# **Request for Legislative Action**

Completed by County Counselor's Office				
Action Requested:	Ordinance	Res.Ord No.:	5627	
Sponsor(s):		Legislature Meeting Date:	6/13/2022	

#### Introduction

Action Items: ['Authorize']
Project/Title:

Steven E Accurso - RZ-2022-626

# **Request Summary**

Requesting a change of zoning from District AG (Agricultural) on 30.00 ± acres to District RR (Residential Ranchette). The purpose is to create 6 five-acre residential lots at the Northwest corner of Bynum and Hendricks Roads. and requesting approval of the preliminary plat of "Fields of Peaceful Ridge" creating six (6) lot residential subdivision.

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 May 19, 2022, and accepted testimony pertaining to the rezoning request.

The Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> to the County Legislature.

Department:	Public Works	Submitted Date:	5/31/2022
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information					
Amount authorized by the	\$ 0				
Amount previously authorized this fiscal year:			\$ 0		
Total amount authorized after this legislative action:			\$		
Is it transferring fund?			No		
Single Source Funding:	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	No
supplies, materials, equipment or services?	
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 Ve	teran Owned Business Program
Goals Not Applicable for for	ollowing reason: Not spending money
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal	Information
•	This legislative action does not impact the County financially and does not require Finance/Budget approval.

# History

Submitted by Public Works requestor: Randy D. Diehl on 5/31/2022. Comments: Land Use hearing scheduled for June 27, 2022.

Approved by Department Approver Brian Gaddie on 5/31/2022 4:30:53 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 5/31/2022 4:39:54 PM. Comments:

Approved by Compliance Office Approver Katie M. Bartle on 6/1/2022 10:06:12 AM. Comments:

Not applicable by Budget Office Approver Mary Rasmussen on 6/1/2022 11:21:27 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 6/2/2022 10:46:05 AM. Comments:

Approved by Counselor's Office Approver Elizabeth Freeland on 6/3/2022 10:36:28 AM. Comments:

#### RZ-2022-626

# ATTACHMENT 1: PROPERTY DESCRIPTION

# **Description:**

That part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 47, North of the Base Line, Range 30 West of the Fifth Principal Meridian, Jackson County, Missouri, being described as follows: Commencing at the Southeast Corner of said Southeast Quarter of the Northeast Quarter; thence South 88 degrees 09 minutes 07 seconds West along the South line of said Southeast Quarter of the Northeast Quarter, 40.11 feet to the West right-of-way line of Bynum Road (Missouri Route E), and to the Point of Beginning of the land herein described; thence continuing South 88 degrees 09 minutes 07 seconds West, 1224.98 feet; thence North 02 degrees 07 minutes 55 seconds East, 668.98 feet; thence North 88 degrees 09 minutes 07 seconds East, 420.14 feet; thence North 02 degrees 21 minutes 34 seconds East, 670.64 feet to the North Line of said Southeast Quarter Northeast Quarter; thence North 87 degrees 57 minutes 13 seconds East along said North Line, 807.72 feet to said West right-of-way line; thence South 02 degrees 21 minutes 34 seconds West right-of-way line; thence South 02 degrees 21 minutes 34 seconds West right-of-way line; thence South 02 degrees 21 minutes 34 seconds West right-of-way line; thence South 02 degrees 21 minutes 34 seconds West right-of-way line; thence South 02 degrees 21 minutes 34 seconds West along said right-of-way line; thence South 02 degrees 21 minutes 34 seconds West along said right-of-way line; thence South 02 degrees 21 minutes 34 seconds West along said right-of-way line; thence South 02 degrees 21 minutes 34 seconds West along said right-of-way line; thence South 02 degrees 21 minutes 34 seconds West along said right-of-way line; thence South 02 degrees 21 minutes 34 seconds West along said right-of-way line; thence South 02 degrees 21 minutes 34 seconds West along said right-of-way line; thence South 02 degrees 21 minutes 34 seconds West along said right-of-way line; 1342.62 feet to the Point of Beginning. Containing 31.21 acres.

# RZ-2022-626

# **ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION**

#### Attachments

Plan Commission Public Hearing Summary from May 19, 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-2022-626

Applicant: Steven E Accurso

Location: Northwest corner of Bynum and Hendricks Road

**Area:** 30.00 ± acres

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

**Purpose:** To create 6 five-acre single family residential lots.

#### **Current Land Use and Zoning in the Area:**

The zoning in the immediate area is Agricultural.

Land use is single family residences on properties ranging from 5 acres and up.

To the East is the City of Lone Jack.

The driveway locations along Bynum Road (State Route E) will be determined by the Missouri Department of Transportation.

These size lots are typical of the surrounding area and would not be out of character of the adjacent properties.

#### **County Plan:**

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

#### **Recommendation:**

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

Staff recommends <u>APPROVAL</u> of RZ-2022-626.

Respectfully submitted,

Jackson County Public Works Development Division Randy Diehl, Administrator

# Mr. Tarpley: Are there any questions for Randy?

- Mr. Crawford: Any existing structures?
- Mr. Diehl: No. It's being farmed currently.
- Mr. Johnson: It's just pastureland right now.

#### Mr. Antey: Is the applicant here?

Karen Lux: 37904 E US 50 Highway, Lone Jack. I'm with Realty Executives and we represent the seller.

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

Ms. Lux: We have met with MoDOT and they have approved the locations of the two driveways along Bynum Road. We also met with the water district as well.

Mr. Farrar: Have you had any contact with the neighbors regarding this?

Ms. Lux. Not directly. We have sold to some of the neighbors in the area. This is typical of what's in the area and it's not too far from the High School.

Mr. Farrar: Would you say this would be an enhancement to the area?

Ms. Lux: It would make an improvement to the area. We will have restrictions for nice homes. Noting that would de-value out there.

#### Mr. Tarpley: Is there anyone else who is in favor of this application?

There were none.

# Mr. Tarpley: Is there anyone who is opposed or has questions regarding this application?

Doug Thomas: 35205 E. Hendricks Road. I live across the street. I would like to know way they are not rezoning the flag lot. And I have a concern with washout from the ditch. There is no proper drainage on that side of the road. All the drainage comes down to the structure, which doesn't function properly, as goes over the road.

Mr. Diehl: The tract in the northwest corner is 8 acres. It will have an additional 2 acres added to it. Since it will be at least 10 acres in size, it does not need to be rezoned. It will remain within District AG (Agricultural).

Mr. Thomas: I thought flag lots were not allowed.

Mr. Diehl: Flag lots under 10 acres are allowed in certain areas. Tracts over 10 acres are not subject to the subdivision regulations. We will not issue a building permit on this until it is a 10-acre tract.

Mr. Lake: Hendricks is a County Road. Does the ditch just need to be cleaned out?

Mr. Thomas: There are trees lining the road. It just doesn't function.

Mr. Diehl: We'll pass along your concern to the Road and Bridge Maintenance Division.

Mr. Farrar: Will the development increase the water?

Mr. Thomas: Yes. It will all flow over the road.

Mr. Tarpley: Actually, once lawns are established with grass, that will help impede the water flow across the lots. They hold more water than row crops.

Mr. Diehl: When driveway permits are applied for, we have the Engineering Department got out and look at each individual site. They will decide on whether a culvert with be required for each of those driveways. That will help alleviate the problem as well.

Mr. Crawford: I'm curious about the restrictions.

Ms. Lux: They are not totally defined yet. The develop will be single family homes, at least 1,700 square feet in size.

Mr. Diehl: The same applicant also developed the property at Hutt Road and 150 Highway.

Motion to take under advisement.

Mr. Crawford moved to take under advisement. Mr. Farrar seconded.

Discussion under advisement

Mr. Farrar moved to approve. Mr. Lake seconded.

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

Motion Carried 7 - 0

# Randy Diehl gave the staff report:

# Fields of Peaceful Ridge

# APPLICANT/DEVELOPER: Steven E Accurso

The preliminary plat was received on March 28, 2022.

*Stormwater & Erosion*: No areas of concern. Area is outside of any flood hazard area.

*Engineering*: No areas of concern. The Missouri Department of Transportation will determine the locations of driveways along Bynum Road (State Route E). Driveway locations along Hutt Road will be determined by the County.

*Water District 15*: Water District requires a feasibility study. District states there is a 12-inch line and no issues with getting meters.

Lone Jack Fire District: Requires hydrants.

*Environmental*: Lots will be served by individual on-site wastewater systems. Location and size of systems are determined at the time of building permit applications.

The layout, as presented, is in compliance with Section 24004.4 Residential Ranchette District (RR) of the Unified Development Code and the Master Plan of Jackson County.

# COMMENTS:

Staff recommends <u>APPROVAL</u> of Preliminary subdivision plat Fields of Peaceful Ridge.

Subject to compliance with comments noted in this report and the condition that it may require future additions, deletions, and or corrections through reviews by staff.

Mr. Lake moved to approve. Mr. Farrar seconded.

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

Motion Carried 7-0

## **STAFF REPORT**

PLAN COMMISSION May 19, 2022

#### RE: RZ-2022-626

Applicant: Steven E Accurso

Location: Northwest corner of Bynum and Hendricks Road

**Area:** 30.00 ± acres

- **Request:** Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)
- **Purpose:** To create 6 five-acre single family residential lots.

#### Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural.

Land use is single family residences on properties ranging from 5 acres and up.

To the East is the City of Lone Jack.

The driveway locations along Bynum Road (State Route E) will be determined by the Missouri Department of Transportation.

These size lots are typical of the surrounding area and would not be out of character of the adjacent properties.

#### **County Plan:**

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

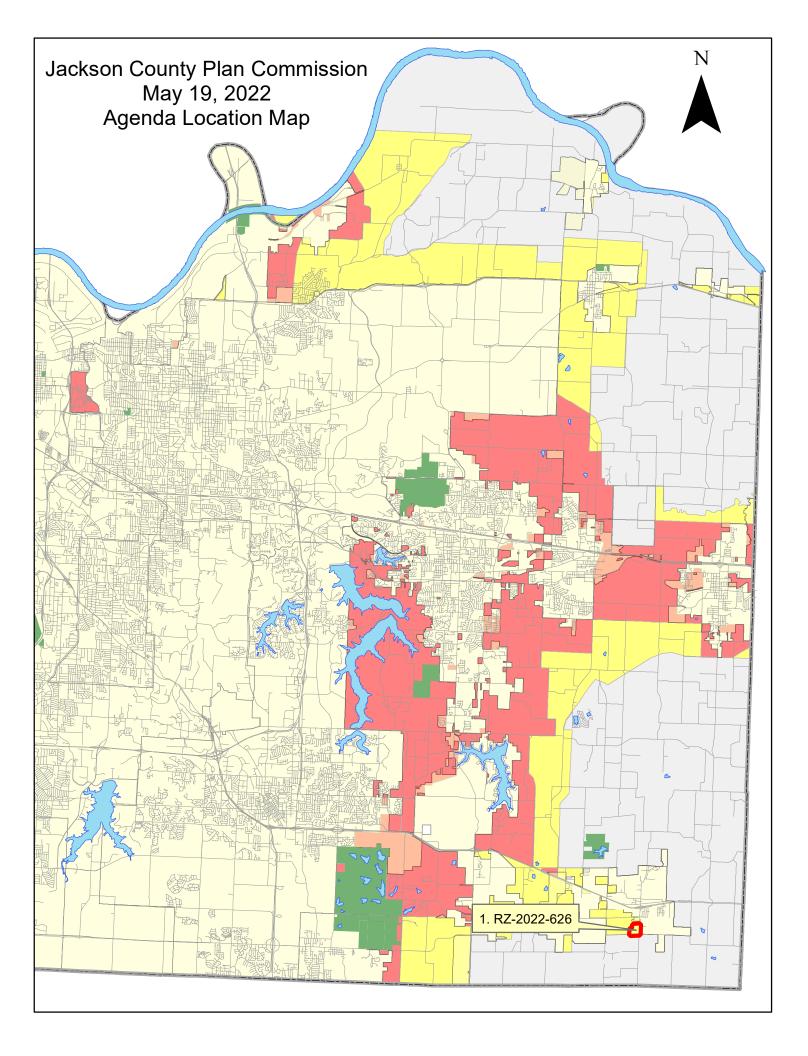
# **Recommendation:**

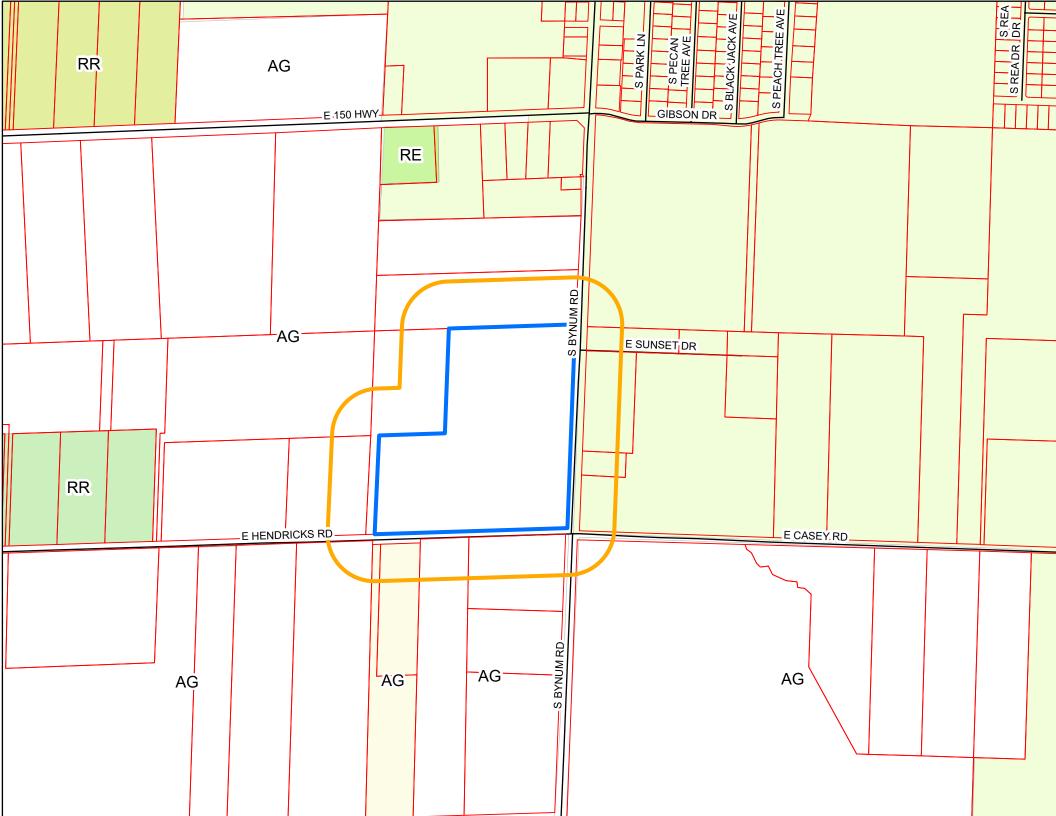
This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends <u>APPROVAL</u> of RZ-2022-626.

Respectfully submitted,

Jackson County Public Works Development Division Randy Diehl, Administrator





Plan Commission May 19, 2022 RZ-2022-626 Property Owners Within 300 feet

Parcel	owner	address	city	state	zip
74-400-03-05-01-0-00-000	JCB A& E LLC	10916 S WEBSTER RD	GRAIN VALLEY	MO	64029
73-600-01-06-00-0-00-000	LOFTIS RICHARD LEE & KAREN E	35100 E HENDRICKS RD	LONE JACK	MO	64070-9128
73-600-04-05-01-6-00-000	THOMAS GARY A & AMELITA E	35101 E HENDRICKS RD	LONE JACK	MO	64070
74-400-02-12-00-0-00-000	CARNEY BRANDON	513 S BYNUM RD	LONE JACK	MO	64070
73-600-01-34-00-0-00-000	RICHARDS SUSAN	408 NW AA HWY	KINGSVILLE	MO	64061
73-600-04-03-00-0-00-000	LLOYD NANCY	14314 S BYNUM RD	LONE JACK	MO	64070
73-600-04-05-01-3-00-000	HOLIDAY JONATHAN & MELISSA	35303 E HENDRICKS RD	LONE JACK	MO	64070
74-400-02-02-02-1-00-000	CONSOLIDATED SCHOOL DIST NO 6	201 LONEJACK LEES SUMMIT RD	LONE JACK	MO	64070
74-400-02-13-00-0-00-000	CARNEY MATTHEW W	511 S BYNUM RD	LONE JACK	MO	64070
73-600-01-17-00-0-00-000	STEWART JOHN & JERI	34712 E HENDRICKS RD	LONE JACK	MO	64070
74-400-02-03-02-2-00-000	CITY OF LONE JACK	207 N BYNUM RD	LONE JACK	MO	64070
74-400-02-11-00-0-00-000	RAMEL LARRY F & SANDRA J	501 S BYNUM RD	LONE JACK	MO	64070
73-600-04-07-00-0-00-000	THOMAS DOUGLAS W & LISA A TRUSTEE	35205 E HENDRICKS RD	LONE JACK	MO	64070
73-600-04-05-01-6-00-000	THOMAS GARY A & AMELITA E	35101 E HENDRICKS RD	LONE JACK	MO	64070
73-600-01-05-00-0-00-000	ACCURSO STEVEN E	PO BOX 290	LONE JACK	MO	64070
	LUX KAREN	37904 E US 50 HWY STE B	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

May 4, 2022

RE: Public Hearing: RZ-2022-626 Steven E Accurso

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 Steven E Accurso for a change of zoning from District AG (Agricultural) on 30.00 ± acres to District RR (Residential Ranchette) to develop 6 five-acre residential lots at the Northwest corner of Bynum and Hendricks Roads.

Please note that this request for a change of zoning <u>affects only the property mentioned above</u>. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on <u>Thursday, May 19, 2022, at</u> 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> 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

#### **APPLICANT INFORMATION:**

- 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.
- 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 Cas	se Number F	12-2022-6	26	
Date filed		Date of hear	ing	
Date advertise	ed	Date propert	y owners notified	
Date signs pos	sted			
Hearings:	Heard by	Date	Decision	
	Heard by	Date	Decision	
	Heard by	Date	Decision	

#### **BEGIN APPLICATION HERE:**

# 1. Data on Applicant(s) and Owner(s):

Da	ta on Applica	ant(s) and Owner(s):	
a.	Applicant(s)	Name:Steven E Accurso	
	Address:	PO Box 290	_
	_	Lone Jack, MO 64070	
	Phone:	816-699-4042	
b.	Owner(s) N	ame:Steven E Accurso Trust U/T/A dtd 6/7/11	_
	Address:	PO Box 290, Lone Jack, MO 64070	
	Phone:	816-699-4042	
		1991	

c. Agent(s) Name: Karen Lux. Realty Executives of Kansas City

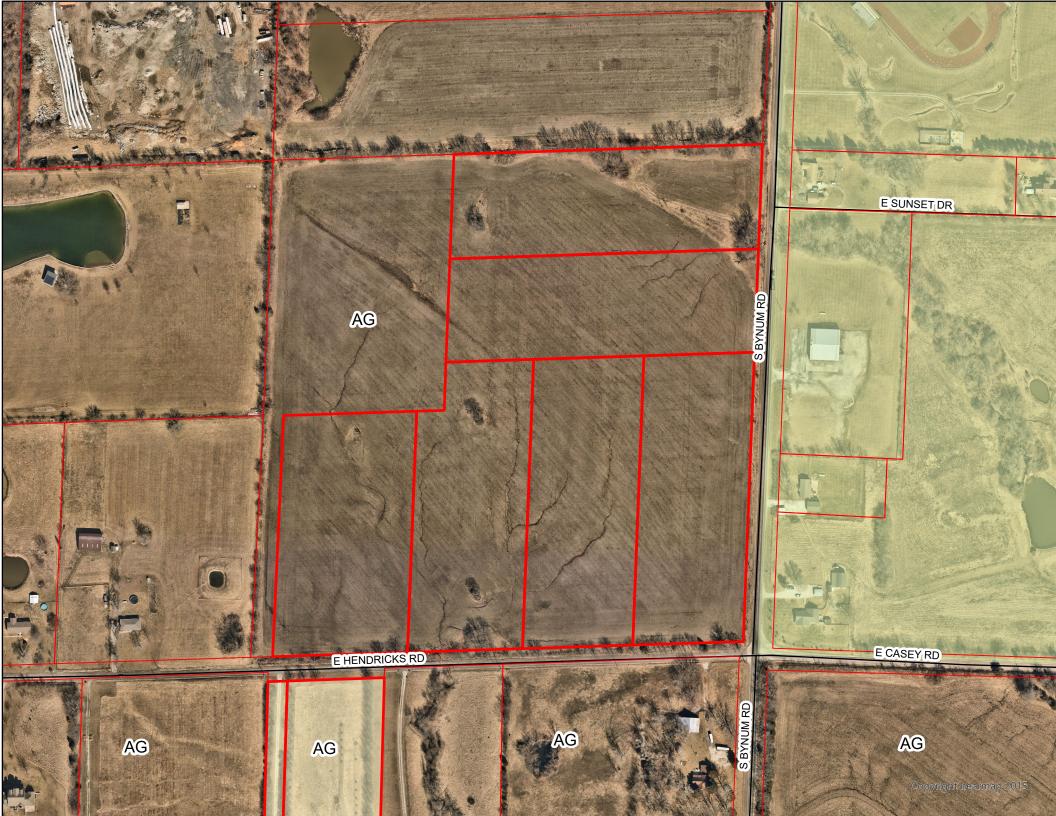
	Address: 37904 E US 50 Hwy, Suite B, Lone Jack, MO 64070
	Phone: <u>816-697-4000</u>
	d. Applicant's interest in Property: <u>Owner/Developer</u>
*	General location (Road Name) <u>NW corner of Hendricks Rd and E Hwy</u>
	Lone Jack, MO
	Present Zoning Agriculture Requested Zoning Residential
	AREA (sq. ft. / acres) 30 acres
	Legal Description of Property: (Write Below or Attached $9$ )
	Present Use of Property: agriculture - crop
	Proposed Use of Property:platted 5 acre tracts
	Proposed Time Schedule for Development: May/June 2022
	What effect will your proposed development have on the surrounding properties?
	slight increase in traffic with more homes
	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?
	Describe the source/method which provides the following services, and what effect the
	development will have on same:
	a. Water <u>PWSD#15 - no effect - water district has stated 12 inch line and no issues getting meters</u>
	b. Sewage disposal <u>Private wastewater systems installed per Jackson County guidelines</u>
	c. Electricity Evergy or West Central Electrice - no issues
	d. Fire and Police protection No issues
	Describe existing road width and condition: <u>Hendricks Rd and E Hwy are approximately 30 ft</u> . wide with more ROW - in good condition

- 13. What effect will proposed development have on existing road and traffic conditions? <u>slight increase in traffic</u>
- 14. Are any state, federal, or other public agencies approvals or permits required for the proposed development?

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 H	Date
Property Owner(s)	DEE 3-24-22
0	
Applicant(s):	
Contract Dunch coord(a)	
Contract Purchaser(s):	
STATE OF Missouri	
COUNTY OF Jackson	
On this day of March	-, in the year of $2022$ , before me
On this day of March the undersigned notary public, personally appeared	Steven EAccurso, Thiske
known to me to be the person(s) whose names(s	
acknowledged that he/she/they executed the same for	
In witness whereof, I hereunto set my hand and officia	al seal.
Notary Public Macon Hour	0/11/2074
Notary Public_////////////////////////////////////	Commission Expires 8/11/2024
KAREN R. LUY	
:01-2024 To:	
ZO. * O. I.	
NOTARY SEAL	
NOTARY SEAL	



<u>FIE</u>	LDS OF PEACEFUL RIDGE PRELIMINARY PLAT LOCATED IN THE SE1/4 NE1/4 SECTION 25, T47N, R30W, JACKSON COUNTY, MISSOURI	
DESCRIPTION THAT PART OF THE SE1/4 JACKSON COUNTY, MISSOUR THE SOUTH LINE OF SAID S AND HEREIN DESCRIBED; T 570.64' TO THE NORTH LINE SO2221'34"W ALONG SAID RI RESTRICTIONS, RESERVATION	DESCRIPTION THAT PART OF THE SE1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 47 NORTH OF THE BASE LINE, RANGE 30 WEST OF THE FIFT JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE1/4 NE1/4; TH THE SOUTH LINE OF SAID SE1/4 NE1/4, 40.11' TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE E, AND TO THE POIL AND HEREIN DESCRIBED; THENCE CONTINUING S88'09'07"W, 1224.98'; THENCE NO2'07'55"E, 668.98'; THENCE N88'09'07"E, 420.14' 570.64' TO THE NORTH LINE OF SAID SE1/4 NE1/4; THENCE N87'57'13"E ALONG SAID NORTH LINE, 807.72' TO SAID WEST RIGHT- S02'21'34"W ALONG SAID RIGHT-OF-WAY OF RECORD, IF ANY. RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY OF RECORD, IF ANY.	H PRINCIPAL MERIDIAN, HENCE S88'09'07"W ALONG NT OF BEGINNING OF THE ; THENCE N02'21'34"E, OF-WAY LINE; THENCE ALL EASEMENTS,
EASEMENTS AN EASEMENT OR LICENSE CONSTRUCTION, MAINTENAN TELEPHONE, CABLE T.V. OR DESIGNATED UPON THIS PL WITHIN ANY STREET OR THO THEREFORE SHALL BE REST OBSTRUCTIONS (EXCEPT DRI USE AND MAINTENANCE OR COUNTY, MISSOURI AND ITS	EASEMENTS AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, TO LOCATED, CONSTRUCT AND MAINTAIN OR AUTHORIZE LOC CONSTRUCTION, MAINTENANCE AND USE OF POLES, WRES, CONDUITS AND/OR STRUCTURES FOR WATER, GAS SANITARY SEWER, STORM SEWER TELEPHONE, CABLE T.V. OR ANY OTHER PUBLIC SERVICE OR UTILITY, ANY OR ALL OF THEM UPON, OVER OR UNDER THOSE AREAS OUTLINED DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E.), "DRAINAGE EASEMENT" (D.E.), "WATER EASEMENT" (W.E.), OR "SEWER EASEMENT" WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. WHERE AN EASEMENT IS DEDICATED TO A SPECIFIC USE, THEREFORE SHALL BE RESTRICTED TO SAID USE, ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY BUILDINGS, STRUCTURES OR OT DBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES) WHICH WOULD INTERFERE WITH; A) THE PROPER SAFE AN USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITH SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID COUNTY, MISSOURI AND ITS FRANCHISED UTILITES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID	ORIZE LOCATION, RM SEWER, ELECTRICITY, DUTLINED AND ASEMENT" (S.E.) AND FIC USE, THE USE S OR OTHER SAFE AND CONTINUOUS EES OF JACKSON BY SAID EASEMENT.
STREETS, ROADS AND THOROGHFAR STREETS, ROADS AND THOROGHFAR DEDICATION THE UNDERSIGNED PROPRIETOR(S) SUBDIVISION SHALL BE KNOWN AS IN TESTIMONY WHEREOF, STEVEN E. THIS DAY OF	es shown on This Plat and Not Heretofore dedicated Fo of the above described tract has caused the Same to I <b>Fields of Peaceful Ridge.</b> Accurso, trustee of the Steven E. Accurso trust U/Ty 	EDICATED. DWN HEREON, WHICH HIS NAME
STEVEN E. ACCURSO, TRUSTEE STATE OF MISSOURI ) SCOUNTY OF JACKSON ) SS. COUNTY OF JACKSON ) BE IT REMEMBERED THAT ON 7 COUNTY AND STATE, PERSONAL ACKNOWLEDGED TO ME THAT 7 AFFIXED MY NOTARIAL SEAL TH	EE 	IN AND FOR SAID N INSTRUMENT AND N INSTRUMENT AND EUNTO SET MY HAND AND
uy commission expires:		
BY: <u>PUBLIC WORKS DEPARTMEN</u> BY: <u>JACKSON COUNTY ASSESSOF</u>	AENT     DATE	
NOTES NOTES 1. BEARING SYSTEM IS MISS 2. RECORDED DEED INFORM 3. NO INVESTIGATION OR IN 3. NO INVESTIGATION OR IN 3. NO INVESTIGATION OR IN BISCLOSE 4. THIS SURVEY MEETS OR FOR PROPERTY BOUNDARY FOR PROPERTY BOUNDARY 6. THIS SUBDIVISION IS WIT COUNTY, NUMBER 290492,	IOTES BEARING SYSTEM IS MISSOURI STATE PLANE, WEST ZONE. E RECORDED DEED INFORMATION FOR THE PARENT TRACT CAN BE FOUND IN INSTRUMENT NUMBER 2020E006261. E NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS OF RECORD, ENCUMBRANCES, ESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY SISCLOSE. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS DEFINED BY THE MISSOURI STAND. OR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.040). ACCESS ONTO MISSOURI STATE ROUTE E IS CONTROLLED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. ACCESS ONTO MISSOURI STATE ROUTE E IS CONTROLLED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. ACCESS ONTO MISSOURI STATE ROUTE E IS CONTROLLED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. ACCESS ONTO MISSOURI STATE ROUTE E IS CONTROLLED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. ACCESS ONTO MISSOURI STATE ROUTE E IS CONTROLLED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. ACCESS ONTO MISSOURI STATE ROUTE E IS CONTROLLED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. ACCESS ONTO MISSOURI STATE ROUTE E IS CONTROLLED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. ACCESS ONTO MISSOURI STATE ROUTE E IS CONTROLLED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. ACCESS ONTO MISSOURI STATE ROUTE E IS CONTROLLED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. ACCESS ONTO MISSOURI STATE DODZENE X PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095CO5856, COMMUNITY: JU COUNTY, NUMBER 290492, PANEL 0585, SUFFIX G, EFFECTIVE DATE JANUARY 20, 2017.	r ARDS ICKSON
	SURVEYOR'S BURVEYOR'S I HEREBY CERTEY THAT THIS SURVEY WAS PI SUPERVISION, AND THAT I AM A DULY REGISI LAWS OF THE SURVEY AND THAT I AM A DULY REGISI LAWS OF THE SURVEYS' (20 CSR 2030-16), ADOPTED BY THE SURVEYS'' (20 CSR 2030-16), ADOPTED BY THE ENGINEERS, PROFESSIONAL LAND SURVEYOR IF THIS DOCUMENT DOES NOT HAVE AN EL	I HEREPY CERTEY THAT THIS SURVEYOR'S CERTIFICATION I HEREPY CERTEY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT "MISSOURI BOAND FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LAND SURVEYS" (20 CSR 2030-16), ADOPTED BY THE MISSOURI BOAND FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. IF THIS DOCUMENT DOES NOT HAVE AN EMBOSSED SEAL AND A STAMP IN RED INK, IT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.
SEAL	RECORDER OF DEEDS RECORDER OF DEEDS	LC MO P.
	DATE: MARCH 31, 2022	PROJECT #: SLS-22-36

