

## Request for Legislative Action

Ord. #5630  
Date: June 13, 2022

### Completed by County Counselor's Office

Action Requested:	Ordinance	Res.Ord No.:	5630
Sponsor(s):		Legislature Meeting Date:	6/13/2022

### Introduction

**Action Items:** ['Authorize']

**Project/Title:**

Austin & Barbara Kreese - RZ-2022-629

### Request Summary

Requesting a change of zoning from District AG (Agricultural) on 3.00 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 10816 S Webster Road.

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 APPROVAL to the County Legislature.

### Contact Information

<b>Department:</b>	Public Works	<b>Submitted Date:</b>	5/31/2022
<b>Name:</b>	Randy D. Diehl	<b>Email:</b>	RDiehl@jacksongov.org
<b>Title:</b>	Development Administrator	<b>Phone:</b>	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
<b>Single Source Funding:</b>			
Fund:	Department:	Line Item Account:	Amount:
			<b>!Unexpected End of Formula</b>

## Request for Legislative Action

<b>Prior Legislation</b>	
<b>Prior Ordinances</b>	
Ordinance:	Ordinance date:
<b>Prior Resolution</b>	
Resolution:	Resolution date:

<b>Purchasing</b>	
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?	

<b>Compliance</b>	
<b>Certificate of Compliance</b>	
Not Applicable	
<b>Minority, Women and Veteran Owned Business Program</b>	
Goals Not Applicable for following reason: Not spending money	
MBE: .00%	
WBE: .00%	
VBE: .00%	
<b>Prevailing Wage</b>	
Not Applicable	

<b>Fiscal Information</b>	
<ul style="list-style-type: none"><li>This legislative action does not impact the County financially and does not require Finance/Budget approval.</li></ul>	

## Request for Legislative Action

### 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 4:28:15 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 5/31/2022 4:37:57 PM. Comments:

Approved by Compliance Office Approver Katie M. Bartle on 6/1/2022 10:49:47 AM. Comments:

Not applicable by Budget Office Approver Mary Rasmussen on 6/1/2022 11:24:26 AM. Comments:

Approved by Executive Office Approver Sylva Stevenson on 6/2/2022 10:52:38 AM. Comments:

Approved by Counselor's Office Approver Elizabeth Freeland on 6/3/2022 10:28:37 AM. Comments:

**RZ-2022-629**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

Part of the Northwest Quarter of Section 03, Township 47, Range 30, Jackson County, Missouri, described as follows:

Commencing at the Northwest Quarter Corner of said Northwest Quarter of said Section 03; thence South 02 degrees 03 minutes 30 Seconds West along the West line of said Quarter Section, 238.05 feet; thence South 88 degrees 35 minutes 58 seconds East, 639.38 feet to the Point of Beginning; thence North 01 degrees 57 minutes 59 seconds East, 37.18 feet; thence South 88 degrees 23 minutes 13 seconds East, 678.00 feet to a point of the West right-o-way line of Webster Road; thence South 01 degrees 57 minutes 59 seconds West along said line, 303.81 feet; thence North 88 degrees 23 minutes 13 seconds West, 138.00 feet; thence North 62 degrees 02 minutes 23 seconds West, 600.76 feet to the Point of Beginning.

**RZ-2022-629**

**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-2022-629**

**Applicant:** Austin Kreese

**Location:** 10816 S. Webster Road

**Area:** 3.08 ± acres

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

**Purpose:** To create a single-family residential lot.

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

The applicant owns approximately 30 acres.

Zoning is mostly Agricultural and Residential Estates. Most of the platted subdivisions were created prior to the adoption of the Unified Development Code (UDC) in 1995 and remain within District AG.

Land Use is single-family homes.

The applicant is wanting to divide off 3.08 acres which contains the residence. This tract will be required to be platted into a one lot subdivision.

The remaining acreage will remain zoned agricultural.

**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 APPROVAL of RZ-2022-629.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

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

There were none.

Mr. Lake: How far is this away from Blue and Grey Park?

Mr. Diehl: It's west of the park across Buckner Tarsney Road. Webster runs west of the intersection with Hammond and Buckner Tarsney Roads. The applicant owns additional property which is not part of the rezoning before you today.

Mr. Tarpley: What is the width of the lot?

Mr. Diehl: 303 feet.

**Mr. Tarpley: *Is the applicant here?***

Austin Kreese, 10816 S. Webster Road.

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

Mr. Kreese: No. Everything I've heard is correct.

**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?***

There were none

Motion to take under advisement.

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

*Discussion under advisement*

Mr. Hilliard 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

## **STAFF REPORT**

### **PLAN COMMISSION**

**May 19, 2022**

**RE: RZ-2022-629**

**Applicant:** Austin Kreese

**Location:** 10816 S. Webster Road

**Area:** 3.08 ± acres

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

**Purpose:** To create a single-family residential lot.

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

The applicant owns approximately 30 acres.

Zoning is mostly Agricultural and Residential Estates. Most of the platted subdivisions were created prior to the adoption of the Unified Development Code (UDC) in 1995 and remain within District AG.

Land Use is single-family homes.

The applicant is wanting to divide off 3.08 acres which contains the residence. This tract will be required to be platted into a one lot subdivision.

The remaining acreage will remain zoned agricultural.

#### **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.

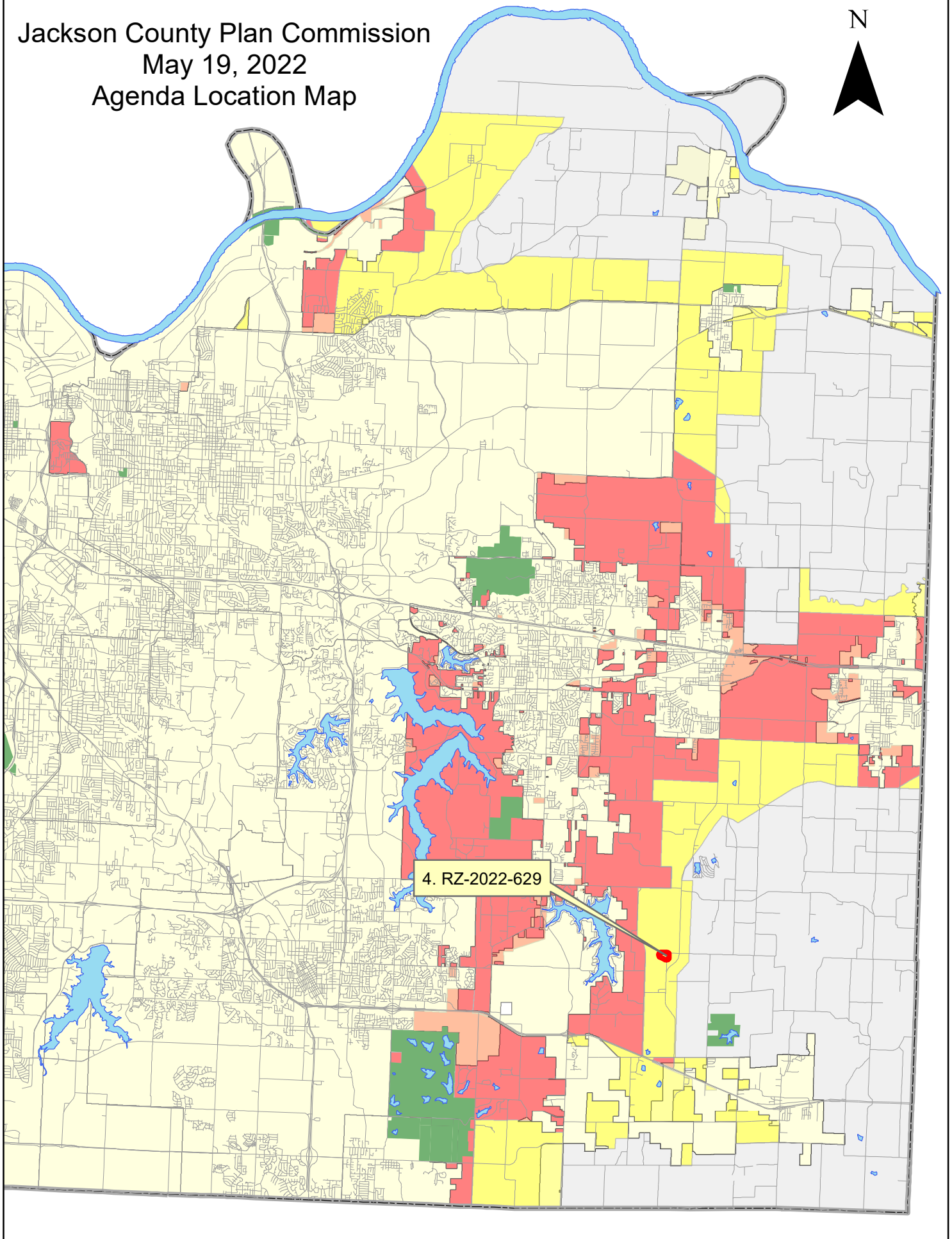
Staff recommends APPROVAL of RZ-2022-629.

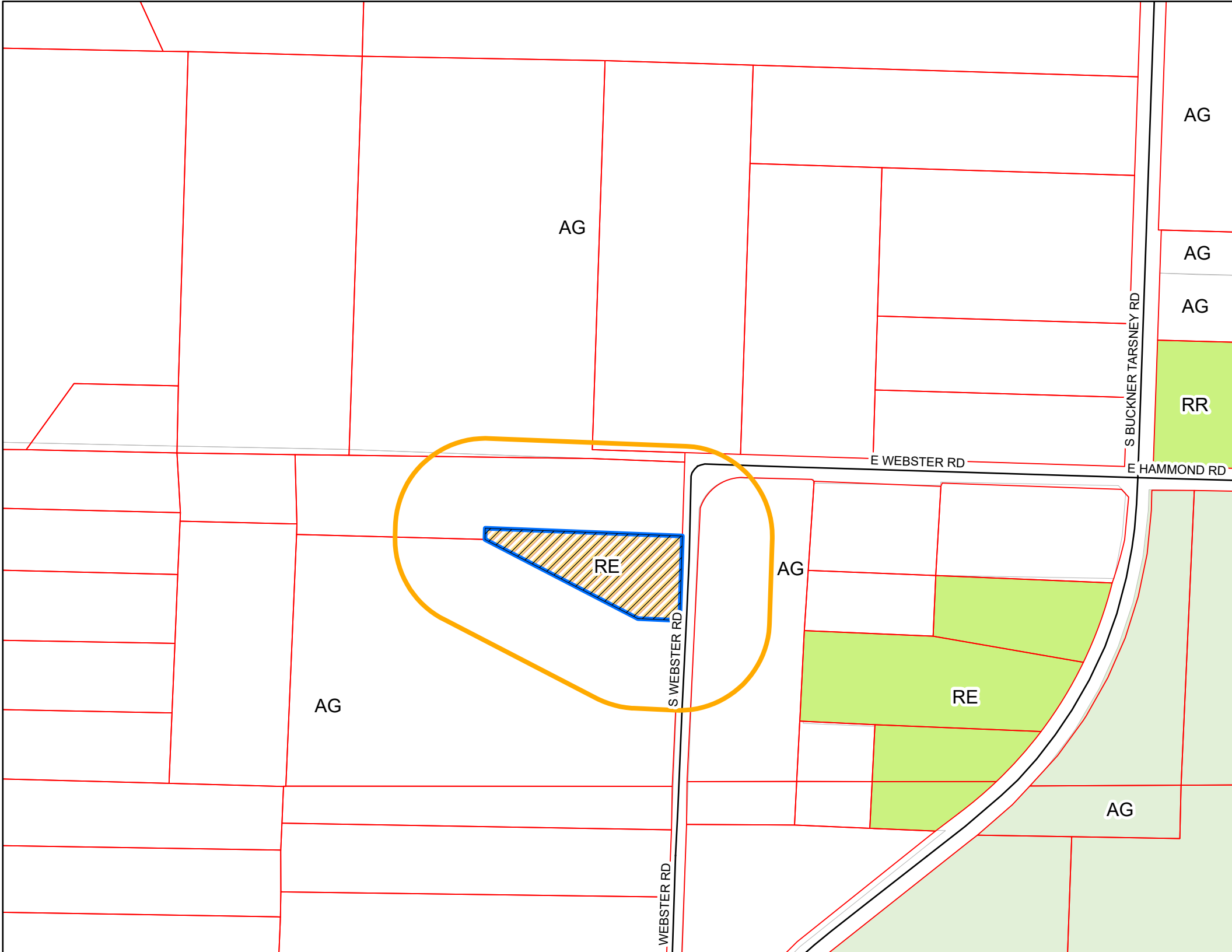
Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



Jackson County Plan Commission  
May 19, 2022  
Agenda Location Map





Plan Commission May 19, 2022  
RZ-2022-629  
Property Owners Within 300 feet

Parcel	owner	address	city	state	zip
55-900-03-05-00-0-00-000	ANDERSON CHAD & KELLY	31000 E WEBSTER RD	GRAIN VALLEY	MO	64029
55-900-03-04-00-0-00-000	CORN MICHAEL R-TRUSTEE	31100 E WEBSTER R	GRAIN VALLEY	MO	64029
58-300-02-09-00-0-00-000	HAMMOND NANCY C & BANISTER DEBORAH L	10910 S WEBSTER RD	GRAIN VALLEY	MO	64029
58-300-02-01-02-5-00-000	KENNARD LINDA D	10905 S WEBSTER RD	GRAIN VALLEY	MO	64029
58-300-02-08-00-0-00-000	KRESSE AUSTIN L & BARBARA J	10816 S WEBSTER RD	GRAIN VALLEY	MO	64029



## 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-2022-629  
Austin Kreese

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 Austin Kreese for a change of zoning from District AG (Agricultural) on 3.08 ± acres to District RE (Residential Estates). The 3.08 ± acres are in the Northwest Quarter of Section 3, Township 47, Range 30, at 10816 S. Webster Road.

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 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, May 19, 2022, at 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,

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**

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**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- 2022-629

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 \_\_\_\_\_

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**BEGIN APPLICATION HERE:**

1. **Data on Applicant(s) and Owner(s):**
  - a. Applicant(s) Name: Roger Backues w/ Boundary & Const. Surveying  
Address: 821 NE Columbus St., Suite 100  
Lee's Summit, Mo. 64063  
Phone: 816-554-9798
  - b. Owner(s) Name: Austin Kresse  
Address: 10816 S. Webster Rd, Grain Valley, Mo. 64029  
Phone: 816-678-2014
  - c. Agent(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

d. Applicant's interest in Property: Surveyor

2. General location (Road Name) Quarter mile West of the intersection of Buckner Tarsney Rd. & S. Webster Rd.

3. Present Zoning Ag Requested Zoning ~~RE~~ RE

4. AREA (sq. ft. / acres) 10 acres +/-

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

\_\_\_\_\_

\_\_\_\_\_

6. Present Use of Property: AG

7. Proposed Use of Property: SINGLE FAMILY HOME

8. Proposed Time Schedule for Development: UPON APPROVAL

\_\_\_\_\_

9. What effect will your proposed development have on the surrounding properties?

NONE

\_\_\_\_\_

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO

If so, will any improvements be made to the property which will increase or decrease the elevation? \_\_\_\_\_

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

a. Water PWSD # 15

b. Sewage disposal ONSITE SEPTIC SYSTEM

c. Electricity EVERGY

d. Fire and Police protection JACKSON COUNTY

12. Describe existing road width and condition: APPROX. 18' ASPHALT ROAD GOOD CONDITION

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13. What effect will proposed development have on existing road and traffic conditions? NO IMPACT

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14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NONE

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If so, describe giving dates of application and status (include permit numbers and copies of same, if issued):

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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)

Aust K  
Barbara Kresse  
Barbara Kresse

3-31-22  
3-31-22

Applicant(s):

\_\_\_\_\_  
\_\_\_\_\_

Contract Purchaser(s):

\_\_\_\_\_  
\_\_\_\_\_

STATE OF

Missouri

COUNTY OF

Jackson

On this 31st day of March, in the year of 2022, before me  
the undersigned notary public, personally appeared Barbara Kresse,  
Austin Kresse

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.

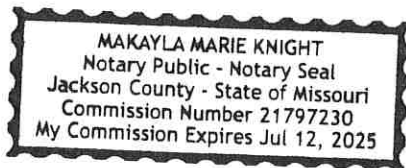
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Makayla Knight

Commission Expires

7-12-2025









FINAL PLAT  
KRESSE'S HOMESTEAD  
A PART OF THE FRACTIONAL NW 1/4  
SEC. 03, TWPS. 47, RG. 30  
JACKSON COUNTY, MISSOURI

- NOTES:
1. PROPERTY CONTAINS 3.24 ACRES MORE OR LESS.
  2. CLASS OF SURVEY IS RURAL.
  3. ADDRESS TO SUBJECT PROPERTY IS: 10816 S. WEBSTER ROAD.
  4. PARENT TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2020E0120753.

BASIS OF BEARINGS:  
THE BASIS OF BEARING FOR THIS SURVEY ARE GRID BEARINGS.

FLOOD STATEMENT:  
PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0461G WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

SURVEY REFERENCE:  
NO TITLE WORK WAS FURNISHED, MAY BE EASEMENTS OR OTHER RECORDS NOT SHOWN HEREON.

PLAT DESCRIPTION:  
A PART OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 47, RANGE 30, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 03; THENCE SOUTH 02 DEGREES 03 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER SECTION, 238.05 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 58 SECONDS EAST, 639.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 57 MINUTES 59 SECONDS EAST, 37.18 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 13 SECONDS EAST, 678.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S. WEBSTER ROAD; THENCE SOUTH 01 DEGREES 57 MINUTES 59 SECONDS WEST ALONG SAID LINE, 303.81 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 13 SECONDS WEST, 138.00 FEET; THENCE NORTH 62 DEGREES 02 MINUTES 23 SECONDS WEST, 600.76 FEET TO THE POINT OF BEGINNING. PREPARED APRIL 04, 2022 BY ROGER A. BACKUES, PLS-2134.

DEDICATION:  
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "KRESSE'S HOMESTEAD".

EASEMENTS:  
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" OR "U/E.". P.D.E. = PERMANENT DRAINAGE EASEMENT W.E. = WATER EASEMENT  
1. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS "SEWER EASEMENT", "DRAINAGE EASEMENT (D.E.)" OR "UTILITY EASEMENT (U/E)", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.  
2. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND 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 EASEMENTS, (B) THE AGENTS AND EMPLOYEES OF JACKSON COUNTY, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:  
BUILDING LINES OR SETBACK LINES ARE SHOWN HEREON.

STREET DEDICATION:  
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

IN TESTIMONY THEREOF:  
THE UNDERSIGNED PROPRIETORS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_DAY OF \_\_\_\_\_, 2022

AUSTIN LEE KRESSE, JOINT TENANT  
KATIE MARIE FOUNTAIN, JOINT TENANT

STATE OF MISSOURI)  
COUNTY OF JACKSON)

ON THIS \_\_\_\_DAY OF \_\_\_\_\_, 2022, BEFORE ME APPEARED AUSTIN LEE KRESSE, JOINT TENANT AND KATIE MARIE FOUNTAIN, JOINT TENANT, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID PERSONS AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS THEREOF:  
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED BY JACKSON COUNTY, MISSOURI:

PUBLIC WORKS DEPARTMENT DATE: \_\_\_\_\_

JACKSON COUNTY ASSESSMENT DEPARTMENT DATE: \_\_\_\_\_

FOR REVIEW

DATE: APRIL 4, 2022  
CLIENT:  
AUSTIN LEE KRESSE  
10816 S. WEBSTER ROAD  
GRAIN VALLEY, MO. 64029

FINAL PLAT  
BOUNDARY & CONSTRUCTION  
SURVEYING, INC.  
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063  
PH # 816/554-9798, FAX # 816/554-0337  
roger@boundarysurveying.net  
PROJECT NO. 21-347 SHEET 1 OF 1  
10816 S. WEBSTER ROAD, GRAIN VALLEY, MO.

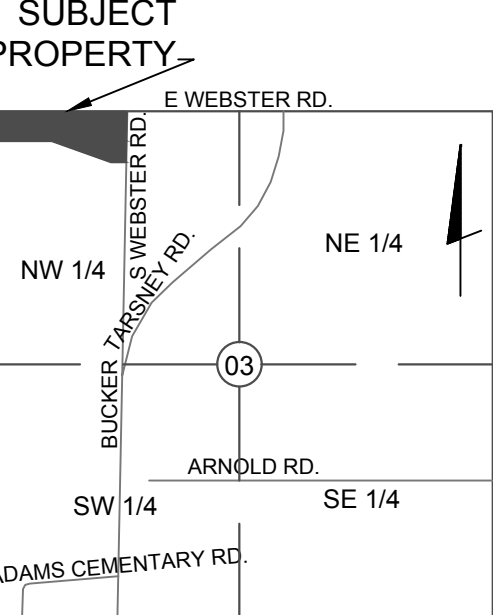
SURVEYOR'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE WITHIN PLAT OF "KRESSE'S HOMESTEAD", A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE "CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS". I FURTHER CERTIFY THAT THE BEARINGS SHOWN IN THE TRAVERSE TABLE ARE GRID BEARINGS, BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICTED ON THIS PLAT; THAT THE LOT CORNERS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO BE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SURVEYOR: ROGER A BACKUES PLS NO. 2134

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" "JA-28 GPS STATION" USING A COMBINED GRID FACTOR OF 0.9999060

	STATE PLANE COORDINATE TABLE	
	NORTHING	EASTING
JA-28	306260.440	874616.552
①	305608.215	873921.527
②	305619.539	873921.916
③	305613.723	874128.469
④	305521.186	874125.292
⑤	305522.369	874083.250

- SYMBOL LEGEND
- SET 1/2" REBAR AND CAP RLS-2134, MO.
  - ⊙ - FOUND MONUMENT (AS NOTED)
  - U/E - UTILITY EASEMENT
  - ⊕ - STATE PLANE COORDINATE NUMBER



LOCATION MAP  
SCALE=1"=2000'  
SECTION 03  
TOWNSHIP 47 RANGE 30