

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~ Ord No.: 4646

Sponsor(s): xxxxxx

Date: July 28, 2014

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Dana L & Rhonda G Loudermilk Case No. RZ-2014-508</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="326 485 1203 800"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</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>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <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, Planning and Zoning Coordinator, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on a 9.93 ± acre tract to District RE (Residential Estates). The 9.93 ± acres are to be platted into a two lot subdivision, D & R Estates. The property is located in Section 25, Township 47, Range 30, Jackson County, Missouri aka 35211 E. Outer Belt Road, and specifically described on Attachment to RLA-1. 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 voted 8 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)											
ATTACHMENTS	See Attachment to RLA-2											
REVIEW	Department Director: Earl Newill, Acting Director <i>Earl Newill</i> Finance (Budget Approval): <i>If applicable</i> Division Manager: <i>Shelly Temple Kneavan by JH Long</i> County Counselor's Office:	Date: 07/23/2014 Date: Date: 7/23/2014 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.

ATTACHMENT TO RLA-2:

Ord. 4646

Attachments

Plan Commission Public Hearing Summary from May 15, 2014
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
Photos of property
Certificate of Survey – Subject property is Tract B

RZ-2014-508

ATTACHMENT TO RLA 1:

Ord. 4646

Description: . A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 47, RANGE 30, AND INCLUDING JOHN ROBINSON ADDITION, ALL IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 02 DEGREES 21 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 402.30 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 25 SECONDS WEST, 40.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 21 MINUTES 34 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF MISSOURI ROUTE E (BYNUM ROAD), 248.48 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 26 SECONDS WEST, 1282.68 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 02 DEGREES 07 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, 593.61 FEET TO THE SOUTH RIGHT OF WAY LINE OF MISSOURI ROUTE 150 (OUTER BELT ROAD) AS ESTABLISHED 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 87 DEGREES 45 MINUTES 25 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 331.64 FEET TO THE NORTHWEST CORNER OF LOT 1, SHORE'S CORNER, LOTS 1 THRU 3, A SUBDIVISION IN LONE JACK, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02 DEGREES 45 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 361.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 45 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID PLAT AND THE PROLONGATION THEREOF, 922.33 FEET TO THE POINT OF BEGINNING. CONTAINING 9.93 ACRES, MORE OR LESS.

Jackson County Plan Commission Summary of Public Hearing

Ord. 4646

Date: July 17, 2014

Place: Independence City Hall
111 E. Maple, Independence, MO

Attendance: Chairman Antey
Mr. Gibler
Mr. Pointer
Mr. Haley
Mr. Crawford
Mrs. Mershon
Mrs. Querry
Mr. Tarpley

Staff: Randy Diehl
Kristen Geary
Jay Haden
Chris Jenkins
Brianna Wilson

RZ-2014-508

Randy Diehl, Jackson County Public Works gave the staff report.

Applicant: Dana L. & Rhonda G. Loudermilk

Exhibits: 10 exhibits entered into the record

Location: 35211 E. Outer Belt Road.

Area: 9.93 ± acres

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

Purpose: John Robinson Addition was platted in 1977 prior to the adaption of the Unified Development Code in 1995. Residential lots could be created by subdividing. Zoning remained Agricultural. The lots are approximately .05 acres in size.

Applicant is wishing to consolidate the existing two lots of John Robinson Addition with addition property which will become Lot 1 of the proposed

subdivision plat, D & R Estates. The remaining 7 acres will become Lot 2 of the subdivision.

Current Land Use and Zoning in the Area:

Zoning in the area is predominantly Agricultural. Land use is primarily single family residences on tracts 5 acres and larger. Southerly of the requested are areas rezoned to District RR (Residential Ranchette). Prior to the adoption of the revised Jackson County Development Plan: Building A Vision Together, this area was within the Rural Development Tier (RDT). The new plan updated the development tiers and this area is now with the Suburban Development Tier (SDT), which allows lot sizes down to 3.00 acres in size.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

The Residential Estates (RE) is intended for detached single family residential use and where public services exist or could reasonably be extended to development.

Recommendation:

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

Staff recommends APPROVAL of RZ-2014-508

- Chairman Antey: Does anyone have any questions for the staff?
Mr. Tarpley: On the exhibit 5, which lot is which?
Randy Diehl: They are going to consolidate the 2 existing lots of John Robinson to create lot one. Lot 1 will be 3± acres and then the balance of the 7± acres will be lot 2.
- Mr. Haley: And the house is on the 3 acres?
Randy Diehl: Yes, the house is going to absorb the vacant lot and the outbuilding.
- Mr. Pointer: The house faces 150?
Randy Diehl: Yes.
- Chairman Antey: Is the applicant present?
Dana Loudermilk: 35211 E Outer Belt Road, Lone Jack, MO. As it shows here, we have access to both properties from F Hwy. This will bring the property into compliance with county regulations as well as any future development that might happen there.
- Mr. Tarpley: Is there any use on this property at this time?
Dana Loudermilk: Agriculture only. AG
- Chairman Antey: Are there any other questions for the applicant? Is there any one present who would like to speak in favor of this application? Is there anyone present that would like to speak who is opposed to or has questions concerning this application?

Mrs. Mershon motioned to take this under advisement. Mr. Crawford seconded.
Motion Carried 8 – 0.

Mr. Tarpley: It will be good to consolidate those ½ acre lots. I see no
problem as long as the frontage is wide enough.

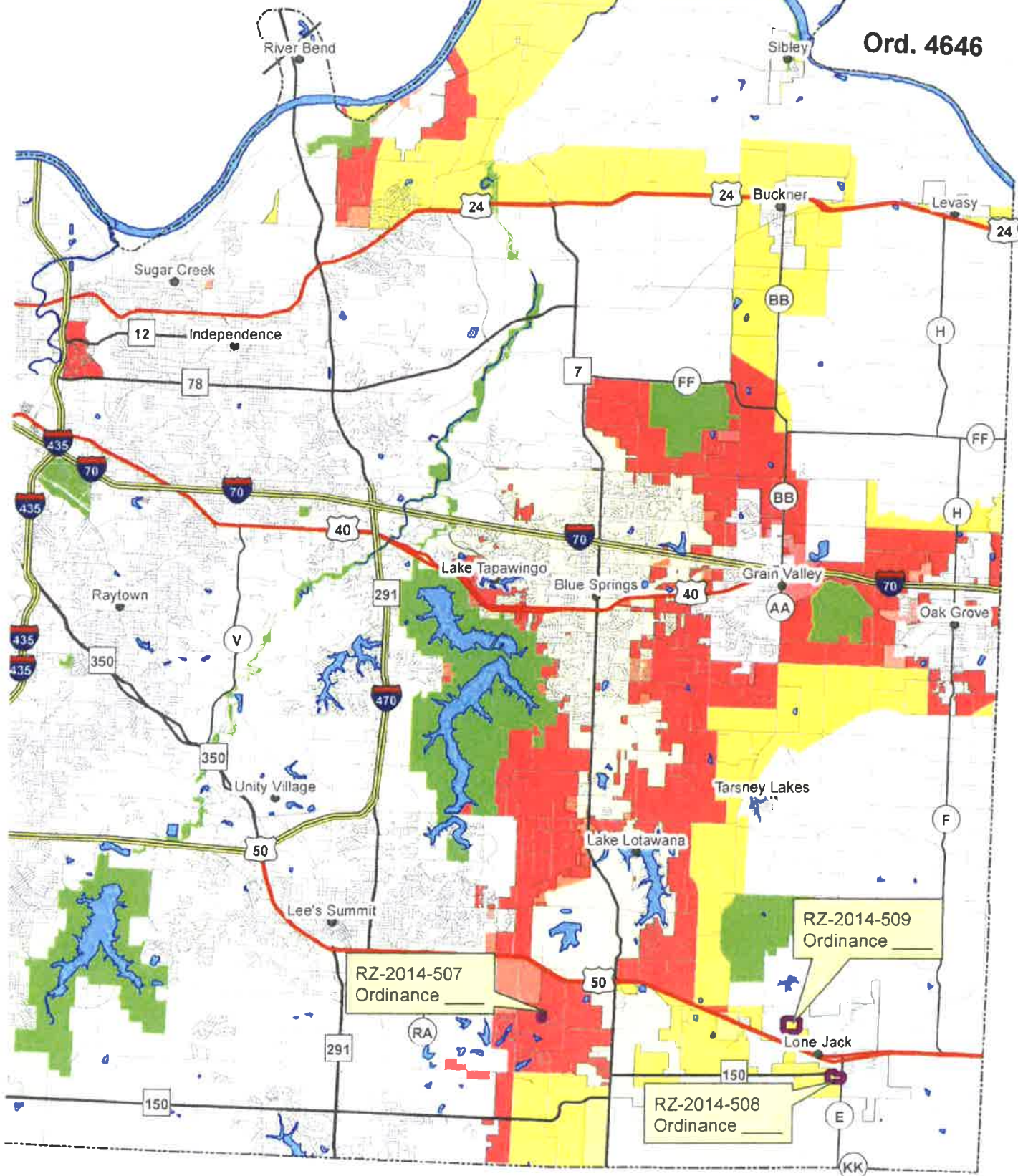
Mr. Gibler motioned to approve RZ-2014-508. Mrs. Querry seconded.
Motion Carried 8 – 0.

Jackson County Plan Commission
July 17, 2014
Agenda Location Map

N



Ord. 4646



STAFF REPORT

Ord. 4646

PLAN COMMISSION
July 17, 2014

RE: RZ-2014-508

Applicant: Dana L. & Rhonda G. Loudermilk

Location: 35211 E. Outer Belt Road.

Area: 09.93 ± acres

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

Purpose: John Robinson Addition was platted in 1977 prior to the adaption of the Unified Development Code in 1995. Residential lots could be created by subdividing. Zoning remained Agricultural. The lots are approximately .05 acres in size.

Applicant is wishing to consolidate the existing two lots of John Robinson Addition with addition property which will become Lot 1 of the proposed subdivision plat, D & R Estates. The remaining 7 acres will become Lot 2 of the subdivision.

Current Land Use and Zoning in the Area:

Zoning in the area is predominantly Agricultural. Land use is primarily single family residences on tracts 5 acres and larger. Southerly of the requested are areas rezoned to District RR (Residential Ranchette). Prior to the adoption of the revised Jackson County Development Plan: Building A Vision Together, this area was within the Rural Development Tier (RDT). The new plan updated the development tiers and this area is now with the Suburban Development Tier (SDT), which allows lot sizes down to 3.00 acres in size.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

The Residential Estates (RE) is intended for detached single family residential use and where public services exist or could reasonably be extended to development.

Recommendation:

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

Staff recommends APPROVAL of RZ-2014-508

Respectfully submitted,
Planning and Environmental Health Division

Randy Diehl
Planning and Zoning Coordinator

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI) }
County of Jackson) } SS

I, **KATHERINE M. JONES**, being duly sworn according to law, state that I am the LEGAL CLERK and agent of THE EXAMINER, a daily newspaper of general circulation in the County of Jackson, State of Missouri, where located; which newspaper has been admitted to the Post Office as a periodical class matter in the City of Independence, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following issues July 1, 2014
Commencing on

and ending on July 1, 2014 _____, being the issues of
July 1, 2014

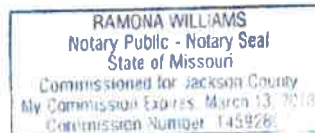
being Volume 110 Numbers: 29

Signed

Katherine M. Jones
Legal Clerk, Katherine M. Jones

Subscribed and sworn to before me on this 1st day of
July 2014

Ramona Williams
Notary Public, Ramona Williams



My commission expires March 13, 2018

Publishing Fee _____

Received payment _____ per _____

PUBLIC HEARING

The Jackson County Plan Commission will hold public hearings at 8:30 a.m. on Thursday, July 17, 2014 in Conference Room D, Ground Floor, City Hall, 111 East Maple, Independence, MO on the following requests:

1. RZ-2014-507 - Andrew & Jennifer Wuebker

Requesting a change of zoning from District AG (Agricultural) on a 1.5 ± acre tract to District R5 (Residential Suburban). The 1.5 ± acres is legally described as Lot 40, Trophy Estates aka 25208 E. 130th Street.

2. RZ-2014-508 - Dana L. & Rhonda G. Loudermilk

Requesting a change of zoning from District AG (Agricultural) on a 9.93 ± acre tract to District RE (Residential Estates). The 9.93 ± acres are located in Section 25, Township 47, Range 30 aka 35211 E. Outer Belt Road.

3. RZ-2014-509 - Jeffrey D. & Stacey A. Roberson

Requesting a change of zoning from District AG (Agricultural) on a 25.00 ± acre tract to District RR (Residential Ranchette). The 25.00 ± acres are located in Section 14, Township 47, Range 30 aka 12910 Lone Jack Lee's Summit Road.

For further details, exact locations and specific boundaries of these requests, contact Public Works Planning and Development Division at 881-4649, 303 W. Walnut, Independence, MO where the applications are accessible for inspection.

Persons with disabilities wishing to participate in the meeting and requiring a reasonable accommodation may call the Jackson County Public Works Planning and Development Division at 881-4649 or 1-800-735-2466 (Missouri Relay); 48 hour notice is required.

Jackson County Public Works
Planning and Environmental Health
Scott George, Assistant Director
Randy Diehl, Subdivision and Zoning Coordinator

July 1, 2014

Plan Commission July 17, 2014

Applicant/ Property Owner

58-800-04-12-00-0-00-000

Jeffery D. & Stacey A Roberson

11530 Highway 177

Byars.

OK

74831

Certified Mail -
Return Receipt
Property Owners within 300 feet

Parcel Number	Owner	Address	City	State	Zip
58-800-04-11-00-0-00-000	KNITTEL-PACE DIANA	12910 S LONE JACK-LEES SUMMIT RD	LEES SUMMIT	MO	64086
58-700-03-11-00-0-00-000	POINTER MAX E & VIRGINIA C	621 W LONE JACK LEE'S SUMMIT RD	LONE JACK	MO	64070
58-700-03-13-00-0-00-000	TREVITT JAMES & LISA	619 W LONE JACK LEES SUMMIT RD	LONE JACK	MO	64070
58-700-03-14-01-0-00-000	DANIEL ANTHONY & MARY B	615 W LONE JACK LEES SMT RD	LONE JACK	MO	64070
58-700-03-19-00-0-00-000	DANIEL ANTHONY DUANE JR	613 W LEE SUMMIT LONE JACK RD	LONE JACK	MO	64070
58-700-03-18-00-0-00-000	DANIEL ANTHONY & MARY B	611 LEES SUMMIT RD, LONE JACK	OAK GROVE	MO	64075-6169
58-700-03-05-00-0-00-000	HENSEL HOWARD E & PATRICIA	403 NE 6TH ST APT B			
73-100-02-01-01-0-00-000	HENSEL HOWARD E & PATRICIA				
73-100-02-55-00-0-00-000	HOLMES DONALD H & JUDY A	260 SW WINTERPARK CIR	LEES SUMMIT	MO	64081
73-200-01-10-01-1-00-000	HOWSER NANCY	638 NE ST ANDREWS CRT	LEES SUMMIT	MO	64063
73-200-01-13-00-0-00-000	MCSPADDEN MICHAEL EDWARD &	PO BOX 110	LONE JACK	MO	64070
	CITY OF LONE JACK	207 S BYNUM RD	LONE JACK	MO	64070



JACKSON COUNTY
Public Works and Facilities Management Departments

303 West Walnut Street
Independence, Missouri 64050
www.jacksongov.org

Ord. 4646

Administration Offices
303 W. Walnut
Independence, MO
64050
(816) 881-4530
Fax: (816) 881-4448

*Planning and
Environmental Health*
303 W. Walnut
Independence, MO
64050
(816) 881-4634
Fax: (816) 881-1650

Road Maintenance
34900 E. Old U.S. 40 Hwy.
P.O. Box 160
Grain Valley, MO
64029
(816) 847-7050
Fax: (816) 847-7051

July 1, 2014

RE: Public Hearing: RZ-2014-509
Jeffery D & Stacy A Roberson

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 Jeffery D & Stacy A Roberson for a change of zoning from District AG (Agricultural) on a 25.00 ± acre tract to District RR (Residential Ranchette). The 25.00 ± acres are located in Section 14, Township 47, Range 30 12910 Lone Jack Lee's Summit 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 300' of the subject property.

The public hearing on the rezoning will be held by the Plan Commission on Thursday, July 17, 2014 at 8:30 a.m. in Conference Room D, Ground Floor, Independence City Hall, 111 East Maple, 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 Planning and Environmental Health Division at 881-4649.

Sincerely,

Planning and Environmental Health Division

Randy Diehl
Planning and Zoning Coordinator

Michael D. Sanders, County Executive



Jackson County Zoning Map

Legend

Notification Area

Pending Rezoning

Pending

Streets

Tax Parcels

Rezoning

Zoning

- RR-Residential Ranchette
- RRp-Residential Ranchette-Planned
- RE-Residential Estates
- RS-Residential Suburban
- RU-Residential Urban
- A(r)-Single-Family
- B(r)-Two-Family
- C(r)-Multi-Family
- A1-Mobile Homes District
- ROp-Residential Office-Planned
- LB-Local Business
- LBp-Local Business-Planned
- GB-General Business
- GBp-General Business-Planned
- LI-Light Industrial
- LIp-Light Industrial-Planned
- HI-Heavy Industrial

EX. 5

RZ-2014-509
Ord

Ord. 4646

1 inch = 800 feet



**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

Ord. 4646

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- 2014 - 508

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: Dana & Rhonda Loudermilk
Address: 35211 E Outer Belt Rd. Lowe Park 64070
Phone: 816-507-6539
- b. Owner(s) Name: Dana & Rhonda Loudermilk
Address: 35211 E Outer Belt Rd Lowe Park 64070
Phone: 816-507-6539
- c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) E Outer Belt Rd. (150 Hwy)

3. Present Zoning Agricultural Requested Zoning Residential

4. AREA (sq. ft. / acres) 9.93

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

6. Present Use of Property: Haying

7. Proposed Use of Property: Possible build

8. Proposed Time Schedule for Development: _____

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

Improvement

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 Dist # 15

b. Sewage disposal septic

c. Electricity K.C.P.L.

d. Fire and Police protection Lone Jack Fire + Rescue

12. Describe existing road width and condition: asphalt, two lane, New Resurfaced

13. What effect will proposed development have on existing road and traffic conditions? Minimal

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>Dana Loudermilk</u> <u>Jill Loudermilk</u>		<u>6-17-14</u> <u>6-17-14</u>
Applicant(s):	<u>Dana Loudermilk</u> <u>Jill Loudermilk</u>		<u>6-17-14</u> <u>6-17-14</u>
Contract Purchaser(s):	_____		_____

STATE OF Missouri
COUNTY OF Jackson

On this 17th day of June, in the year of 2014, before me the undersigned notary public, personally appeared Dana Loudermilk and Rhonda Loudermilk

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  Commission Expires June 29, 2014

MARLON T. CAW
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires June 29, 2014
Commission # 10649368



FINAL PLAN
D & R ESTATES, LOTS 1 & 2
A PART OF THE NE 1/4 NE 1/4
SEC 25 TWP 47 R6, 30
JACKSON COUNTY, MISSOURI
CLASS OF TRACTS - RESUB

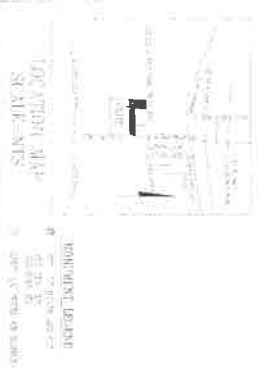


LEGAL DESCRIPTION: A PART OF THE NE 1/4 NE 1/4 SEC 25 TWP 47 R6, 30 JACKSON COUNTY, MISSOURI CLASS OF TRACTS - RESUB.

AREA: 10,000.00 sq. ft.

BEARINGS: N 0° 0' 0" E 100.00' S 90° 0' 0" E 100.00' S 0° 0' 0" W 100.00' N 90° 0' 0" W 100.00'

ADDITIONAL NOTES: [Detailed legal text regarding the subdivision, including references to previous surveys and legal descriptions.]



FINAL PLAN OF "D & R ESTATES"

A PART OF THE NE 1/4 NE 1/4 SEC 25 TWP 47 R6, 30

ROBINHART & CONSORTIUM
STEVENSON, INC.
 11111 STEVENSON BLVD
 JACKSON, MISSOURI 64501

APPROVED: [Signature]

NOTICE: This plan is subject to the provisions of the Subdivision Control Act, Chapter 145, R.S.Mo., and the provisions of the rules and regulations of the Missouri State Surveyor General.

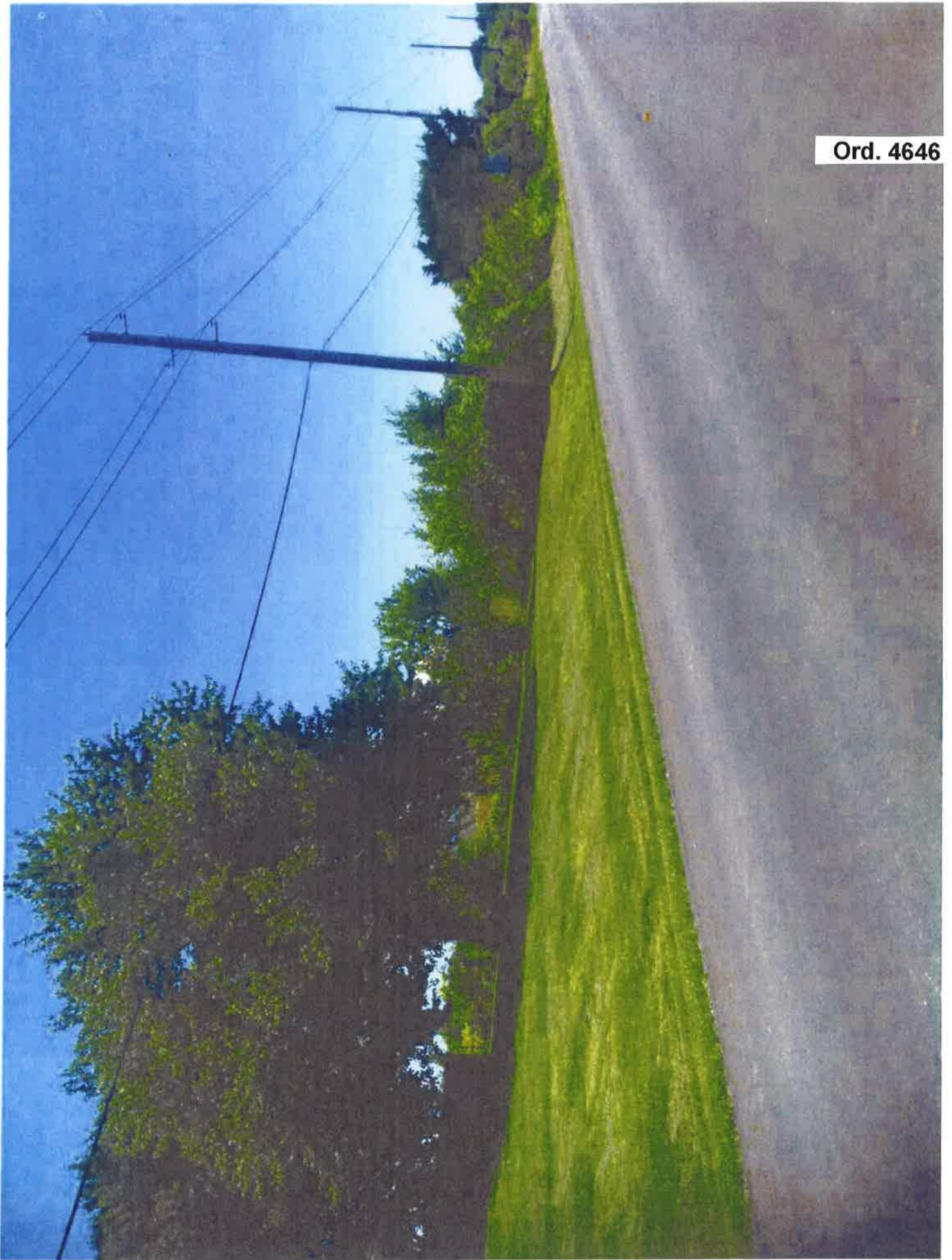
WARNING: This plan is subject to the provisions of the Subdivision Control Act, Chapter 145, R.S.Mo., and the provisions of the rules and regulations of the Missouri State Surveyor General.

RECORDING: This plan is subject to the provisions of the Subdivision Control Act, Chapter 145, R.S.Mo., and the provisions of the rules and regulations of the Missouri State Surveyor General.

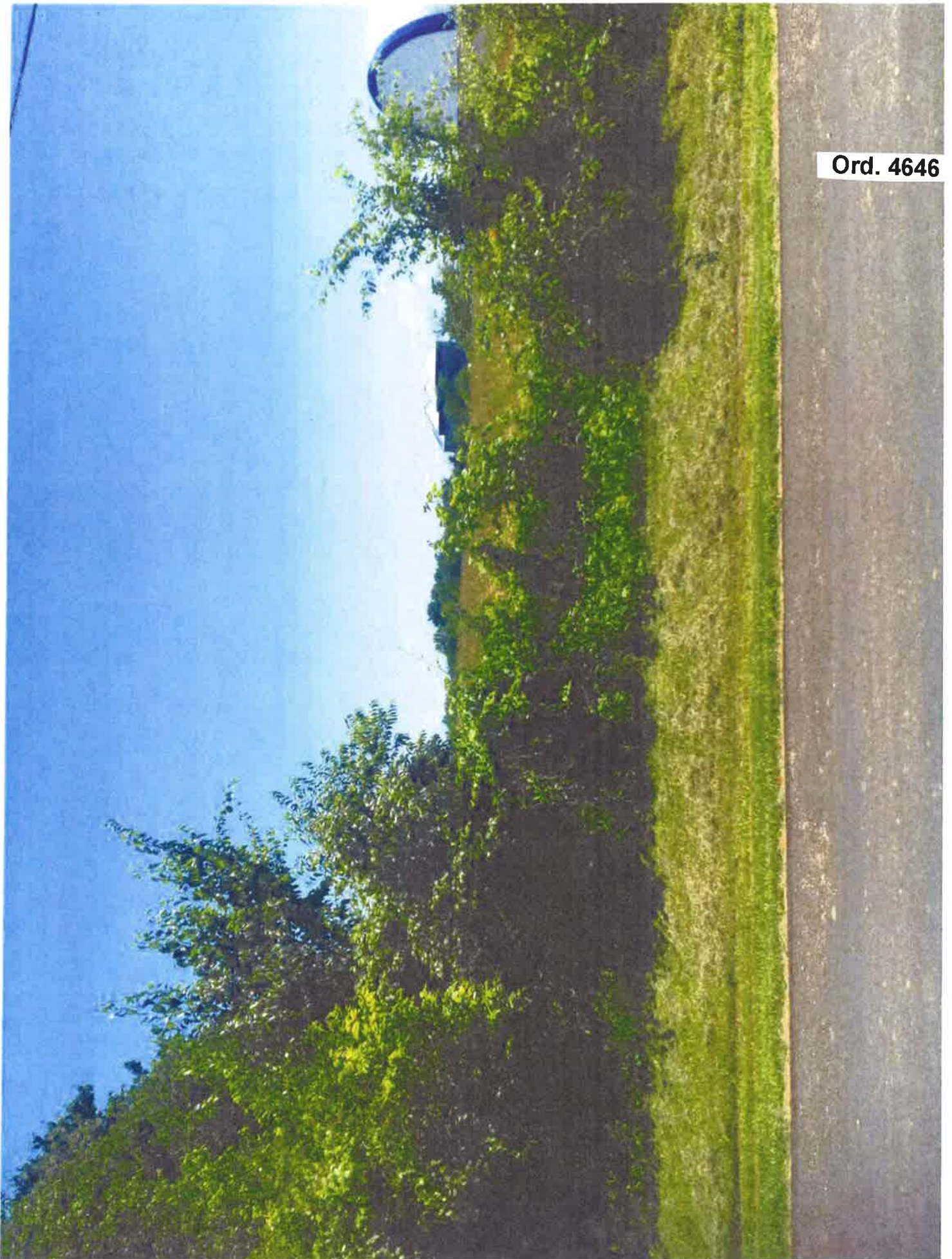
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