

REQUEST FOR LEGISLATIVE ACTION


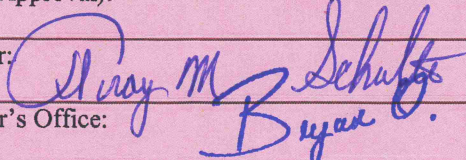
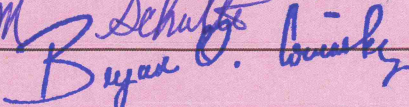

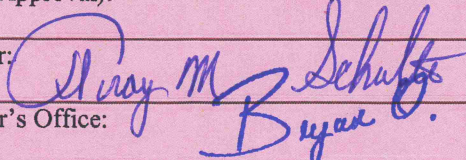
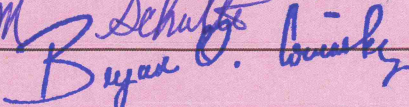

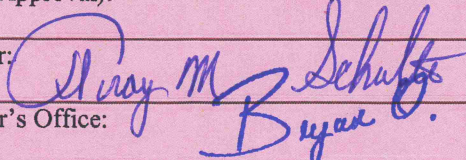
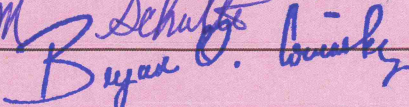
Version 6/10/19

Completed by County Counselor's Office:

Res/Ord No.: 5465

Sponsor(s): N/A

Date: November 30, 2020

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Randall & Miriam Alexander – RZ-2020-592</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="332 487 1448 680"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</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 style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number:</td> <td style="text-align: right;">\$</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:	\$
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Source of funding (name of fund) and account code number:	\$											
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____											
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 5.51 ± acres to District RR (Residential Ranchette). The purpose is to create a single family residential lot. The location is 25705 E. Happy Hollow Road, Jackson County, Missouri. 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 November 19, 2020 and accepted testimony pertaining to the rezoning request. The Plan Commission voted 5 to 0 to recommend <u>APPROVAL</u> 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)											
COMPLIANCE	<input type="checkbox"/> MBE Goals <input type="checkbox"/> WBE Goals <input type="checkbox"/> VBE Goals											
ATTACHMENTS	Attachment 1: Property Description. Attachment 2: Zoning Support Documents											
REVIEW	<table border="1" data-bbox="318 1663 1541 1911"> <tr> <td>Department Director: Brian D. Gaddie, P.E., Director of Public Works </td> <td>Date: 11-25-20</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date:</td> </tr> <tr> <td>Division Manager: </td> <td>Date: 11-25-2020</td> </tr> <tr> <td>County Counselor's Office: </td> <td>Date: 11-25-20</td> </tr> </table>		Department Director: Brian D. Gaddie, P.E., Director of Public Works 	Date: 11-25-20	Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager: 	Date: 11-25-2020	County Counselor's Office: 	Date: 11-25-20		
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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.

Raymond White *11/15/2020*

RZ-2020-592

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

A tract of land in the Southeast Quarter of the Northeast Quarter of Section 12, Township 50, Range 31, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 02 degrees, 49 minutes, 26 seconds, along the East line of said Southeast Quarter, 968.85 feet to the Point of Beginning; thence North 88 degrees, 19 minutes, 40 seconds West, 692.24 feet; thence North 02 degrees, 49 minutes, 26 seconds East, 347.61 feet to a point on the North line of said Southeast Quarter; thence South 88 degrees, 12 minutes, 13 seconds east, along the North line of said Southeast Quarter, 692.21 feet to the Northeast corner of said Southeast Quarter; thence South 02 degrees, 49 minutes, 26 Seconds West, along the East line of said Southeast Quarter, 346.11 feet to the point of beginning.

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RZ-2020-592

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Public Hearing Summary from November 19, 2020 Plan Commission
Staff Report
Location Map
Map showing current zoning district in area
Names/Addresses of Surrounding Property Owners
Copy of letter to said property owners
Application
Pictures
Certificate of Survey

Randy Diehl gave the staff report:

RE: RZ-2020-592

Applicant: Randall & Miriam Alexander

Location: 25705 E. Happy Hollow Road

Area: 5.51 ± acres

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

Purpose: To create a single family residential lot

Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural and Residential Ranchette. Land use is single family residences and agricultural uses.

There are 7 subdivisions in the immediate area with lot sizes ranging from 2 to 5 acres in size. Two of these were developed prior to the Unified Development Code (UDC) and therefore remain within district AG (Agricultural). The others are all within District RR.

The applicant has an 11.02 acre tract (Tract A, Exhibit 8) and is wishing to divide it into two tracts. The north tract (Tract A1, Exhibit 9) is the one under consideration. It will also need to be platted into a one lot subdivision before any development commences.

The remaining 5.51 acres to the south will be added into the 14.44 to the south.

County Plan:

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

The Residential Ranchette is appropriate for the Rural Development Tier, and is not out of character with the surrounding properties.

Recommendation:

Staff recommends APPROVAL of RZ-2020-592

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: You answered one of my questions on why we are only rezoning just the one 5 acre pieces.

Mr. Antey: Are there any questions for Randy?

There were none

Mr. Antey: Is the applicant here?

Randy Alexander: 15101 Industrial Drive, Independence, MO

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

Mr. Alexander: No, I think he covered it all.

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. Mr. Crawford seconded.

Discussion under advisement

Mr. Tarpley moved to approve. Mr. Crawford seconded.

Mr. Tarpley	Approve
Mr. Crawford	Approve
Mr. Haley	Approve
Mr. Hilliard	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

November 19, 2020

RE: RZ-2020-592

Applicant: Randall & Miriam Alexander

Location: 25705 E. Happy Hollow Road

Area: 5.51 ± acres

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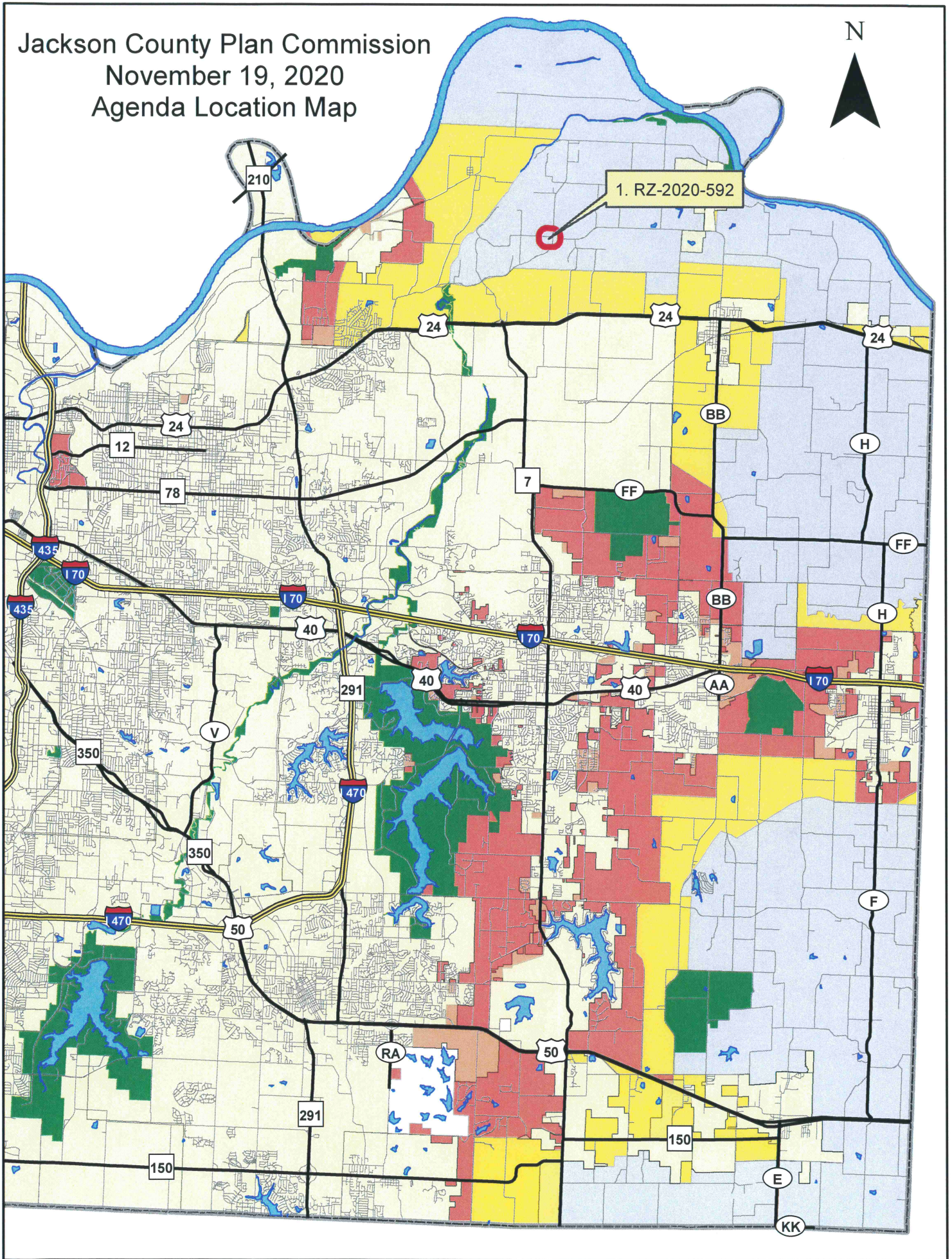
Recommendation:

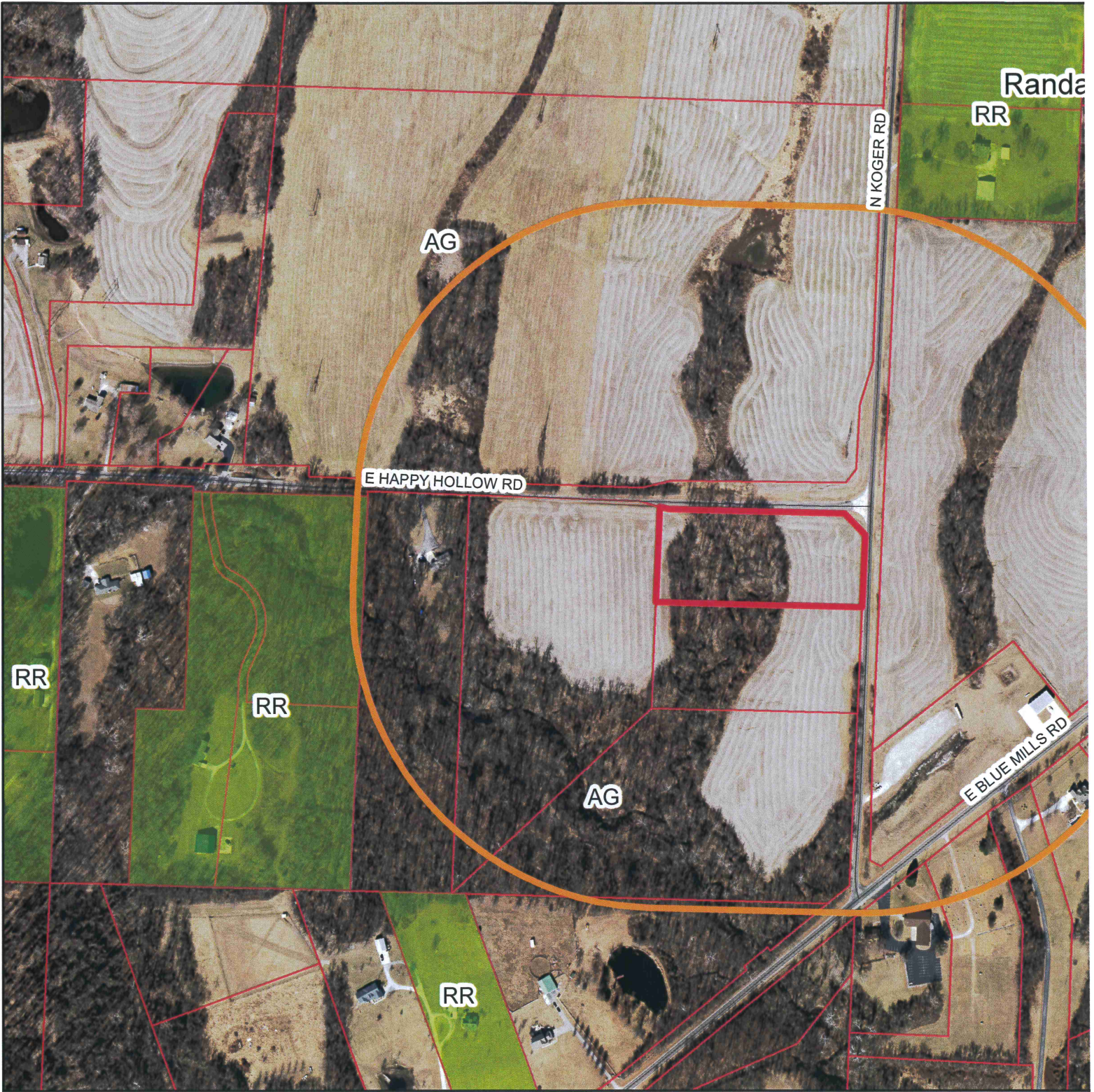
Staff recommends APPROVAL of RZ-2020-592

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
November 19, 2020
Agenda Location Map





Plan Commission November 19, 2020

RZ-2020-592

Property Owners Within 1000 feet

Parcel	Name	Address	City
08-420-02-09-00-0-00-000	LAWSON RICHARD & LAURA	26203 E BLUE MILLS RD	SIBLEY
09-600-01-04-01-1-00-000	MILLER MICHAEL C & SUSAN B	25511 E HAPPY HOLLOW RD	INDEPENC
08-420-02-07-00-0-00-000	MEWES ENNO W & CAROL S	26303 E BLUE MILLS RD	SIBLEY
08-430-01-18-00-0-00-000	SIX MILE BAPTIST CHURCH	26005 E BLUE MILLS RD	INDEPENC
08-420-01-07-00-0-00-000	FORT OSAGE FIRE PROTECTION DISTRICT	4 W MONROE	BUCKNER
09-600-01-15-00-0-00-000	ALEXANDER JEREMY & KATIE	15101 INDUSTRIAL DR	RIVER BE
09-600-01-11-00-0-00-000	HOUSKNECHT MILO & CINA	38307 E STOENNER RD	LEVASY
09-600-04-01-01-0-00-000	MCBEE JAMES W & DARLA	25702 E BLUE MILLS RD	INDEPENC
08-420-01-06-00-0-00-000	CATHOLIC DIOCESE OF KC-ST JOE	PO BOX 419037	KANSAS C
09-600-01-14-00-0-00-000	OGLE ROBERT & LAURELL	4016 N PERRIN RD	INDEPENC
08-430-01-02-00-0-00-000	WILSON RIDGE HOMEOWNERS ASSOC	PO BOX 460	BLUE SPR
08-420-01-08-00-0-00-000	SYME JOHN R & MARY E	3715 N KOGER RD	SIBLEY
08-430-01-03-00-0-00-000	SIX MILE CEMETERY ASSOC	18509 E 23RD TER S	INDEPENC
09-600-01-01-00-0-00-000	CATHOLIC DIOCESE OF KC-ST JOE	PO BOX 419037	KANSAS C
08-420-02-08-00-0-00-000	WALLER KEVIN D & STACIE R	26209 E BLUE MILLS RD	SIBLEY
09-600-01-13-00-0-00-000	ALEXANDER RANDALL & MIRIAM	15101 INDUSTRIAL DR	RIVER BE



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

November 4, 2020

RE: Public Hearing: RZ-2020-592
Randall & Miriam Alexander

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 Randall & Miriam Alexander for a change of zoning from District AG (Agricultural) on a 5.51 ± acre tract to District RR (Residential Ranchette). The purpose is to create a single family residential lot in Section 12, Township 50, Range 31 at 25705 E. Happy Hollow Road, Jackson County, Missouri.

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, November 19, 2020 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 881-4649.

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- 2020- 592
Date filed 8-12-20 Date of hearing 11-19-20
Date advertised 11-4-20 Date property owners notified 11-4-20
Date signs posted 11-4-20
Hearings: Heard by PC Date 11-19-20 Decision _____
Heard by LJ Date _____ Decision _____
Heard by LQ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Randall + Miriam Alexander
Address: 15101 Industrial Dr
River Bend MO 64058
Phone: 816-809-6543
 - b. Owner(s) Name: Same
Address: Same
Phone: Same
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) Corner of E Happy Hollow R
+ N Koger Rd

3. Present Zoning Agriculture Requested Zoning Residential PR

4. AREA (sq. ft. / acres) 10 acres

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

See attached

6. Present Use of Property: Agriculture

7. Proposed Use of Property: Divide in half for residential use

8. Proposed Time Schedule for Development: Begin November, 2020

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

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: All will be residential use

a. Water PWSD #16

b. Sewage disposal Will have septic system

c. Electricity Evergy - already existing

d. Fire and Police protection Fort Osage Fire + Jackson County Sheriff's

12. Describe existing road width and condition: Wide enough for 2 vehicles to
pass comfortably. Roads are
2 in good condition Patrol

13. What effect will proposed development have on existing road and traffic conditions? It will have a minimal impact. It will be residential use

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)	<u>Phil J. [Signature]</u>		<u>8-11-2020</u>
	<u>Miriam Alexander</u>		<u>8-11-2020</u>
Applicant(s):	<u>Phil J. [Signature]</u>		<u>8-11-2020</u>
	<u>Miriam Alexander</u>		<u>8-11-2020</u>
Contract Purchaser(s):	_____		_____
	_____		_____

STATE OF MO
COUNTY OF Jackson

On this 11 day of August, in the year of 2020, before me the undersigned notary public, personally appeared Miriam Alexander & Randall Alexander

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.

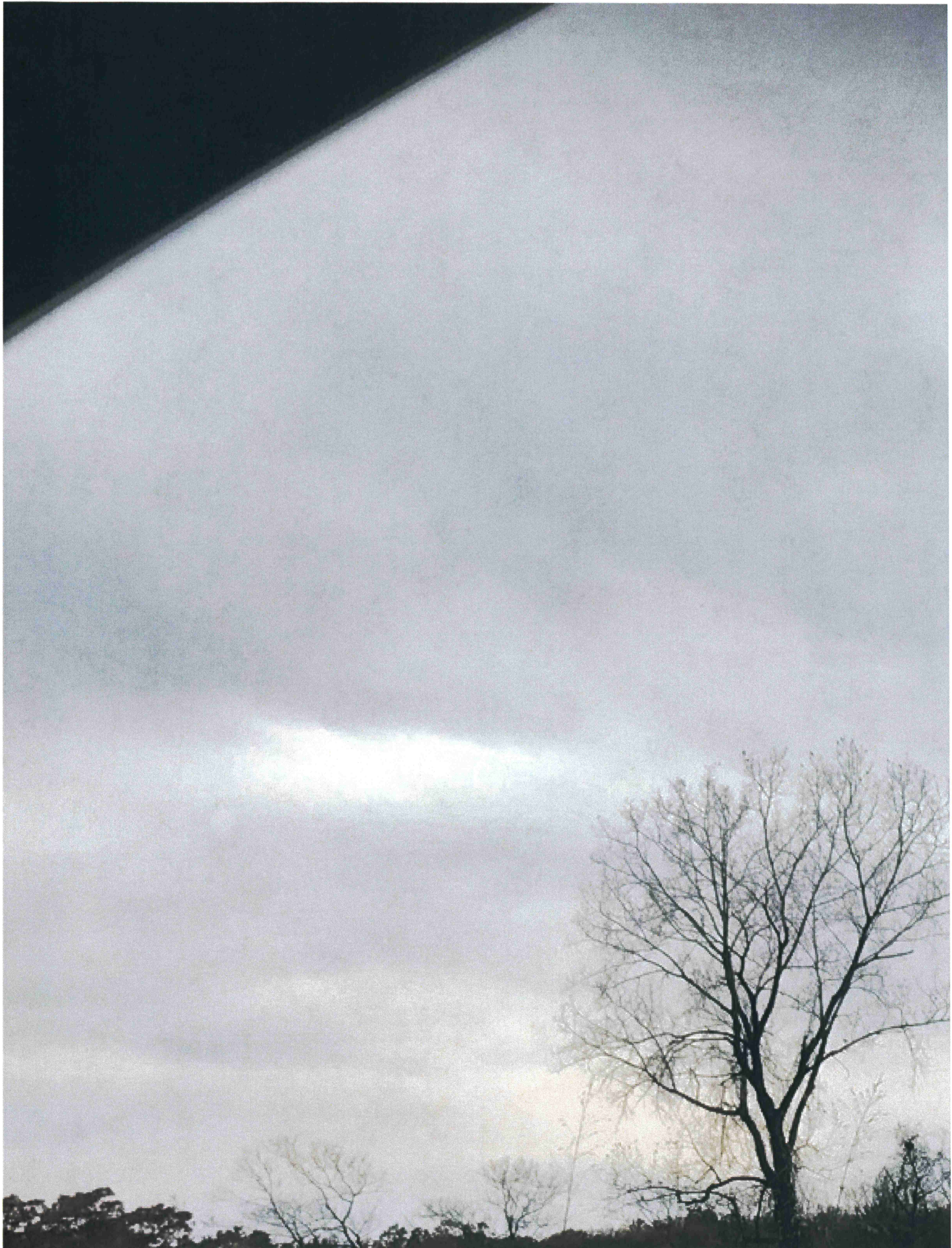
In witness whereof, I hereunto set my hand and official seal.

Notary Public [Signature] Commission Expires 2/12/2022









CERTIFICATE OF SURVEY

SE 1/4, NE 1/4, SEC. 12, T. 50 N., R. 31 W. JACKSON COUNTY, MISSOURI

2018.E.06-423-714

File for Recording at:
 MISSOURI STATE ARCHIVES
 401 North 2nd Street
 Jefferson City, Missouri 64501
 By: Michael & Susan Miller
 Recorder's Fee \$ 12.00

Copy: CC

NE COR. NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER
 NW COR. SW 1/4, NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER
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 RIP OFF - 507'4.93'W, 1320.57' N

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 S 2682.29' E
 N 60'00'12" W

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 N 02'30'17" E
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NW 1/4
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 SW 1/4
 SE 1/4

NE COR. NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER
 NW COR. SW 1/4, NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER
 FERN GUILLEY - 507'4.93'W, 1320.57' N
 RIP OFF - 507'4.93'W, 1320.57' N

RIP OFF - 189'52.51' E, 2670.59' S
 S 2682.29' E
 N 60'00'12" W

RIP OFF - 101'51.7' E, 2636.02' S
 S 2636.02' S
 N 60'00'12" W

RIP OFF - 1321.43' E, 1230.51' N
 N 02'30'17" E
 N 02'30'17" E

NW 1/4
 NE 1/4
 SW 1/4
 SE 1/4

NW 1/4
 NE 1/4
 SW 1/4
 SE 1/4

NW 1/4
 NE 1/4
 SW 1/4
 SE 1/4

NW 1/4
 NE 1/4
 SW 1/4
 SE 1/4

NE COR. NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER
 NW COR. SW 1/4, NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER
 FERN GUILLEY - 507'4.93'W, 1320.57' N
 RIP OFF - 507'4.93'W, 1320.57' N

RIP OFF - 189'52.51' E, 2670.59' S
 S 2682.29' E
 N 60'00'12" W

RIP OFF - 101'51.7' E, 2636.02' S
 S 2636.02' S
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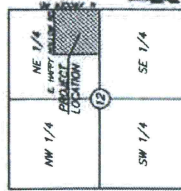
RIP OFF - 1321.43' E, 1230.51' N
 N 02'30'17" E
 N 02'30'17" E

NW 1/4
 NE 1/4
 SW 1/4
 SE 1/4

NW 1/4
 NE 1/4
 SW 1/4
 SE 1/4

NW 1/4
 NE 1/4
 SW 1/4
 SE 1/4

NW 1/4
 NE 1/4
 SW 1/4
 SE 1/4



PROPERTY DESCRIPTION
 Overall Property: Quarter of the Northeast Quarter of Section 12, Township 50 North, Range J1 West, in Jackson County, Missouri, being more particularly described as follows:
 1. The Southeast corner of said Southeast Quarter, thence North 88°27'08" West, along the South line of said Southeast Quarter, 1320.57 feet to the Southeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence South 02°49'26" West, along the East line of said Southeast Quarter, 682.27 feet to the Point of Beginning, contains 11.022 acres more or less.
 2. The Southeast corner of said Southeast Quarter, thence North 88°27'08" West, along the South line of said Southeast Quarter, 1320.57 feet to the Southeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence South 02°49'26" West, along the East line of said Southeast Quarter, 682.27 feet to the Point of Beginning, contains 14.655 acres more or less.
 3. The Southeast corner of said Southeast Quarter, thence North 88°27'08" West, along the South line of said Southeast Quarter, 1320.57 feet to the Southeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence South 02°49'26" West, along the East line of said Southeast Quarter, 682.27 feet to the Point of Beginning, contains 14.41 acres more or less.

TRACT A:
 A tract of land in Southeast Quarter of the Northeast Quarter of Section 12, Township 50 North, Range J1 West, in Jackson County, Missouri, being more particularly described as follows:
 Commencing at the Southeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Point of Beginning, thence North 88°27'08" West, 682.27 feet, thence North 02°49'26" East, 682.27 feet to a point on the North line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence South 02°49'26" West, along the East line of said Southeast Quarter, 682.27 feet to the Point of Beginning, contains 11.022 acres more or less.
 Except that part now taken for road right-of-way.

TRACT B:
 A tract of land in Southeast Quarter of the Northeast Quarter of Section 12, Township 50 North, Range J1 West, in Jackson County, Missouri, being more particularly described as follows:
 Commencing at the Southeast corner of said Southeast Quarter, thence North 88°27'08" West, along the South line of said Southeast Quarter, 1320.57 feet to the Southeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence South 02°49'26" West, along the East line of said Southeast Quarter, 682.27 feet to the Point of Beginning, contains 14.655 acres more or less.
 Except that part now taken for road right-of-way.

TRACT C:
 A tract of land in Southeast Quarter of the Northeast Quarter of Section 12, Township 50 North, Range J1 West, in Jackson County, Missouri, being more particularly described as follows:
 Commencing at the Southeast corner of said Southeast Quarter, thence North 88°27'08" West, along the South line of said Southeast Quarter, 1320.57 feet to the Southeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence North 02°49'26" East, along the East line of said Southeast Quarter, 682.27 feet to the Northeast corner of said Southeast Quarter, thence South 02°49'26" West, along the East line of said Southeast Quarter, 682.27 feet to the Point of Beginning, contains 14.41 acres more or less.
 Except that part now taken for road right-of-way.

General Survey Notes:
 1.) The plat of FORT OSAGE ACRES is recorded in Book 187 of Page 49 in the Recorder of Deeds Office in Jackson County, Missouri.
 2.) The plat of FERN GUILLEY is recorded in Book 188 of Page 58 in the Recorder of Deeds Office in Jackson County, Missouri.
 3.) The plat of GATTI ACRES is recorded in Book 189 of Page 2348, recorded in the Recorder of Deeds Office in Jackson County, Missouri.
 4.) No file Report was provided by client at the time of this survey.
 5.) Basis of Bearings were established by the Missouri State Plane Coordinate System from GPS Observation.

Legend:
 - - - - - SECTION MONUMENT FORM AS SHOWN ON PLAT
 • • • • • EXISTING OBSTACLE NOTED

Scale:
 1" = 200'

Point of Beginning:
 SW COR. SE 1/4, NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER
 NE COR. NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER
 NW COR. SW 1/4, NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER
 SE COR. SE 1/4, NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER

Point of Commencement:
 TRACTS A, B & C
 NW COR. SE 1/4, NE 1/4, SEC. 12-50-31, T. 50 N., R. 31 W. AT CORNER

STATE OF MISSOURI
 JOHN B. THOMAS, JR., REGISTER
 1500 WESTERN BLVD., SUITE 100 • PLATTSBOURG, MO 64601
 J & J SURVEY, L.L.C.
 1500 WESTERN BLVD., SUITE 100 • PLATTSBOURG, MO 64601
 Location: S 118 127 - HAPPY HOLLOW RD/DRAWINGS/HAPPY HOLLOW COILS.DWG
 05/13/18
 MISSOURI SUBMITTAL