

Completed by County Counselor's Office

Action Requested:	Ordinance	Res.Ord No.:	5776
Sponsor(s):		Legislature Meeting Date:	8/14/2023

Introduction

Action Items: ['Authorize']

Project/Title:

RZ-2023-653 – James & Gina Stuelke Living Trust

Request Summary

Requesting a change of zoning from District AG (Agricultural) on 6.75 ± acres to District RE (Residential Estates) and a change of zoning from District RE (Residential Estates) on 12.07 ± acres to District AG (Agricultural). The purpose is to configure the residential zoning surrounding the existing residence to match the proposed new lot layout and configure the agricultural zoning to match the remaining property at 23700 E. Colbern Road.

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 July 20, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.

The Plan Commission voted 6 to 0 to recommend APPROVAL to the County Legislature.

Contact Information

Department:	Public Works	Submitted Date:	7/26/2023
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: Contract is for real property	
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 7/26/2023. Comments:

Approved by Department Approver Brian Gaddie on 7/26/2023 11:00:59 AM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 7/26/2023 11:05:14 AM. Comments:

Approved by Compliance Office Approver Ikeela Alford on 7/26/2023 11:27:06 AM. Comments:

Approved by Budget Office Approver David B. Moyer on 7/26/2023 11:33:43 AM. Comments:

Approved by Executive Office Approver Sylva Stevenson on 7/26/2023 11:39:31 AM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:28:46 PM. Comments:

RZ-2023-653

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 1A, Flamingo Acres Replat, a subdivision in Jackson County, Missouri.

Tract B, Flamingo Acres Replat, a subdivision in Jackson County, Missouri.

RZ-2023-653

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 20, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Flamingo Acres Replat

Randy Diehl gave the staff report:

RE: RZ-2023-653

Applicant: James & Gina Stuelke Trust

Location: 23700 E. Colbern Road

Area: 19.00 ± acres

Request: Requesting a change of zoning from District AG (Agricultural) on 6.75 ± acres to District RE (Residential Estates) and a change of zoning from District RE (Residential Estates) on 12.07 ± acres to District AG (Agricultural).

Purpose: The purpose is to configure the residential zoning surrounding the existing residence to match the proposed new lot layout and configure the agricultural zoning to match the remaining property.

Current Land Use and Zoning in the Area:

The zoning in the area is predominately Agricultural. Development around the subject property was developed prior to the adoption of the Unified Development Code in 1995.

Land use is single family residences. Across Colbern Road is the City of Lee's Summit Legacy Park.

The owner is wishing to reconfigure the lot containing the residence by adding additional property to the east to encompass the barn and ponds within its boundaries. A portion of the existing residence lot will be absorbed back into the larger 12-acre tract. This tract will remain zoned as Agricultural since it is over 10 acres in size. The applicant is wishing to have the zonings match the new plat configuration.

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-2023-653.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

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

Mr. Tarpley: Why are they doing this?

Mr. Diehl: They are selling the house and the potential buyer wants the additional property. They replatting the lots and the zoning should match the new layout. We want to avoid a split zoning.

Mr. Antey: *Is the applicant here?*

Don Roberts, 15905 E 78th Street. I represent the owner. The owners put the property up for sale last year. They have a buyer and a contract. The buyer requested the extension. They want the barn and the ponds. It's a simple as that. The contact is contingent on the rezoning.

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. Lake moved to approve. Mr. Tarpley seconded.

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

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION

July 20, 2023

RE: RZ-2023-653

Applicant: James & Gina Stuelke Trust

Location: 23700 E. Colbern Road

Area: 5.00 ± acres

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

Purpose: The purpose is to reconfigure the zoning surrounding the existing residence to match the proposed new layout.

Current Land Use and Zoning in the Area:

The zoning in the area is predominately Agricultural. Development around the subject property was developed prior to the adoption of the Unified Development Code in 1995.

Land use is single family residences. Across Colbern Road is the City of Lee's Summit Legacy Park.

A new lot layout is proposed. The rezoning to to configured to match the new lot lots.

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-2023-653.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

LIPOWICZ
ESTATES

J MORGAN
MEADOWS

E 92ND TER

AG

RS

COLBORN &
CYCLONE ROAD
ESTATES 2ND PLAT

S CYCLONE LN

RE FLAMINGO
ACRES

COLBORN &
CYCLONE ROAD
ESTATES

RS

AG

E COLBORN RD

S CYCLONE SCHOOL RD

AG

S WINDSOR DR

WINDSOR RE

AG

Plan Commission July 20, 2023
 RZ-2023-653
 Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
53-500-01-14-00-0-00-000	O BRIEN SCOTT J & TONYA K	9401 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-63-00-0-00-000	CUTLER SANDRA LEE-TRUSTEE	23803 E 92ND TE	LEES SUMMIT	MO	64064
53-500-01-10-00-0-00-000	MARTIN DEBRA KAY	9301 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-11-00-0-00-000	HATFIELD JOHN W & DEBORAH J	9307 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-12-00-0-00-000	PALMER RONALD G & KAREN L-TR	9313 CYCLONE SCHOOL RD	LEES SUMMIT	MO	64064
53-500-01-17-00-0-00-000	CONRAD JOEL C & KERRY M	9419 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-16-00-0-00-000	WESTCOTT ROBERT L & MARY ANN	9413 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-13-00-0-00-000	CUSTER GARY E & SUSAN L	9319 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-62-00-0-00-000	CHAPMAN MICHAEL & DEBORAH-TR	9223 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-15-00-0-00-000	DAVENPORT CARRIE & ROGER	9407 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-04-02-01-0-00-000	CITY OF LEES SUMMIT	PO BOX 1600	LEES SUMMIT	MO	64063
53-500-01-03-01-0-00-000	STUELKE JAMES B JR & GINA L	23700 E COLBERN RD	LEES SUMMIT	MO	64086
53-500-01-03-02-0-00-000	STUELKE JAMES B JR & GINA L-TR	23700 E COLBERN RD	LEES SUMMIT	MO	64086



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

July 5, 2023

RE: Public Hearing: RZ-2023-653
James & Gina Stuelke Living Trust

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 James & Gina Stuelke Living for a change of zoning from District AG (Agricultural) on 5.24 ± acres to District RE (Residential Estates). The purpose is to configure the zoning surrounding the existing residence to match the proposed new lot layout at 23700 E. Colbern 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, July 20, 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,

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- 653

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: The Stuelke Living Trust (James B., Jr. & Gina L. Stuelke, Trustees)

Address: 23700 NE Colbern Rd.

Lee's Summit, Mo. 64086

Phone: _____

b. Owner(s) Name: The Stuelke Living Trust (James B., Jr. & Gina L. Stuelke, Trustees)

Address: 23700 NE Colbern Rd., Lee's Summit, Mo. 64086

Phone: 816-381-9901 Email: jim@extremecoatingsolutions.com

c. Agent(s) Name: Roger A. Backues

Address: 821 NE Columbus St., Suite 100, Lee's Summit, Mo. 64063

Phone: Office # 816-554-9798 Email: roger@boundarysurvey.net

d. Applicant's interest in Property: Owner

2. General location (Road Name) Cyclone School Road & NE Colbern Road

3. Present Zoning AG (Agriculture) Requested Zoning RE (Residential Estates Suburban District)

4. AREA (sq. ft. / acres) 4.03 acres

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

See attached

6. Present Use of Property: Residential

7. Proposed Use of Property: Residential

8. Proposed Time Schedule for Development: As Soon As Possible

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 PWSD # 13

b. Sewage disposal On-Site Septic System

c. Electricity Evergy

d. Fire and Police protection Fire: CJCFPD Police: Jackson County Sheriff Department

12. Describe existing road width and condition: standard asphalt surface road/ good condition

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)

GINA STUELKE 6/4/23
JAMES P. STUELKE, JR

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri
COUNTY OF Jackson

On this 4th day of June, in the year of 2023, before me
the undersigned notary public, personally appeared

Gina & James Stuelke
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

Leslie Elaine Loyd

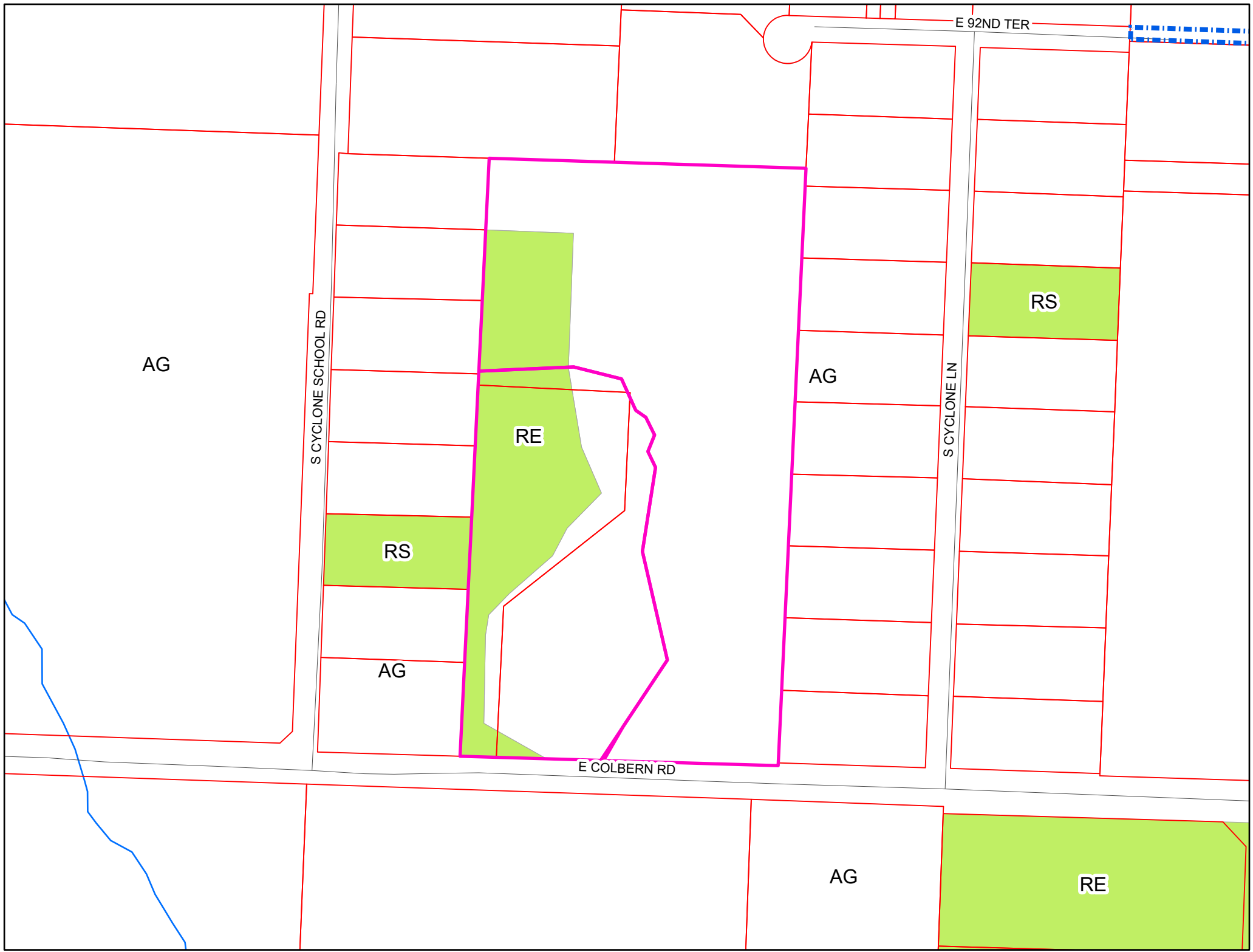
Commission Expires

08/09/2025









FINAL PLAT
FLAMINGO ACRES REPLAT

A PART OF THE SW 1/4, NE 1/4
SEC. 26, TWPS. 48, RG. 31
JACKSON COUNTY, MISSOURI

- NOTES:
1. PROPERTY CONTAINS 18.82 ACRES MORE OR LESS.
 2. CLASS OF SURVEY IS SUBURBAN.
 3. ADDRESS TO SUBJECT PROPERTY IS 23700 NE COLBERN ROAD, LEE'S SUMMIT, MO. 64086.
 4. PARENT TRACT OF LAND AS RECORDED IN DOCUMENT NO.'S : 2019E0022408 AND 2022E0044273.

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 100-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 2909SC0435G 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:
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 31 WEST. IN JACKSON COUNTY, MISSOURI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION, SOUTH 87 DEGREES 44 MINUTES 29 SECONDS EAST, 334.00 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 25 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 10 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF COLBORN & CYCLONE ROAD ESTATES, A SUBDIVISION IN JACKSON COUNTY, MISSOURI, FOR A DISTANCE OF 1242.29 FEET TO THE SOUTH LINE OF J. MORGAN MEADOWS, A SUBDIVISION IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 87 DEGREES 47 MINUTES 10 SECONDS EAST, 660.00 FEET TO A POINT ON THE WEST LINE OF LOT 10 OF COLBORN & CYCLONE ROAD ESTATES 2ND PLAT, A SUBDIVISION IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 02 DEGREES 10 MINUTES 25 SECONDS WEST 1242.81 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COLBERN ROAD; THENCE ALONG THE NORTH LINE OF SAID COLBERN ROAD, NORTH 87 DEGREES 44 MINUTES 29 SECONDS WEST, 660.00 FEET TO THE POINT OF BEGINNING. PREPARED MARCH 2, 2023 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 "FLAMINGO ACRES 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
1. 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.
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 THEREOF:
THE UNDERSIGNED PROPRIETORS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 2023

THE STUELKE LIVING TRUST DATED APRIL 01, 2019

JAMES B. STUELKE, JR., TRUSTEE GINA L. STUELKE, TRUSTEE

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

ON THIS ____ DAY OF _____, 2023, BEFORE ME APPEARED JAMES B. STUELKE, JR. AND GINA L. STUELKE, TRUSTEES OF THE STUELKE LIVING TRUST DATED APRIL 01, 2019, 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.

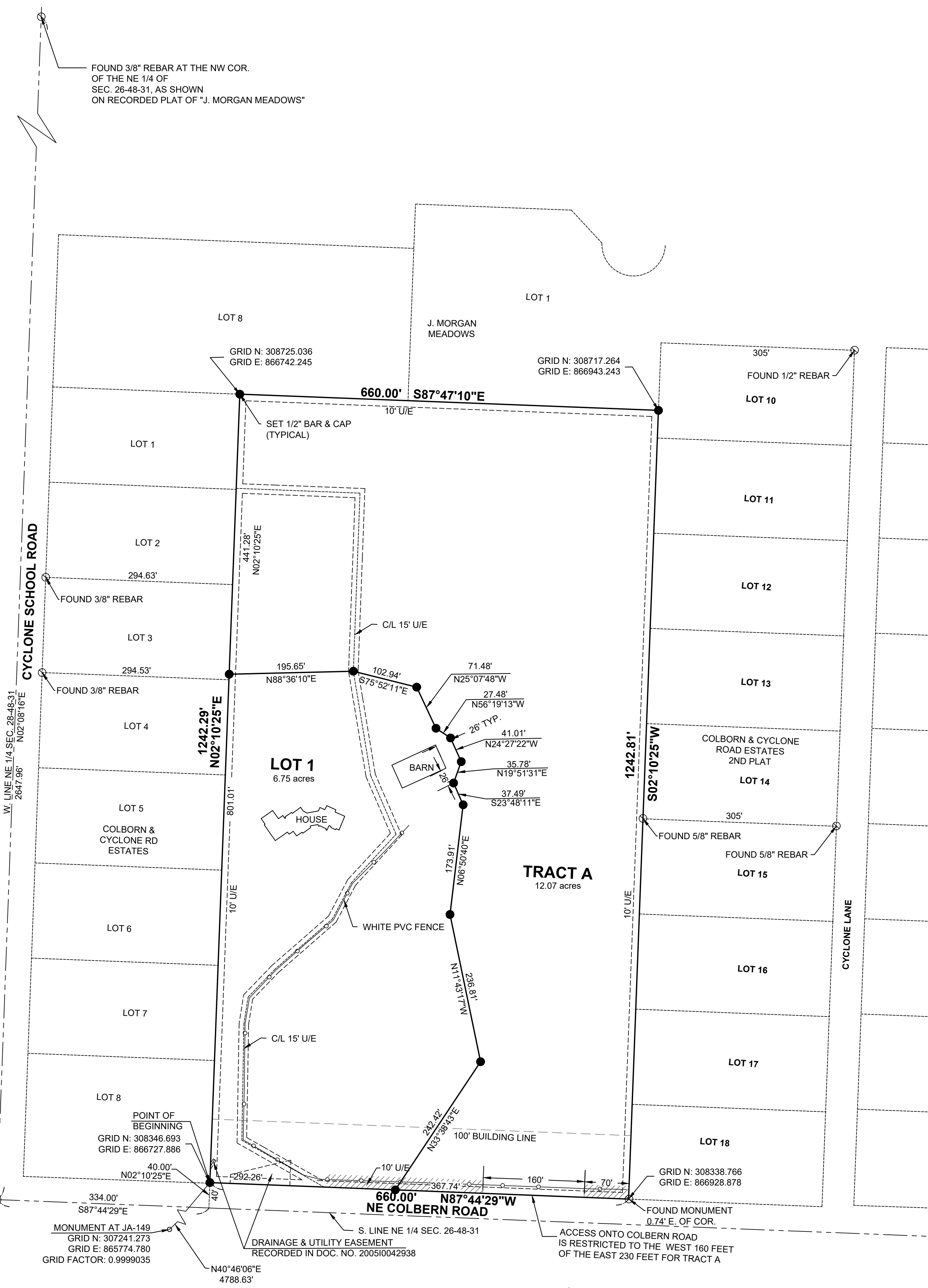
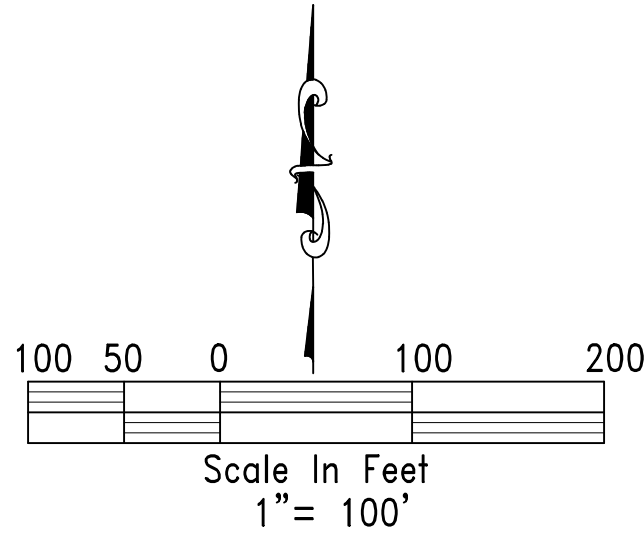
IN WITNESS THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

APPROVED BY JACKSON COUNTY, MISSOURI:

PUBLIC WORKS DEPARTMENT DATE: _____

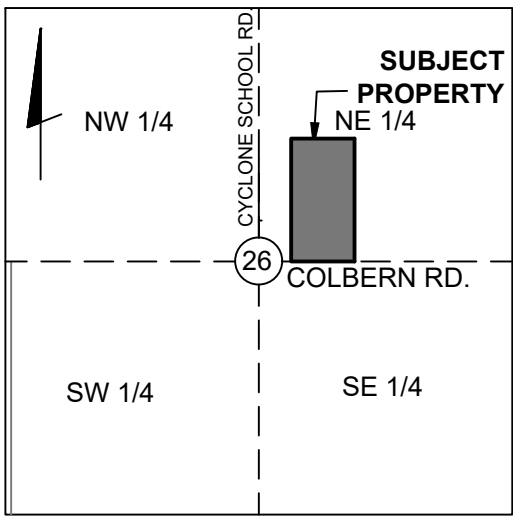
JACKSON COUNTY ASSESSMENT DEPARTMENT DATE: _____



SYMBOL LEGEND

- SET 1/2" REBAR AND CAP PLS-2134, MO.
- FOUND MONUMENT (AS NOTED)
- U/E - UTILITY EASEMENT
- //// NO ACCESS ALLOWED

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" "JA-149 GPS STATION" USING A COMBINED GRID FACTOR OF 0.9999035



LOCATION MAP
SCALE=1"=2000'
SECTION 26 TOWNSHIP 48 RANGE 31

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE WITHIN PLAT OF "FLAMINGO ACRES 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@boundarysurvey.net

PROJECT NO. 22-247 SHEET 1 OF 1

23700 NE COLBERN ROAD, LEE'S SUMMIT, MO.