

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res/Ord No.:~~ 4713

Sponsor(s): None

Date: January 26, 2014

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Rogene F Knudsen Trust Case No. RZ-2015-513</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="329 449 1214 768"> <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> 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, Planning and Zoning Coordinator, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on a 10.13 ± acre tract to District RE (Residential Estates). The 10.13 ± acres are described are located in Section 15, Township 49, Range 30 at 30802 E. Pink Hill Road. The 10.13 ± acres will be platted as a three lot subdivision, Knudsen Acres, 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	<table border="1" data-bbox="318 1661 1557 1921"> <tr> <td>Department Director:</td> <td>Date: 01/20/2015</td> </tr> <tr> <td>Earl Newill, Acting Director <i>Earl Newill</i></td> <td></td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date:</td> </tr> <tr> <td>Division Manager: <i>[Signature]</i></td> <td>Date: 1-22-15</td> </tr> <tr> <td>County Counselor's Office:</td> <td>Date:</td> </tr> </table>		Department Director:	Date: 01/20/2015	Earl Newill, Acting Director <i>Earl Newill</i>		Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager: <i>[Signature]</i>	Date: 1-22-15	County Counselor's Office:	Date:
Department Director:	Date: 01/20/2015											
Earl Newill, Acting Director <i>Earl Newill</i>												
Finance (Budget Approval): <i>If applicable</i>	Date:											
Division Manager: <i>[Signature]</i>	Date: 1-22-15											
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.

RZ-2015-513

ATTACHMENT TO RLA 1:

Description:

All that part of the Southwest quarter of the Southwest quarter of Section 15, Township 49, Range 30, in Jackson County Missouri, more particularly described as; Beginning at the Southwest corner of said quarter quarter section; thence North 01 degrees 31 minutes 19 seconds East, along the West line of said quarter quarter section, a distance of 805.28 feet; thence South 87 degrees 17 minutes 39 seconds East, a distance of 243.46 feet; thence North 02 degrees 42 minutes 21 seconds East, a distance of 61.16 feet; thence South 87 degrees 17 minutes 39 seconds East, a distance of 180.33 feet; thence South 01 degrees 31 minutes 19 seconds West, a distance of 64.19 feet; thence South 44 degrees 12 minutes 36 seconds West, a distance of 237.33 feet; thence South 88 degrees 28 minutes 41 seconds East, a distance of 160.51 feet; thence South 01 degrees 31 minutes 19 seconds West, a distance of 28.81 feet; thence South 88 degrees 28 minutes 41 seconds East, a distance of 203.16 feet; thence South 01 degrees 31 minutes 19 seconds West, a distance of 603.20 feet, to a point on the South line of said quarter quarter section; thence North 87 degrees 17 minutes 39 seconds West, along the South line of said quarter quarter section, distance of 627.86 feet, to the Point of Beginning. Containing 10.14 acres. Except that part in roads.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from January 15, 2015

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

Copy of Knudsen Acres – Preliminary Plat

Photos of Property

Jackson County Plan Commission

Summary of Public Hearing

Date: January 15, 2015

Place: Independence City Hall,
Conference Room D
111 E Maple, Independence, MO

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

Staff: Randy Diehl
Chris Jenkins
Kristen Geary

RE: RZ-2015-513

Applicant: Rogene F Knudsen Trust

Location: Section 15, Township 49, Range 30,
30802 E. Pink Hill Road

Area: 10.13 ± acres

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

Purpose: Applicant is requesting the change in zoning in order to subdivide property into a three lot subdivision to be known as Knudsen Acres.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential with the majority of the land use being single family residences. There are nine subdivisions in the area, rezoned to District RE. These have been established since the adoption of the Unified Development Code (UDC) in 1995. There are at least nine subdivisions created prior to the adoption of the UDC. These subdivisions remain with in District AG (Agricultural). Two separate lots within these previously created subdivisions have been rezoned from AG to RE.

The unplatted properties in the area range in size from 5 acres and larger.

The proposed subdivision is being created out of 40 acre tract. The remaining property will remain within District AG.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT). The Residential Suburban District (RE) is appropriate for the Urban Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan. Staff recommends APPROVAL of RZ-2015-513

- Chairman Antey: Are there any questions for Randy or staff?
- Mr. Tarpley: How do you access this particular lot?
- Randy Diehl: It is on Pink Hill. We did go out there and we did a site distance test. We will limit the driveway access because of the site distance.
- Mr. Tarpley: What is the site distance?
- Randy Diehl: To the left it's 350' and to the right it's 460'. The allowed location is on a high spot that allows you to be able to see both ways.
- Chairman Antey: Are there any other questions for Randy or staff? (there were none) Is the applicant or his representative available?
- Brant Ladwig: Ladwig & Assoc. 33604 E 235th, Pleasant Hill, MO 64080. I'm here on behalf of the property owner. A brief idea of the owners intention is that this is an elderly couple who are trying to get their estate in order. They have 3 sons that they want to divide a portion of the property so that each can have a home site.
- Chairman Antey: Does anyone have any questions for the applicants representative? (there were none)
- Chairman Antey: Is there anyone else present who would like to speak in favor of this application? *(There was none)*
Is there anyone present who would like to speak who is opposed to or has questions concerning this application? *(There was none)*

Mr. Haley motioned to take this under advisement. Mr. Akins seconded.
Voice Vote: Motion Carried 8 – 0.

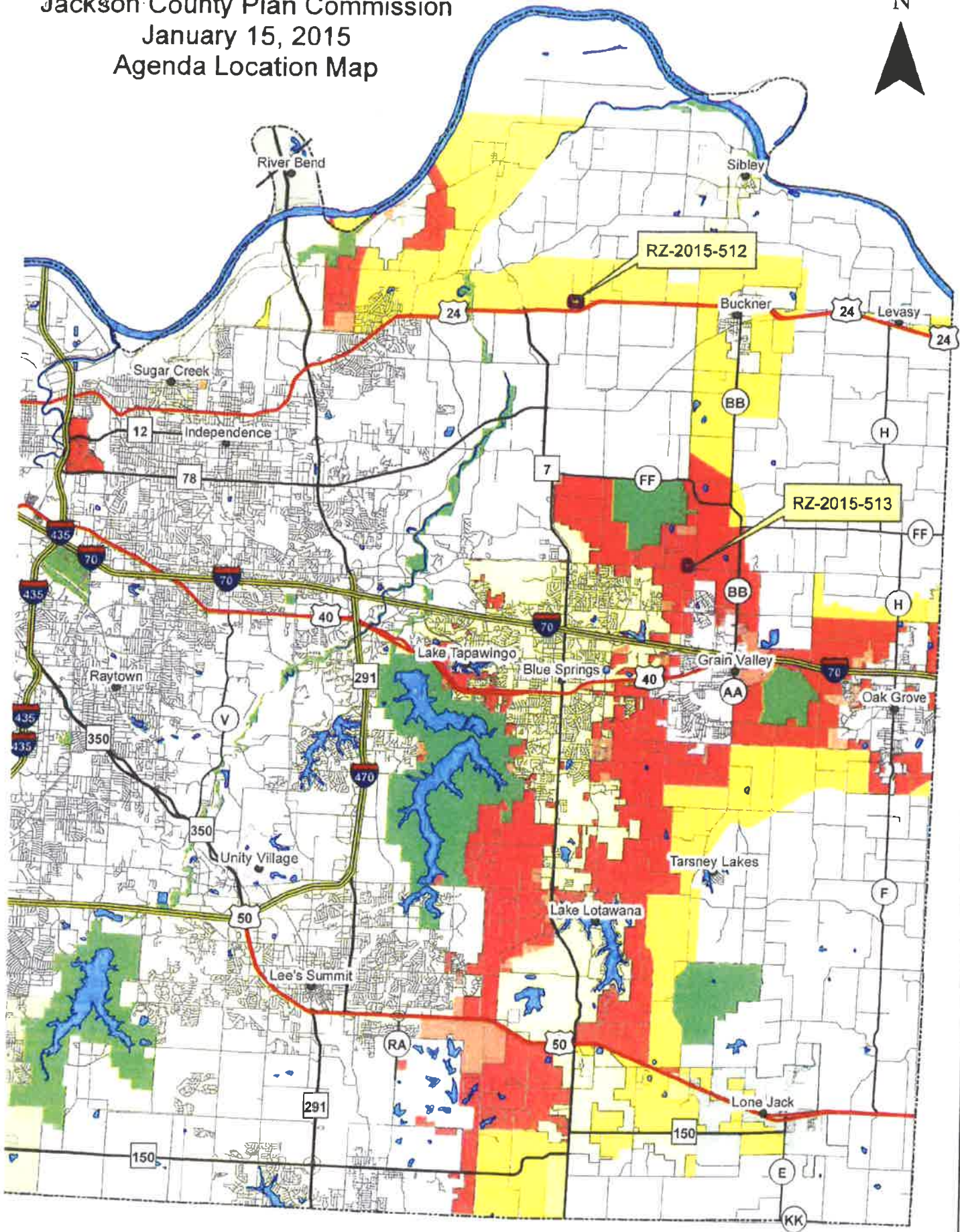
Chairman Antey: Are there any questions or comments? (there were none)

Mrs. Querry motioned to approve RZ-2014-513. Mr. Akins seconded.

Mr. Akins	Approve	Mr. Haley	Approve
Mrs. Querry	Approve	Mr. Crawford	Approve
Mr. Gibler	Approve	Mrs. Mershon	Approve
Mr. Tarpley	Approve	Chairman Antey	Approve

Motion Carried 8 – 0.

Jackson County Plan Commission
January 15, 2015
Agenda Location Map



STAFF REPORT

**PLAN COMMISSION
January 15, 2015**

RE: RZ-2015-513

Applicant: Rogene F Knudsen Trust

Location: Section 15, Township 49, Range 30,
30802 E. Pink Hill Road

Area: 10.13 ± acres

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

Purpose: Applicant is requesting the change in zoning in order to subdivide
property into a three lot subdivision to be known as Knudsen Acres.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential with the majority of the land use being single family residences. There are nine subdivisions in the area, rezoned to District RE. These have been established since the adoption of the Unified Development Code (UDC) in 1995. There are at least nine subdivisions created prior to the adoption of the UDC. These subdivisions remain within District AG (Agricultural). Two separate lots within these previously created subdivisions have been rezoned from AG to RE.

The unplatted properties in the area range in size from 5 acres and larger.

The proposed subdivision is being created out of 40 acre tract. The remaining property will remain within District AG.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

The Residential Suburban District (RE) is appropriate for the Urban Development Tier.

Recommendation:

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

Staff recommends APPROVAL of RZ-2015-513

Respectfully submitted,

Randy Diehl
Zoning Compliance Supervisor

Planning and Zoning Division

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: December 31, 2014
Commencing on _____

and ending on December 31, 2014, being the issues of:
December 31, 2014

being Volume 110 Numbers: 160

Signed Kath M. Jones
Legal Clerk, Katherine M. Jones

Subscribed and sworn to before me on this 31st day of
December 2014

Ramona Williams
Notary Public, Ramona Williams

My commission expires March 13, 2018

RAMONA WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 13, 2018
Commission Number: 14592804

PUBLIC HEARING
The Jackson County Plan Commission will hold public hearings at 8:30 a.m. on Thursday, January 15, 2015 in Conference Room D, Ground Floor, City Hall, 111 East Maple, Independence, MO on the following requests:
1. RZ-2015-512 - Gerald W. & Janet E. Sykes. Requesting a change of zoning from District AG (Agricultural) on a 10.33 ± acre tract to District RE (Residential Estates). The 10.33 ± acres are located in Sections 18 & 19, Township 50, Range 30, Jackson County, Missouri aka 2125 N. Six Mile Church Road.
2. RZ-2015-513 - Rogene F. Knudsen Trust. Requesting a change of zoning from District AG (Agricultural) on a 10.13 ± acre tract to District RE (Residential Estates). The 10.13 ± acres are located in Section 15, Township 49, Range 30, Jackson County, Missouri aka 30802 E. Pink Hill Road.
For further details, exact locations and specific boundaries of these requests, contact Public Works Planning and Development Division at 881-4648, 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 881-4648 or 1-800-735-2466 (Missouri Relay); 48 hour notice is required.
Jackson County Public Works
Planning & Zoning Division
Randy Diehl, Zoning Compliance Supervisor
December 31, 2014

Publishing Fee: _____

Received payment _____ per _____

Plan Commission January 16, 2015

Applicant/ Property Owner

22-900-03-03-00-0-00-000 Rogene Knudsen F - Trustee 30802 E. Pink Hill Road Grain Valley MO 64029

Certified Mail
Return Receipt
Property Owners within 185 feet

Parcel Number	Owner	Address	City	State	Zip
37-320-02-03-00-0-00-000	SMITH DAVID A & PATRICIA K	30911 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-320-02-04-00-0-00-000	GRUBER THOMAS I & DELORES A TRUSTEES	30903 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-320-02-05-00-0-00-000	LAWSON EDWARD L & FRANCES P	30805 E PINK HILL RD	GRAIN VALLEY	MO	64029
36-100-01-04-00-0-00-000	GREENE JOSEPH W-TRUSTEE	30701 E PINK HILL RD	GRAIN VALLEY	MO	64029
23-700-04-14-00-0-00-000	WILLIAMS BRADLEY A & JESSICA A	30708 E PINK HILL RD	GRAIN VALLEY	MO	64029
23-700-04-09-00-0-00-000	GRIFFITH DORIS A	30602 E PINK HILL RD	GRAIN VALLEY	MO	64029



Jackson County Zoning Map

Legend

185' Notification Area

Pending Rezoning

Residential Suburban

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

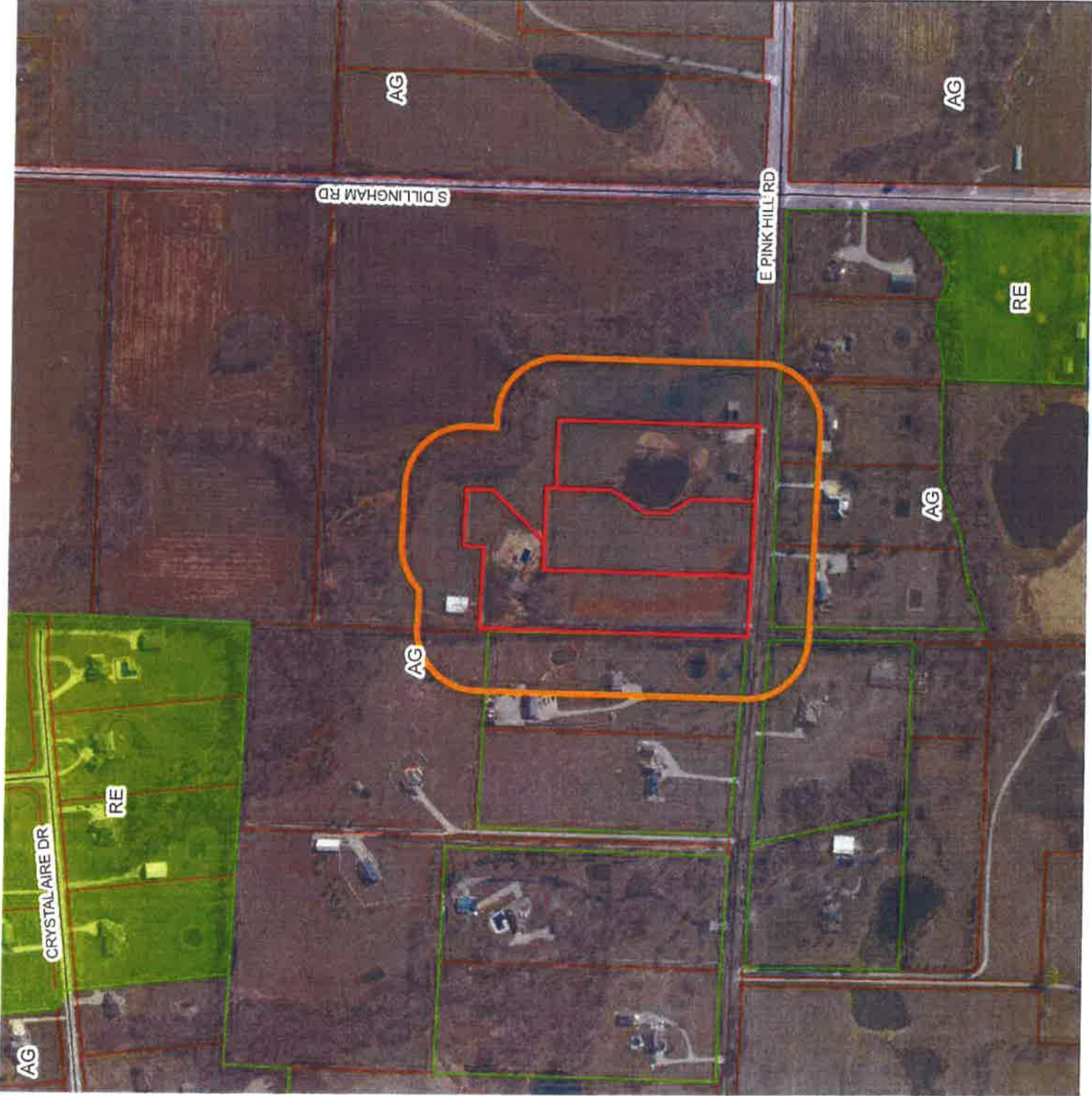
GB-General Business

GBp-General Business-Planned

LI-Light Industrial

LIp-Light Industrial-Planned

HI-Heavy Industrial



EX. 5

RZ-2014-513

1 inch = 400 feet



Jackson County Zoning Map

- Legend**
- 185' Noticifaction Area
 - Pending Rezoning**
 - Residential Suburban
 - Streets
 - Tax Parcels
 - Rezoning**
 - Zoning**
 - RR-Residential Ranchette
 - RRp-Residential Ranchette-Plar
 - 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-2014-513

1 inch = 833 feet

**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- 2015- 513

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: Rogene Knudsen
Address: P.O. Box 727
GRAIN Valley, MO. 64029
Phone: 816-229-1893
 - b. Owner(s) Name: Rogene Knudsen
Address: P.O. Box 727
Phone: GRAIN Valley, MO. 64029 816-229-1893
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

- d. Applicant's interest in Property: OWNER
2. General location (Road Name) PINK HILL Rd & Dillingham Rd.
3. Present Zoning AG Requested Zoning RE
4. AREA (sq. ft. / acres) 449,103.6 SFT / 10.13 Ac.
5. Legal Description of Property: (Write Below or Attached 9)
SEE ATTACHED
6. Present Use of Property: RESIDENTIAL
7. Proposed Use of Property: RESIDENTIAL
8. Proposed Time Schedule for Development: SPRING 2015
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 Water District 16, Potential For 1 ADDED SERVICE LINE
- b. Sewage disposal ON-SITE, NONE
- c. Electricity KCP&L, Potential For 1 ADDED SERVICE LINE
- d. Fire and Police protection CENTRAL JACKSON, NONE
12. Describe existing road width and condition: 28' EDGE OF PAVEMENT

Asphalt is in Good SHAPE, NO Pot Holes

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 12/9/14
Property Owner(s) Rogene F. Knudsen

Applicant(s): _____

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this 9th day of December, in the year of 2014, before me the undersigned notary public, personally appeared Rogene F. Knudsen

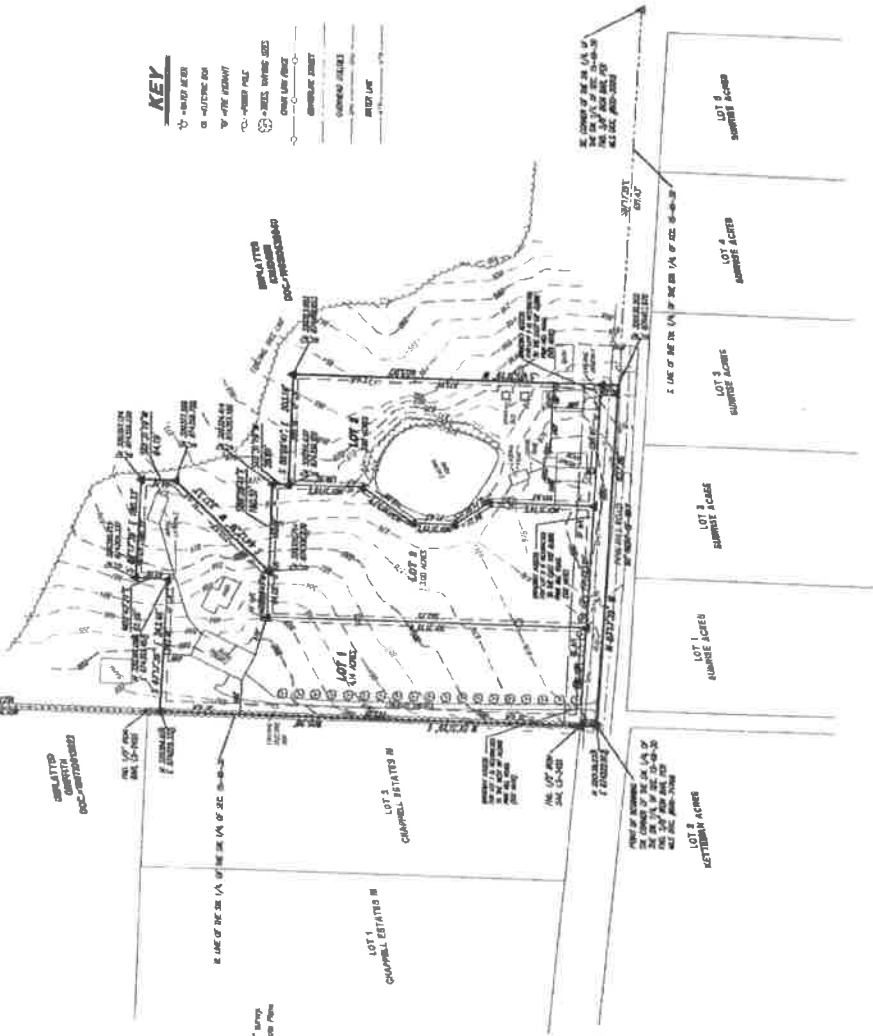
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Notary Public Jared Barzee Commission Expires 04-25-2016



PRELIMINARY PLAT
KNUDSEN ACRES
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF
 SECTION 15, TOWNSHIP 40, RANGE 30
 JACKSON COUNTY, MISSOURI



KEY

—	BOUNDARY
—	ADJACENT PROPERTY
—	ADJACENT ROAD
—	ADJACENT RAILROAD
—	ADJACENT WATER
—	ADJACENT POWER LINE
—	ADJACENT TELEPHONE LINE
—	ADJACENT FENCE
—	ADJACENT CROPLAND
—	ADJACENT PASTURE
—	ADJACENT WOODS
—	ADJACENT SWAMP
—	ADJACENT SAND
—	ADJACENT GRAVEL
—	ADJACENT ROCK
—	ADJACENT CLAY
—	ADJACENT SILT
—	ADJACENT SANDSTONE
—	ADJACENT LIMESTONE
—	ADJACENT GNEISS
—	ADJACENT GRANITE
—	ADJACENT QUARTZITE
—	ADJACENT SLATE
—	ADJACENT SCHIST
—	ADJACENT METAMORPHIC
—	ADJACENT IGGNEOUS
—	ADJACENT SEDIMENTARY
—	ADJACENT METAMORPHIC
—	ADJACENT IGGNEOUS
—	ADJACENT SEDIMENTARY

LEGEND

1. Shows the location of the plat.
2. Shows the location of the plat in the township and range.
3. Shows the location of the plat in the section.
4. Shows the location of the plat in the quarter section.

SURVEY NOTES

1. The plat is a preliminary plat.
2. The plat is subject to the provisions of the Missouri Plat Act.
3. The plat is subject to the provisions of the Missouri Surveying Act.
4. The plat is subject to the provisions of the Missouri Land Surveying Act.

OWNER

Rogers & Frank Knudsen
 P.O. Box 727
 Grain Valley, MO. 64029
 816-229-1991

ADJACENT NOTES

1. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
2. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
3. The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

1. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
2. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
3. The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

1. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
2. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
3. The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

1. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
2. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
3. The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

1. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
2. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
3. The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

1. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
2. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
3. The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

1. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
2. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
3. The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

1. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
2. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
3. The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

1. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
2. The plat is adjacent to the plat of the Rogers & Frank Knudsen.
3. The plat is adjacent to the plat of the Rogers & Frank Knudsen.

LADWIG & ASSOCIATES, I.L.C.

LAND SURVEYORS
 1501 E. 12th Street
 Pleasant Hill, Missouri 64080
 816-309-6622

Missouri Certificate of Authority
 Land Surveying - L.S. 2012021511



GENERAL INFORMATION

This plat is a preliminary plat of the Knudsen Acres, located in the southwest 1/4 of the southwest 1/4 of section 15, township 40, range 30, Jackson County, Missouri. The plat is subject to the provisions of the Missouri Plat Act and the Missouri Surveying Act.

CLAIMS

There are no claims against this plat.

TESTIMONY

I, the undersigned, being duly sworn, depose and say that I am a duly licensed land surveyor in the State of Missouri, and that I am the author of the above plat, and that the same is a true and correct representation of the land described therein.

REMARKS

The plat is subject to the provisions of the Missouri Plat Act and the Missouri Surveying Act.

ADJACENT NOTES

The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

The plat is adjacent to the plat of the Rogers & Frank Knudsen.

ADJACENT NOTES

The plat is adjacent to the plat of the Rogers & Frank Knudsen.

Scale	1" = 100'
North Arrow	True
Plate No.	1
Sheet No.	1

Surveyor: L. Ladwig, L.S. 2012021511
 Date: 10/15/2011
 Title: Preliminary Plat

