



AGENDA

Jackson County Plan Commission

Members

*Larry Antey - Chairman
Jack Crawford - Vice Chairman
Ralph Monaco, Denise Ryerkerk,
William Farrar, & Roger Lake*

Meeting

*Thursday, March 21, 2024
8:30 a.m.*

Location

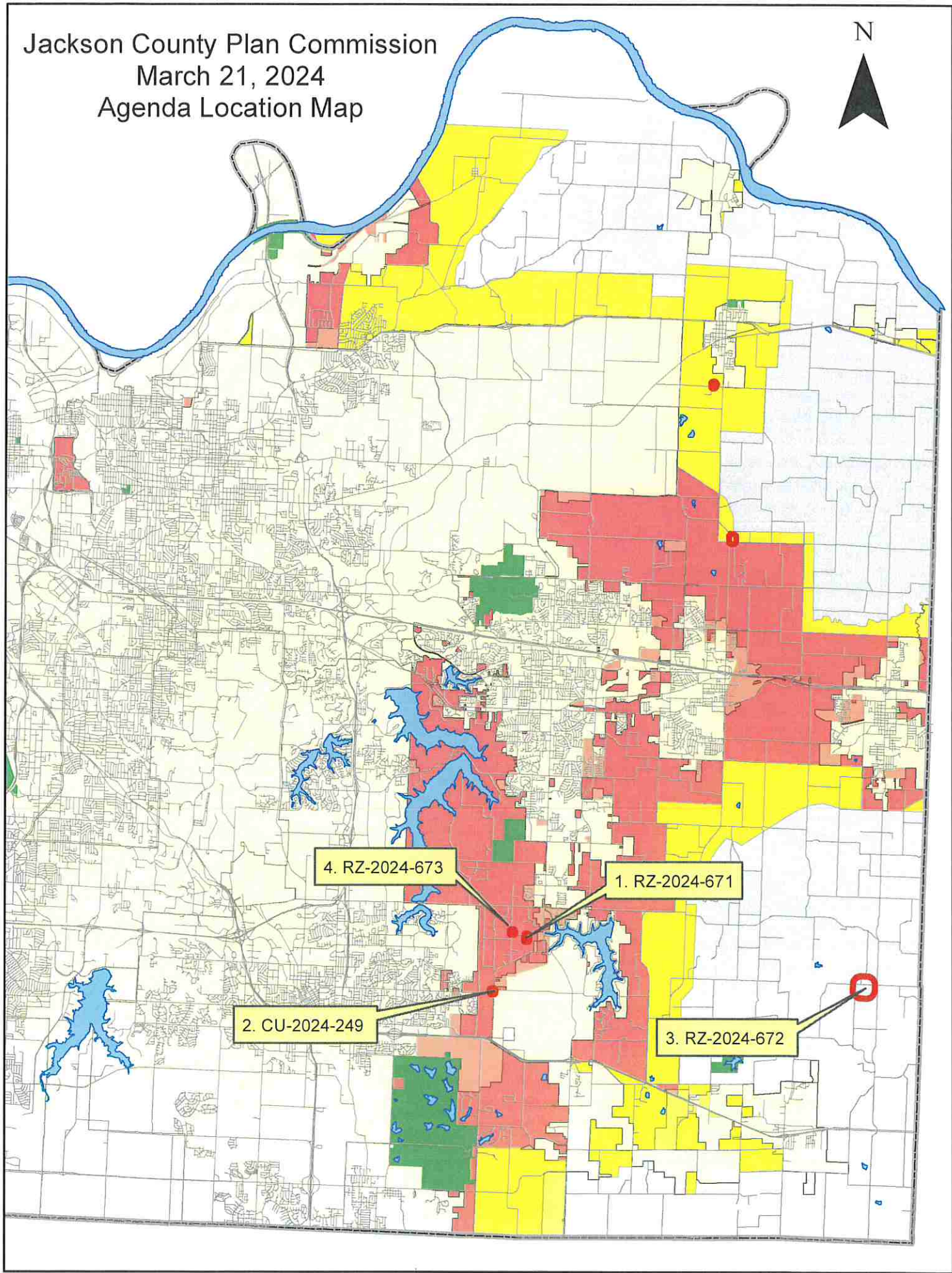
*Historic Truman Courthouse
Large Conference Room, 2nd Floor
112 W. Lexington, Independence, MO*

PROCEDURE FOR PUBLIC HEARING TESTIMONY

- The Chairman will open the public hearing and ask those wishing to testify, please stand, raise right hand and be sworn in by the Chairman.
- The Chairman will call for exhibits from the Staff.
- Staff comments will be heard.
- The applicant or his representative will speak.
- Witnesses in favor of the petition will be called to speak.
- Witnesses opposed to the petition will be called to speak.
- If you wish to testify, please raise your hand to be recognized. When you are recognized by the Chairman, please come forward. State your name and address, then make your comments to the Commission\Board. Please refrain from repeating points made by others.
- Questions and General Discussion
(Applicant or his representative may be recalled to respond to questions)
- Hearing Closed
- After all testimony has been made, the Commission will consider the facts and approve or deny the request.
- As a courtesy to the audience and the Plan Commission, please turn off your cellular phone and mobile beeper.
- Rezoning of each property does not affect adjacent property in regards to taxes or zoning. All property taxes are based on the usage of the property and not necessarily the zoning.

The Plan Commission will make a recommendation to the County Legislature for their review and consideration of the petition.

Jackson County Plan Commission
March 21, 2024
Agenda Location Map



AGENDA
Jackson County Plan Commission
Thursday, March 21, 2024 @ 8:30 a.m.

CALL TO ORDER / ROLL CALL

A. APPROVAL OF RECORD MADE January 18, 2024

B. PUBLIC HEARINGS

1. RZ-2024-671 – Wayne & Denise Edwards

Requesting a change of zoning from District AG (Agricultural) on 3.51 ± acres to District RE (Residential Estates). The purpose is to decrease the building setback requirements at 25711 E. 99th Street.

2. CU-2024-249 – SBA Monarch Tower I, LLC

Requesting the renewal of a Conditional Use Permit for the continual operation of a 126-foot monopole for wireless communications in District AG (Agriculture) at 11010 S. Milton Thompson Road.

3. RZ-2024-672 – 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.

4. RZ-2024-673 – Shawn C & Lauren M Copeland

Requesting a change of zoning from District AG (Agricultural) on 1.75 ± acres to District RS (Residential Suburban). The purpose is to decrease the building setback requirements at 9919 S. Howard Road.

C. OTHER BUSINESS

D. CLOSED SESSION – This portion of the meeting may be closed if such action is approved by a majority vote of the Jackson County Plan Commission members who constitute a quorum, pursuant to Section 610.021(1)&(3) RSMo for the purposes of conducting privileged and confidential communications between itself and the Jackson County Counselor's Office.

D. MEETING ADJOURNED _____

STAFF REPORT

PLAN COMMISSION

March 21, 2024

RE: RZ-2024-671

Applicant: Wayne & Denise Edwards

Location: 25711 E. 99th Street

Area: 3.51 ± acres

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

Purpose: The purpose is to decrease the building setback requirements.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. Timber Meadows 5th Plat was created in 1981, prior to the adoption of the Unified Development Code in 1995. These lots are Legal Non-Conforming. As of 1995, residential lots under 10 acres are now required to be rezoned to a residential zoning.

The applicant wishes to decrease the side yard setbacks for future construction. The rezoning will reduce the side yard setbacks from 30 feet to 15 feet, the rear yard setbacks from 50 feet to 30 feet. The front setback is platted at 75 feet and will remain the same.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

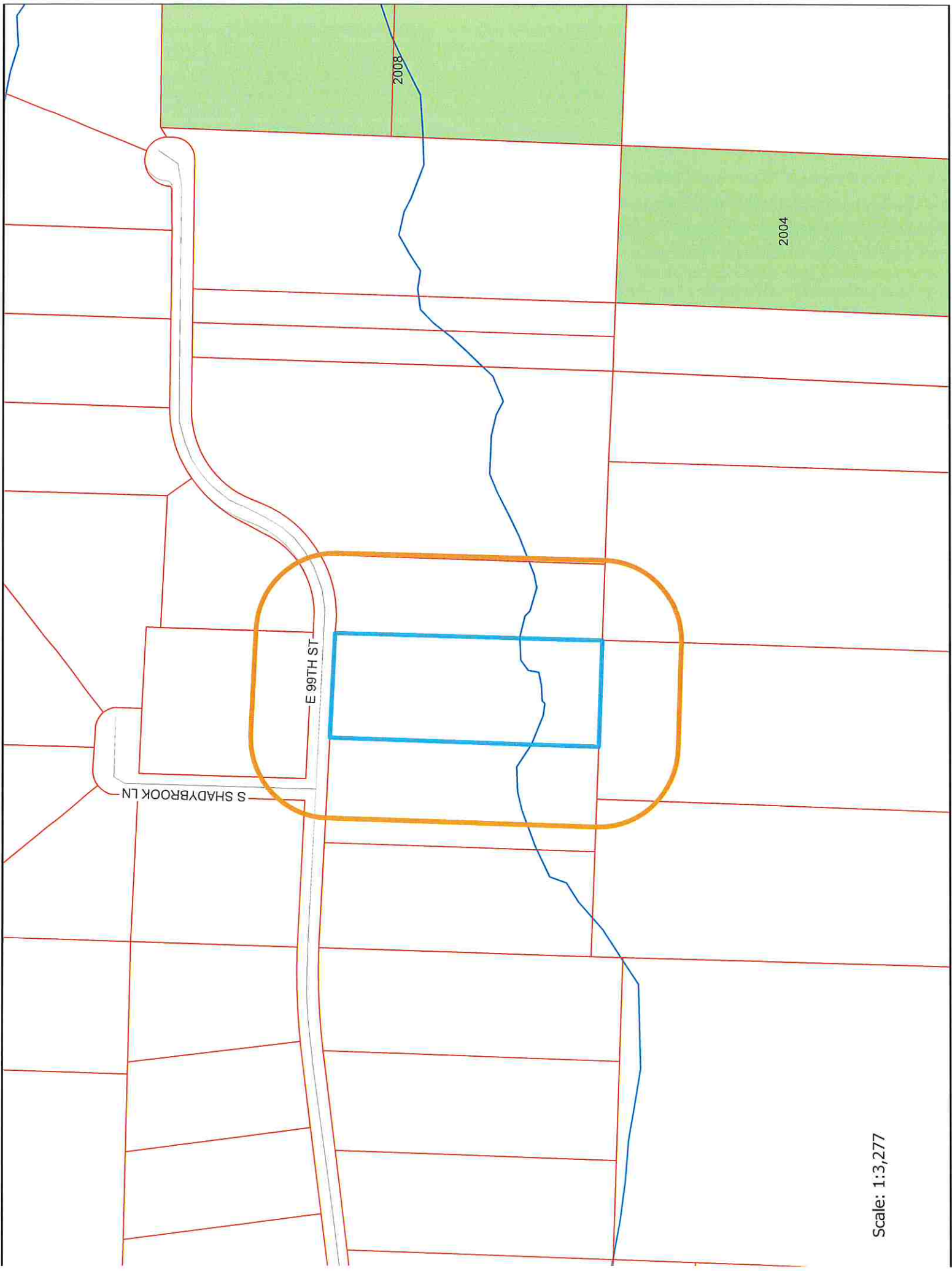
Recommendation:

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

Staff recommends APPROVAL of RZ-2024-671.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:3,277

RZ-2024-671

Property Owners Within 185 feet

| parcel | owner | address | city | state | zip |
|--------------------------|-------------------------------------|--------------------------|-------------|-------|-------|
| 53-700-01-53-00-0-00-000 | JACOBS MEGAN & KYLE | 25701 E 99TH ST | LEES SUMMIT | MO | 64086 |
| 53-700-01-64-00-0-00-000 | HART DALE G & MARY LOU-TRUSTEES | 25810 MILTON THOMPSON RD | LEES SUMMIT | MO | 64086 |
| 53-700-01-18-01-0-00-000 | GOURLEY ELIZABETH M & ROBERT J-TR | 25701 MILTON THOMPSON RD | LEES SUMMIT | MO | 64086 |
| 53-700-01-62-00-0-00-000 | BOYD JOHN B & LINDA S | 25911 E 99TH ST | LEES SUMMIT | MO | 64086 |
| 53-700-01-50-00-0-00-000 | RIEGEL THEODORE T & KIM K | 25606 E 99TH ST | LEES SUMMIT | MO | 64086 |
| 53-700-01-51-00-0-00-000 | BLESSEN GREGORY & CYNTHIA KERLEY-TR | 25710 E 99TH ST | LEES SUMMIT | MO | 64086 |
| 53-700-01-18-02-0-00-000 | GOURLEY ELIZABETH M-TRUSTEE | 25701 MILTON THOMPSON RD | LEES SUMMIT | MO | 64086 |
| 53-700-01-58-00-0-00-000 | COATS ROBERT D & TERESA A | 25804 E 99TH ST | LEES SUMMIT | MO | 64086 |
| 53-700-01-61-00-0-00-000 | CHU PAUL R & BETH M | 25807 99TH ST | LEES SUMMIT | MO | 64086 |
| 53-700-01-52-00-0-00-000 | EDWARDS V WAYNE & DENISE E-TR | 25711 E 99TH ST | LEES SUMMIT | MO | 64086 |



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-2024-671
Wayne & Denise Edwards

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 Wayne & Denise Edwards for a change in zoning from District AG (Agricultural) to District RE (Residential Estates) on 3.51 ± acres. The purpose to decrease the building setback requirements at 25711 E. 99th Street.

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 185' 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 816-881-4577 or rdiehl@jacksongov.org

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division,
303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application.
Incomplete applications will not be accepted and will be returned to the applicant.
 4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
 5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2024- 671

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: Wayne and Denise Edwards
Address: 25711 E. 99TH ST.
Lee's Summit, Mo 64086
Phone: 816-210-6790
 - b. Owner(s) Name: Wayne and Denise Edwards
Address: 25711 E 99TH ST.
Phone: 816-210-6790
 - c. Agent(s) Name: Rick McWhirt

Address: 2405 NE Lake Bluff Ct. L.S. MO 64086

Phone: 816-215-0481

d. Applicant's interest in Property: Owner

2. General location (Road Name) 25711 E. 99th Street
Lee's Summit, Mo 64086

3. Present Zoning Agriculture Requested Zoning Residential Estate

4. AREA (sq. ft. / acres) 153,158 sq. ft / 3.52 acres

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

Timber Meadows 5th Plat, Lot 40

6. Present Use of Property: SF Residence

7. Proposed Use of Property: SF Residence

8. Proposed Time Schedule for Development: Build Detached garage
in 2024.

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 None

b. Sewage disposal None

c. Electricity Add service

d. Fire and Police protection None

12. Describe existing road width and condition: Excellent road and curbs

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? None

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

Property Owner(s)

Wayne Edwards
Denise E Edwards

Date

1-18-2024
1-18-2024

Applicant(s):

Wayne Edwards
Denise E Edwards

1-18-2024
1-18-2024

Contract Purchaser(s):

STATE OF

Missouri

COUNTY OF

Jackson

On this 18th day of January, in the year of 2024, before me the undersigned notary public, personally appeared Wayne Edwards and Denise G. Edwards

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.

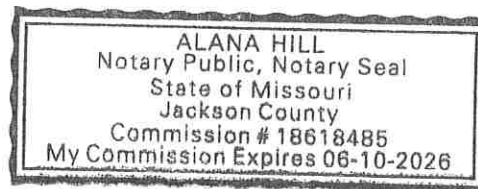
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Alana Hill

Commission Expires

6/10/26



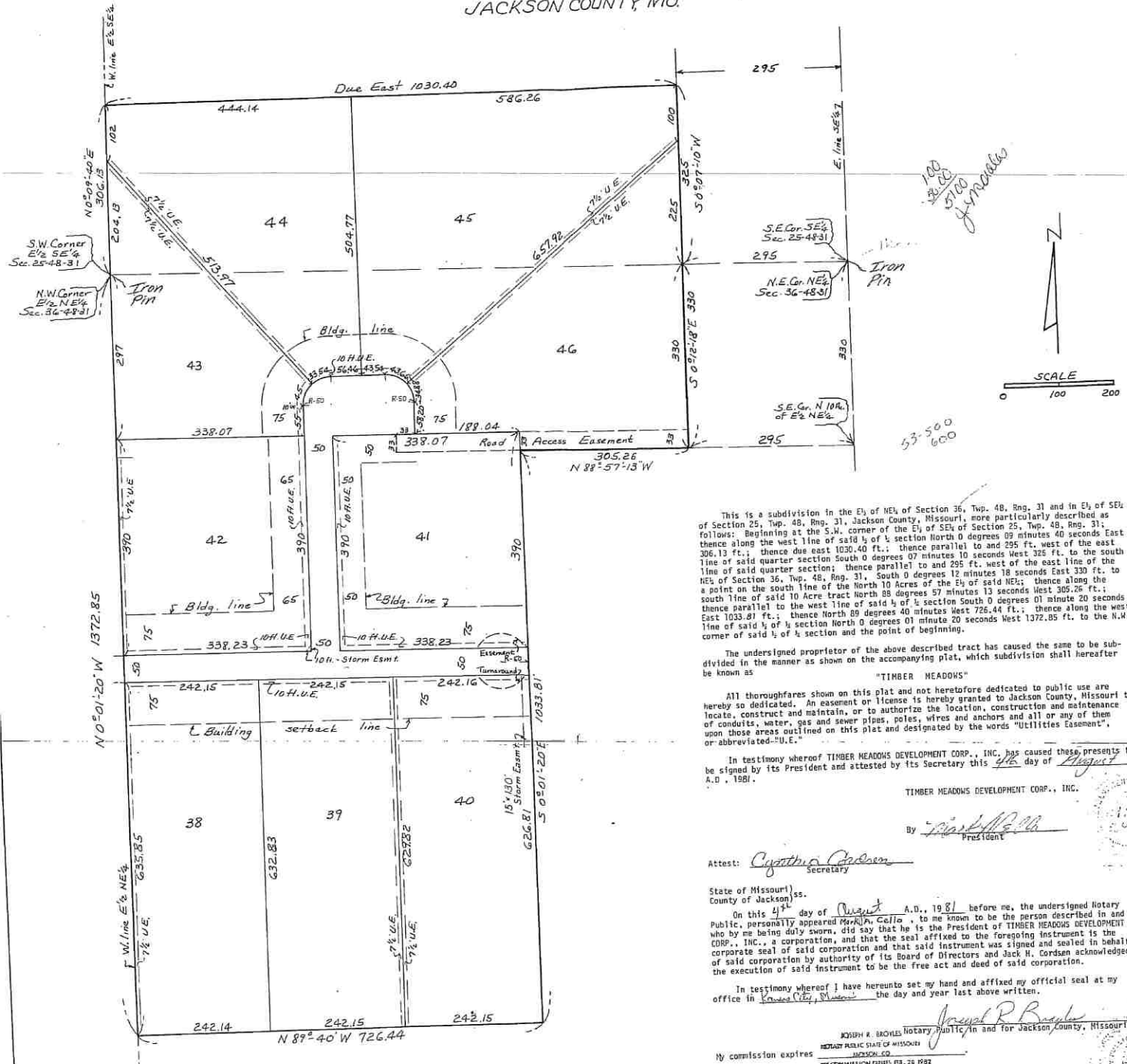
TIMBER MEADOWS

FIFTH PLAT
LOTS 38 thru 46
JACKSON COUNTY, MO.

I 467989

RECEIVED
JACKSON COUNTY, MO.
SEP 25 AM 11 30 0

39 58
100 00
5700
furnace



This is a subdivision in the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 36, Twp. 48, Rng. 31 and in E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 25, Twp. 48, Rng. 31, Jackson County, Missouri, more particularly described as follows: Beginning at the S.W. corner of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 25, Twp. 48, Rng. 31; thence along the west line of said $\frac{1}{2}$ of $\frac{1}{4}$ section North 0 degrees 09 minutes 40 seconds East 306.13 ft.; thence due east 1030.40 ft.; thence parallel to and 295 ft. west of the east line of said quarter section South 0 degrees 07 minutes 10 seconds West 325 ft. to the south line of said quarter section; thence parallel to and 295 ft. west of the east line of the NE $\frac{1}{4}$ of Section 36, Twp. 48, Rng. 31, South 0 degrees 12 minutes 18 seconds East 330 ft. to NE $\frac{1}{4}$ of Section 36, Twp. 48, Rng. 31, South 0 degrees 57 minutes 13 seconds West 305.26 ft.; south line of said 10 Acre tract North 88 degrees 57 minutes 13 seconds West 305.26 ft.; south line of said $\frac{1}{2}$ of $\frac{1}{4}$ section South 0 degrees 01 minute 20 seconds thence parallel to the west line of said $\frac{1}{2}$ of $\frac{1}{4}$ section South 0 degrees 01 minute 20 seconds thence North 89 degrees 40 minutes West 726.44 ft.; thence along the west line of said $\frac{1}{2}$ of $\frac{1}{4}$ section North 0 degrees 01 minute 20 seconds West 1372.85 ft. to the N.W. corner of said $\frac{1}{2}$ of $\frac{1}{4}$ section and the point of beginning.

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 shall hereafter be known as

"TIMBER MEADOWS"

All thoroughfares shown on this plat and not heretofore dedicated to public use are hereby so dedicated. An easement or license is hereby granted to Jackson County, Missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon those areas outlined on this plat and designated by the words "Utilities Easement", or abbreviated "U.E."

In testimony whereof TIMBER MEADOWS DEVELOPMENT CORP., INC. has caused these presents to be signed by its President and attested by its Secretary this 4th day of August, A.D., 1981.

TIMBER MEADOWS DEVELOPMENT CORP., INC.

By Joseph R. Bradley
President

Attest: Cynthia C. Bradley
Secretary

State of Missouri)
County of Jackson) ss.

On this 4th day of August, A.D., 1981, before me, the undersigned Notary Public, personally appeared Mark A. Cella, to me known to be the person described in and who by me being duly sworn, did say that he is the President of the foregoing instrument is the CORP., INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and Jack H. Cordson acknowledged the execution of said instrument to be the free act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri the day and year last above written.

By Joseph R. Bradley
Notary Public, in and for Jackson County, Missouri
My commission expires SEP 25 1982
JACKSON CO.
ISSUED BY MISSOURI NOTARY ASSOC.

Approved as to Street Locations and Widths

By James R. Dill
Director, Public Works Dept.
Jackson County, Missouri
Date: 9/21/81

Approved as to Zoning & Planning

By William H. Bradley
Director, Zoning & Planning
Jackson County, Missouri
Date: 9/21/81

Approved: Joseph R. Bradley
Assessor's Office

SURVEYED AND PLATTED BY
HARVEY A. JONES ENGINEERING CO., INC.

By Joseph R. Bradley
Land Surveyor
May 16, 1978.

T-2095

Filed for record



STAFF REPORT

PLAN COMMISSION

March 21, 2024

RE: CU-2024-249

Applicant: SBA Monarch Tower I, LLC

Location: 11010 S. Milton Thompson Road

Area: 585 Square Feet

Request: Renewal of a Conditional Use Permit for the continual operation of a 126-foot monopole for wireless communications.

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The zoning on the parent tract is Agricultural. Use of the property is the Southern Jackson County Fire Protection District Station 1.

Comments: This is a renewal of CU-2006-193 (Ordinance 3887) adopted by the Jackson County Legislature, April 30, 2007. The permit was for a period of 15 years subject to 9 conditions.

Five of those conditions from the original permit have been removed. Two of the conditions were related to the actual construction of the tower. The other three have been eliminated due to changes to the State Statutes in 2016 limiting certain provisions by jurisdictional authorities.

Requiring screening
Providing space to local authorities
Limiting the duration of the permit

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

Staff recommends APPROVAL of CU-2024-249 subject to the following conditions:

Conditions:

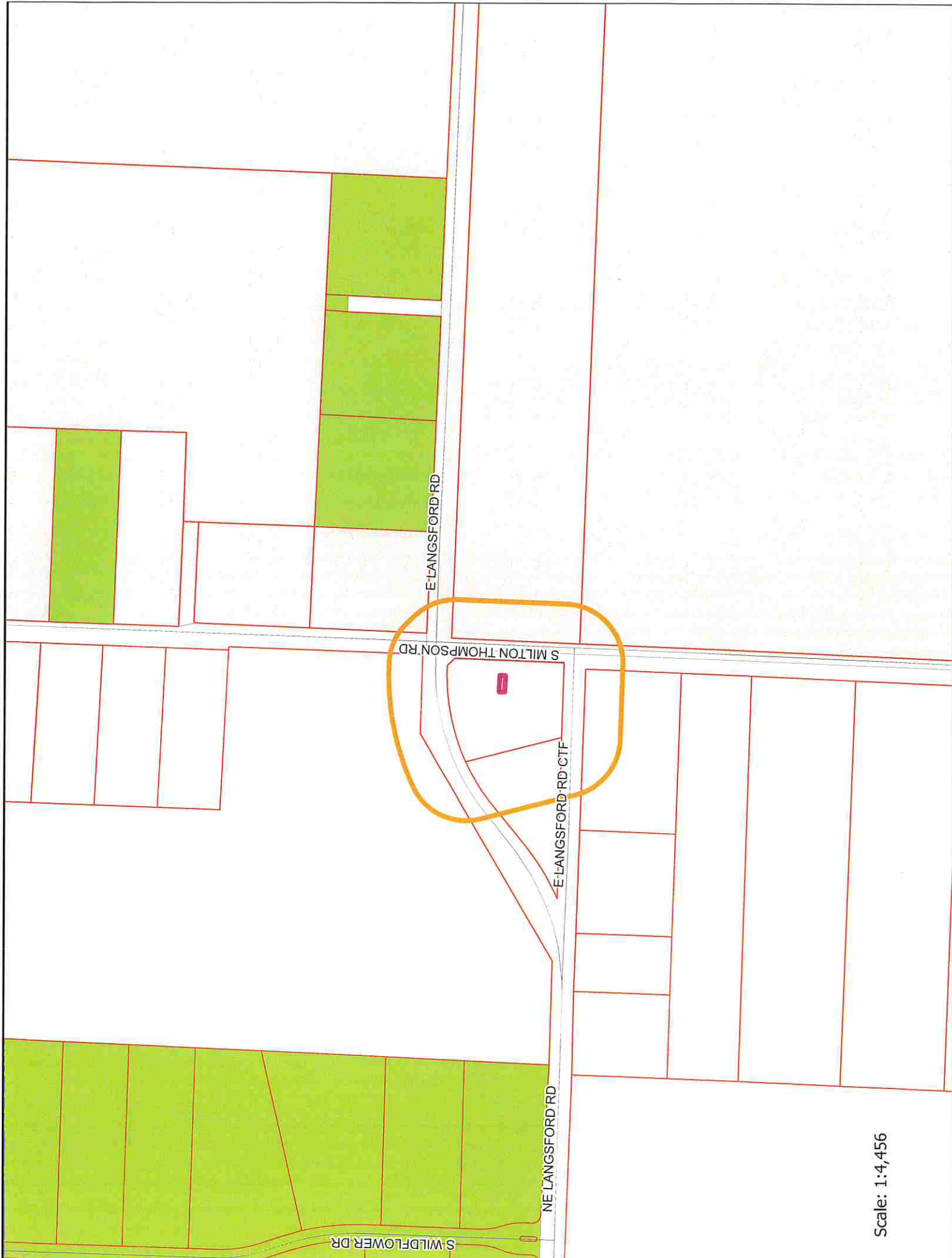
1. The commercial communication lattice tower shall not exceed a height of 126 feet as measured from ground level.
2. The lattice tower shall be galvanized finish or painted gray or

light blue unless other standards are required by the Federal Aviation Agency.

3. The lattice tower shall only be illuminated if required by the Federal Communication Commission and/or the Federal Aviation Agency.
4. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna/tower or property owner shall remove the antenna or tower within 90 days.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:4,456

CU-2024-249

Property Owners Within 185 feet

| Parcel | owner | address | city | state | zip |
|--------------------------|-----------------------------------|--------------------------|---------------|-------|-------|
| 60-100-01-07-00-0-00-000 | BARBER & SONS CO | 27210 E 50 HWY | LEES SUMMIT | MO | 64086 |
| 60-100-04-02-00-0-00-000 | BARBER & SONS CO | 27210 E 50 HWY | LEES SUMMIT | MO | 64086 |
| 60-100-02-42-00-0-00-000 | JACKSON COUNTY, MO | 415 E 12th St | KANSAS CITY | MO | 64106 |
| 60-100-02-31-00-0-00-000 | KIRSE JOHN F JR & JANET S | 10919 MILTON THOMPSON RD | LEES SUMMIT | MO | 64086 |
| 60-100-03-12-00-0-00-000 | HOLLAND STEVE J & MARY V-TR | 24609 E LANGSFORD RD | LEES SUMMIT | MO | 64086 |
| 60-100-02-19-01-0-00-000 | MILTON THOMPSON ACRES LLC | 24800 MILTON THOMPSON RD | LEES SUMMIT | MO | 64086 |
| 60-100-02-41-00-0-00-000 | SOUTHERN JACKSON CO FIRE DISTRICT | 101 LOTAWANA DR | LAKE LOTAWANA | MO | 64086 |
| | SBA MONARCH TOWERS I LLC | 8051 CONGRESS AVE | BOCA RATON | FL | 33487 |



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: CU-2024-249
SBA Monarch Tower I, 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 SBA Monarch Tower I, LLC, requesting the renewal of a Conditional Use Permit for the continual operation of a 126-foot monopole for wireless communications in District AG (Agriculture) at 11010 S. Milton Thompson Road.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' 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,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
 4. 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.
 5. The filing fee \$350.00 (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2024 -249

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: SBA Monarch Towers I, LLC
Address: 8051 Congress Avenue, ATTN: Ashley Masuda
Boca Raton, FL 33487
Phone: 561-322-7817
 - b. Owner(s) Name: Southern Jackson County Fire Protection District
Address: 101 Lotawana Dr., Lake Lotawana, MO 64086 (2nd Location Headquarter)
Phone: 816-525-4200
 - c. Agent(s) Name: Not applicable

Address: Not Applicable

Phone: Not applicable

d. Applicant's interest in Property: Leasehold

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described

use: the continued use of the existing unmanned wireless telecommunications facility for

a period of Perpetual years; property described as follows: a tract of land 2.29 ~~square feet~~ acres

in size located at 11010 Milton Thompson Road.

Present Zoning District AG

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

See attached site survey.

4. Present Use of Property: Southern Jackson County Fire District Station, and two telecommunications facilities.

5. Proposed Use of Property: The continued use and operation of the wireless telecommunications facility located on the south side of the building.

6. Estimated Time Schedule for Development: 0 hours; no development or alterations are proposed.
Application is for the continued use of an existing unmanned wireless telecommunications facility

7. What effect will your proposed development have on the surrounding properties?
None; continuation of use of existing unmanned tower facility.
8. 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? Not applicable
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water None; continuation of use of existing unmanned tower facility.
 - b. Sewage disposal None; continuation of use of existing unmanned tower facility.
 - c. Electricity None; continuation of existing use without changes.
 - d. Heating None; continuation of use of existing unmanned tower facility.
 - e. Fire and Police protection None; continuation of existing use without changes.
10. Describe existing road width and condition: See attached site survey; no changes
are proposed.
11. What effect will proposed development have on existing road and traffic conditions? None; continuation of use of existing unmanned tower facility.
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? None; continuation of use of existing unmanned tower facility.
If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): Not applicable

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) not applicable

Applicant(s): SBA Monarch Towers I, LLC

01/26/2024

By Ashley Masuda
Ashley Masuda, Director Planning & Zoning

Contract Purchaser(s): Not applicable

STATE OF FLORIDA

COUNTY OF PALM BEACH

On this 26th day of January, in the year of 2024, before me
the undersigned notary public, personally appeared Ashley Masuda

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.

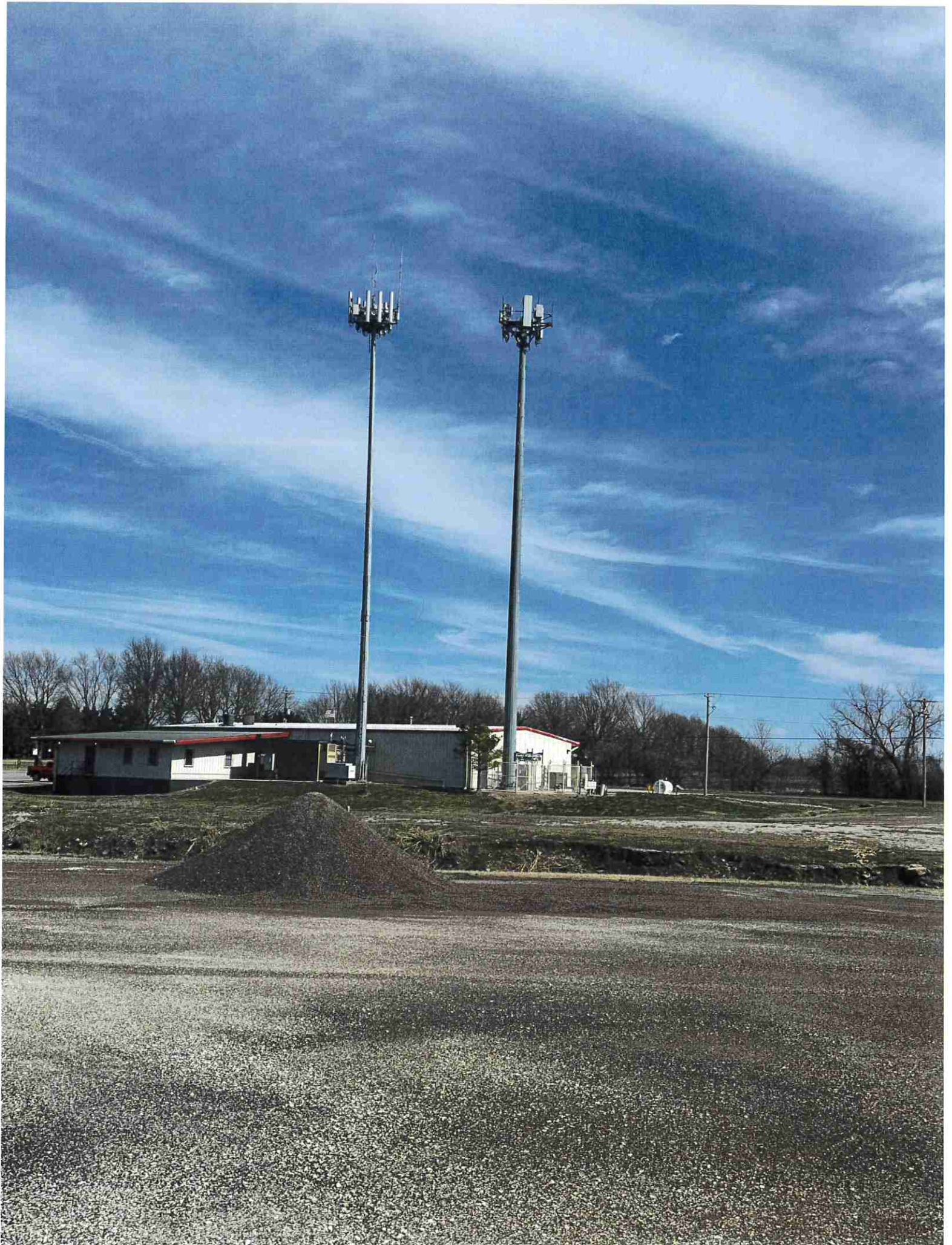
In witness whereof, I hereunto set my hand and official seal.

Notary Public Rita Drinkwater
Rita Drinkwater

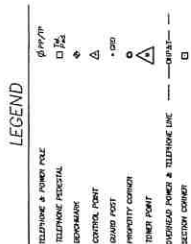
Commission Expires 09/10/2025







SHEET NUMBER
1 OF 1



FLOOD NOTE: According to my Interpretations of Community Panel No. 2509SC0316F of the Flood Insurance Rate Map for Jackson County, Missouri, dated September 29, 2006, the subject property is in Flood Zone "X", i.e., "areas determined to be outside the 0.2% annual chance floodplain."

CERTIFICATION: HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, LEASE CORNER, EASEMENT, AND LEASE UTILITY EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED AS SHOWN THEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND SAID LEASE PREMISES TO THE BEST OF MY PROFESSIONAL


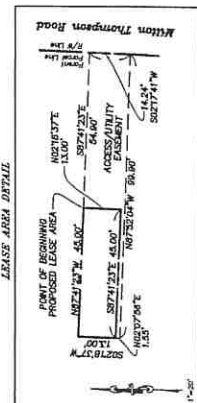
JEFFREY B. LOWELAND MO-152590
DATE: _____



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Notes: Missouri State Plane Coordinates
      Zone Conversion
      1 Meter = 3.28083333 Feet
      Project Grid Factor = 0.99990278
      Project Coordinates:
      GP-1 (504 5/8" Behar)
      N 1001.329.464
      E 2546.005.114
      ELEV = 591.83M
      GP-2 (504 5/8" Behar)
      N 1007.355.711
      E 2546.005.114
      ELEV = 585.70M
      BENCH MARK
      Marker at GP-2 =
      ELEVATION = 585.72M

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CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.

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)

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).

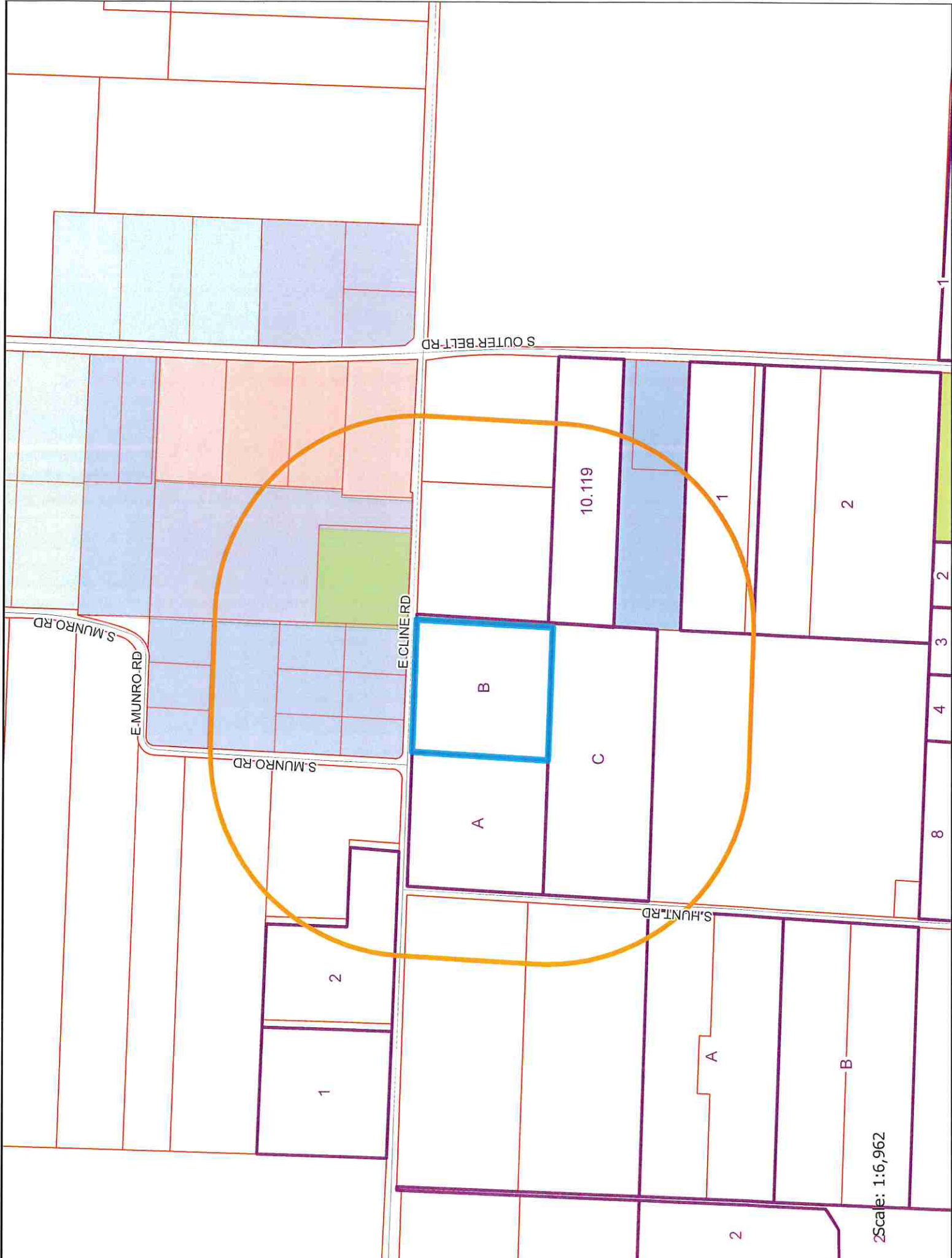
Recommendation:

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



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,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 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:
- a. Water Provider PWSD #1 - NO EFFECT
- b. Sewage disposal: Onsite Waste Water ☒ Public Sewer ☐
- c. Electricity WEST CENTRAL ELECTRIC - NO EFFECT
- d. 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

Property Owner(s)

U RA

Date

2/6/24

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.

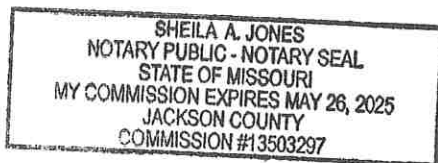
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Sheila Jones

Commission Expires

05-26-2025



STAFF REPORT

PLAN COMMISSION

March 21, 2024

RE: RZ-2024-673

Applicant: Shawn & Lauren Copeland

Location: 9919 S. Howard Road

Area: 1.75 ± acres

Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)

Purpose: The purpose is to decrease the building setback requirements.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

Timber Meadows 4th Plat was created in 1979, prior to the adoption of the Unified Development Code in 1995. These lots are Legal Non-Conforming. As of 1995, residential lots under 10 acres are now required to be rezoned to a residential zoning.

In 1985 Lot 22 and part of Lot 23 were replatted to create two separate lots.

The applicant wishes to decrease the side yard setbacks for future construction. The rezoning will reduce the side yard setbacks from 30 feet to 15 feet, the rear yard setbacks from 50 feet to 20 feet. The front setback is platted at 65 feet and will remain the same.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

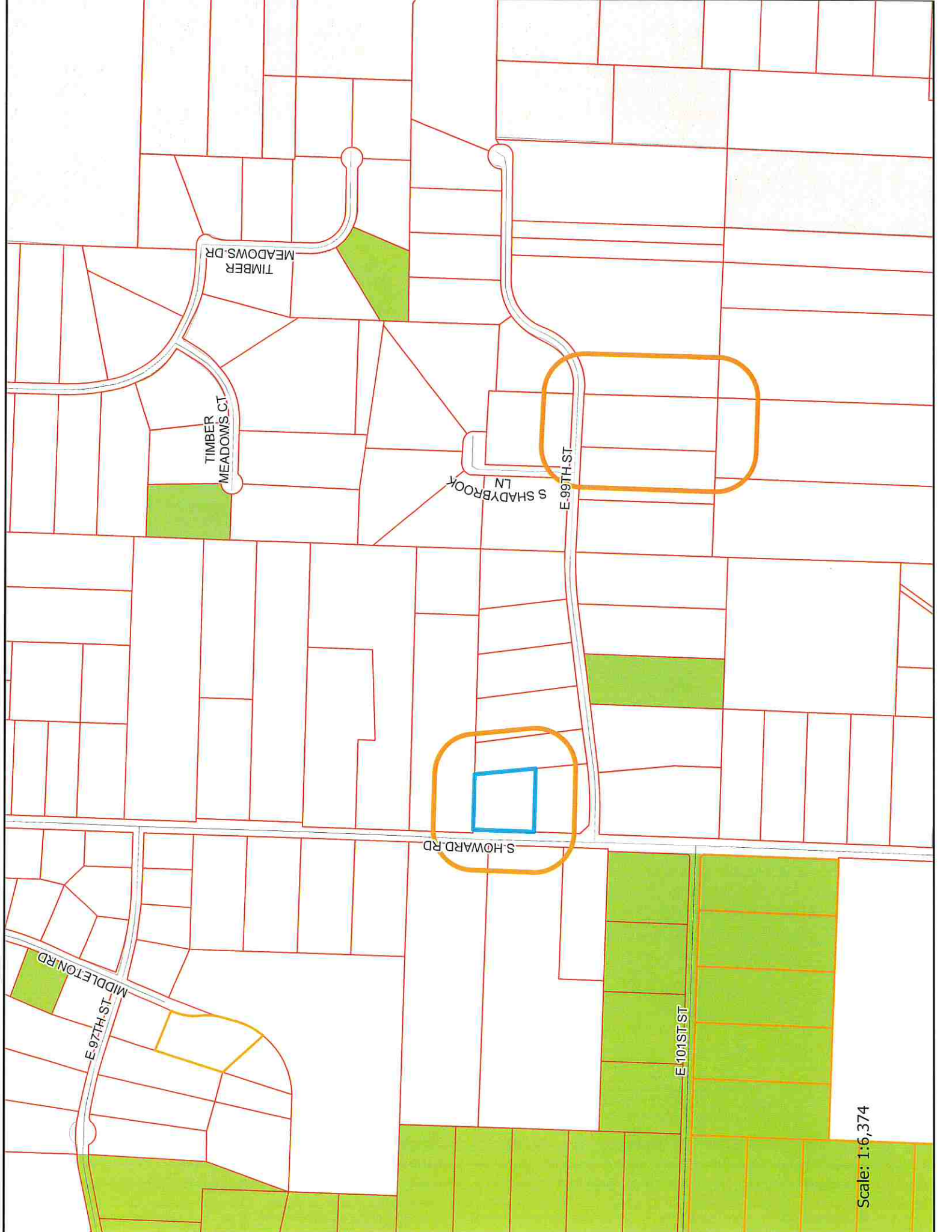
Recommendation:

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

Staff recommends APPROVAL of RZ-2024-673.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:6,374

RZ-2024-673

Property Owners Within 185 feet

| parcel | owner | address | city | state | zip |
|--------------------------|----------------------------------|------------------------|-------------|-------|-------|
| 53-700-01-09-00-0-00-000 | OWENSBY PHILLIP & NADINE | 1200 NE TODD GEORGE RD | LEES SUMMIT | MO | 64086 |
| 53-700-01-31-01-0-00-000 | MILLER HAROLD M JR & JANET K | 25304 E 99TH ST | LEES SUMMIT | MO | 64086 |
| 53-700-01-32-02-0-00-000 | WALDEN MANOR LLC | PO BOX 191 | LEES SUMMIT | MO | 64063 |
| 53-700-02-01-00-0-00-000 | NULLINER OTIS J & MILDRED ELAINE | 9912 S HOWARD RD | LEES SUMMIT | MO | 64086 |
| 53-700-02-03-00-0-00-000 | NOLAND MICHAEL T & JUDITH R | 10008 S HOWARD RD | LEES SUMMIT | MO | 64086 |
| 53-700-02-04-00-0-00-000 | NOLAND MICHAEL T & JUDITH R | 10008 S HOWARD RD | LEES SUMMIT | MO | 64086 |
| 53-700-01-32-01-0-00-000 | COPELAND SHAWN C & LAUREN M | 9919 HOWARD R | LEES SUMMIT | MO | 64086 |



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-2024-673
Shawn & Lauren Copeland

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 Shawn & Lauren Copeland for a change of zoning from District AG (Agricultural) on 1.75 ± acres to District RS (Residential Suburban). The purpose is to decrease the building setback requirements at 9919 S. Howard 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 185' 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,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING
DO NOT PRINT DOUBLE SIDED**

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- 673

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. Legal Owner of Property: Shawn C Copeland and Lauren M Copeland
Current Mailing Address: 9919 Howard Rd Lee's Summit Mo 64086
Phone: 816-885-2164 email: scopeland@mccraylumber.com
- b. Applicant (If different from the legal owner) _____
Current Mailing Address: _____
Phone: _____ email: _____

2. Location: 9919 Howard Rd Lee's Summit MO 64086
3. Present Zoning AG Requested Zoning R
4. AREA (sq. ft. / acres) 1.87 Acres
5. Legal Description of Property: (Attach copy of Deed or legal description)
6. Present Use of Property: Building a Pole Barn
7. Proposed Use of Property: Personal use - store 4 wheelers / toys / wood shop
8. Proposed Time Schedule for Development: Summer July or so
9. What effect will your proposed development have on the surrounding properties?
NONE everybody already has Pole Barns
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 which provides the following services:
- a. Water Provider Public Water Supply district #13 of Jackson County
 - b. Sewage disposal: Onsite Waste Water ☒ Public Sewer _____
 - c. Electricity every
 - d. Fire protection Lee's Summit
 - e. Police Protection Lee's Summit / Jackson County Sheriff
12. Describe existing road width and condition: Black top Road is good
13. What effect will proposed development have on existing road and traffic conditions? NONE no extra vehicles coming here

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.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s) Shawn C Copeland
Lauren M Copeland

2-28-24
2-28-24

STATE OF Missouri

COUNTY OF Jackson

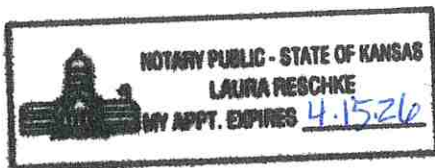
On this 28th day of February, in the year of 2024, before me
the undersigned notary public, personally appeared Laura Reschke

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

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

Notary Public [Signature]

Commission Expires 4/15/26





S HOWARD RD

Scale: 1:684

COPY

CLERK OF THE RECORDS
COUNTY OF JACKSON
OFFICE INSTRUMENT RECEIVED

1985 OCT -7 11:10-58.0

RECORDED BY
CATHY
DIRECTOR OF RECORDS

found 3/8" iron pin

M.W. corner NE 1/4

Section 36-48-31

1651397

TIMBER MEADOWS

RESURVEY

OF

LOT 22 & THE WEST 40 FEET
OF LOT 23300
250
200
150
100
50
0
50
100
150
200
250
300
feet100 0 100 200
scale feet

West Line NE 1/4

found 3/8" iron pin
at intersectionfound 3/8" iron pin
center Section 36-48-31

Legal Description:

08-4231

All of Lot 22 and the westerly 40 feet of Lot 23 of Timber Meadows, more particularly described as: Commencing at the NW corner of the NE 1/4 of Section 36, Township 48, Range 31 in Jackson County, Mo.; thence S 0°-08'-23" W along the West line of said NE 1/4 a distance of 297.0 feet thence N 89°-35'-35" E a distance of 40.0 feet to the NW corner of the original Lot 22 of Timber Meadows, Fourth Plat, a subdivision of record in Jackson County, Mo., said NW corner being the true point of beginning of the following described tract: thence N 89°-35'-35" E along the North line of said 4th Plat a distance of 253.89 feet; thence S 7°-19'-20" E (deed), S 7°-19'-50" E actual a distance of 519.67 feet to the North right-of-way line of 99th Street; thence Southwesterly along a curve to the right having a radius of 1475 feet with an initial tangent bearing of S 81°-07'-02" W an arc distance of 228.65 feet; thence continuing along said North right-of-way West a distance of 91.75 feet to the East right-of-way of Howard Road; thence N 0°-08'-23" E along said East right-of-way a distance of 331.31 feet to the point of beginning.

DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereinafter be known as, "TIMBER MEADOWS, RESURVEY OF LOT 22 AND THE WEST 40 FEET OF LOT 23."

EASEMENTS: An easement or license is hereby granted to Jackson County, Missouri to locate, construct and maintain, or authorize location, construction and maintenance of conduits, gas, water and sewer lines, poles, wires and anchors and all or any of them over, under or along the strip designated as "Utility Easement" or the abbreviation, "U.E."

STREETS: Street right-of-ways shown on this plat not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

DRIVEWAY RESTRICTIONS: No driveway may be constructed in this subdivision in such a manner as to require vehicles using said driveway to be backed into Howard Road. The construction of a driveway for Lot 22-A is limited to the North 10 feet of said lot. The Jackson County Public Works Department will refuse permits for the construction of any driveway not conforming with this restriction.

Approved as to Planning and Zoning.

By Dennis R. Taylor
Director of Planning and Zoning
Jackson County, Missouri

Date 10-1-85

Approved as to Street Locations and Widths

By David J. Smith
Director of Public Works
Jackson County, Missouri

Date 9-26-85

Approved Elva L. Beltz ELVA L. BELTZ Date 10-1-85
Jackson County Assessor-Office

In testimony whereof, Gary L. and Brenda Lea Dressman, the owners of the above described premises, have caused these presents to be signed and sealed by their duly authorized agents, in presence of me, the undersigned, on this 25th day of September, 1985.

Gary L. Dressman
Owner

Brenda Lea Dressman
Owner

Larry L. Lyon
Owner

Barbara A. Adams
Owner

State of Missouri
County of Jackson) ss

On this 25th day of September, 1985 before me appeared Gary L. and Brenda Lea Dressman and Larry Lyon and Barbara A. Adams, all of whom I know to be personally known, and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Barbara A. Adams
Barbara A. Adams
M. Commission Expires 9-26-86

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the within plat of Timber Meadows, Resurvey of Lot 22 and the West 40 feet of Lot 23 is based on an actual survey made by direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the bearings shown on this plat are based on the line of NE 1/4 = N 0°-08'-23" E, that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corner and street centerline 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 such division; to the best of my professional knowledge and belief.

Signed Walter Roy Spangle
Date 9-25-1985

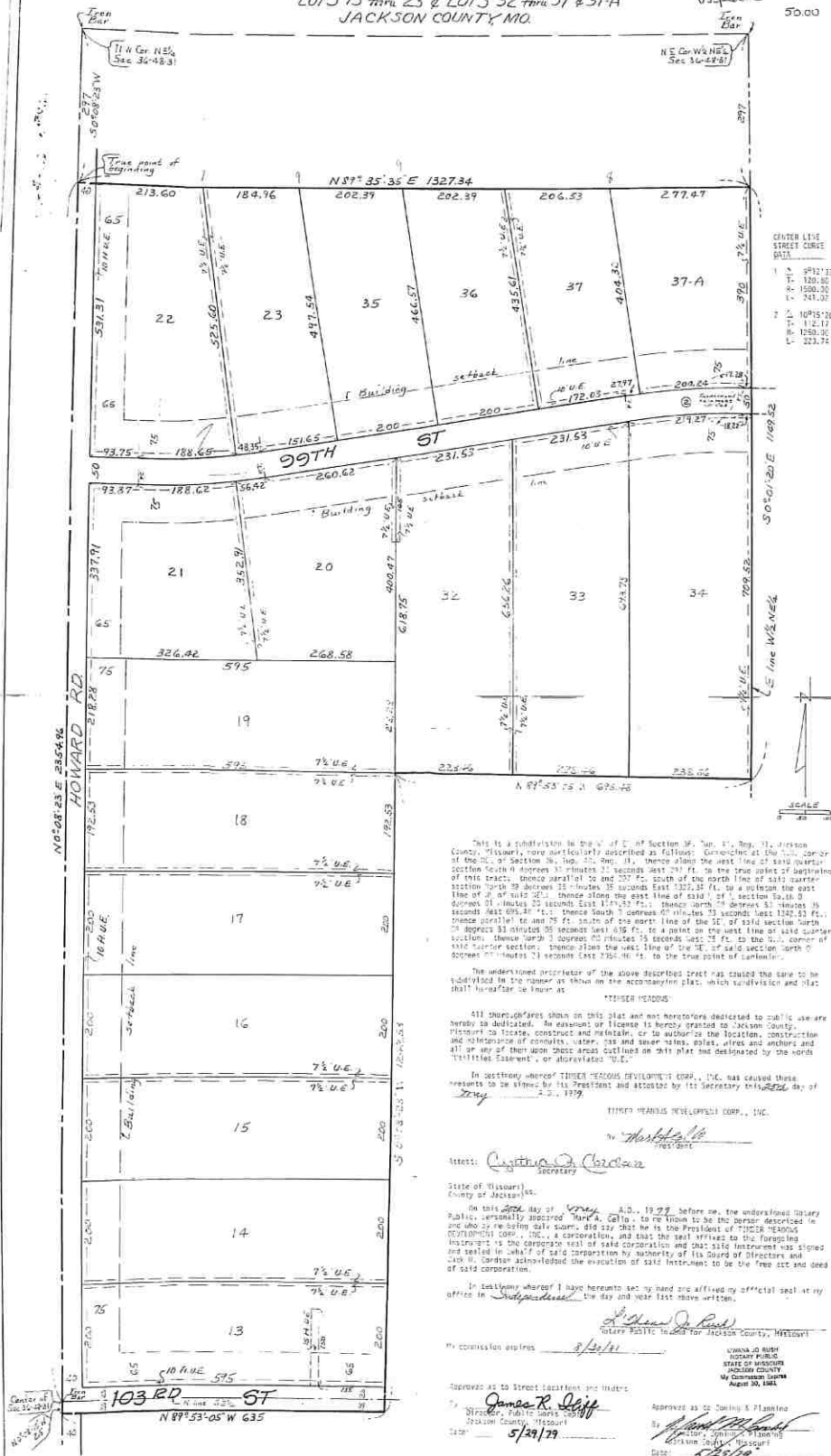
SIGNED Walter Roy Spangle
Walter Roy Spangle, Surveyor

08-4238

STATE OF MISSISSIPPI ss.
JACKSON COUNTY) ss.

TIMBER MEADOWS

FOURTH PLAT
LOTS 13 thru 23 & LOTS 32 thru 37 & 37-A
JACKSON COUNTY, MO.



PRIVACY RESTRICTION

As driveways may be constructed in this sub-division in such manner so as to require vehicles using said driveways to be backed onto Howard Road. The Jackson County Public Works Dept. will refuse to issue a permit for the construction of any driveway not conforming to this restriction.

Approved: Shane P. Seaton
Assessor's Office 6-5-79

SURVEYED AND PLATTED BY
HARVEY E. JONES ENGINEERING CO., INC.

By Harry A. Fries

T-2094

Filed for Record