







REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~/Ord No.: 5183

Sponsor(s):

Date: November 26, 2018

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Richard N McCracken – LA-2018-036</u>																			
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="313 527 1195 842"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td></td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> <td></td> </tr> <tr> <td></td> <td>TO ACCT</td> <td></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, Administrator, Development Division, 881-4577																			
REQUEST SUMMARY	Requesting a vacation of a an unnamed unimproved right of way lying north of Langsford Road, between Lots 11 & 12 Suburban Estates, a subdivision in Jackson County, Missouri. Property location is in Section 1, Township 47, Range 31, Jackson County, Missouri, and specifically described on Attachment to RLA-1. The Jackson County Plan Commission on November 15, 2018 held a public hearing and accepted testimony pertaining to the request. This request is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 3 to 4 to recommend <u>DIS-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)																			
ATTACHMENTS	See Attachment to RLA-2																			
REVIEW	<table border="1" data-bbox="297 1772 1536 1948"> <tr> <td>Department Director: Brian D. Gaddie, P.E. Director of Public Works </td> <td>Date: 11.16.18</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date:</td> </tr> <tr> <td>Division Manager: </td> <td>Date: 11.19.18</td> </tr> </table>		Department Director: Brian D. Gaddie, P.E. Director of Public Works 	Date: 11.16.18	Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager: 	Date: 11.19.18												
Department Director: Brian D. Gaddie, P.E. Director of Public Works 	Date: 11.16.18																			
Finance (Budget Approval): <i>If applicable</i>	Date:																			
Division Manager: 	Date: 11.19.18																			

County Counselor's Office:

Date:

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.

LA-2018-036

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from November 15, 2018

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Copies of Suburban Estates

Survey

PLAN COMMISSION – November 15, 2018

Randy Diehl gave the Staff Report

RE: LA-2018-036

Applicant: Richard N McCracken

Request: Vacation of an unnamed unimproved right of way lying north of Langsford Road, between Lots 11 & 12 Suburban Estates.

Area: The dedicated right of way is 50 feet wide along Langsford Road and runs 365 +/- feet north to a point parallel to both the applicants' rear property lines.

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: This right of way was established by the subdivision plat, Suburban Estates, Lots 8 thru 12, recorded July 14, 1977. Lot 12 was replatted December 28, 1984. This extended the street to its present length. Prior to the Unified Development Code (UDC) being adopted in 1995, there were no regulations that required all proposed improvements, such as streets within subdivisions, to be constructed. The UDC requires that all improvements be constructed and approved prior to the recording of the subdivision plat.

The right of way terminates north at a point parallel to both rear lines of Lots 11 & 12. This location is within a pond. The area north of both lots was annexed into the City of lake Lotawana in 2001.

With the reversion, each adjacent property is entitled to that half portion of the street next to their lot. 7

Recommendation:

Staff recommends APPROVAL of LA-2014-031.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

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

Mr. Crawford: So right now, that's public property.

Mr. Diehl: Yes. The right of way was dedicated, however the pavement was never constructed. It's referred to as a paper street. Had this been platted and development after 1995, this would be a hard surfaced road with a cul-de-sac at the end.

Mr. Tarpley: Who maintains it?

Mr. Diehl: Right now it appears that either property owner is mowing the grass.

Mr. Tarpley: So bottom line we're splitting the property?

Mr. Diehl: State statutes say the street is split down the middle and each owner receives the half adjacent to their property.

Mr. Antey: *Is the applicant here?*

Richard McCracken: 25006 E Langsford Road, Lee's Summit

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

Mr. McCracken: The corner of the property is in a pond. The intention is to split the property with the neighbor, to put up a fence. We have dogs, they have dogs.

Mr. Tarpley: How big is your lot?

Mr. McCracken: About 3 acres.

Mr. Tarpley: How long is the road?

Mr. McCracken: its 50 feet wide and about 365 feet long.

Ms. Mershon: Who owns the pond?

Mr. McCracken: It's split between the three property owners. We have a piece of the corner, Kathy (Hood) has a piece. The owner to the north, whose property is in Lake Lotawana has the largest portion.

Mr. Tarpley: How large is the pond?

Mr. Diehl: It's roughly about a half-acre in size.

Mr. Haley: Are the other owners in agreement with the arrangement?

Mr. McCracken: I have no idea about the owner on the North.

Mr. Antey: *Is there anyone else who is in favor of this application?*

Kathy Hood, 25200 E Langsford Road, Lee's Summit. I've lived out there for about twenty-five years now. When I bought the place it was my understanding that corner was my property. I've been maintaining the property for all these years. I love the tree in the back. I don't want to be petty, but Richard wants to chop the tree down because he wants to build a fence. That's not for you all to decide. The three of us need to get together and decide what to do.

Mr. Tarpley: Is there a surveyor to split it?

Mr. Diehl: Anything above and beyond the vacating and splitting down the middle would need to be worked out among themselves.

Mr. Tarpley: So the tree will be on his side? Why does he want to cut it?

Ms. Hood: Yes it is. I guess he doesn't want it to fall on his fence. When the surveyor came out, he thought it was my property. His shrubs are outside the property line.

Mr. Tarpley: What kind of tree is it?

Ms. Hood: I think it's some kind of willow.

Mr. Diehl clarified that the rear lot line of Lot 12 on the original plat from 1977 was not as far back as the rear line of Lot 11. When Lot 12 was replatted in 1984, it extended the street between the lots an additional 68 feet.

Mr. Antey: What we are charged with today, we can't take into consideration, a tree and what might happen. It's a matter they would have to work out among themselves.

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

James Chaffin, Jr, 100 W 299th St, Cleveland, MO. I own the 27 and a half acres behind these properties. I've owned the land since 1987. There are 2 of these (right of ways) that go back to my property. The other is on Milton Thompson. I oppose this, I don't want to develop this, but someone else might in the future. The property is up for sale.

Mr. Antey: Who many acres?

Mr. Chaffin: 27 and a half.

Ms. Mershon: If you sell your property, where will this road go to? Can they get around the pond?

Mr. Chaffin: The pond would need to be drained.

Ms. Mershon: I couldn't drive down there and go around the pond?

Mr. Chaffin: No

Mr. Antey: That's because it's undeveloped. The pond could be drained and developed.

Mr. Crawford: Where's the dam for the pond.

Mr. Chaffin: On the south side. On their lots. I own the biggest portion of the pond.

Ms. Mershon: Why after all this time do you want to split this? (Directed to the applicant)

Mr. McCracken: I want to build a fence around my property.

Ms. Mershon: Why can't you just build up to your property line?

Mr. McCracken: If I can gain the extra 25 feet that would be worth it.

Motion to take under advisement.

Mr. Crawford moved to take under advisement. Mr. Haley seconded.

Discussion under advisement

Mr. Crawford: I have concern for the owner of the 27 acres.

Mr. Antey: I don't have any problem leaving the status quo. It might alleviate some problems.

Mr. Tarpley: Who made the original application?

Mr. Antey: Mr. McCracken is the applicant.

Mr. Tarpley: Who's going to maintain it now?

Mr. Antey: Technically the County is responsible. However, it's been maintained by the property owners.

Mr. Crawford: The easement was there when they bought the property and is for future development.

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

Ms. Mershon	Deny
Mr. Crawford	Deny
Mr. Haley	Approve
Mr. Tarpley	Deny
Mr. Gibler	Approve
Ms. Querry	Approve
Chairman Antey	Deny

Motion Disapproved 3 – 4.

STAFF REPORT

PLAN COMMISSION
November 15, 2018

RE: LA-2018-036

Applicant: Richard N McCracken

Request: Vacation of an unnamed unimproved right of way lying north of Langsford Road, between Lots 11 & 12 Suburban Estates.

Area: The dedicated right of way is 50 feet wide along Langsford Road and runs 365 +/- feet north to a point parallel to both the applicants' rear property lines.

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: This right of way was established by the subdivision plat, Suburban Estates, Lots 8 thru 12, recorded July 14, 1977. Lot 12 was replatted December 28, 1984. This extended the street to its present length. Prior to the Unified Development Code (UDC) being adopted in 1995, there were no regulations that required all proposed improvements, such as streets within subdivisions, to be constructed. The UDC requires that all improvements be constructed and approved prior to the recording of the subdivision plat.

The right of way terminates north at a point parallel to both rear lines of Lots 11 & 12. This location is within a pond. The area north of both lots was annexed into the City of lake Lotawana in 2001.

With the reversion, each adjacent property is entitled to that half portion of the street next to their lot. 7

Recommendation:

Staff recommends APPROVAL of LA-2014-031.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

LA-2018-036
Richard McCracken

Lake Lotawana



E LANGSFORD RD

Lake Lotawana



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

October 31, 2018

RE: Public Hearing: LA-2018-036
Richard N & Lisa K McCracken

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 Richard N & Lisa K McCracken for the vacation of an unnamed unimproved right of way lying north of Langsford Road, between Lots 11 & 12 Suburban Estates, a subdivision in Jackson County, Missouri. Property location is in Section 1, Township 47, Range 31, Jackson County, Missouri.

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 feet of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, November 15, 2018 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

Plan Commission November 15, 2018
LA-2018-036

Property Owners Within 185 feet

Parcel Number *	owner *	address	city	state	zip
60-100-01-07-00-0-00-000	BARBER & SONS CO	27210 E 50 HWY	LEES SUMMIT	MO	64086
60-100-02-26-00-0-00-000	CHAFFIN JAMES BERNARD JR &	100 W 299TH ST	CLEVELAND	MO	64734
60-100-02-33-00-0-00-000	HOOD KATHERINE A	25200 E LANGSFORD RD	LEES SUMMIT	MO	64086

Applicant

60-100-02-29-00-0-00-000 MCCracken RICHARD N & LISA K

25006 E LANGSFORD RD

LEES SUMMIT MO 64086

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

Type of vacation (check one):

Easement

Street

Road right-of-way

Applicant: RICHARD N. & LISA K. MCCRACKEN

Address: 25006 EAST LANGSFORD ROAD, LEE'S SUMMIT, MISSOURI 64086

Phone: (816) 605-8151


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:


(Signature)

10/15/18
(Date)

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Vacation Case Number LA _____

Date filed _____ Date of hearing _____ Date Advertised _____

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____


Heard by _____ Date _____ Decision _____

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
Applicant(s):		<u>10/15/18</u> _____ _____
Applicant(s):	_____ _____ _____	_____ _____ _____

STATE OF Missouri
COUNTY OF Jackson

On this 15th day of Oct 2018, in the year of 2018, before me the undersigned notary public, personally appeared known to me to be the person(s) whose name(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.

 Commission Expires 7/15/22
Notary Public



LA-2018-036
Richard McCracken

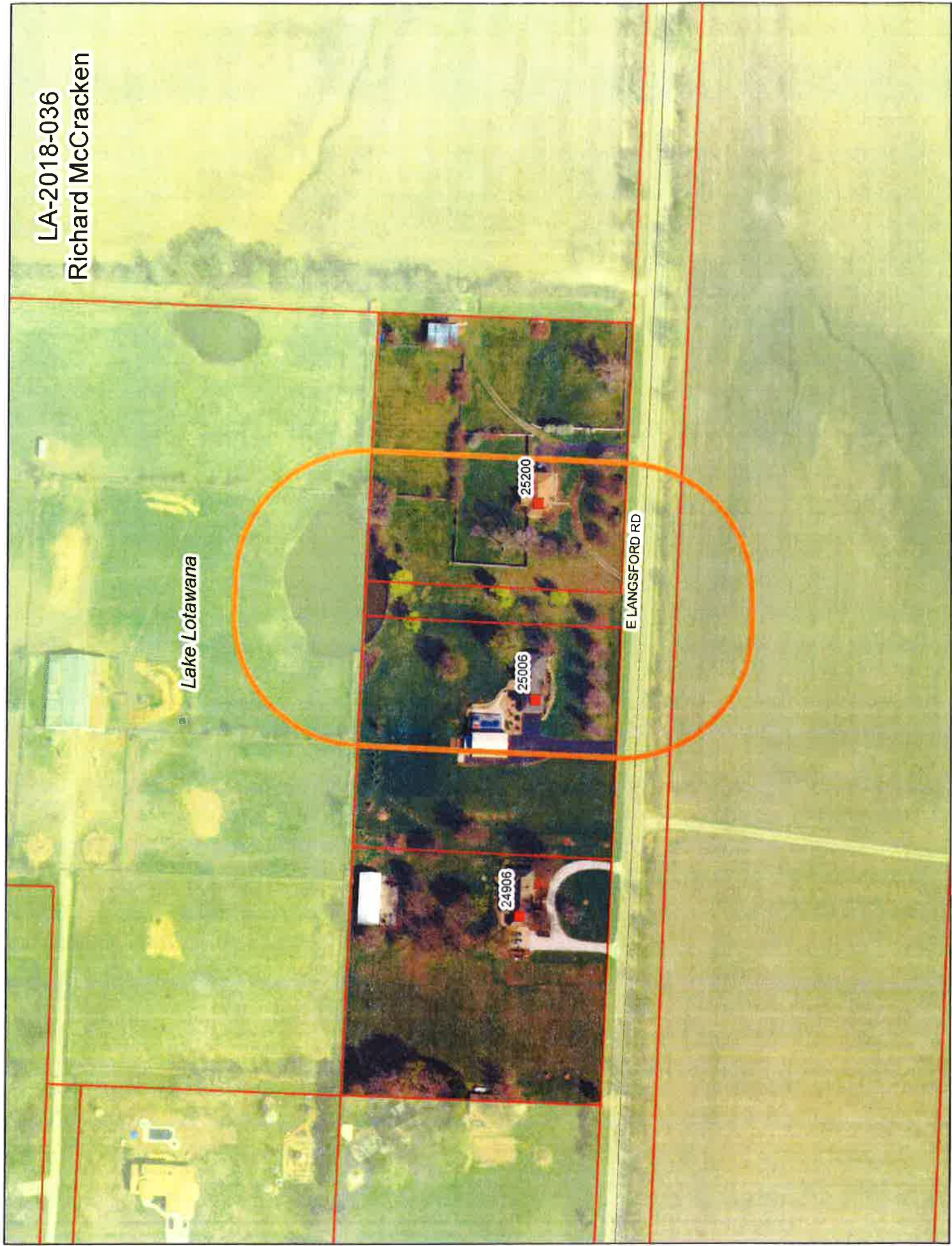
Lake Lotawana

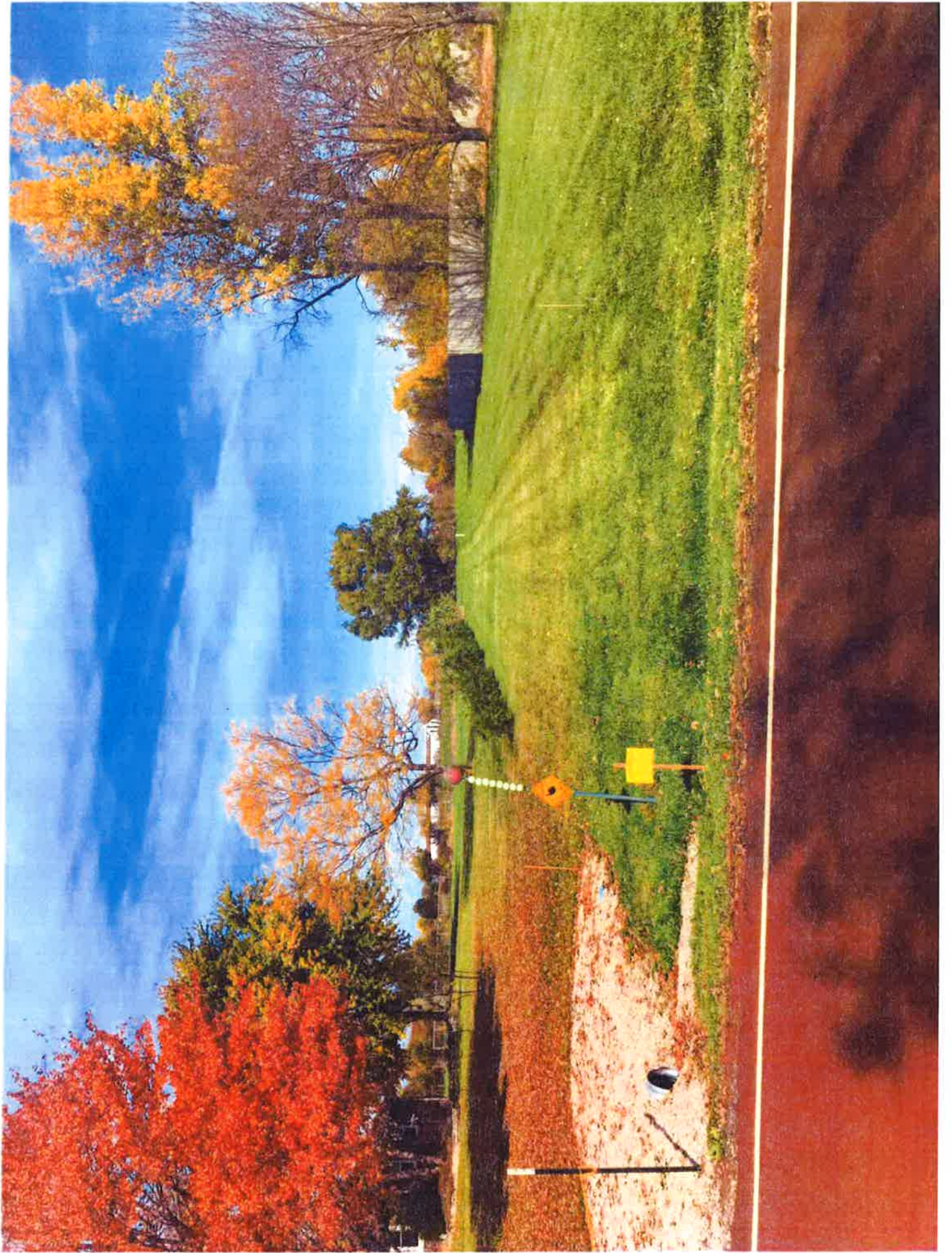
24906

25006

25200

E LANGSFORD RD





October 15, 2018

Randy Diehl, Jackson County Administrator of Planning & Development

Dear Mr. Diehl:

My wife and I purchased Lot 11 of Suburban Estates in 2009. When the original subdivision was planned in 1977 there was a 50 feet wide by 365.36 feet long proposed street drawn between Lots 11 and 12 for potential access to 27 undeveloped acres to the north.

The NW corner of Lot 12 and the NE corner of Lot 11 lie in a pond, and the lay of the land slopes southeast toward the home on Lot 12. In order for a street to be built the pond would have to be filled in. In addition, if a street were constructed in that location it would create a water runoff issue toward the home in Lot 12, plus the potential for flooding directly into Langsford Road.

Since there is already access to the undeveloped 27 acres off of Milton Thompson Road, we are requesting that Jackson County vacate the proposed street.

Sincerely,

Richard N. & Lisa K. McCracken
25006 E. Langsford Road
Lee's Summit, MO 64086

PLAT OF SUBURBAN ESTATES

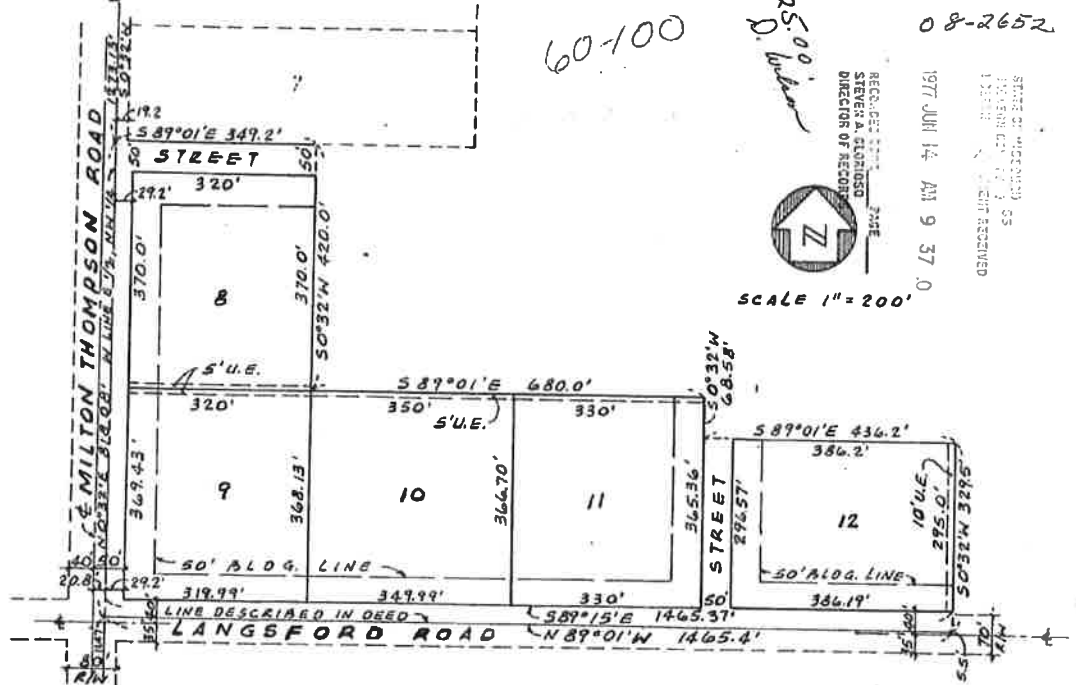
I 287576

LOTS 8 THRU 12

BK. 35 PAGE 78

NW COR. E² NW⁴
SEC. 1-47-31

08-2652



SCALE 1" = 200'

THIS IS A SUBDIVISION IN THE EAST 1/2 OF THE NW 1/4, AND THE WEST 1/2 OF THE NE 1/4 OF SECTION 1, TWP. 47, RNC. 31, IN JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT A POINT S 0° 32' W 1273.13 FT. FROM THE NW CORNER OF SAID EAST 1/2 OF NW 1/4. THENCE S 89° 01' E TO AND ALONG THE SOUTH LINE OF LOT 7, SUBURBAN ESTATES 349.2 FT., THENCE S 0° 32' W 420.0 FT., THENCE S 89° 01' E 680.0 FT., THENCE S 0° 32' W 66.58 FT., THENCE S 89° 01' E 436.2 FT. EAST 1/2 OF NW 1/4, THENCE N 0° 32' E 818.08 FT. TO THE POINT OF BEGINNING.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "SUBURBAN ESTATES LOTS 8 THRU 12 INCL".

ALL STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MO. TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS, WATER AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ANY OR ALL OF THEM IN AND UPON THOSE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U. E."

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND THIS 3rd DAY OF June 1977.

Eugene B. Thompson
EUGENE B. THOMPSON

STATE OF MISSOURI) SS
COUNTY OF JACKSON)

ON THIS 3rd DAY OF June 1977, BEFORE ME PERSONALLY APPEARED EUGENE B. THOMPSON TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR WRITTEN ABOVE.

Barbara Ann Fox
NOTARY PUBLIC IN AND FOR JACKSON CO., MO.
BARBARA ANN FOX

July 1, 1979
MY COMMISSION EXPIRES

APPROVED
BY *Paul Christensen*
JACKSON COUNTY ASSESSOR

APPROVED AS TO PLANNING & ZONING
JACKSON COUNTY PLANNING COMMISSION.

BY *Garnett Pierce*
DIRECTOR
6/8/77

APPROVED AS TO ROAD
WIDTH AND LOCATION
Garnett Pierce
DIRECTOR OF PUBLIC WORKS
JACKSON COUNTY, MISSOURI

SURVEYED & PLATTED BY
Garnett Pierce
GARNETT PIERCE LS836
G. F. PIERCE & ASSOC.
5-28-1977

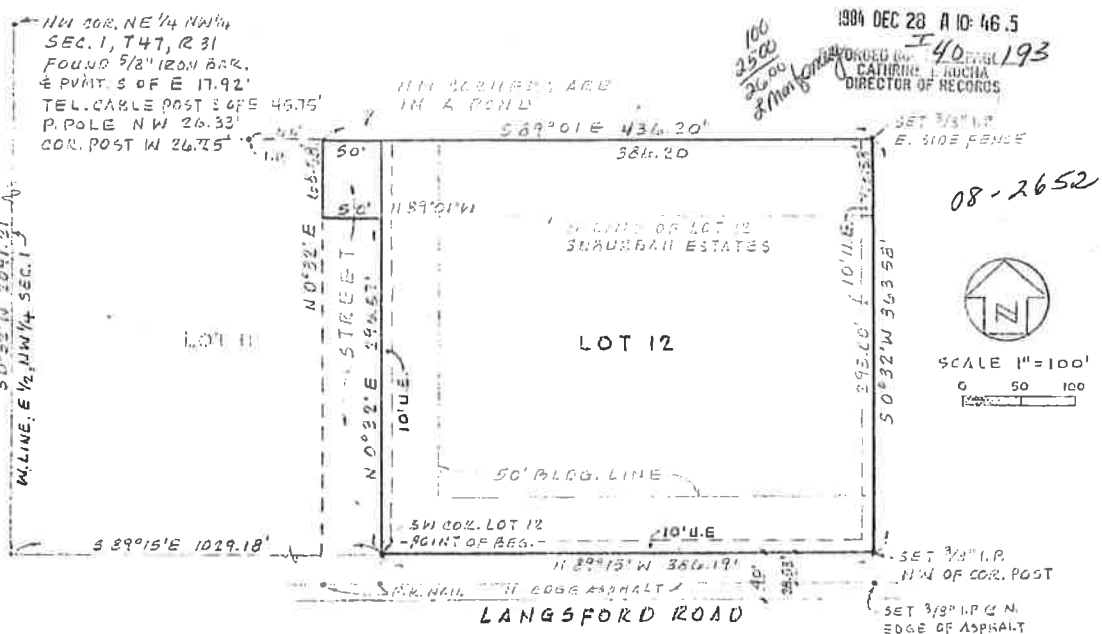
1604676
SUBURBAN ESTATES
REPLAT OF LOT 12

COPY

STATE OF MISSOURI
COUNTY OF JACKSON
CLERK'S OFFICE RECEIVED

1984 DEC 28 A 10:46.5

RECORDED BY 40 193
CAITRINE L. RUCHA
DIRECTOR OF RECORDS



DESCRIPTION:
THIS IS A SUBDIVISION IN THE NORTH 1/2 OF SECTION 1, TWP. 47, RNG. 31 IN JACKSON COUNTY, MISSOURI, BEING A REPLAT OF ALL OF LOT 12, SUBURBAN ESTATES, AND OTHER LAND, BEING DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT BEING S 0°32'4" W 2091.21 FEET AND S 89°15' E 1029.18 FEET FROM THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 1, THENCE N 0°32' E 296.57 FEET, THENCE N 89°01' W 50 FEET, THENCE N 0°32' E 68.58 FEET, THENCE S 89°01' E 136.20 FEET, THENCE S 0°32' W 363.58 FEET, THENCE S 89°15' W 386.19 FEET TO THE POINT OF BEGINNING.

DEDICATION;
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "SUBURBAN ESTATES REPLAT OF LOT 12".

ALL STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MO. TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS, WATER AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ANY OR ALL OF THEM IN AND UPON THOSE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U. E."

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND THIS 18th DAY OF DECEMBER 1984.

Eugene B. Thompson
EUGENE B. THOMPSON

STATE OF MISSOURI) SS
COUNTY OF JACKSON)

ON THIS 18th DAY OF DECEMBER 1984, BEFORE ME PERSONALLY APPEARED EUGENE B. THOMPSON TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR WRITTEN ABOVE.

Kimberly S. Carleton
NOTARY PUBLIC IN AND FOR JACKSON CO. MO.
KIMBERLY S. CARLETON
Notary Public - State of Missouri
Commission Expires 12/31/85

APPROVED AS TO PLANNING AND ZONING
BY *Dennis R. Taylor* 12/18/84
DENNIS R. TAYLOR (DIRECTOR) DATE

APPROVED AS TO ROAD WIDTH AND LOCATION
BY *Lloyd J. Kisslick III* 12/20/84
DIRECTOR OF PUBLIC WORKS DATE
JACKSON COUNTY, MISSOURI
LLOYD J. KISSLICK III

APPROVED
BY *Shari Scanlan* 12-21-84
JACKSON COUNTY ASSESSOR
SHARI SCANLAN

NOTE:
NO DRIVEWAY MAY BE CONSTRUCTED IN THIS SUBDIVISION IN SUCH A MANNER SO AS TO REQUIRE VEHICLES USING SAID DRIVEWAY TO BE BACKED ONTO LANGSFORD ROAD.

I HEREBY CERTIFY THAT THE WITHIN PLAT OF SUBURBAN ESTATES REPLAT OF LOT 12, IS BASED ON AN ACTUAL SURVEY MADE BY ME, AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS AS ESTABLISHED BY THE DEPT. OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON ASSUMED NORTH; THAT THE SECTION AND SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREETS HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY REGULATIONS GOVERNING THE SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Lanett Pierce 12-14-84
LANETT PIERCE PLS. CO. TRS

