

Ord. #5534
August 9, 2021

Request for Legislative Action

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5534
Sponsor(s):	Tony Miller	Legislature Meeting Date:	8/9/2021

Introduction
Action Items: ['Authorize']
Project/Title:
David S LeVota – RZ-2021-612

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 10.73± acres to District RR (Residential Ranchette). The purpose is to create two single family residential lots at Bynum and Bynum Spur Roads. 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.</p> <p>The Jackson County Plan Commission held a public hearing on July 15, 2021 and accepted testimony pertaining to the rezoning request.</p> <p>The Plan Commission voted 5 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	7/22/2021
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	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: Not spending money	
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

Randy D. Diehl at 7/22/2021 1:37:26 PM - [Submitted |]

Department Director: Brian Gaddie at 7/22/2021 2:16:51 PM - [Approved |]

Finance (Purchasing): Barbara J. Casamento at 7/22/2021 2:26:58 PM - [Not applicable |]

Compliance: Katie M. Bartle at 7/23/2021 9:35:47 AM - [Approved | eRLA 179]

Finance (Budget): Mary Rasmussen at 7/23/2021 10:01:39 AM - [Not applicable |]

Executive: Troy Schulte at 7/23/2021 10:31:45 AM - [Approved |]

Legal: Elizabeth Freeland at 7/30/2021 4:01:23 PM - [Approved |]

RZ-2021-612

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

ALL OF TRACT 3, CERTIFICATE OF SURVEY RECORDED AS DOCUMENT NUMBER 2021E0040703 AT THE JACKSON COUNTY RECORDER'S OFFICE BEING DESCRIBED AS FOLLOWS: THAT PART OF TRACT B, CERTIFICATE OF SURVEY RECORDED AS DOCUMENT NUMBER 1995I1320735 BEING SITUATED IN THE SW QUARTER OF SECTION 7 TOWNSHIP 47 RANGE 29, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SW QUARTER OF SAID SECTION 7; THENCE NORTH 87 DEGREES 47 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SW QUARTER, 1050.90 FEET THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 87 DEGREES 47 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SW QUARTER AND ALONG THE SOUTH LINE OF SAID TRACT B, 584.17 FEET TO THE CENTERLINE OF BYNUM ROAD AS NOW EXISTING; NORTH 03 16 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE AND ALONG THE WEST LINE OF SAID TRACT B, 637.36 FEET (SURVEY = 637.05'); THENCE NORTH 28 DEGREES 55 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID CENTERLINE AND SAID WEST LINE OF TRACT B, 211.93 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 07 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE SE QUARTER OF SAID SW QUARTER, 476.96 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 53 SECONDS EAST, 826.70 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART ON THE SOUTH NOW BEING USED FOR BYNUM SPUR RIGHT-OF-WAY AS ESTABLISHED IN ROAD RECORD BOOK 2 AT PAGE 256 AND THAT PART ON THE WEST NOW BEING USED FOR BYNUM ROAD RIGHT-OF-WAY

RZ-2021-612

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 15, 2021

Staff Report

Location Map

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Pictures of Property

Copy of Preliminary Plat

Randy Diehl gave the staff report:

RE: RZ-2021-612

Applicant: David S LeVota

Location: Northeast corner of Bynum Road and Bynum Spur

Area: 10.73 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: Two single family residential lots

Current Land Use and Zoning in the Area:

Zoning in the area is both agricultural and residential. There are four developments established after the adoption of the UDC that are all in District RR.

Land Use are family residences.

The applicants have purchased a 10 acre tract (Tract 3) from a recently divided 30 acre tract. They are wanting to divide the 10 acres into two lots of 5 acres apiece.

Typically, a 10 acre tract allows for 5.00 acre lots. At times allowances are made if a portion of the 10 acres falls into public right-of-way. The property owner isn't penalized for a lot that may short of a full 5 acres. The zoning recommendation would be for District RR (Residential Ranchette).

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

Staff feels the request is within the character and spirit of the surrounding area and is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2021-612

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Tarpley: What are the lots sizes?

Mr. Diehl: Lot 1 is calculated at 5.7 acres. Lot 2 is 5.01 acres.

Mr. Tarpley: How much land is left over?

Mr. Diehl: They bought 10 acres from a 30 acre tract. The other two 10 acre tracts are separate from this one.

Mr. Antey: Is the applicant here?

David LeVota: 11506 S Outer Belt Road, Lone Jack

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

Mr. LeVota: No.

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. Haley moved to take under advisement. Ms. Mershon seconded.

Discussion under advisement

Mr. Hilliard moved to approve. Mr. Tarpley seconded.

Ms. Mershon	Approve
Mr. Tarpley	Approve
Mr. Haley	Approve
Mr. Hilliard	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

July 15, 2021

RE: RZ-2021-612

Applicant: David S LeVota

Location: Northeast corner of Bynum Road and Bynum Spur

Area: 10.73 ± acres

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County Plan:

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Recommendation:

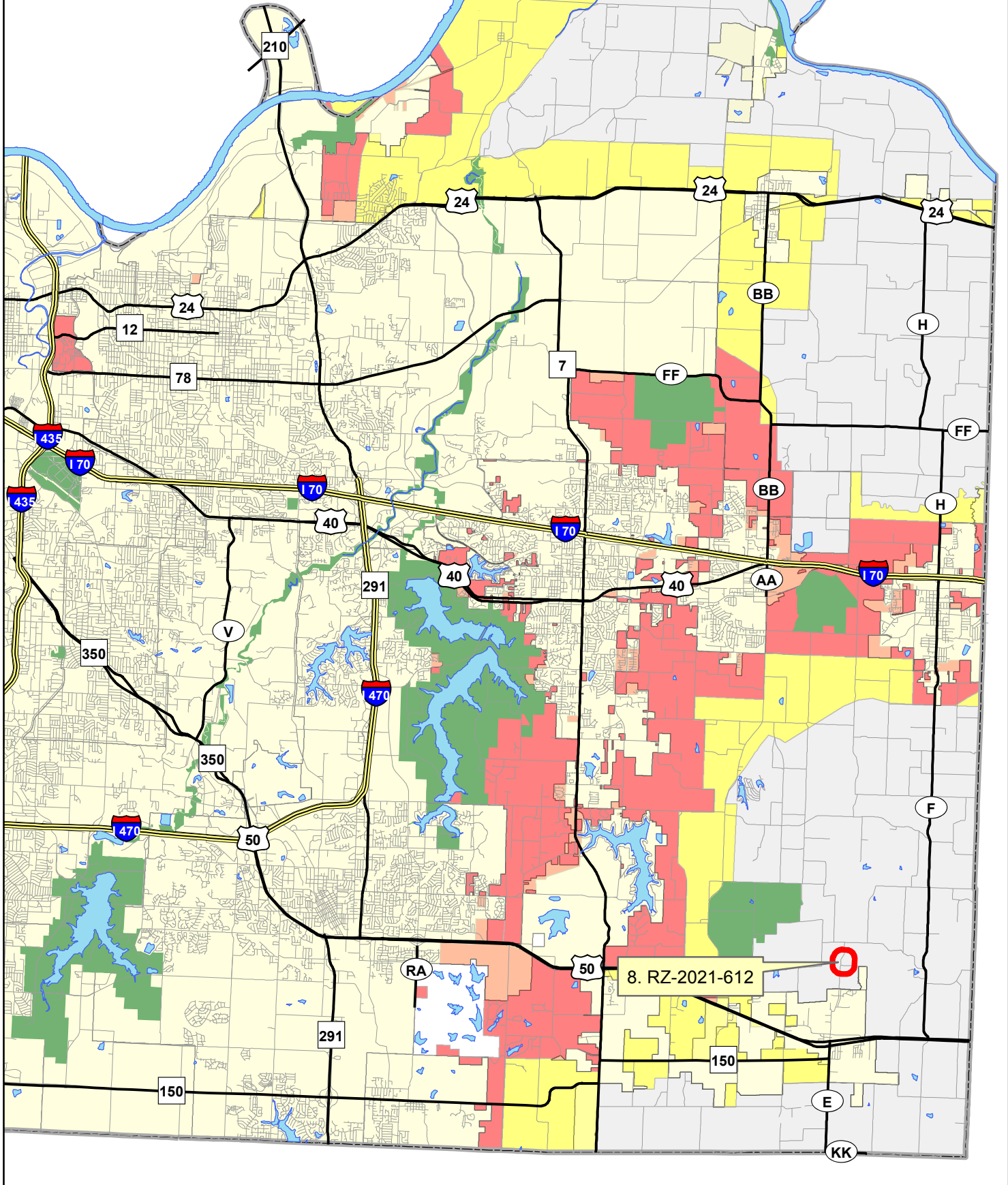
Staff feels the request is within the character and spirit of the surrounding area and is consistent with the intent and purpose of the County Plan.

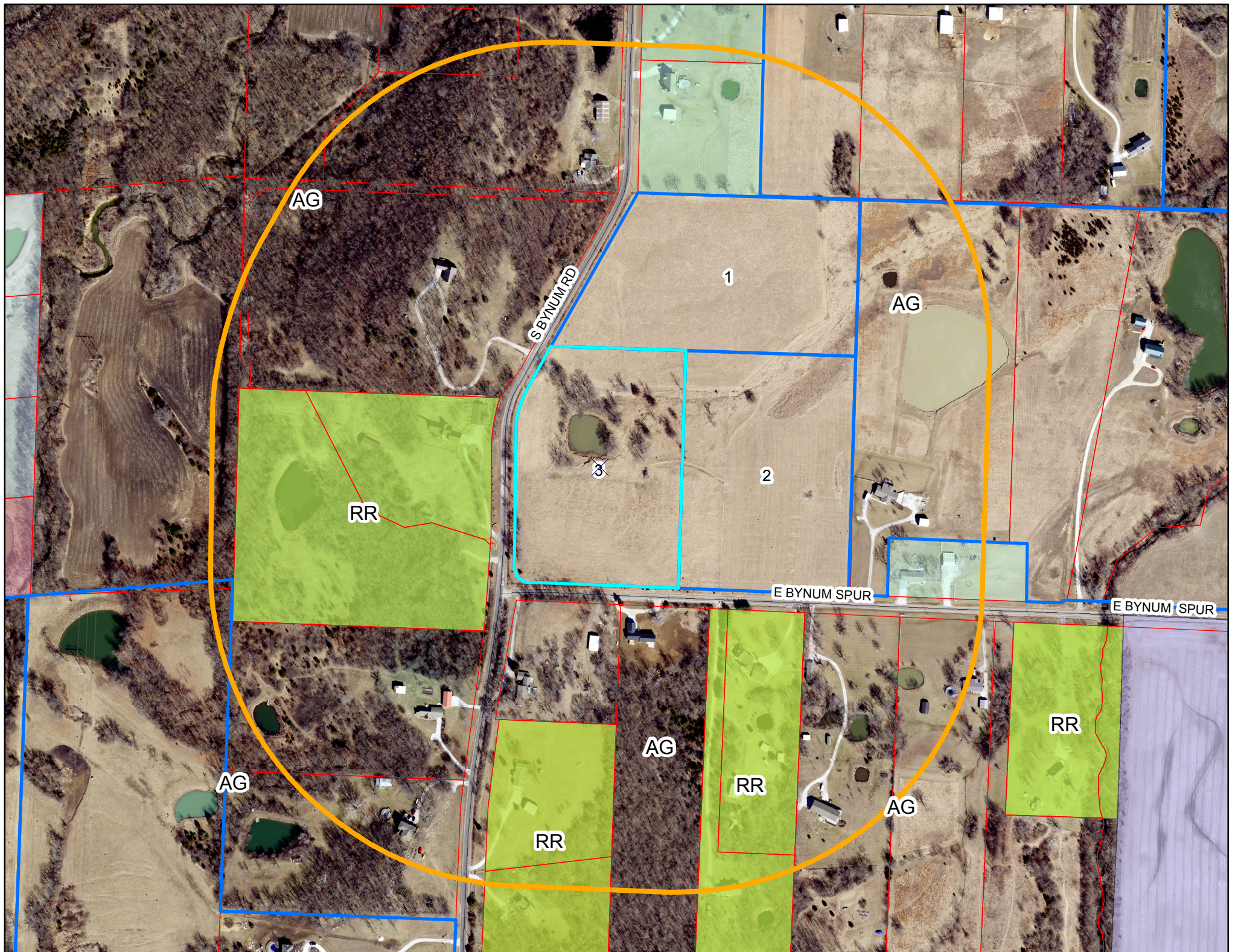
Staff recommends APPROVAL of RZ-2021-612

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
July 15, 2021
Agenda Location Map





AG

1

AG

S BYNUM RD

3

2

RR

E BYNUM SPUR

E BYNUM SPUR

AG

AG

RR

AG

RR

RR

Plan Commission July 15, 2021

RZ-2021-612

Property Owners Within 1000 feet

Name	name	address	city	state	zip
57-400-03-18-00-0-00-000	HOELSCHER CLEM & CARRIE	201 E WHISPERING HILLS BLVD	LONE JACK	MO	64070
57-900-02-30-00-0-00-000	VITALE STEVE L JR & MICHELLE L	36101 E BYNUM SPUR RD	LONE JACK	MO	64070
58-600-04-21-00-0-00-000	DEAN JOHN R & NANCY L	3800 SW BRIARWOOD DR	LEES SUMMIT	MO	64082
57-400-03-02-01-1-00-000	PENNINGTON ANDREW & CLIFTON KAREN	35801 E FAULKENBERRY RD	LONE JACK	MO	64070
57-900-02-02-01-0-00-000	G8KIDS LLC	102 SUNSET DR	LONE JACK	MO	64070
58-700-01-01-01-1-00-000	HALL MICHAEL T & LEANNE	12424 S BYNUM RD	LONE JACK	MO	64070
57-400-03-19-00-0-00-000	LIVINGSTON CYNTHIA A	12204 S BYNUM RD	LONE JACK	MO	64070
57-400-04-07-01-4-00-000	PHILLIPS DIANA D	36204 E BYNUM SPUR	LONE JACK	MO	64070
57-400-03-06-00-0-00-000	EDMONDS ALICE CARROLL	12110 S BYNUM RD	LONE JACK	MO	64070
57-400-03-17-00-0-00-000	MEADE MATTHEW D & COURTNI L	204 NE BLACKWOOD DR	LEES SUMMIT	MO	64086
57-900-02-10-00-0-00-000	ADKINS STANLEY E & BEVERLY A	12404 S BYNUM RD	LONE JACK	MO	64070
57-400-03-08-00-0-00-000	DEAN JOSH	3800 SW BRIARWOOD DR	LEES SUMMIT	MO	64082
57-900-02-28-00-0-00-000	EZELL STEVE M & MERIBETH	12417 S BYNUM DR	LONE JACK	MO	64070
57-400-03-11-00-0-00-000	HARRIS JAMES A	36300 E BYNUM SPUR RD	LONE JACK	MO	64070
57-400-03-15-00-0-00-000	BOEHMER RICHARD N & MARJORIE A	36203 FAULKENBERRY RD	LONE JACK	MO	64070
57-900-02-33-00-0-00-000	DOMER ALAN & JULIE	36003 E BYNUM SPUR RD	LONE JACK	MO	64070
57-400-03-16-00-0-00-000	BEACHNER DANNY & SHERRY L	36213 E FAULKENBERRY RD	LONE JACK	MO	64070
57-900-02-16-00-0-00-000	CORCORAN JAMES P & LESLIE E	36309 E BYNUM SPUR RD	LONE JACK	MO	64070
57-400-03-02-01-3-00-000	DEAN JOHN R & NANCY L	3800 SW BRIARWOOD DR	LEES SUMMIT	MO	64082
57-900-02-21-00-0-00-000	PECKHAM CRAIG ALAN & LAURA D	36203 E BYNUM SPUR RD	LONE JACK	MO	64070
57-400-03-07-00-0-00-000	DEAN JOSH	3800 SW BRIARWOOD DR	LEES SUMMIT	MO	64082
57-900-02-29-00-0-00-000	SCHRADER BRIAN A & MELANIE L	36105 E BYNUM SPUR RD	LONE JACK	MO	64070
57-400-03-13-00-0-00-000	VAN LUE DANIEL L & KLAARTJE M	633 NE TUDOR RD APT 7	LEES SUMMIT	MO	64086
57-900-02-09-02-0-00-000	JOHNSTON DAVID K & ANDREA D	12314 S BYNUM RD	LONE JACK	MO	64070
57-400-03-02-01-2-00-000	MEYER ALISSA	12022 S BYNUM RD	LONE JACK	MO	64070
58-600-04-01-02-0-00-000	JENNINGS JEFFREY M & LAURA R	7800 BROOK COURT	KANSAS CITY	MO	64139
57-400-03-14-00-0-00-000	CAVINESS REBECCA A	12011 S BYNUM RD	LONE JACK	MO	64070
57-900-02-27-00-0-00-000	RIDENOUR CHRISTOPHER S & AMBER M	12411 S BYNUM RD	LONE JACK	MO	64070
57-400-03-17-00-0-00-000	MCLANAHAN JUSTIN L & ALISON P				
57-400-03-17-00-0-00-000	LEVOTA DAVID S	11506 S OUTER BELT RD	LONE JACK	MO	64070



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

June 30, 2021

RE: Public Hearing: RZ-2021-612
David S LeVota

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 David S LeVota for a change of zoning from District AG (Agricultural) on 10.73 ± acres to District RR (Residential Ranchette). The purpose is to create two single family residential lots at Bynum and Bynum Spur Roads.

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 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 15, 2021 at 8:30 a.m. in the Brady Courtroom, 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,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**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- 2021-612

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: DAVID S. LEVOTA
- Current Mailing Address: 11506 S. OUTER BELT Rd LOWE JACK MO 64070
- Phone: 816 769-5849 email: davelevota@yahoo.com
- b.** Legal Owner of Property: D.
- Current Mailing Address: _____
- Phone: _____ email: _____
- b.** Legal Owner of Property: _____
- Current Mailing Address: _____
- Phone: _____ email: _____

2. General location (Road Name) BYNUM ROAD BYNUM SPUR
3. Present Zoning AG Requested Zoning RD
4. AREA (sq. ft. / acres) 10.00
5. Legal Description of Property: (Write Below or provide copy of deed and survey)
ATTACHED
6. Present Use of Property: AG
7. Proposed Use of Property: RR HOMES
8. Proposed Time Schedule for Development: _____
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? N/A
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Provider DIS
 - b. Sewage disposal: Onsite Waste Water Public Sewer
 - c. Electricity WEST CENTRAL
 - d. Fire and Police protection JCSO + LONE JACK FIRE
12. Describe existing road width and condition: GOODS -
13. What effect will proposed development have on existing road and traffic conditions? NONE - ONLY TWO ADDITIONAL HOMES

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): _____

The LEGAL OWNER(s) of the property must be signatory to this application. If the owner is also the applicant then only the Property Owner portion needs to be filled out. Applications will not be accepted to move forward without the proper signatories. Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

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) David Levota 6/9/2021

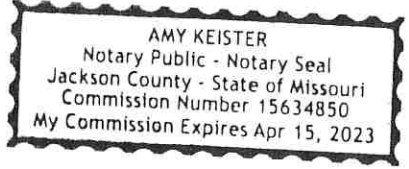
STATE OF Missouri
COUNTY OF Jackson

On this 9th day of June, in the year of 2021, before me the undersigned notary public, personally appeared David S. Levota

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 [Signature] Commission Expires 4-15-23





AG

S BYNUM RD

RR

1

2

AG

E BYNUM SPUR

AG

AG

RR

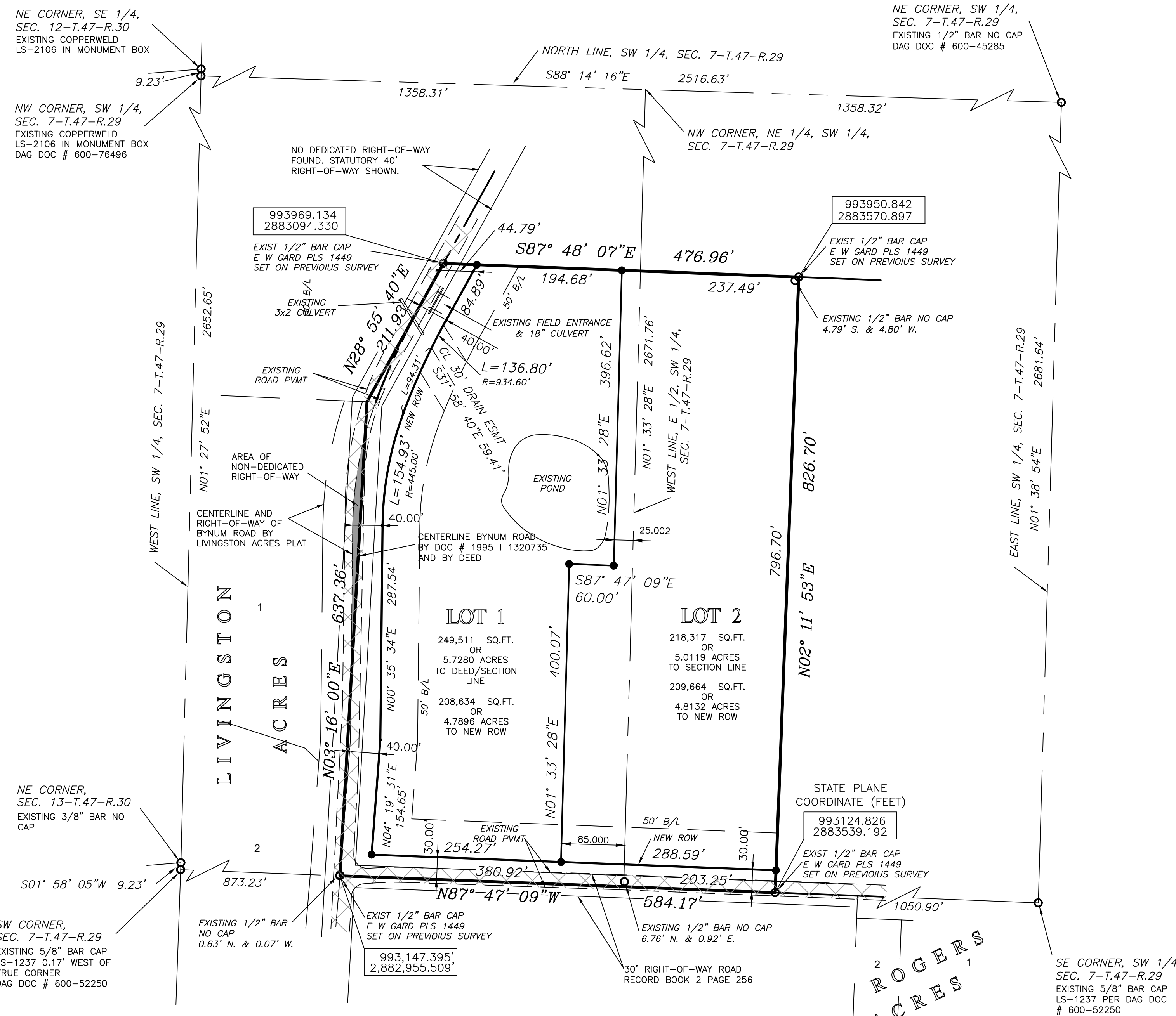
AG





FINAL PLAT
BYNUM SPUR

THIS IS A SUBDIVISION IN THE SW 1/4 OF SECTION 7 - TOWNSHIP 47 - RANGE 29 JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION:

CONTAINING 467,828 SQUARE FEET OR 10.7399 ACRES.

ALL OF TRACT 3, CERTIFICATE OF SURVEY RECORDED AS DOCUMENT NUMBER 2021 E 0040703 AT THE JACKSON COUNTY RECORDER'S OFFICE BEING DESCRIBED AS FOLLOWS: THAT PART OF TRACT B, CERTIFICATE OF SURVEY RECORDED AS DOCUMENT NUMBER 1995 I 1320735 BEING SITUATED IN THE SW 1/4 OF SECTION 7-T.47-R.29, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 7; THENCE N 87°-47'-09" W, ALONG THE SOUTH LINE OF SAID SW 1/4, 1050.90 FEET THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 87°-47'-09" W, ALONG THE SOUTH LINE OF SAID SW 1/4 AND ALONG THE SOUTH LINE OF SAID TRACT B, 584.17 FEET TO THE CENTERLINE OF BYNUM ROAD AS NOW EXISTING; N 03°-16'-00" E, ALONG SAID CENTERLINE AND ALONG THE WEST LINE OF SAID TRACT B, 637.36 FEET (SURVEY = 637.05'); THENCE N 28°-55'-40" E, CONTINUING ALONG SAID CENTERLINE AND SAID WEST LINE OF TRACT B, 211.93 FEET; THENCE S 87°-48'-07" E, PARALLEL WITH THE NORTH LINE OF THE SW 1/4 OF SAID SW 1/4, 476.96 FEET; THENCE S 02°-11'-53" E, 826.70 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART ON THE SOUTH NOW BEING USED FOR BYNUM SPUR RIGHT-OF-WAY AS ESTABLISHED IN ROAD RECORD BOOK 2 AT PAGE 256 AND THAT PART ON THE WEST NOW BEING USED FOR BYNUM ROAD RIGHT-OF-WAY.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED IN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS:

BYNUM SPUR

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

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE OF POLES, WIRES, CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE T.V. OR ANY OTHER PUBLIC SERVICE OR UTILITY, ANY OR ALL OF THEM UPON, OVER OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E.), "DRAINAGE EASEMENT" (D.E.), "WATER EASEMENT" (W.E.), OR "SEWER EASEMENT" (S.E.) AND WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. WHERE AN EASEMENT IS DEDICATED TO A SPECIFIC USE, THE USE THEREOF SHALL BE RESTRICTED TO SAID USE. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF 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 EASEMENT, AND; B) THE AGENTS AND EMPLOYEES OF JACKSON COUNTY, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING SET BACK LINE: BUILDING LINE(S) OR SET BACK LINE(S) ARE HEREBY ESTABLISHED AS SHOWN AND DESIGNATED ON THIS PLAT AS "B/L". NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

IN TESTIMONY WHEREOF: DAVID S. LEVOTA, A MARRIED PERSON, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ 20____.

DAVID S. LEVOTA

SURVEY NOTES:

- SEMI-PERMANENT MONUMENTATION: SET 1/2" BAR WITH CAP STAMPED "E. W. GARD PLS-1449" AT CORNERS MARKED "•".
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, FROM GPS OBSERVATIONS USING THE MODOT RTK GPS NETWORK DURING APRIL 2021. GRID FACTOR EQUALS 0.9999077.
- THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM A WARRANTY DEED RECORDED AS DOCUMENT NO 2021 E 0044798, A SURVEY RECORDED AS DOC NO 2021 E 0040703, A SURVEY RECORDED AS DOCUMENT NO 1995 I 1320735, AND AN UNRECORDED SURVEY BY SITE LINE SURVEYING DATED 08/19/00.
- A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE EASEMENTS THAT MIGHT AFFECT THE SUBJECT PROPERTY AND NO EASEMENT RESEARCH HAS BEEN PERFORMED BY THIS SURVEYOR. THEREFORE, THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD THERE BE ANY EXISTING EASEMENTS THAT AFFECT THE SUBJECT PROPERTY.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR URBAN CLASS PROPERTY AS DEFINED BY THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 29095 C 0468 G HAVING AN EFFECTIVE DATE OF JANUARY 20, 2017. LANDS LOCATED IN ZONE "X" ARE THOSE AREAS DETERMINED TO BE SUBJECT TO MINIMAL FLOOD HAZARD.
- THE SURVEYOR'S "CERTIFICATION" STATEMENT USED HEREON IS MADE TO THE PARTIES NAMED HEREIN AND IS NOT TRANSFERABLE TO ADDITIONAL PARTIES, INSTITUTIONS, OR SUBSEQUENT OWNERS AND MEANS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE DATA SHOWN ON THIS PLAT AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, WE PERFORMED A SURVEY OF THE PROPERTY DESCRIBED HEREIN AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY PROGRAM.

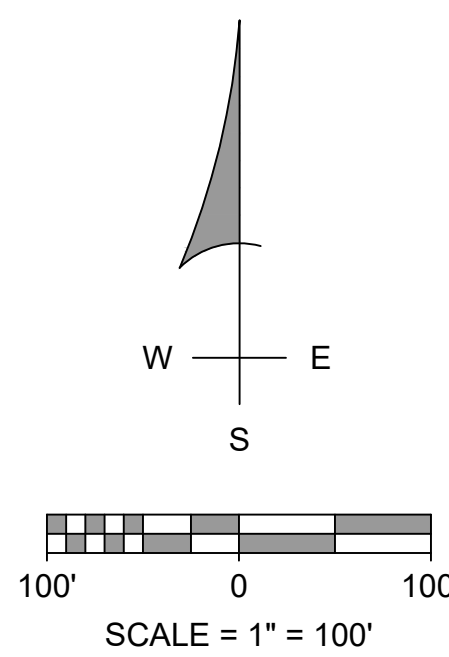
JACKSON COUNTY APPROVALS:

DIRECTOR OF PUBLIC WORKS _____ DATE _____

GIS DEPARTMENT _____ DATE _____

ERWIN W. GARD, PLS-1449

DATE _____



<p>GARD HORIZON LLC LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES REAL ESTATE : LARGE FORMAT SCANS & PRINTS</p> <p>1040 SW Luttrell, Suite E2 Blue Springs, Missouri 64015 Phone: 816-295-5951 Web: gardhorizon.com</p>	<p>MINOR SUBDIVISION</p> <p>PART OF THE SW 1/4, SECTION 7-T.47-R.29 JACKSON COUNTY, MISSOURI</p> <p>DAVID S. LEVOTA</p> <p>11506 S. OUTER BELT ROAD LONE JACK, MISSOURI 64070</p>	<p>JOB NO.: 1162-2101 MASTER FOLDER: CAD Drawings\Sec SUB FOLDER: R29 147 507 FILE NAME: MASTER FIELD BOOK - PAGE DRAWN BY: E. GARD SHEET 1 OF 1</p>
	<p>Erwin W. Gard, Owner Professional Surveyor - Realtor Call: 816-833-4558 Email: ew@gardhorizon.com</p>	<p>MY COMMISSION EXPIRES _____, NOTARY PUBLIC _____</p>