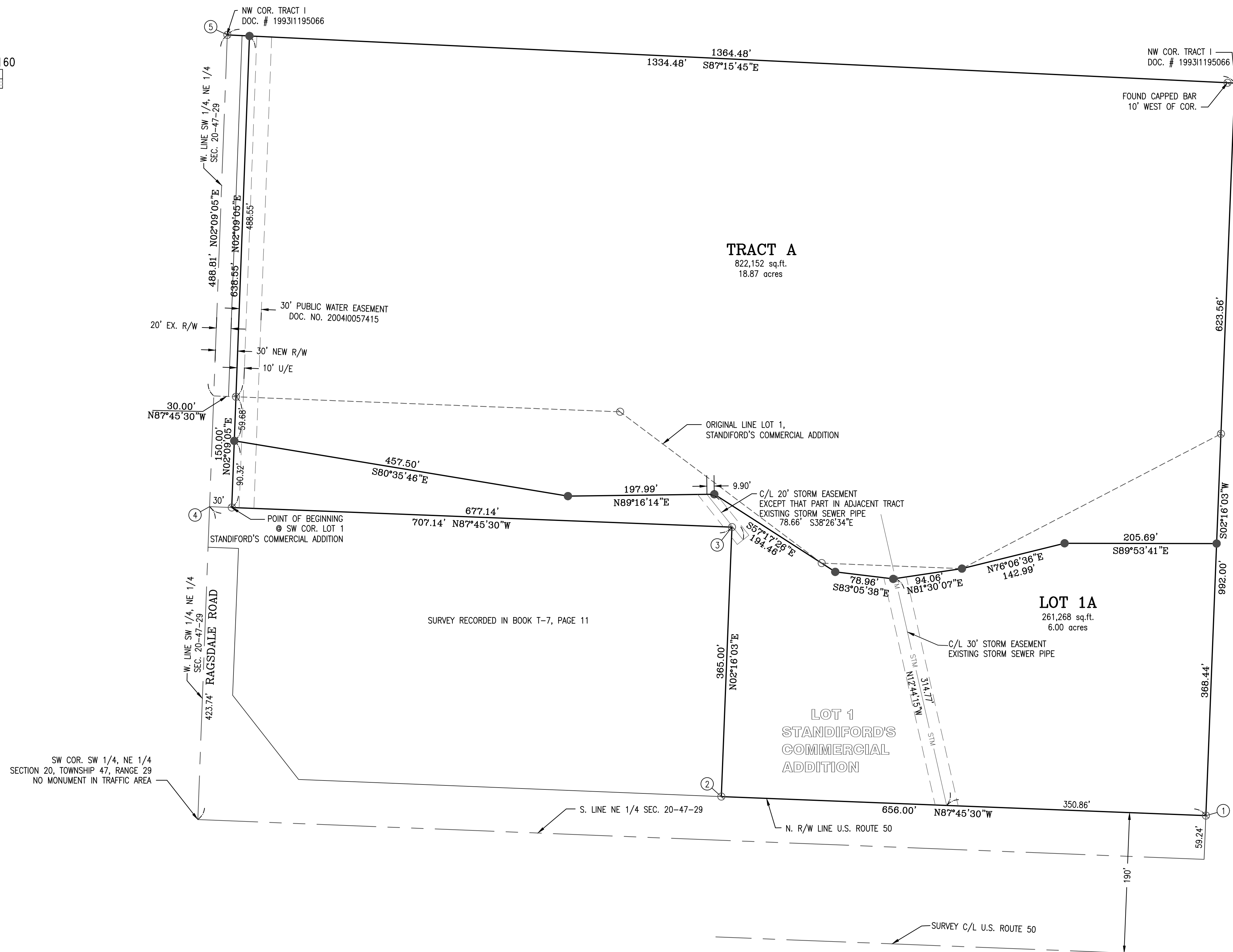


1 METER = 3.28083333'
ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" "STA. JA-82" USING A COMBINED GRID FACTOR OF 0.9999088

① - STATE PLANE POINT NUMBER
STATE PLANE COORDINATE TABLE

	(METERS)	
	NORTHING	EASTING
JA-82	300190.931	880831.698
①	300176.028	881208.865
②	300183.848	881009.088
③	300295.002	881013.489
④	300303.432	880798.138
⑤	300497.987	880805.447
⑥	300478.126	881220.827

JA-82
S87°44'14"E
1238.39' (GRID DIST)
377.461 (METERS)



LOCATION MAP
SCALE=1"=2000'
SECTION 20 TOWNSHIP 47 RANGE 29

SYMBOL LEGEND

- SET 1/2" REBAR AND CAP RLS-2134, MO.
- FOUND MONUMENT (HAJ-PLS 390)
- G - GRID BEARING
- R - RECORD DISATANCE OR BEARING
- M - MEASURED DISATANCE OR BEARING
- D.E. - DRAINAGE EASEMENT
- R/W - RIGHT OF WAY
- ① - STATE PLANE COORDINATE NUMBER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE WITHIN PLAT OF "STANDIFORD'S ADDITION REPLAT", A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT 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 PLATTING OF SUBDIVISIONS TO BE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SURVEYOR: ROGER A. BACKUES PLS NO. 2134

FINAL PLAT

BOUNDARY & CONSTRUCTION SURVEYING, INC.

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH.# 816/554-9798, FAX # 816/554-0337
roger@boundrysurveying.net

PROJECT NO. 21-203 SHEET 1 OF 1
13407 S. RAGSDALE ROAD, LONE JACK, MO.

DATE: MAY 21, 2021

CLIENT:

BERNIE STANDIFORD
13317 S. RAGSDALE ROAD
LONE JACK, MO. 64070