



Jackson County, Missouri

Request for Legislative Action

REQUESTED MEETING DATE: _____ SPONSOR: _____

To be completed by the County Counselor's Office:

NUMBER: 5845

ASSIGNED MEETING DATE: 04/15/2024

STAFF CONTACT: Randy Diehl PHONE: 816-881-4577

EMAIL: rdiehl@jacksongov.org

DEPARTMENT: Public Works

TITLE: RZ-2024-672 – Reign Real Estate LLC

SUMMARY:

Requesting a change of zoning from District AG (Agricultural) on 10.41 ± acres to District RR (Residential Ranchette). The purpose is to create two residential lots at 38301 E. Cline 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 March 21, 2024, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.

The Plan Commission voted 5 to 0 to recommend APPROVAL to the County Legislature.

FINANCIAL IMPACT: NO

YES

Amount

Fund

Department

Line-Item Detail

ACTION NEEDED: ZONING (UDC)

ATTACHMENT(S):

RZ-2024-672

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Part of the West Half of the fractional Northeast Quarter of Section 5, Township 47, Range 29 of Jackson County, Missouri, more particularly described as follows: commencing at the North quarter corner of said Section 5, thence south 88 degrees 00 minutes 20 seconds East, along the North line of said Section 5, a distance of 672.48 feet to the Point of Beginning; thence South 88 degrees 00 minutes 20 seconds East, continuing along the North line of said Section 5, a distance of 647.62 feet; thence South 2 degrees 45 minutes 59 seconds West, a distance of 697.65 feet; thence North 88 degrees 00 minutes 20 seconds West, a distance of 653.62 feet; thence North 3 degrees 15 minutes 32 seconds East, a distance of 697.76 feet to the Point of Beginning. Also known as Tract B as shown on Certificate of Survey filed November 14, 2023, as document 2023E0082416 in Book 58, Page 56.

RZ-2024-672

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 21, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Reign Estates

Randy Diehl gave the staff report:

RE: RZ-2024-672

Applicant: Reign Real Estate LLC

Location: 38301 E. Cline Road

Area: 10.41 ± acres

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

Purpose: The purpose is to create a residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is predominately Agricultural. Development around the subject property was developed prior to the adoption of the Unified Development Code in 1995.

Land use is single family residences.

The property is Tract B of a Certificate of Survey recorded November of 2023. The applicant wishes to further subdivide the property into two buildable lots.

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-2024-672.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

(The applicant contacted staff during the meeting that they were running late due a family matter.)

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?

Scott Westbrook: 3409 SW Windemere, Lee's Summit: I just wanted to know what Ranchette meant.

Mr. Diehl: That is the zoning designation based upon minimum acreage and minimum lot width. In this case the minimum acreage is 5 acres and the minimum width is 250 feet.

Mr. Westbrook: I heard houses.

Mr. Diehl: There can only be one dwelling on each lot.

Motion to take under advisement.

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

Discussion under advisement

Mr. Crawford moved to approve. Mr. Monaco seconded.

Mr. Lake	Approve
Mr. Monaco	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

March 21, 2024

RE: RZ-2024-672

Applicant: Reign Real Estate LLC

Location: 38301 E. Cline Road

Area: 10.41 ± acres

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

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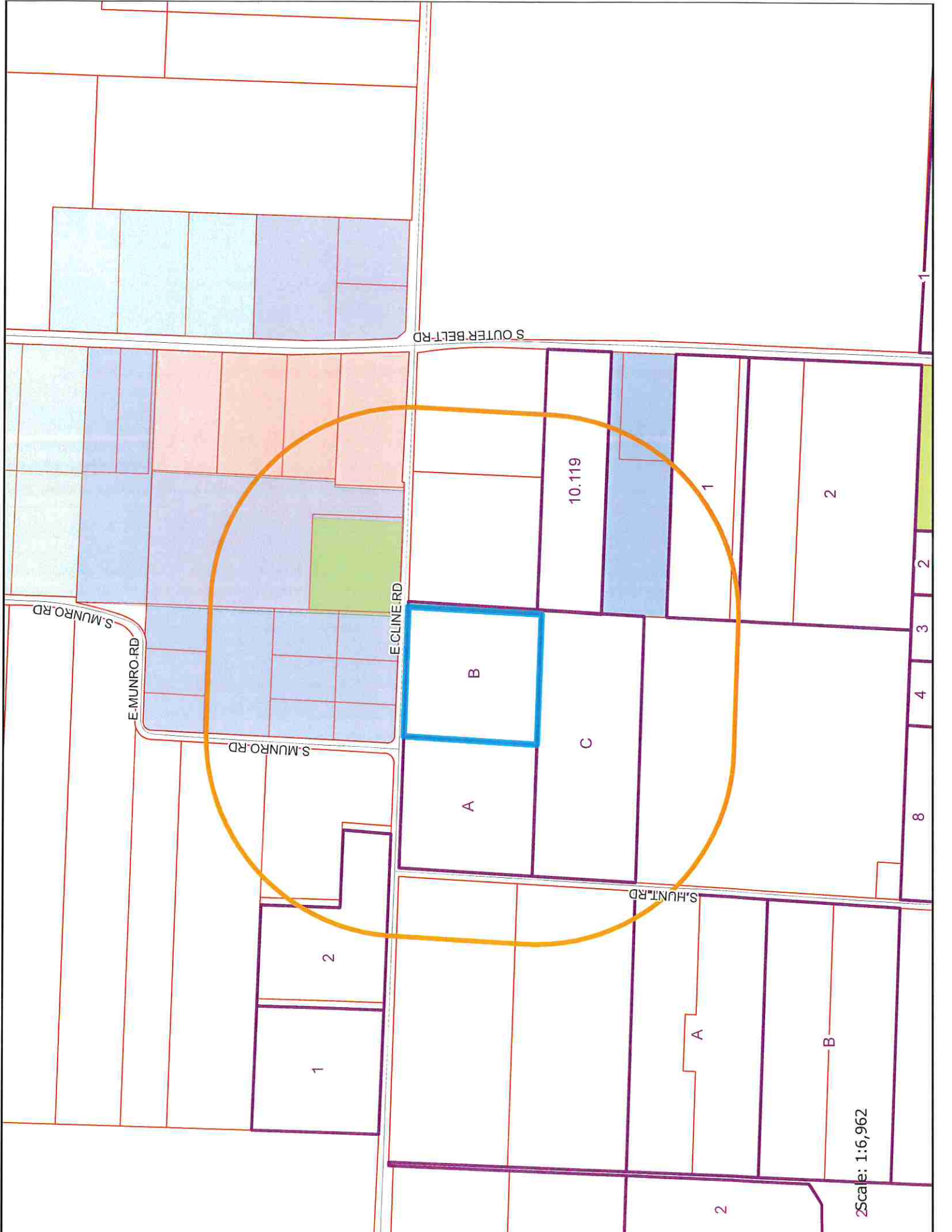
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Staff recommends APPROVAL of RZ-2024-672.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



S OUTER BELT RD

E CLINE RD

S MUNRO RD

E MUNRO RD

S MUNRO RD

S HUNT RD

B

A

C

10.119

1

2

2

3

4

8

1

2

1

A

B

2

Scale: 1:6,962

RZ-2024-672

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
57-200-02-05-02-0-00-000	WHITE ROBERT E & CATHY	10908 S HUNT RD	LONE JACK	MO	64070
56-800-04-39-00-0-00-000	HOPKINS CRAIG R & SHERRY L	38604 E CLINE RD	LONE JACK	MO	64070
56-800-04-31-04-0-00-000	ROMANCHUK JOHN GARY	10520 S MUNRO RD	LONE JACK	MO	64070
57-200-04-01-00-0-00-000	MONTGOMERY CODI & SARAH	40103 E COLBERN RD EXT	OAK GROVE	MO	64075
56-800-04-49-00-0-00-000	GREENSTREET MATTHEW R	38108 E CLINE RD	LONE JACK	MO	64070
56-800-04-26-00-0-00-000	BOTTEMULLER MICAH & CHLOE	38308 E CLINE R	LONE JACK	MO	64070
56-800-04-28-00-0-00-000	CLARK PATRICIA A	38204 E CLINE RD	LONE JACK	MO	64070
56-800-04-29-00-0-00-000	OLIVER DAVID MICHAEL & MARCELLA ANN	38300 E CLINE RD	LONE JACK	MO	64070
56-800-04-25-00-0-00-000	ROUSH MARK P & HELEN A	10609 S MUNRO RD	LONE JACK	MO	64070
57-200-01-08-00-0-00-000	LEON TONI R	10908 S OUTER BELT RD	LONE JACK	MO	64070
57-200-03-10-01-0-00-000	WHITE ROBERT E & CATHY S	10908 S HUNT RD	LONE JACK	MO	64070
57-200-01-10-00-0-00-000	HULL DAVID A & JANIS	10802 S F HIGHWAY	LONE JACK	MO	64070
57-200-02-05-01-0-00-000	WHITE ROBERT E & CATHY S	10908 S HUNT RD	LONE JACK	MO	64070
56-800-03-37-01-0-00-000	CUMBERFORD RONALD A & ANGIE L	37604 E CLINE RD	LONE JACK	MO	64070
57-200-04-02-00-0-00-000	KACEE LAMB TRUST	11716 S OUTER BELT RD	LONE JACK	MO	64070
56-800-04-36-00-0-00-000	SMITH CHRISTINE L	38410 E CLINE RD	LONE JACK	MO	64070
56-800-04-48-00-0-00-000	STREET LARRY E & SHARON L	10602 S OUTER BELT RD	OAK GROVE	MO	64075
56-800-04-27-00-0-00-000	OLIVER DAVID MICHAEL & MARCELLA ANN	38300 E CLINE RD	LONE JACK	MO	64070
56-800-04-30-00-0-00-000	BOTTEMULLER MICAH & CHLOE	38308 E CLINE RD	LONE JACK	MO	64070
57-200-01-11-00-0-00-000	CHASTAIN DONALD K & MICHELLE J	38405 E CLINE RD	LONE JACK	MO	64070
56-800-04-47-00-0-00-000	REISER COREY LEE	10518 S OUTER BELT RD	OAK GROVE	MO	64075
56-800-04-23-00-0-00-000	TITUS CALEB A	10521 S MUNRO RD	LONE JACK	MO	64070
57-200-01-04-00-0-00-000	DRECKTRAH BRAD R & SHELLY	10816 S OUTER BELT RD	LONE JACK	MO	64070
56-800-04-51-00-0-00-000	SMITH CHRISTINE L	38410 E CLINE RD	LONE JACK	MO	64070
56-800-04-50-00-0-00-000	SMITH CHRISTINE L	38410 E CLINE RD	LONE JACK	MO	64070
56-800-04-53-00-0-00-000	CEDAR CREEK RANCH LLC	38000 E CLINE RD	LONE JACK	MO	64070
57-200-01-02-00-0-00-000	AMERICAN MIDWEST CONSTR SERVICES LLC	10810 S CAVE RD	LONE JACK	MO	64070
	WESTBROOK SCOTT A & ANGIE	3409 SW WINDEMERE DR	LEE'S SUMMIT	MO	64082
	REIGN REAL ESTATE LLC	P O BOX 2996	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

March 6, 2024

RE: Public Hearing: RZ-2024-672
Reign Real Estate LLC

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 Reign Real Estate LLC Requesting a change of zoning from District AG (Agricultural) on 10.41 ± acres to District RR (Residential Ranchette). The purpose is to create two residential lots at 38301 E. Cline 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 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 21, 2024 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,

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

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- 2024- 672

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: REIGN REAL ESTATE LLC
Current Mailing Address: PO BOX 2996 GRAIN VALLEY, MO 64029
Phone: 816-309-7604 email: PATELGROUP@KW.COM
- b. Legal Owner of Property: REIGN REAL ESTATE LLC
Current Mailing Address: PO BOX 2996 GRAIN VALLEY, MO 64029
Phone: 816-309-7604 email: PATELGROUP@KW.COM
- b. Legal Owner of Property: _____
Current Mailing Address: _____
Phone: _____ email: _____

2. General location (Road Name) CLINE ROAD
3. Present Zoning AG Requested Zoning RR
4. AREA (sq. ft. / acres) 10.41 ACRES
5. Legal Description of Property: (Write Below or provide copy of deed and survey)
see attached
6. Present Use of Property: PASTURE
7. Proposed Use of Property: RESIDENTIAL - 5 ACRE LOTS (2)
8. Proposed Time Schedule for Development: 3-6 MONTHS TO LOT SPLIT AND SELL. HOME CONSTRUCTION DEPENDENT ON BUYER.
9. What effect will your proposed development have on the surrounding properties?
LITTLE EFFECT. SIMILAR TO DEVELOPMENT ACROSS THE STREET
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? NO
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- Water Provider PWSD #1 - NO EFFECT
 - Sewage disposal: Onsite Waste Water Public Sewer
 - Electricity WEST CENTRAL ELECTRIC - NO EFFECT
 - Fire and Police protection LONE JACK FPD - NO EFFECT
12. Describe existing road width and condition: 20 FOOT WIDE ASPHALT ROAD IN GOOD CONDITION
13. What effect will proposed development have on existing road and traffic conditions? VERY LITTLE EFFECT SINCE ONLY ADDING ONE MORE POSSIBLE HOUSE.

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

U PA

Date

2/6/24

Property Owner(s)

STATE OF Missouri
COUNTY OF Jackson

On this 6th day of February, in the year of 2024, before me the undersigned notary public, personally appeared N.lesh Patel

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.

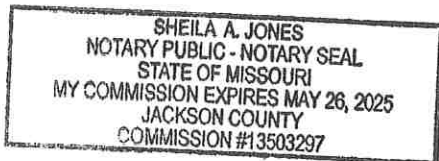
In witness whereof, I hereunto set my hand and official seal.

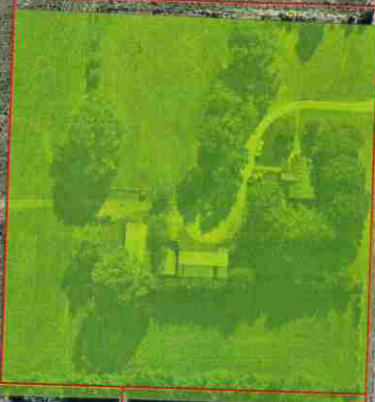
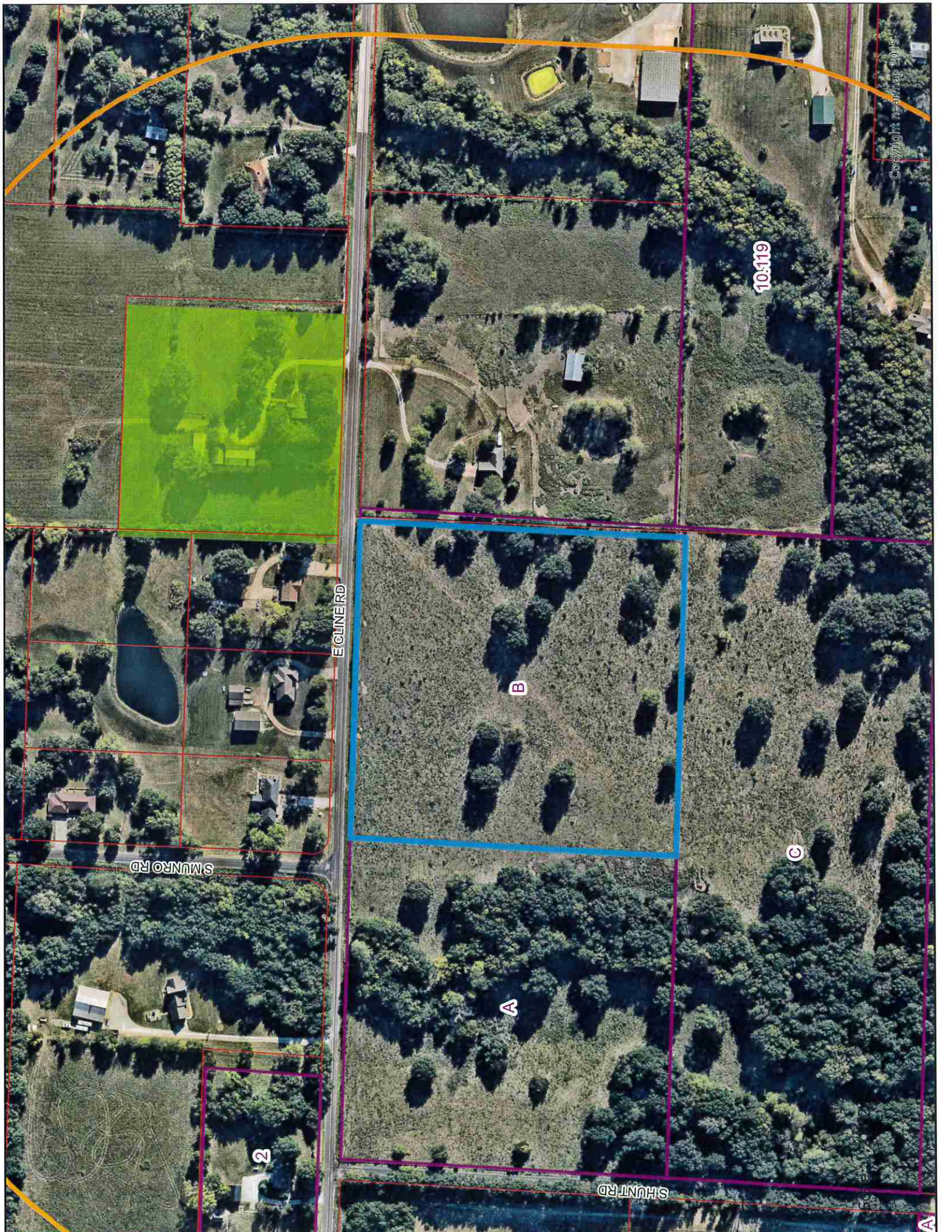
Notary Public

Sheila Jones

Commission Expires

05-26-2025





ECLINE RD

S MURRO RD

SHUNT RD

B

A

C

10.119

A

Copyright 2015

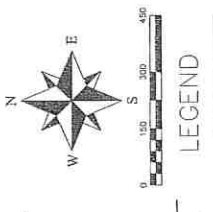
2023 E0082416

Filed for Record this day of
 November 2023
 At 3 o'clock P.M. Minutes
 Recorded in Book T. 58 At Page 56
 Instrument Number 2023 E0082416
 Director Recording Districts
 By: C. W. [Signature]
 Recorder's Fee \$ [Amount]
 Deputy

Certificate of Survey
West 1/2 of the Fractional Northeast Quarter
Section 5, Township 47 North, Range 29 West
Jackson County, Missouri

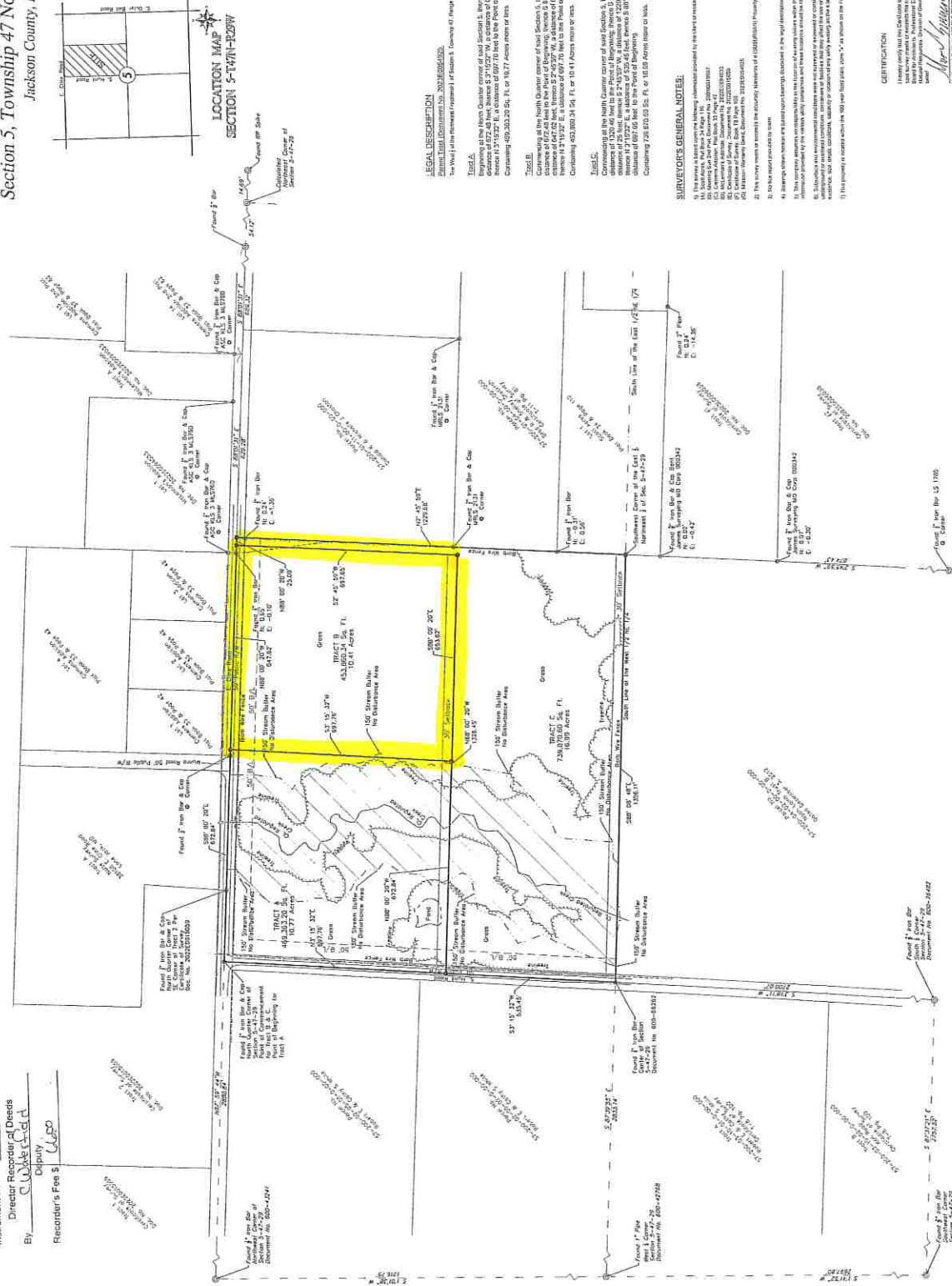
DATE	REVISIONS

Certificate of Survey
 Section 5, Township 47 North, Range 29 West
 Jackson County, Missouri



LEGEND

- Set 1/7' Repair & Cap (LS-218)
 - o Found Survey Monument (As Noted)
 - Existing Fence Line - Chain Link
 - Existing Water Line
 - Existing Sanitary Sewer Main
 - Existing Gas Line
 - Existing Underground Telephone
 - Existing Underground Electric
- These standard symbols will be found in the drawing.



LEGAL DESCRIPTION
 Parcel Total (Document No. 2023 E0082416)
 The West 1/2 of the Northeast Quarter of Section 5, Township 47 North, Range 29 West, Jackson County, Missouri, subject to any and all valid liens thereon.

Tract A:
 Beginning at the North Quarter corner of said Section 5, Township 47 North, Range 29 West, Jackson County, Missouri, at the intersection of the East 1/2 of the North 1/2 of the Section 5, Township 47 North, Range 29 West, Jackson County, Missouri, a distance of 697.70 feet to the Point of Beginning; thence S 7° 15' 37\"/>

SURVEYOR'S GENERAL NOTE:

- The survey is based upon the following administrative records:
 (1) Missouri State Plane Coordinate System, NAD 83
 (2) Missouri State Plane Coordinate System, NAD 83
 (3) Missouri State Plane Coordinate System, NAD 83
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 (100) Missouri State Plane Coordinate System, NAD 83

CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plat.

[Signature]
 Engineer
 Missouri Engineering Services, LLC, LS 2023000181

Certificate of Survey

SHEET	SECTION	NO. OF PAGES	DATE OF PREPARATION
1	5	5	October 27, 2023

MISSOURI ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 1212 S. STATE ST., SUITE 100
 JACOBSON, MISSOURI 64501-1000
 PHONE: (417) 439-1111
 FAX: (417) 439-1112
 WWW: MISSOURIENGINEERING.COM

THE PRELIMINARY PLAT OF REIGN ESTATES

PART OF THE W 1/2 OF THE FRACTIONAL NE 1/4 SEC.5-T47-R29

A SUBDIVISION IN JACKSON COUNTY, MISSOURI

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 "REIGN ESTATES".

PLAT DESCRIPTION:

PART OF THE WEST 1/2 OF THE FRACTIONAL NORTHEAST 1/4, OF SECTION 5, TOWNSHIP 47, RANGE 29 OF JACKSON COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, THENCE SOUTH 88°00'20" EAST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 672.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°00'20" EAST CONTINUING ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 647.62 FEET; THENCE SOUTH 2°45'59" WEST, A DISTANCE OF 697.65 FEET; THENCE NORTH 88°00'20" WEST, A DISTANCE OF 653.62 FEET; THENCE NORTH 3°15'32" EAST, A DISTANCE OF 697.76 FEET TO THE POINT OF BEGINNING.

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".
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.

IN TESTIMONY THEREOF:

THE UNDERSIGNED PROPRIETORS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.

NILESH PATEL
MANAGING MEMBER, REIGN REAL ESTATE LLC

STATE OF MISSOURI))
COUNTY OF))

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED NILESH PATEL, MANAGING MEMBER, REIGN REAL ESTATE LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID PERSON AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY 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 _____ DATE _____

- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE - WEST ZONE, NAD 83.
 - THE SUBJECT PROPERTY ADDRESS IS: UNASSIGNED.
 - PARENT TRACT INFORMATION IS BASED ON DOCUMENT NO. 2024E0010689, TRACT B OF SURVEY 2023E0082416.
 - NO TITLE INFORMATION WAS PROVIDED AT THE TIME OF THIS SURVEY.
 - FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENROACH UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.
 - SAID PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 290095004676, EFFECTIVE DATE OF JANUARY 20, 2017. THIS ZONE X HAS BEEN DETERMINED TO BE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS CERTIFICATE OF SURVEY WAS PREPARED FOR REIGN REAL ESTATE LLC AND IS EXPRESSLY FOR HIS/HER/THEIR USE AND SAID CERTIFICATE OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HER DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS CERTIFICATE OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

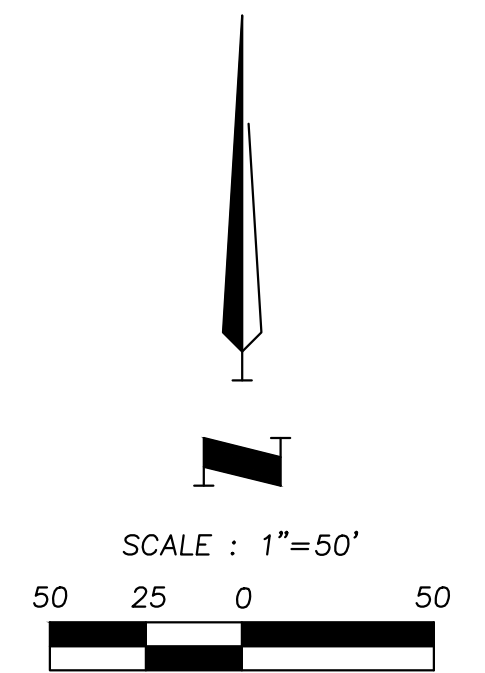
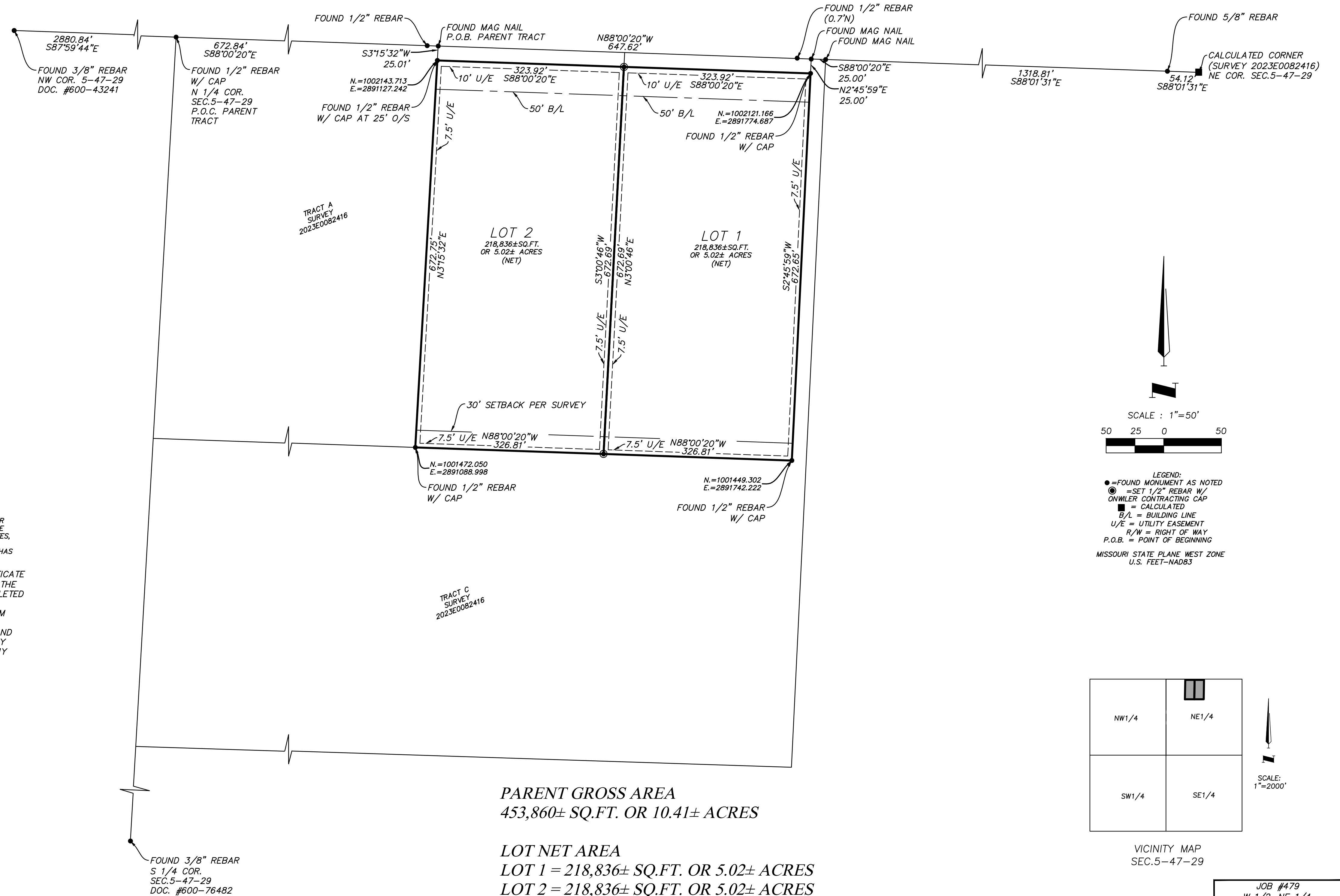
THE FIELD WORK WAS COMPLETED ON MARCH 8, 2024.

PRELIMINARY

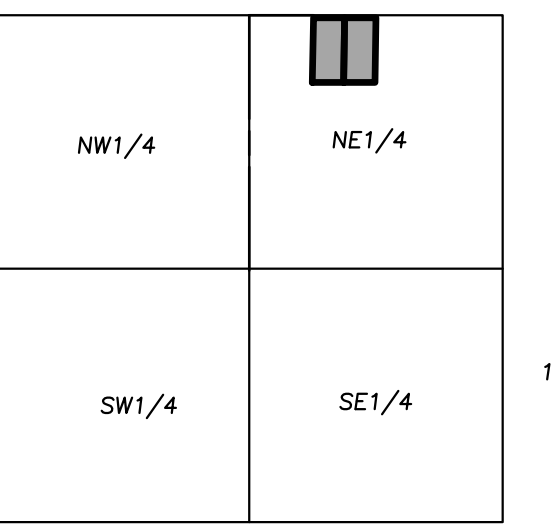
CAITLIN J. MILLER, MO PLS# 2018032651
COA No. LS-2020014106

ONWILER CONTRACTING, LLC
15118 S. HAMILTON RD., GREENWOOD, MO 64034
PHONE: 816-308-1223 COA: LS-2020014106
onwilercontracting@gmail.com

PROJECT NO. 479 DATE 3/8/2024 BY CJM



- LEGEND:**
- = FOUND MONUMENT AS NOTED
 - = SET 1/2" REBAR W/ ONWILER CONTRACTING CAP
 - = CALCULATED
 - B/L = BUILDING LINE
 - U/E = UTILITY EASEMENT
 - R/W = RIGHT OF WAY
 - P.O.B. = POINT OF BEGINNING
- MISSOURI STATE PLANE, WEST ZONE
U.S. FEET - NAD83



VICINITY MAP
SEC.5-47-29

PARENT GROSS AREA
453,860± SQ.FT. OR 10.41± ACRES

LOT NET AREA
LOT 1 = 218,836± SQ.FT. OR 5.02± ACRES
LOT 2 = 218,836± SQ.FT. OR 5.02± ACRES

JOB #479
W 1/2, NE 1/4,
SEC.5-T47-R29
JACKSON COUNTY, MO
TRACT B CLINE RD.DWG