

Request for Legislative Action

Ordinance No.: 5642
Date: August 15, 2022

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5642
Sponsor(s):		Legislature Meeting Date:	8/15/2022

Introduction
Action Items: ['Authorize']
Project/Title:
Serina & Phillip Maring – RZ-2022-634

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RR (Residential Ranchette). The purpose is to create two single-family residential lots at the 36100 block of E. Bynum Spur.</p> <p>Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission held a public hearing on July 21, 2022, and accepted testimony pertaining to the rezoning request.</p> <p>The Plan Commission voted 9 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	7/29/2022
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Division 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

Submitted by Public Works requestor: Randy D. Diehl on 7/29/2022. Comments: Land Use scheduled for August 22.

Approved by Department Approver Brian Gaddie on 8/1/2022 4:13:48 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 8/1/2022 4:41:43 PM. Comments:

Approved by Compliance Office Approver Katie M. Bartle on 8/2/2022 4:15:38 PM. Comments:

Not applicable by Budget Office Approver Mark Lang on 8/3/2022 9:18:22 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 8/3/2022 9:41:06 AM. Comments:

Approved by Counselor's Office Approver Elizabeth Freeland on 8/4/2022 3:18:04 PM. Comments:

RZ-2022-634

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All that part of Tract B, Certificate of Survey recorded as document number 199511320735, being situated in the Southwest Quarter of Section 7, Township 47, Range 29, Jackson County, Missouri described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 7; thence North 87 degrees 47 minutes 09 Seconds West, along the South line of said Southwest Quarter, 484.46 feet (survey = 484.46 feet) to the Southeast corner of said Tract B, said corner being the Point of Beginning of the tract to be described herein: Thence North 87 degrees 47 minutes 09 Seconds West, along the South the South line of said Southwest Quarter and along the South line of said Tract B, 566.20 feet; thence North 02 degrees 11 minutes 53 seconds West, 826.70 feet; thence South 87 degrees 48 minutes 07 seconds East, parallel with the North line of the Southeast Quarter, 559.22 feet to the East line of said tracts; thence ; South 01 degrees 43 minutes 02 seconds West, along the East line of said Tract B, 826.89 feet to the Point of Beginning. Except part in road.

RZ-2022-634

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 21, 2022

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Preliminary Plat

Randy Diehl gave the staff report:

RE: RZ-2022-634

Applicant: Phillips M & Serina N Maring

Location: 36100 Block of Bynum Spur

Area: 10.00 ± 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 five 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 2) from a recently divided 30-acre tract. They are wanting to divide the 10 acres into two lots of 5 acres apiece.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2022-634.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Tarpley: Where will the access be?

Mr. Diehl: The access limits have already been approved by our Engineering Division. The allowed access will be at a point at the common corner at the lots.

Mr. Tarpley: Will they share a driveway?

Mr. Diehl: The choice is up to them to share or have separate driveways.

Mr. Antey: Is the applicant here?

Serina Maring, 1300 SW Morningside Drive, Blue Springs.

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

Ms. Maring: We have applied for the driveway permit and installed.

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. Lake moved to take under advisement. Mr. Tarpley seconded.

Discussion under advisement

Mr. Hilliard moved to approve. Mr. Lake seconded.

Mr. Akins	Approve
Mr. Tarpley	Approve
Mr. Johnson	Approve
Mr. Crawford	Approve
Mr. Hilliard	Approve
Ms. Ryerkerk	Approve
Mr. Farrar	Approve
Mr. Lake	Approve
Chairman Antey	Approve

Motion Carried 9 – 0

STAFF REPORT

PLAN COMMISSION

July 21, 2022

RE: RZ-2022-634

Applicant: Phillips M & Serina N Maring

Location: 36100 Block of Bynum Spur

Area: 10.00 ± 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 five developments established after the adoption of the UDC that are all in District RR.

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County Plan:

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

Recommendation:

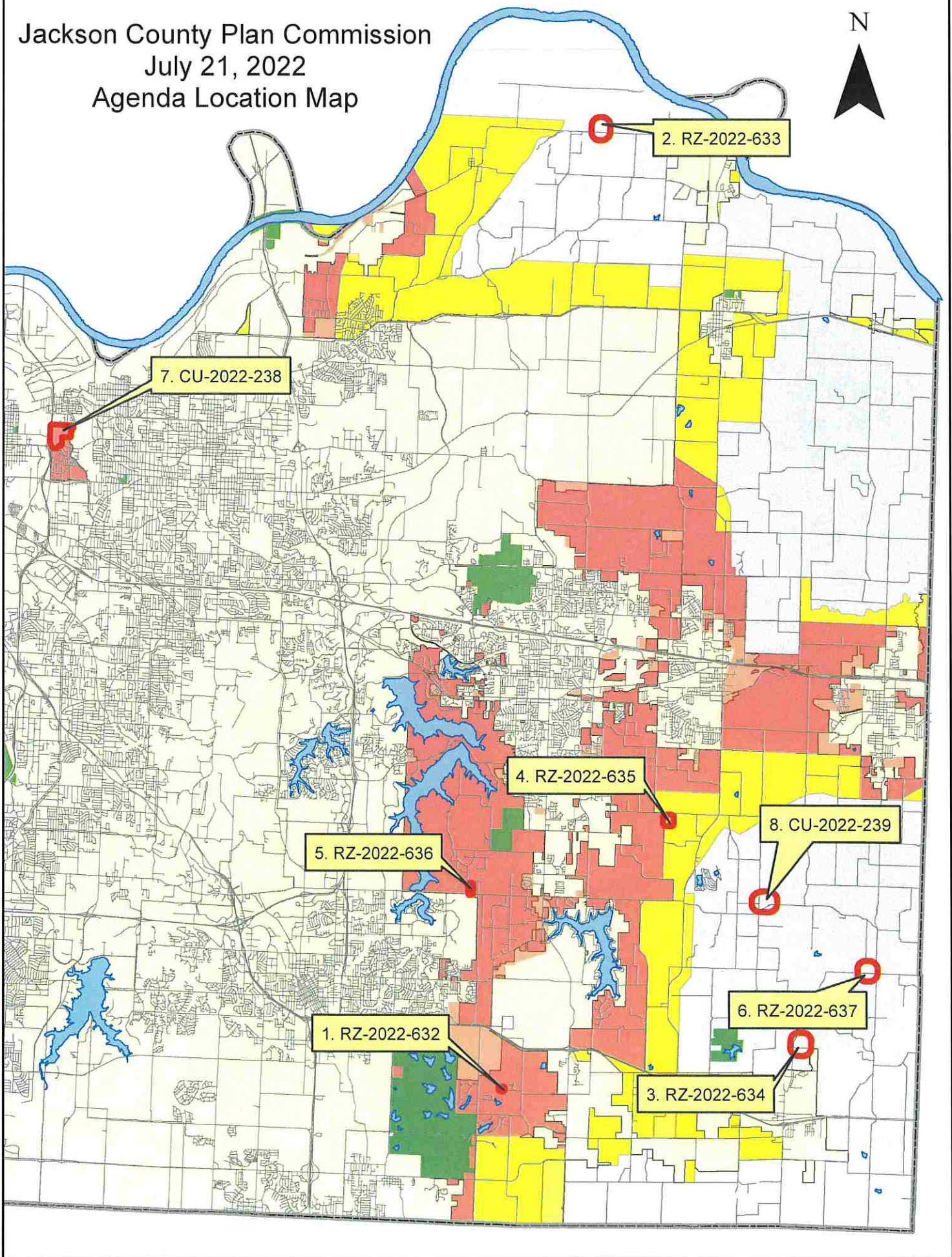
This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2022-634.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
July 21, 2022
Agenda Location Map



7. CU-2022-238

2. RZ-2022-633

4. RZ-2022-635

5. RZ-2022-636

8. CU-2022-239

1. RZ-2022-632

6. RZ-2022-637

3. RZ-2022-634



Plan Commission July 21, 2022

RZ-2022-634

Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
57-900-01-03-00-0-00-000	CAMPBELL CHARLES E & NANCY E TR	11400 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
57-400-03-18-00-0-00-000	HOELSCHER CLEM & CARRIE	201 E WHISPERING HILLS BLVD	LONE JACK	MO	64070
57-900-01-04-01-0-00-000	LONG PHILLIP J	300 W LOCUST ST	HOLDEN	MO	64040
57-900-01-07-00-0-00-000	SCOTT JAMES M & JAMIE A	36407 E BYNUM SPUR RD	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
57-900-02-02-01-0-00-000	G8KIDS LLC	102 SUNSET DR	LONE JACK	MO	64070
57-400-03-19-00-0-00-000	LIVINGSTON CYNTHIA A	12204 S BYNUM RD	LONE JACK	MO	64070
57-400-04-05-00-0-00-000	EDMONDS ALICE CARROLL	12110 S BYNUM RD	LONE JACK	MO	64070
57-400-03-06-00-0-00-000	EDMONDS ALICE CARROLL	12110 S BYNUM 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
57-900-02-10-00-0-00-000	ADKINS STANLEY E & BEVERLY A	12404 S BYNUM RD	LONE JACK	MO	64070
57-400-03-15-00-0-00-000	BOEHMER RICHARD N & MARIORIE A	36203 FAULKENBERRY RD	LONE JACK	MO	64070
57-900-02-28-00-0-00-000	EZELL STEVE M & MERIBETH	12417 S BYNUM RD	LONE JACK	MO	64070
57-900-02-29-00-0-00-000	SCHRADER BRIAN A & MELANIE L	36105 E BYNUM SPUR R	LONE JACK	MO	64070
57-900-02-33-00-0-00-000	DOMER ALAN & JULIE	36003 E BYNUM SPUR RD	LONE JACK	MO	64070
57-900-02-21-00-0-00-000	ECKHAM CRAIG ALAN & LAURA D	36203 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
57-400-03-07-00-0-00-000	DEAN JOSH	3800 SW BRIARWOOD DR	LEES SUMMIT	MO	64082
57-400-04-06-00-0-00-000	PAV BRONN & KATELYNN	36401 E FAULKENBERRY RD	LONE JACK	MO	64070
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
57-900-02-27-00-0-00-000	STEELE CHRISTOPHER & MELYNDA	12411 S BYNUM RD	LONE JACK	MO	64070
57-400-03-22-00-0-00-000	GRIFFIN RANDALL B & CARLA A	12811 SMART RD	LEES SUMMIT	MO	64086
57-400-03-20-00-0-00-000	MEADE MATTHEW D & COURTNI L	204 NE BLACKWOOD DR	LEES SUMMIT	MO	64086
57-400-03-11-00-0-00-000	HARRIS JAMES A	36300 E BYNUM SPUR RD	LONE JACK	MO	64070
57-400-04-07-01-1-00-000	WEBSTER PAUL R	36408 E BYNUM SPUR RD	LONE JACK	MO	64070
57-400-04-07-02-0-00-000	OCONNELL ROLAND F & SHERYL	36720 BYNUM SPUR RD	LONE JACK	MO	64070
57-400-04-07-01-4-00-000	PHILLIPS DIANA D	36204 E BYNUM SPUR	LONE JACK	MO	64070
57-400-04-07-01-3-00-000	WEBSTER PAUL R	36408 E BYNUM SPUR 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

July 6, 2022

RE: Public Hearing: RZ-2022-634
Phillip M & Serina N Maring

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 Phillip M & Serina N Maring for a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RR (Residential Ranchette). The purpose is to create two single-family residential lots in the 36100 Block of Bynum Spur.

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 21, 2022, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

**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-2022-634

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: Terina Maring & P. Michael Maring
Address: 1300 SW Morningside Dr. Blue Springs, MO 64015
Phone: (816) 468-2824 (or) (816) 305-1064
 - b. Owner(s) Name: Terina Maring & P. Michael Maring
Address: 1300 SW Morningside Dr. Blue Springs, MO 64015
Phone: (816) 468-2824 (or) (816) 305-1064
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name): 32108 E. Bynum Spur Road
Lone Jack, MO

3. Present Zoning ~~10.63~~ AG Requested Zoning ~~5.147(x2)~~ RR

4. AREA (sq. ft. / acres) 5.147 acres per plat 10 +/- AC

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

6. Present Use of Property: Agriculture

7. Proposed Use of Property: Residential

8. Proposed Time Schedule for Development: 12 months - 1 year

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? NA

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Public water on road DISTRICT 15

b. Sewage disposal Septic

c. Electricity Transformer across the street from well property

d. Fire and Police protection Lone Jack Fire & Municipal

12. Describe existing road width and condition: Bynum Spur - Chip & Seal Black top.

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): 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

Property Owner(s)

[Handwritten Signature]

Date

6.6.2022
6.6.2022

Applicant(s):

[Handwritten Signature]

6.6.2022
6.6.2022

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

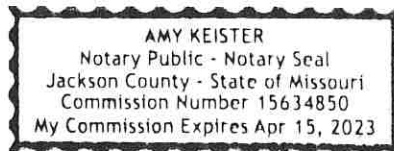
On this 6th day of June, in the year of 2022, before me the undersigned notary public, personally appeared _____

_____ 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]

Commission Expires 4-15-23



AG

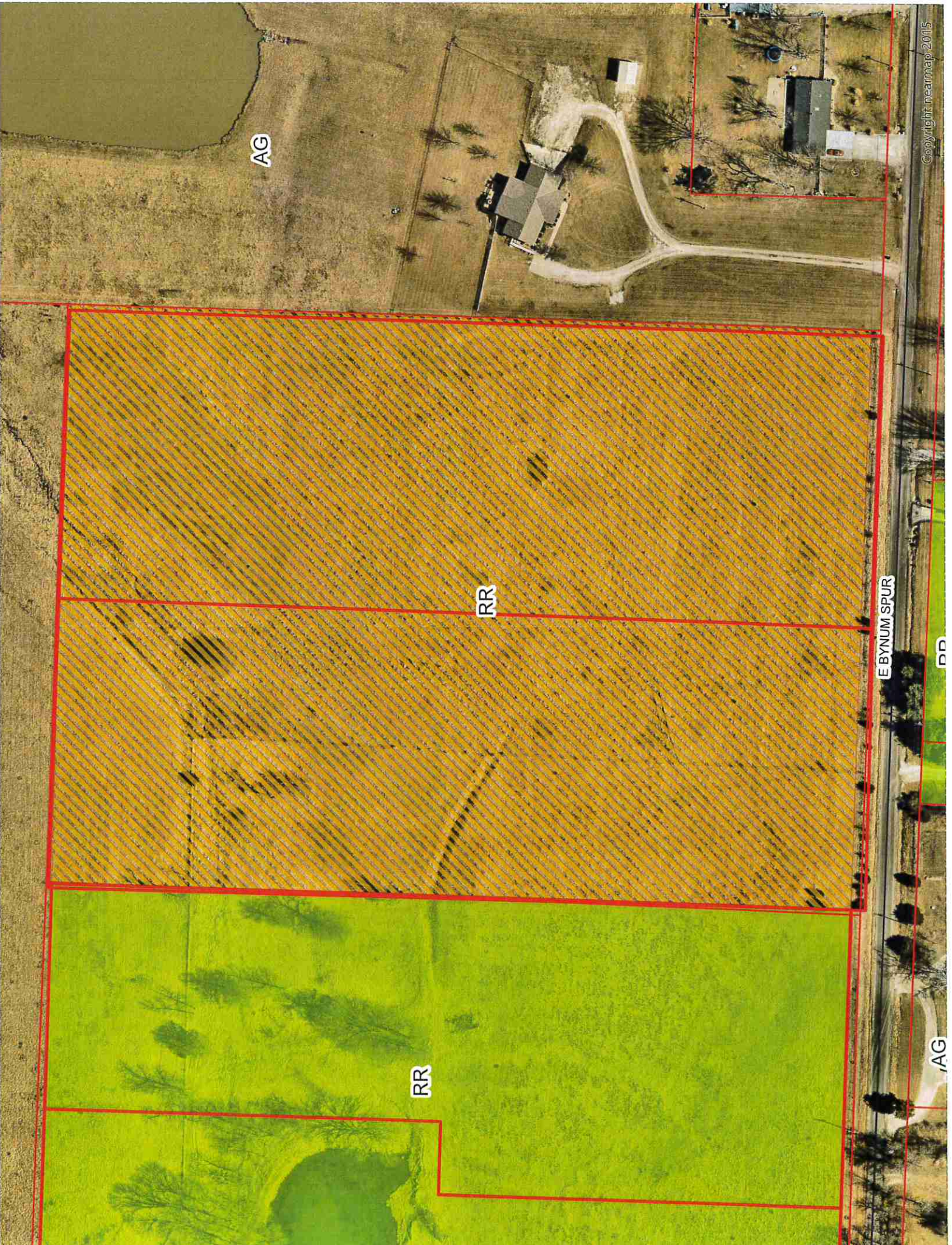
RR

E BYNUM SPUR

RR

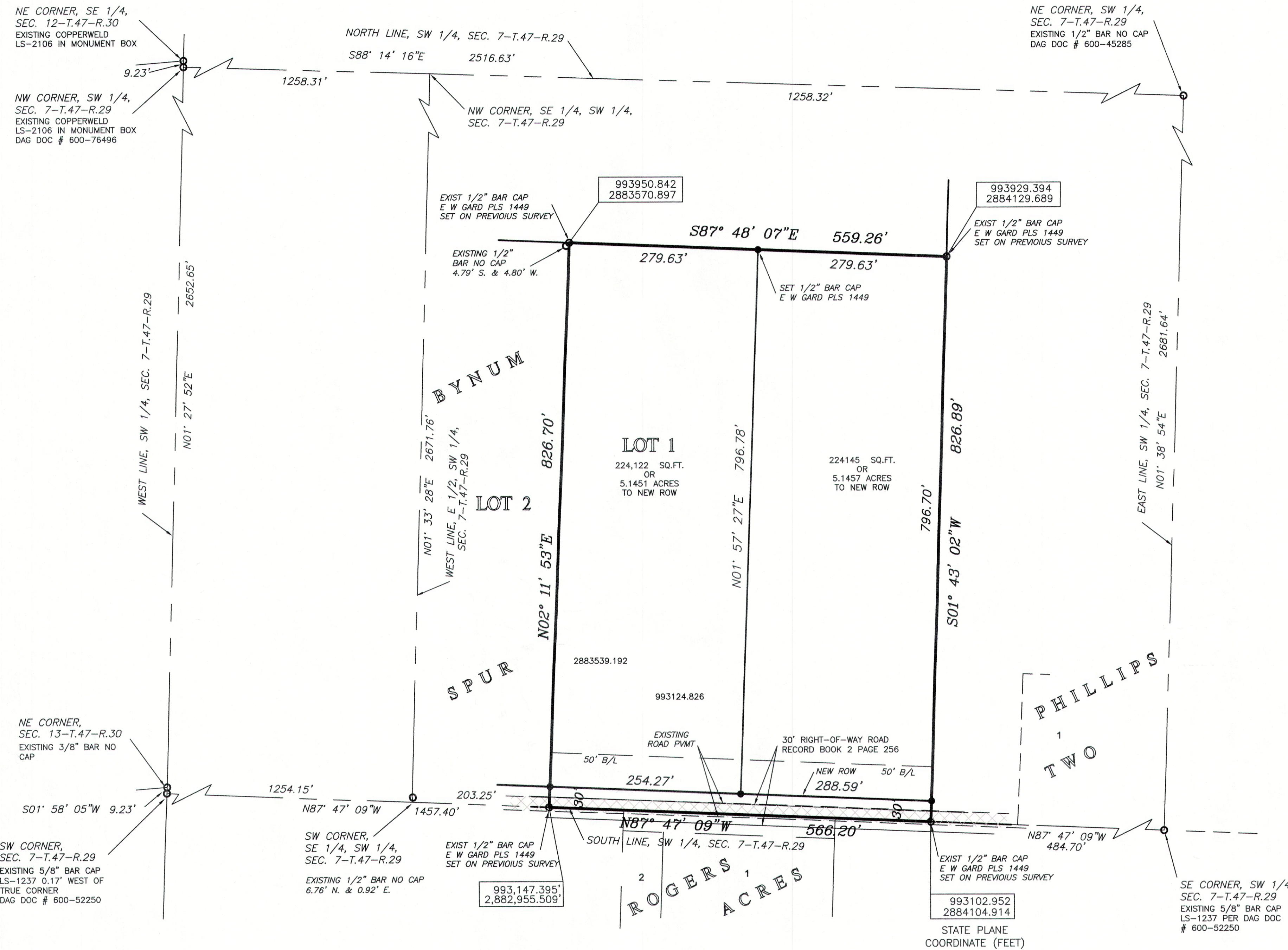
AG

DD



FINAL PLAT
MARING & BLOOM ESTATES

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



PROPERTY DESCRIPTION:

CONTAINING 465,251 SQUARE FEET OR 10.6807 ACRES.

A TRACT OF LAND SITUATED IN THE SW 1/4 OF SECTION 7-T.47-R.29, JACKSON COUNTY, MISSOURI, BEING ALL OF TRACT 2, CERTIFICATE OF SURVEY RECORDED AS DOCUMENT NUMBER 2021 E 0040703 AND ALSO BEING PART OF TRACT B, CERTIFICATE OF SURVEY RECORDED AS DOCUMENT NUMBER 1995 I 1320735, BOTH BEING RECORDED AT THE JACKSON COUNTY RECORDER'S OFFICE, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SW 1/4, SAID POINT BEING N 87°-47'-09" W, ALONG SAID SOUTH LINE, 484.70 FEET FROM THE SE CORNER OF SAID SW 1/4; THENCE N 87°-47'-09" W, CONTINUING ALONG SAID SOUTH LINE, 566.20 FEET TO THE SE CORNER OF BYNUM SPUR, A SUBDIVISION IN SAID JACKSON COUNTY; THENCE N 02°-11'-53" E, ALONG THE EAST LINE OF SAID BYNUM SPUR AND ALONG THE WEST LINE OF SAID TRACT 2, 826.70 FEET TO THE NE CORNER OF SAID BYNUM SPUR SAID CORNER ALSO BEING THE NW CORNER OF SAID TRACT 2; S 87°-48'-07" E, ALONG THE NORTH LINE OF SAID TRACT 2, 559.26 FEET TO THE NE CORNER OF SAID TRACT 2; THENCE S 01°-43'-02" W, ALONG THE EAST LINE OF SAID TRACT 2, 826.89 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.

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:

MARING & BLOOM ESTATES

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 "BL". NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

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 2022 E 0052940, 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 06/19/00.
- 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 0488 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.

IN TESTIMONY WHEREOF: PHILLIP MICHAEL MARING AND SERINA NICOLE MARING, HUSBAND AND WIFE, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ 20____.

PHILLIP MICHAEL MARING _____ SERINA NICOLE MARING _____

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS
 COUNTY OF JACKSON)
 ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED PHILLIP MICHAEL MARING AND SERINA NICOLE MARING, HUSBAND AND WIFE, KNOWN BY ME TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED.

IN TESTIMONY THEREOF:
 I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

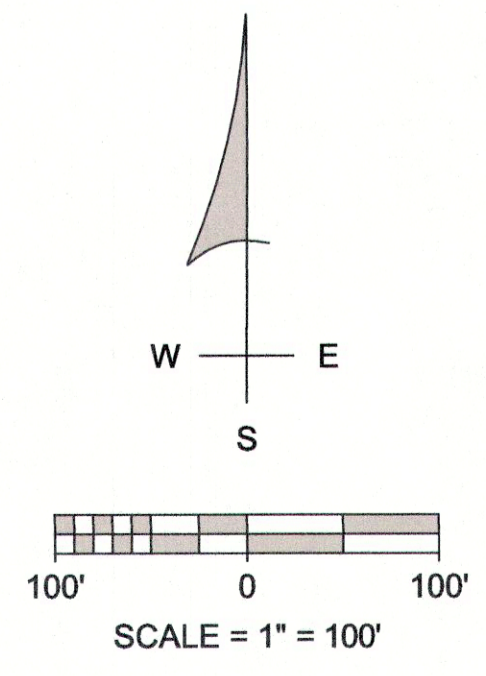
MY COMMISSION EXPIRES _____, NOTARY PUBLIC

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:

PUBLIC WORKS DEPARTMENT _____ DATE _____
 ASSESSMENT DEPARTMENT _____ DATE _____



Erwin W. Gard, PLS-1449
 ERWIN W. GARD
 REGISTERED
 LAND SURVEYOR
 MISSOURI
 No. LS-1449
 DATE 6/3/22

 GARD HORIZON LLC LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES REAL ESTATE : LARGE FORMAT SCANS & PRINTS 1040 SW Luttrell, Suite E2 Blue Springs, Missouri 64015 Phone: 816-295-5951 Web: gardhorizon.com	Erwin W. Gard, Owner Professional Surveyor ~ Realtor Cell: 816-853-4559 Email: erwin@gardhorizon.com	JOB NO.: 1197-2201 MASTER FOLDER: CAD Drawings\Sec	JOB NO.: 1197-2201 MASTER FOLDER: CAD Drawings\Sec
		SUB FOLDER: R29 147 S07 FILE NAME: Sec 7-47-29 MASTER PLOT BOOK -- PAGE LPS	MINOR SUBDIVISION PART OF THE SW 1/4, SECTION 7-T.47-R.29 JACKSON COUNTY, MISSOURI PHILLIP & SERINA MARING 1300 SW Morningside Drive Blue Springs, Missouri 64015
DRAWN BY: E. GARD		SHEET 1 OF 1	