

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~/Ord No.: 4723

Sponsor(s): -----

Date: April 13, 2015

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: T-Rex Transportation, Inc & WV Properties, LLC No. RZ-2015-514											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="310 485 1190 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> 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 B (Two Family) on 0.75 ± acres to District LI (Light Industrial). The 0.75 ± acres are described as Lots 4, 5, 6, 7, 8 and the North 1/2 of Lot 9, Subdivision of Lots 1, 2, 3, 4, 5 and 6, Blue Summit, a subdivision in Jackson County, Missouri, 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>Marylou Brown</i> County Counselor's Office:	Date: 03/31/2015 Date: Date: <i>4/8/15</i> 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:

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

Pictures of Property

Letter from American Steel Works regarding vacation of Laurel Avenue

Survey for Laurel Avenue vacation

RZ-2015-514

ATTACHMENT TO RLA 1:

Description:

Lot 4 and the North 15 feet of Lot 5, SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLUE SUMMIT,

Lot 5, Except the North 15 feet, and all of Lots 6 and 7, SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLUE SUMMIT, and the West 1/2 of vacated Laurel Avenue lying East of and adjacent to said lots,

Lot 8 and the North 1/2 of Lot 9, SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLUE SUMMIT, and the West 1/2 of vacated Laurel Avenue lying East of and adjacent to said lots, all being a subdivision in Jackson County, Missouri

Jackson County Plan Commission Summary of Public Hearing

Date: March 19, 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. Pointer

Staff: Randy Diehl
Chris Jenkins
Amy Keister
Kristen Geary

Mr. Tarpley was absent.

Call to Order/Roll Call

At 8:30 am Chairman Antey called to order the March 19, 2015 meeting of the Plan Commission and asked that the roll call be taken. Mr. Tarpley was absent.

Approval of Record

Chairman Antey asked for a motion to approve the record of January 15, 2015. Mr. Pointer made a motion to approve. Mr. Gibler seconded the motion. Voice vote.

Minutes of the January 15, 2015 Plan Commission meeting approved, 8-0.

Public Hearings

Chairman Antey swore in all persons present who would like to give testimony at the public hearings.

Randy Diehl gave the staff report

RE: RZ-2015-514

Applicant: T-Rex Transportation, Inc
Owner: WV Properties, LLC
Location: 1914 & 1916 Laurel Ave, with in Blue Summit,
Area: 0.75 ± acres
Request: Change of zoning from District AG (Agricultural) to District LI (Light Industrial)

Applicant is purchasing the property for their proposed truck company office and shop.

These lots are adjacent to the Blue Summit Industrial Park and adjoin Lot 14 within the Park. Zoning is District B, Two Family Dwelling, as set forth in the County Zoning Order, adopted in 1943. With the adaptation of the Unified Development Code (UDC) in 1994, this zoning is equivalent to District RU (Residential Urban) or basically Single Family.

In 1999, the current owner (WV Properties) requested that a portion of Laurel Avenue be vacated. The County passed Ordinance 2981 vacating Laurel Avenue between Lot 14 and the residential lots where WV had common ownership. There is a 50 foot portion of the street that is between WV's property and the property owner to the north, American Steel Works, Inc, that exists as right of way.

The applicant will be required to consolidate the main lot of the park (Lot 14) along with the vacated street and the rezoned lots into a replatted lot. Along with this the remaining part of the 50 foot portion of right will be absorbed into the replat. The UDC allows for a vacation to either happen by a Legislative Action or by replatting. Usually the vacated portion is divided down the center and the owners on each take possession of the half adjacent to them.

The applicant has obtained a letter from American Steel Works that they have no interest in the East half of the street once becoming part of their lot. This enables the entire width of the street to become part of the new replatted lot.

The rezoning and subsequent replat will bring the entire piece into compliance with the UDC.

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-2015-514

Mrs. Querry motioned to approve RZ-2014-512. Mr. Akins seconded.

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

Motion Carried 8 – 0.

Mr. Pointer: When you are going from Residential to Light Industrial is that unusual in going back that way?

Randy Diehl: No. Going the other way would be stepping down the zoning. This is actually bring the entire property that they own and that they are using already into compliance with the Light Industrial rezoning and then combine into one big lot.

Mr. Pointer: What is the Light Industrial they are going into?

Randy Diehl: A trucking company operation.

Mr. Haley: Is the barrier to block the alley?

Randy Diehl: It is at the end of the road. One of the color pictures in the packet shows it. It's where the end of their property ends, even though it is 50 feet north of the actual vacation.

Chairman Antey: Are there any questions for Randy or staff?

Chairman Antey: Is the applicant or his representative present?

Sheri Bunting: T-Rex Transportaion
3511 N. Kimball Drive, Kansas City, Missouri 64161.

Chairman Antey: Do you have anything to add to the report?

Sheri Bunting: No

Chairman Antey: Are there any questions for the applicant?

Mr. Pointer: You're a trucking company. You're not a land fill type trucking company? What type of trucking company are you?

Sheri Bunting: Intermodal. We pull the rail containers from the rail yards.

Chairman Antey: Is there anyone else present who would like to speak in favor of this application?

Ed Vaughn: WV Properties
2010 S Television Place
Kansas City, MO 64126

We are all in favor of getting this done. We never pursued it after we purchased and vacated the road.

Chairman Antey: Is there anyone present who would like to speak who is opposed to or has questions concerning this application? *(There was none)*

Mr. Pointer motioned to take this under advisement. Mr. Haley seconded.

Voice Vote: Motion Carried 8 – 0.

Mr. Pointer: Looks pretty straight forward.

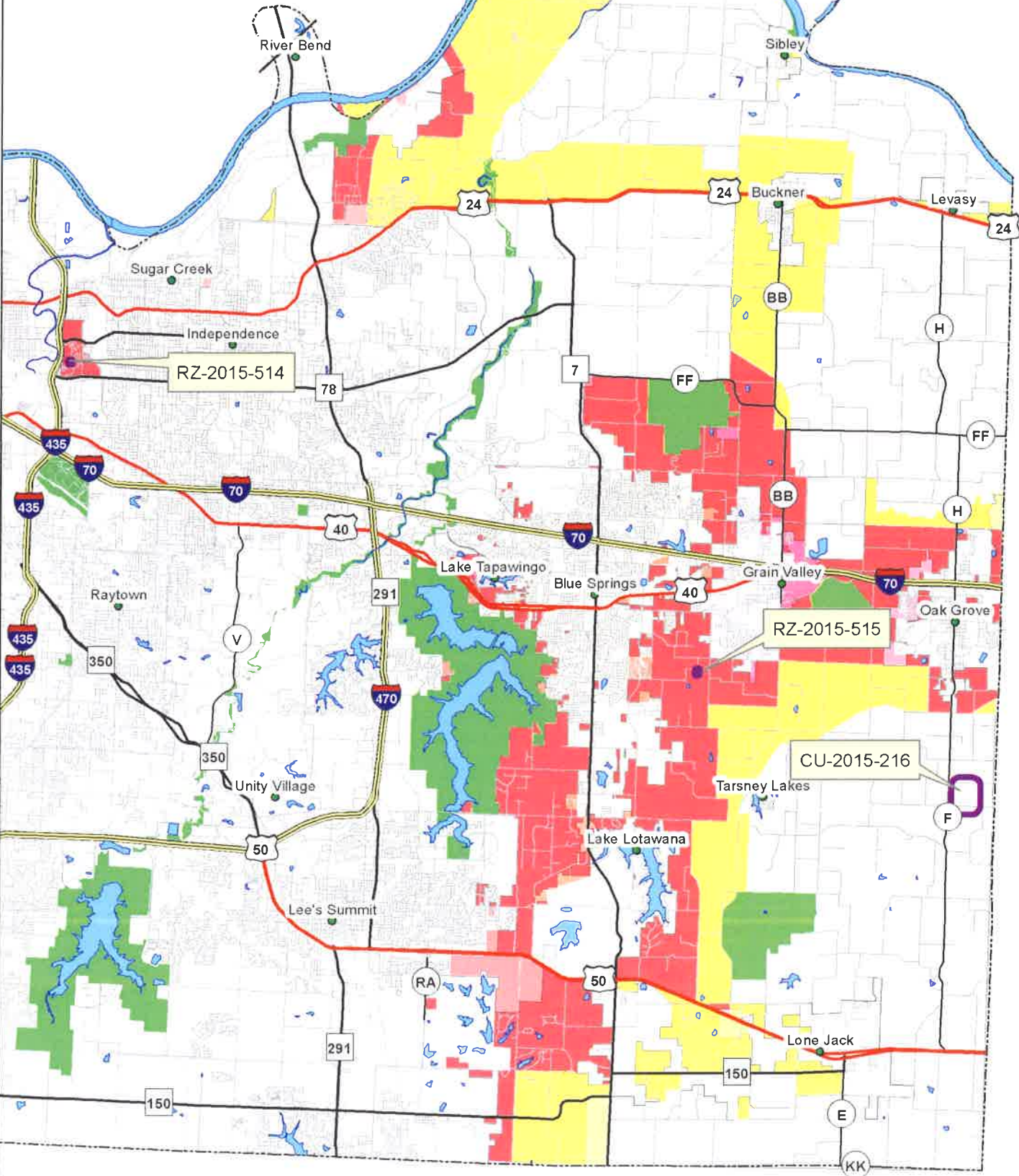
Chairman Antey: Is consistent with the surrounding property.

Mr. Gibler motioned to approve RZ-2014-512. Mr. Pointer seconded.

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

Motion Carried 8 – 0.

Jackson County Plan Commission
March 19, 2015
Agenda Location Map



STAFF REPORT

PLAN COMMISSION
March 19, 2015

RE: RZ-2015-514

Applicant: T-Rex Transportation, Inc

Owner: WV Properties, LLC

Location: 1914 & 1916 Laurel Ave, with in Blue Summit,

Area: 0.75 ± acres

Request: Change of zoning from District AG (Agricultural) to District LI (Light Industrial)

Applicant is will be purchasing the property for their proposed truck company office and shop.

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The rezoning and subsequent replat will bring the entire piece into compliance with the UDC.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2015-514

Respectfully submitted,

Randy Diehl
Zoning Compliance Supervisor

Planning and Zoning Division

**Plan Commission
March 19, 2015
RZ-2015-514**

Applicants / Property Owners:

**27-410-12-21, 28 & 29
T-Rex Transportation, Inc
3511 N. Kimball Drive
Kansas City, MO 64161**

**WV PROPERTIES LLC
2010 S TELEVISION PLACE
Kansas City, MO 64126**

**Certified Mail – Return Receipt
Property Owners within 185 feet**

**27-410-12-02-00-0-00-000
EMILY JOSEPH A &
TRAYLOR JEAN M
1901 HAZEL AVE
KANSAS CITY MO 64126**

**27-410-12-30-00-0-00-000
SKINNER STEVEN
112 S 23RD STREET
BLUE SPRINGS MO 64015**

**27-410-12-05-00-0-00-000
SKINNER STEVEN**

**27-410-12-06-00-0-00-000
SKINNER JAKOB
8901 E 54TH STREET
RAYTOWN MO 64133**

**27-410-12-07-00-0-00-000
REO ACCETANCE CORP LTD
1909 HAZEL AVE
KANSAS CITY MO 64126**

**27-410-12-08-01-0-00-000
DELATORRE JESUS
1915 HAZEL AVE
KANSAS CITY MO 64126**

**27-410-12-09-01-0-00-000
SHARP JACK V & DOROTHY M
6348 102ND AVE N
PINELLAS PARK FL 33782**

**27-410-12-09-02-0-00-000
FELTS ERVIN K & MARY ANN
192 E 116 HWY
PLATTSBURG MO 64477**

**27-410-12-10-00-0-00-000
FELTS ERVIN K & MARY ANN**

**27-410-12-01-00-0-00-000
WV PROPERTIES**

**27-410-12-25-00-0-00-000
WV PROPERTIES**

**27-410-20-32-00-0-00-000
WV PROPERTIES**

**27-410-12-24-00-0-00-000
WHEELER SHEERY
1303 S CLINTON STREET
OAK GROVE MO 64075**

**27-410-12-23-00-0-00-000
WHEELER SHEERY**



Jackson County Zoning Map

Legend

185' Notification Area

Pending Rezoning

Residential Suburban

Residential Estates

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

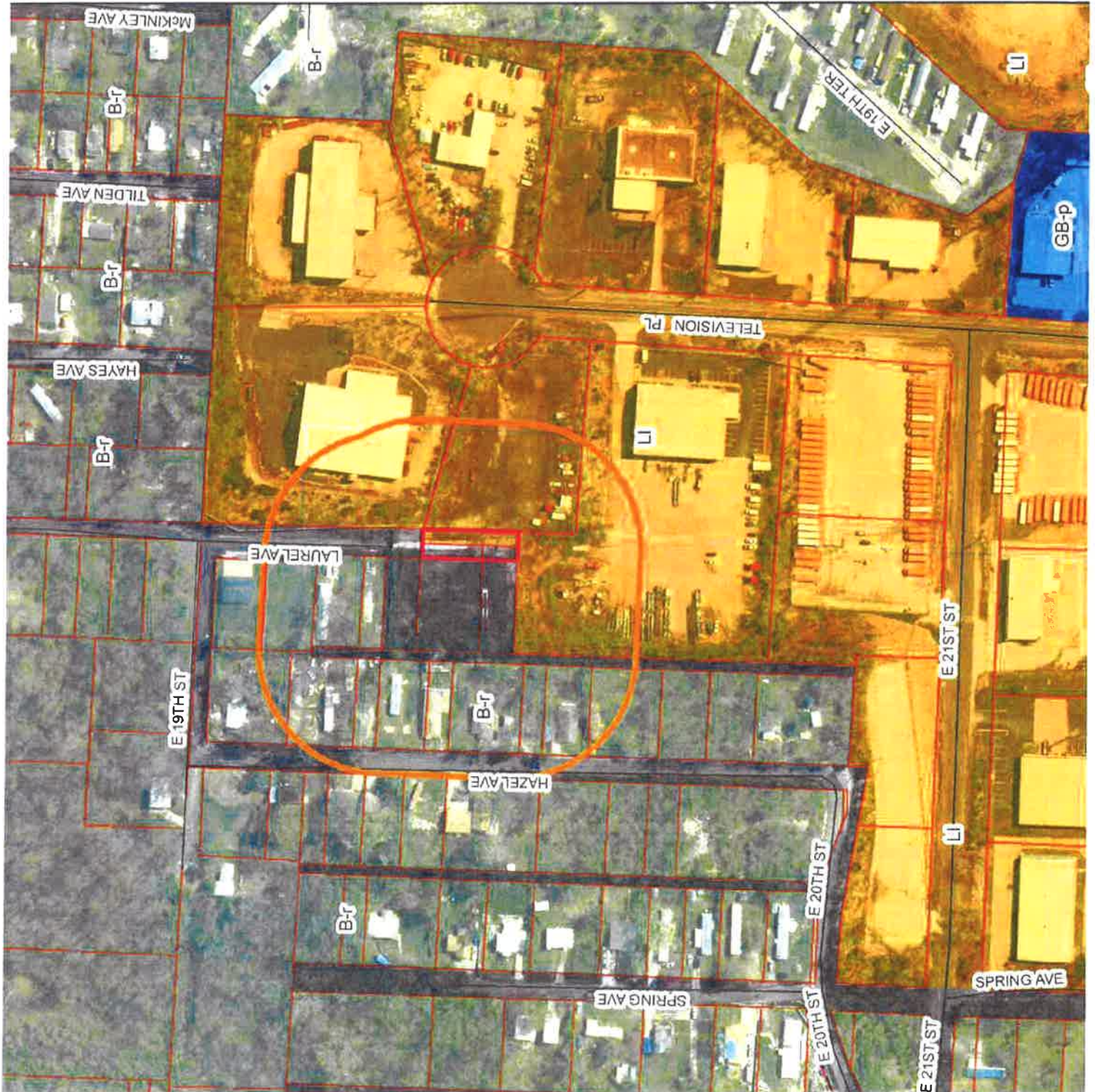
GB-General Business

GBp-General Business-Planned

LI-Light Industrial

LIp-Light Industrial-Planned

HI-Heavy Industrial



EX. 5

RZ-2015-514

Ord. 4723

1 inch = 200 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- 514

Date filed 1-30-15 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:

- I. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: T-Rex Transportation, Inc.
 Address: 3511 N. Kimball Drive
Kansas City, MO 64161
 Phone: 816-455-4555
 - b. Owner(s) Name: WV Properties, LLC
 Address: 2010 S. Television Place, Blue Summit, MO 64126
 Phone: 816-836-5888
 - c. Agent(s) Name: T-Rex Transportation, Inc.

Address: 3511 N. Kimball Dr. Kansas City, MO 64116

Phone: 816-455-4555

- d. Applicant's interest in Property: under contract to purchase property
2. General location (Road Name) Laurel Avenue, located in Blue Summit in Jackson County, MO
3. Present Zoning Residential Requested Zoning Light Industrial
4. AREA (sq. ft. / acres) .75 acres
5. Legal Description of Property: (Write Below or Attached 9)
• Lot 8 and North 1/2 of lot 9 and West 1/2 of vacated Laurel Ave lying east of and adjoining subdivision of lots 1, 2, 3, 4, 5, and 6, Blue Summit, a subdivision in Jackson County, Missouri
• Lot 4 and North 15 feet of lot 5, subdivision of lots 1, 2, 3, 4, 5, and 6, Blue Summit, a subdivision in Jackson County, Missouri • Lot 5 except North 15 feet and all of lots 6+7 and West 1/2 of vacated Laurel Ave lying east of and adjoining subdivision of lots 1, 2, 3, 4, 5, and 6, Blue Summit, a subdivision in Jackson County, Missouri
6. Present Use of Property: vacant
7. Proposed Use of Property: truck company office and shop
8. Proposed Time Schedule for Development: re-zone completed April 2015, land purchased May 2015, development completed July 2015
9. What effect will your proposed development have on the surrounding properties?
No effect, proposed property is similar in scope of other current properties
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
If so, will any improvements be made to the property which will increase or decrease the elevation? NA
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water City of Independence
 - b. Sewage disposal City of Independence
 - c. Electricity KCP&L
 - d. Fire and Police protection Inter city Fire Protection District
Jackson County Sheriff's Office
12. Describe existing road width and condition: Average road width, good asphalt condition

13. What effect will proposed development have on existing road and traffic conditions? Only a small increase in traffic, this is a small trucking company, approx. 15 trucks

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): NA

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)

[Handwritten Signature]
Ed VAUGHN

1/26/15

Applicant(s):

[Handwritten Signature]
Sheri Bunting

1/26/15

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF JACKSON

On this 26th day of January, in the year of 2015, before me the undersigned notary public, personally appeared Ed Vaughn and Sheri Bunting

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

[Handwritten Signature]
Debra K. Wills

Commission Expires

11/08/2018



DEBRA K. WILLS
My Commission Expires
November 8, 2018
Cass County
Commission #14433759



Ord. 4723



American Steel Works, Inc.
2012 S. Television Place
Kansas City, MO 64126

January 29, 2015

To Whom It May Concern,

It has come to my attention that the section of land approximately 60 foot by 60 foot square that is adjacent to my property line on the south-west corner has become an abandoned plat of land where Laurel Avenue ends. Because Jackson County is allowing this plat of land to be absorbed into existing properties that connect to it, I am aware that I have rights to the half of that plat that touches my property line. This letter is to state that I have no interest in acquiring that abandoned section of land. In addition, I wish to ensure that my property tax will not absorb any additional cost due to this abandoned section of land.

Sincerely,



Thomas H. Oots
President

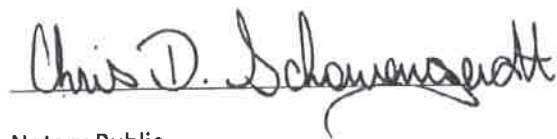
State of Missouri

County of Jackson

Subscribed and sworn to before me this 29th day of January in the year 2015



CHRIS D. SCHOWENGERDT
My Commission Expires
January 18, 2019
Jackson County
Commission #14482540



Notary Public

Land Use Committee
Amendment
December 21, 1999

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE vacating a certain section of right-of-way on Laurel Avenue.

ORDINANCE 2981, December 6, 1999

WHEREAS, WV Building Partnership has requested the vacation of a certain section of right-of-way on Laurel Avenue; and,

WHEREAS, the legal description for the road right-of-way in question is as follows:

A 0.147 acre area of Laurel Avenue right-of-way generally located 300 feet south of the 19th Street intersection to the end and more specifically described as follows:

A tract of land located in the Northeast Quarter of Section 7, Township 49, Range 32, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of Lot 13, CORRECTED PLAT-BLUE SUMMIT INDUSTRIAL PARK, said point also being the Southwest corner of the North Half of Lot 9, SUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6 OF BLUE SUMMIT; thence along the North line of said Lot 13, said line also being the South line of the North Half of said Lot 9, South 86 degrees, 46 minutes, 06 seconds East, 138.76 feet to the Southeast corner thereof, said point being on the West right-of-way line of Laurel Avenue as now established, said point also being the Point of Beginning; thence along the West right-of-way line of said Laurel Avenue, North 01 degrees, 39 minutes, 23 seconds East, 142.5 feet to the Northeast corner of the South 20 feet of Lot 5 in said SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, OF BLUE SUMMIT; thence along the Easterly prolongation of the North line of the South 20 feet of said Lot 5, South 86 degrees, 46 minutes, 06 seconds East, 45.02 feet to a point on the East right-of-way line of said Laurel Avenue as now established, said point also being on the West line of Lot 15 of said CORRECTED PLAT-BLUE SUMMIT INDUSTRIAL PARK; thence along the East right-of-way line of said Laurel Avenue, said line also being the West line of Lots 14 and 15 of said CORRECTED PLAT-BLUE SUMMIT INDUSTRIAL PARK, South 01 degrees, 39 minutes, 23 seconds West, 142.5 feet to a point on the most Northerly line of Lot 13 of said CORRECTED PLAT-BLUE SUMMIT INDUSTRIAL PARK; thence along the most Northerly line of said Lot 13, North 86 degrees, 46 minutes, 06 seconds West, 45.02 feet to the point of beginning, containing 6415 square feet or 0.147

acres, more or less.

WHEREAS, at its meeting of November 18, 1999, the Jackson County Plan Commission took up this request and voted to recommend the vacation; and,

WHEREAS, it is in the best interests of the health, welfare, and safety of the citizens of the County that the described right-of-way on Laurel Avenue be vacated; therefore,

BE IT ORDAINED by the County Legislature of Jackson County, Missouri, that the described right-of-way on Laurel Avenue be and hereby is vacated; and,

BE IT FURTHER ORDAINED that an easement across and through the northerly thirty feet (30') of the above-described tract be and hereby is reserved for existing public utilities, including gas lines.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

Jay D. Haller

Jan [Signature]
County Counselor

I hereby certify that the attached Ordinance, Ordinance #2981 introduced on December 6, 1999, was duly passed on January 3, 2000, ~~1999~~ by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

This Ordinance is hereby transmitted to the County Executive for her signature.

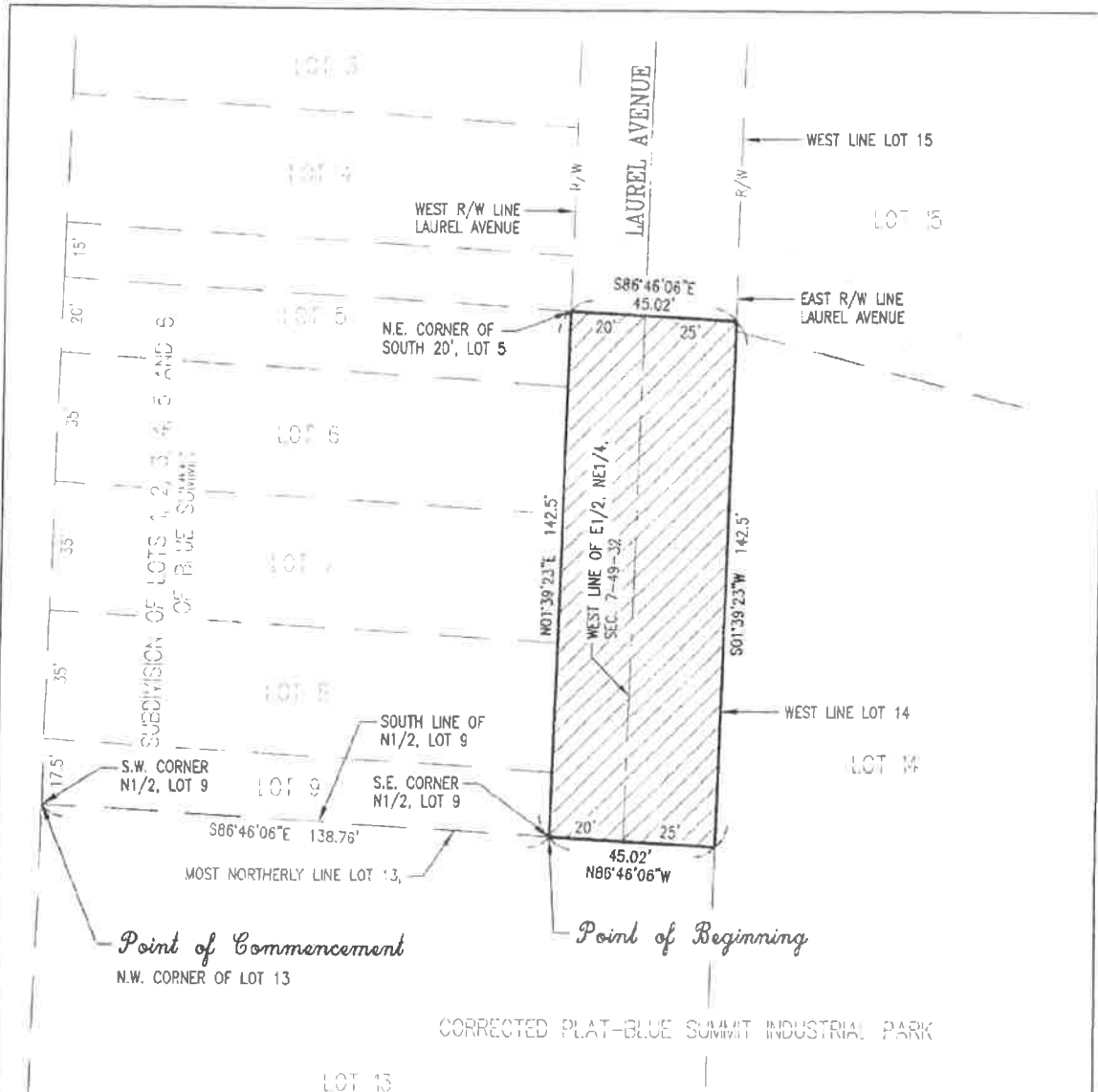
1-4-2000
Date

Mary Jo Brogato
Mary Jo Brogato, Clerk of Legislature

I hereby approve the attached Ordinance #2981.

1-4-2000
Date

Katheryn J. Shields
Katheryn J. Shields, County Executive



DESCRIPTION FOR LAUREL AVENUE RIGHT-OF-WAY VACATION:

A tract of land located in the Northeast Quarter of Section 7, Township 49, Range 32, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of Lot 13, CORRECTED PLAT-BLUE SUMMIT INDUSTRIAL PARK, said point also being the Southwest corner of the North Half of Lot 9, SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, OF BLUE SUMMIT, thence along the North line of said Lot 13, said line also being the South line of the North Half of said Lot 9, South 86 degrees, 46 minutes, 06 seconds East, 138.76 feet to the Southeast corner thereof, said point being on the West right-of-way line of Laurel Avenue as now established, said point also being the Point of Beginning; thence along the West right-of-way line of said Laurel Avenue, North 01 degrees, 39 minutes, 23 seconds East, 142.5 feet to the Northeast corner of the South 20 feet of Lot 5 in said SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, OF BLUE SUMMIT; thence along the Easterly prolongation of the North line of the South 20 feet of said Lot 5, South 86 degrees, 46 minutes, 06 seconds East, 45.02 feet to a point on the East right-of-way line of said Laurel Avenue as now established, said point also being on the West line of Lot 15 of said CORRECTED PLAT-BLUE SUMMIT INDUSTRIAL PARK; thence along the East right-of-way line of said Laurel Avenue, said line also being the West line of Lots 14 and 15 of said CORRECTED PLAT-BLUE SUMMIT INDUSTRIAL PARK, South 01 degrees, 39 minutes, 23 seconds West, 142.5 feet to a point on the most Northerly line of Lot 13 of said CORRECTED PLAT-BLUE SUMMIT INDUSTRIAL PARK; thence along the most Northerly line of said Lot 13, North 86 degrees, 46 minutes, 06 seconds West, 45.02 feet to the point of beginning, containing 6415 square feet or 0.147 acres, more or less.



SCALE: 1"=30'

Revised: 11-12-99

VACATION PLAT
FOR A PORTION OF LAUREL AVENUE

TRACT LOCATED IN THE NE1/4,
SEC. 7, TWP. 49, RNG. 32
JACKSON COUNTY, MISSOURI

HARVEY A. JONES ENGINEERING CO., INC

Prepared for:
MID-WESTERN CAR CARRIERS, INC.
By: Ed Vaughn,
2010 S. Television Place
Blue Summit, MO 64126
PHONE: (816) 836-5888

