



Cass County Planning Board Meeting Minutes
2nd Floor Historic Courtroom Room,
Historic Cass County Court House
102 E. Wall Street, Harrisonville, MO 64701

Meeting Agenda

December 16, 2025
6:00 p.m.

Type of Meeting: Planning and Zoning Board Meeting

Meeting Facilitator: Chairman of the Board

- I. Call to order
- II. Approval of Minutes from last meeting dated November 25, 2025.
- III. New business
 1. Application # 3169 - Lot Split and Rezoning of a parent tract of 28 +/- acres with the Zoning Designation of Agriculture (AG) into an 18.95 +/- acre tract and a 9.32 +/- acre tract both to obtain Residential Rural (RR) Zoning Designation. Submitted by Doug Roth, on behalf of Clearfork Holdings, LLC, who are requesting the zoning actions described above on a tract of land located in part of the SW $\frac{1}{4}$ of Section 7, Township 43, Range 29, Cass County, Missouri and generally located on the East side of S Little Rd and about $\frac{3}{4}$ of a mile South of E 315th St, Garden City, MO 64747.
 2. Application # 3170 - Lot Split and Rezoning of a parent tract of 32.93 +/- acres with the Zoning Designation of Agriculture (AG) into a 12.93 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and a 20 +/- acre tract to retain Agriculture (AG) Zoning Designation. Submitted by Doug Roth, on behalf of Clearfork Holdings, LLC, who are requesting the zoning actions described above on a tract of land located in part of the SW $\frac{1}{4}$ of Section 7, Township 43, Range 29, Cass County, Missouri and generally located on the East side of S Little Rd and about $\frac{1}{2}$ of a mile South of E 315th St, Garden City, MO 64747.
 3. Application # 3171 - Subdivision (Final) to be known as "Prairie Ridge Estates" a parent tract of 76.65 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into ten (10) lots consisting of four (4) 5 +/- acre tracts and six (6) 8.94 +/- acre tracts all to obtain Residential Rural (RR) zoning designation. Submitted by Gerard D. Eftink, on behalf of Cleveland Land and Farm LLC, who are requesting the zoning actions described above located on a tract of land located in part of Section 5, Township 44, Range 33, Cass County, Missouri and is commonly known as 26022 S Westline Rd, Cleveland, MO 64734.

Adjournment



Cass County Planning Board Meeting Minutes
2nd Floor Court Room,
Historic Cass County Court House
102 E. Wall Street, Harrisonville, MO 64701

November 25, 2025

Board Members Present: Robert Hardin, Obie Carl, Mike Gerant, Lynn Stark, RJ Knox

Board Members Absent: Clay Kohler

Cass County Staff present: Valerie McCubbin Director of Building Codes, Environmental Health and Zoning, and Cearra Watson Zoning Officer.

Meeting Called to order at 6:00 p.m. by Mr. Robert Hardin

Mrs. Lynn Stark made a motion to accept the meeting minutes of August 26, 2025. Motion seconded by Mr. Obie Carl. Motion carries 4 in favor, 0 opposed, 1 absent (Clay Kohler), 1 abstention (Robert Hardin).

Application # 3164 – Minor Subdivision (Preliminary and Final plats) of a parent tract of 40 +/- acre parcel with Agriculture (AG) zoning designation to be divided into four (4) tracts consisting of 10 +/- acre tract all to obtain Residential Rural (RR) zoning designation. Submitted by Catherine Vogel, on behalf of Catherine L & Donald E Vogel Trust, who is requesting the zoning actions described above located on a tract of land located in part of the SE ¼ of the SE ¼ of Section 15 and part of the SW ¼ of the SW ¼ of Section 14, both in Township 46, Range 30, Cass County, Missouri and commonly known as 32208 & 32210 E 179th St, Pleasant Hill, MO 64080.

No one spoke for or against the application.

The application will be heard by the Cass County Commission on December 3, 2025, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mr. Mike Gerant made the motion to approve the application as presented. Mrs. Lynn Stark seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (Clay Kohler).

Application # 3165 – Lot Split of a parent tract of 19.97 +/- acres with the Zoning Designation of Residential Rural (RR) into a 13.88 +/- acre tract and a 6.09 +/- acre tract both to retain Residential Rural (RR) Zoning Designation. Submitted by Curtis Limbach, on behalf of Memoree French, who are requesting the zoning actions described above on a tract of land located in part of the NW 1/4 of Section 19, Township 45, Range 32 and part of the NE ¼ of Section 24, Township 45, Range 33, Cass County, Missouri and commonly known as 7407 & 7409 E 227th St, Peculiar, MO 64078.

No one spoke for the application.

Todd Livingston had questions about whether the new tracts would be part of the Lakeview Estates subdivision.

The application will be heard by the Cass County Commission on December 3, 2025, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mr. Obie Carl made the motion to approve the application as presented. Mr. Mike Gerant seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (Clay Kohler).

Application # 3166 – Lot Split of a parent tract of 12.71 +/- acres with the Zoning Designation of Residential Rural (RR) into a 3.02 +/- acre tract and a 9.69 +/- acre tract both to retain Residential Rural (RR) Zoning Designation. Submitted by Royce A Wilson, who is requesting the zoning actions described above on a tract of land located in part of the SE 1/4 of Section 24 and part of the NE ¼ of Section 25, Township 45, Range 31, Cass County, Missouri and commonly known as 25700 E 235th St, Harrisonville, MO 64701.

No one spoke for or against the application.

The application will be heard by the Cass County Commission on December 3, 2025, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mrs. Lynn Stark made the motion to approve the application as presented. Mr. RJ Knox seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (Clay Kohler).

Application # 3167 – Subdivision (Preliminary) to be known as “Prairie Ridge Estates” a parent tract of 76.65 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into ten (10) lots consisting of four (4) 5 +/- acre tracts and six (6) 8.94 +/- acre tracts all to obtain Residential Rural (RR) zoning designation. Submitted by Gerard D. Eftink, on behalf of Cleveland Land and Farm LLC, who are requesting the zoning actions described above located on a tract of land located in part of Section 5, Township 44, Range 33, Cass County, Missouri and is commonly known as 26022 S Westline Rd, Cleveland, MO 64734.

David Seba spoke for the application stating it will be good for the county.

David Carlson and Bruce Tedrow had concerns about the number of entrances, the roads, all the surrounding properties are 10+ acres.

The application will be heard by the Cass County Commission on December 3, 2025, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mr. Obie Carl made the motion to approve the application as presented. Mr. RJ Knox seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (Clay Kohler).

Application # 3168 – Lot Split and Rezoning of a parent tract of 21.69 +/- acres with the Zoning Designation of Agriculture (AG) into a 14.84 +/- acre tract and a 6.85 +/- acre tract both to obtain Residential Rural (RR) Zoning Designation. Submitted by Dakota Chapin, on behalf of Robert D Knight, who are requesting the zoning actions described above on a tract of land located in part of the SE 1/4 of Section 18, Township 46, Range 31, Cass County, Missouri and commonly known as 17620 Deer Creek Ln, Raymore, MO 64083.

No one spoke for or against the application.

The application will be heard by the Cass County Commission on December 3, 2025, at 12:00 p.m. in the commission meeting room on the third floor of the Historic Cass County Courthouse.

Mr. RJ Knox made the motion to approve the application as presented. Mrs. Lynn Stark seconded the motion. Motion carries 5 in favor, 0 opposed, 1 absent (Clay Kohler).



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT
30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

**PLANNING BOARD AGENDA
Application Review Comments
For Application No. 3169**

Applicant(s): Doug Roth, on behalf of Clearfork Holdings, LLC

Lot Split and Rezoning of a parent tract of 28 +/- acres with the Zoning Designation of Agriculture (AG) into an 18.95 +/- acre tract and a 9.32 +/- acre tract both to obtain Residential Rural (RR) Zoning Designation.

Initial Meeting Date: December 16, 2025

Tentative Commission Meeting Date: Wednesday, December 17, 2025, at 12:00 pm (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: Tract of 28 +/- acres with the Zoning Designation of Agriculture (AG) on a tract of land located in part of the SW ¼ of Section 7, Township 43, Range 29, Cass County, Missouri and generally located on the East side of S Little Rd and about ¾ of a mile South of E 315th St, Garden City, MO 64747.

REVIEW NOTES

Districts Effected: Water: PWSD # 11 Fire: Garden City Fire District School: R-8 Sherwood

Previous use of Location: Location Currently Used as an Agriculture tract.

Flood Plain: None

Land Use Tiers: The tract is not located within any land use tier.

Health and Septic: All existing and future systems must comply with all County and State Regulations.

911, Road and Bridge and MoDOT: Future Access shall comply with all County and/or State requirements.

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid Tax receipts for 2024 have been provided.
- 3) Plat of Survey provided as required.
- 4) Letter from PWSD 11 regarding water availability.
- 5) Property surrounded by Residential tracts and Agriculture tracts with and without residences.

Codes Enforcement: Building Permit required for any and all future building and any future fencing greater than 6 feet in height.

Storm Water Management: Will be addressed in future at time of new construction, if applicable, located on this tract, must comply with all State and Federal requirements, rules and regulations.

Report of the Cass County Planning Board

Application No. 3169

1. Applicant: Doug Roth, on behalf of Clearfork Holdings, LLC
2. Property locations: Generally located on the East side of S Little Rd and about $\frac{3}{4}$ of a mile South of E 315th St, Garden City, MO 64747
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 20-03-07-000-000-019.005 – S Little R (Borders the North) – Agriculture (AG)
 - b. Parcel # 20-03-07-000-000-019.002 & 20-04-18-000-000-002.000 – E 323rd St (Borders the East & South) – Agriculture (AG)
 - c. Parcel # 19-06-13-000-000-001.000 – 36201 E 323rd St – Agriculture (AG)
 - d. Parcel # 19-01-12-000-000-004.000 – 36102 E 323rd St – Agriculture (AG)

All other properties within one-thousand (1,000) feet of the subject property appear to be agriculture or residential in nature.

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the 9.32 +/- acre tract and the 18.95 +/- acre tract are both suitable for Residential Rural (RR) zoning designation because there are residential and agricultural properties with residences within a one (1) mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District 11 of Cass County. The Property is located within Garden City Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
 - a. Planning Board Agenda/ Application Review Comments for Application No. 3169 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any). There is a subdivisions within 1 mile of the subject property.
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property sizes in relation to subject property
 - vi. Copy of 2024 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD 11 regarding water availability.
 - viii. Certified list of adjacent property owners prepared by Coffelt Title.

12. The applicant is seeking to subdivide the Property or replat the Property for the purpose of future construction of a new single family dwelling. Currently there is no known areas of impervious surface proposed. All Stormwater management shall be handled prior to any construction.

13. The Planning Board concludes that access management approvals will be required as access is determined and needed for each newly created tract prior to any construction activities.

14. The Planning Board recommends approval/denial of Application No. 3169 for reasons stated in this report.

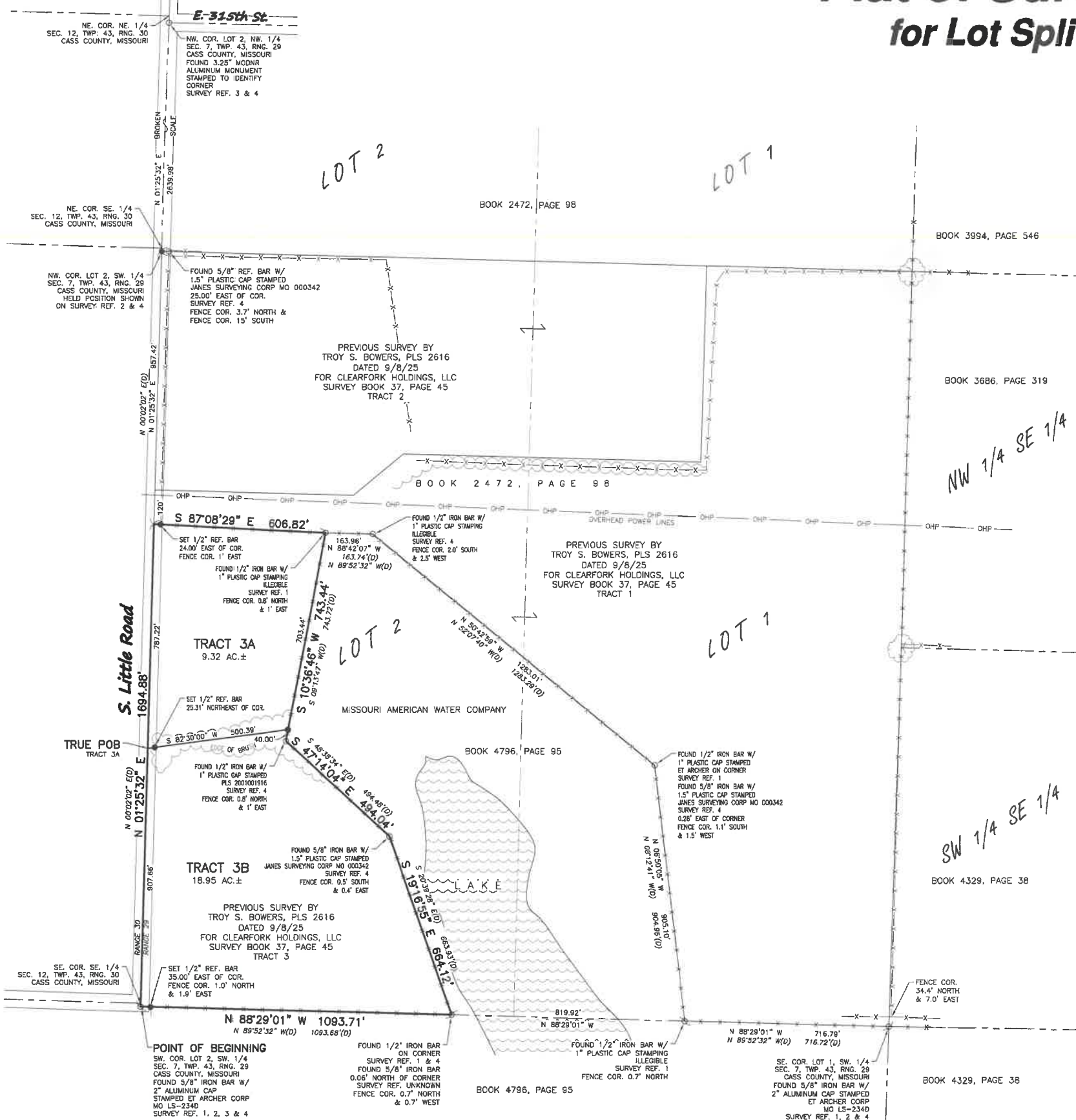
Approved/Denied by the Planning Board this XX day of XXXX, 20XX.

Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Knox				
Carl				
Kohler				
Gerant				

Attest:

Valerie McCubbin

Plat of Survey for Lot Split



Record Description: BOOK 2472, PAGE 98
 A TRACT OF LAND BEING LOCATED IN LOTS 1 AND 2 OF THE NORTHWEST QUARTER AND LOTS 1 AND 2 OF THE SOUTHWEST QUARTER ALL IN SECTION 7, TOWNSHIP 43 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREE 02 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 4722.53 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS EAST, A DISTANCE OF 1408.95 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 58 SECONDS EAST, A DISTANCE OF 869.51 FEET TO THE NORTH LINE OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS EAST ALONG THE SAID NORTH LINE, A DISTANCE OF 1199.10 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREE 03 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND SOUTHWEST QUARTER, A DISTANCE OF 5291.97 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 716.72 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 41 SECONDS WEST, A DISTANCE OF 904.96 FEET; THENCE NORTH 52 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 1283.29 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST, A DISTANCE OF 163.74 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST, A DISTANCE OF 163.74 FEET; THENCE SOUTH 09 DEGREES 13 MINUTES 47 SECONDS WEST, A DISTANCE OF 743.72 FEET; THENCE SOUTH 48 DEGREES 38 MINUTES 34 SECONDS EAST, A DISTANCE OF 494.48 FEET; THENCE SOUTH 20 DEGREES 39 MINUTES 28 SECONDS EAST, A DISTANCE OF 863.93 FEET TO THE SOUTH LINE OF SECTION 7; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1093.68 FEET RETURNING TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT OF WAYS, PUBLIC AND PRIVATE AS MAY NOW BE LOCATED.

NOTE: THE RECORD DESCRIPTION APPEARS TO HAVE A SCRIVENER'S ERROR. THE UNDERLINED BEARING AND DISTANCE CALL DUPLICATED THE PRIOR CALL.

Survey Descriptions:

Tract 3
 (FROM PREVIOUS SURVEY BY TROY S. BOWERS, PLS 2616, DATED 9/8/25, FOR CLEARFORK HOLDINGS, LLC, SURVEY BOOK 37, PAGE 45)
 I, TROY S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DESCRIBED HEREIN AS:

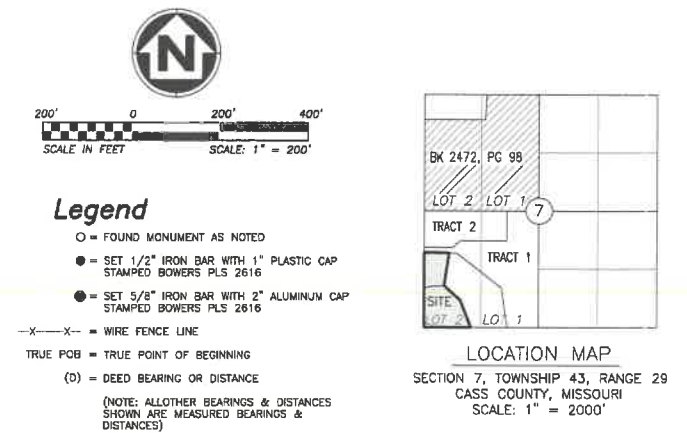
PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 1694.88 FEET; THENCE SOUTH 87°08'29" EAST, 606.82 FEET TO THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4796 AT PAGE 95 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI; THENCE SOUTH 10°36'46" WEST (MEASURED) (SOUTH 09°13'47" WEST DEED) ALONG A WESTERLY LINE OF SAID TRACT, 743.44 FEET (MEASURED) (743.72 FEET DEED); THENCE SOUTH 47°14'04" EAST (MEASURED) (SOUTH 48°38'34" EAST DEED), 494.04 FEET (MEASURED) (494.48 FEET DEED) TO A WESTERLY CORNER OF SAID TRACT; THENCE SOUTH 19°16'55" EAST (MEASURED) (SOUTH 20°39'28" EAST DEED) ALONG A WESTERLY LINE OF SAID TRACT, 664.12 FEET (MEASURED) (663.93 FEET DEED) TO THE SOUTHWEST CORNER OF SAID TRACT AND BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88°29'01" WEST (MEASURED) (NORTH 89°52'32" WEST DEED), 1093.71 FEET (MEASURED) (1093.68 FEET DEED) TO THE POINT OF BEGINNING, CONTAINS 28.27 ACRES, MORE OR LESS, SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

Tract 3A
 I, TROY S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DESCRIBED HEREIN AS:

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 907.66 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG SAID WEST LINE, 787.22 FEET; THENCE SOUTH 87°08'29" EAST, 606.82 FEET TO THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4796 AT PAGE 95 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI; THENCE SOUTH 10°36'46" WEST (MEASURED) (SOUTH 09°13'47" WEST DEED) ALONG A WESTERLY LINE OF SAID TRACT, 703.44 FEET; THENCE SOUTH 82°30'00" WEST, 500.39 FEET TO THE TRUE POINT OF BEGINNING, CONTAINS 9.32 ACRES, MORE OR LESS, SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

Tract 3B
 I, TROY S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DESCRIBED HEREIN AS:

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 907.66 FEET; THENCE NORTH 82°30'00" EAST, 500.39 FEET TO THE WEST LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4796 AT PAGE 95 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI; THENCE SOUTH 10°36'46" WEST (MEASURED) (SOUTH 09°13'47" WEST DEED) ALONG A WESTERLY LINE OF SAID TRACT, 40.00 FEET TO A WESTERLY CORNER OF SAID TRACT; THENCE SOUTH 47°14'04" EAST (MEASURED) (SOUTH 48°38'34" EAST DEED), 494.04 FEET (MEASURED) (494.48 FEET DEED) TO A WESTERLY CORNER OF SAID TRACT; THENCE SOUTH 19°16'55" EAST (MEASURED) (SOUTH 20°39'28" EAST DEED) ALONG A WESTERLY LINE OF SAID TRACT, 664.12 FEET (MEASURED) (663.93 FEET DEED) TO THE SOUTHWEST CORNER OF SAID TRACT AND BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88°29'01" WEST (MEASURED) (NORTH 89°52'32" WEST DEED), 1093.71 FEET (MEASURED) (1093.68 FEET DEED) TO THE POINT OF BEGINNING, CONTAINS 18.95 ACRES, MORE OR LESS, SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.



- Notes:**
- WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
 - BEARINGS SHOWN ON THIS DRAWING ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE AND ESTABLISHED USING GPS OBSERVATIONS.
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 - RECORD DEED AND ADJACENT PARCEL DEED INFORMATION WAS NOT PROVIDED BY THE CLIENT, THIS INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE CASS COUNTY GIS MAP. THE RECORD DEED USED FOR THIS SURVEY IS A MISSOURI WARRANTY DEED, BOOK 2472, PAGE 98, REORDER OF DEEDS, CASS COUNTY, MISSOURI. IF OTHER DEEDS EXIST THAT AFFECT THIS TRACT THE CLIENT SHALL NOTIFY THE SURVEYOR AND PROVIDE A COPY OF SAID OTHER DEEDS TO THE SURVEYOR.
 - THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC / PRIVATE SERVICE FACILITY, OTHER THAN THOSE SHOWN HEREON. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
 - OTHER INTERIOR FENCES MAY EXIST ON THE SUBJECT TRACT, ALL CROSS/PASTURE/FIELD FENCES MAY NOT HAVE BEEN SHOWN.
 - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER THIS PROPERTY LIES WITHIN THE LIMITS OF OR ADJACENT TO THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA.
 - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE PRESENT ON THIS PROPERTY; WHETHER THIS SOIL IS SUITABLE FOR A SEPTIC SYSTEM; WHETHER THE SOIL IS SUITABLE TO SUPPORT A FOUNDATION OR INFRASTRUCTURE IMPROVEMENTS; WHETHER ANY EXISTING SEWAGE TREATMENT FACILITIES THAT SERVE THIS PROPERTY MEET APPLICABLE HEALTH DEPARTMENT OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS; WHETHER THIS PROPERTY HAS DRIVEWAY ACCESS TO A STATE, COUNTY, OR CITY ROADWAY RIGHT-OF-WAY OR THAT ONE WILL BE GRANTED; THAT ANY EXISTING OR PROPOSED DRIVEWAY OR ROAD ACCESS TO A PUBLIC ROADWAY MEETS SAFETY CRITERIA OF THE STATE, COUNTY, OR CITY; WHETHER UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES OR UTILITIES OR WASTE MATERIALS MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.
 - FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCROACH 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.

THIS PLAT OF SURVEY WAS PREPARED FOR CLEARFORK HOLDINGS, LLC AND IS EXPRESSLY FOR ITS USE AND SAID PLAT 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 HIS 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 PLAT 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, 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.

Reference Surveys

- SURVEY BY: A. GUS LIND, PLS 1919
 DATED: 5/13/1993
 RECORDED: SURVEY BOOK 4, PAGE 68
 COUNTY: CASS
- SURVEY BY: GREGORY B. BOWERS, PLS 2672
 DATED: 4/23/2013
 FOR: STEVE TESCH
 PRIVATE RECORDS
- SURVEY BY: TROY S. BOWERS, PLS 2616
 DATED: 7/13/2023
 RECORDED: SURVEY BOOK 34, PAGE 42
 COUNTY: CASS
- SURVEY BY: JASON D. JAMES, PLS 2004017826
 DATED: 2/27/2025
 FOR: THE KURZWEIL FAMILY FARM
 COPY PROVIDED BY CLIENT

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9, 2025.

FOR: CLEARFORK HOLDINGS, LLC 32503 E. STATE ROUTE 2, HARRISONVILLE, MO 64701

Bowers Land Survey Co. LLC SM
 P.O. BOX 541
 1000 W. MECHANIC STREET
 HARRISONVILLE, MISSOURI 64701
 TELEPHONE: 816.225.0160
 WEBSITE: BOWERSLANDSURVEY.COM

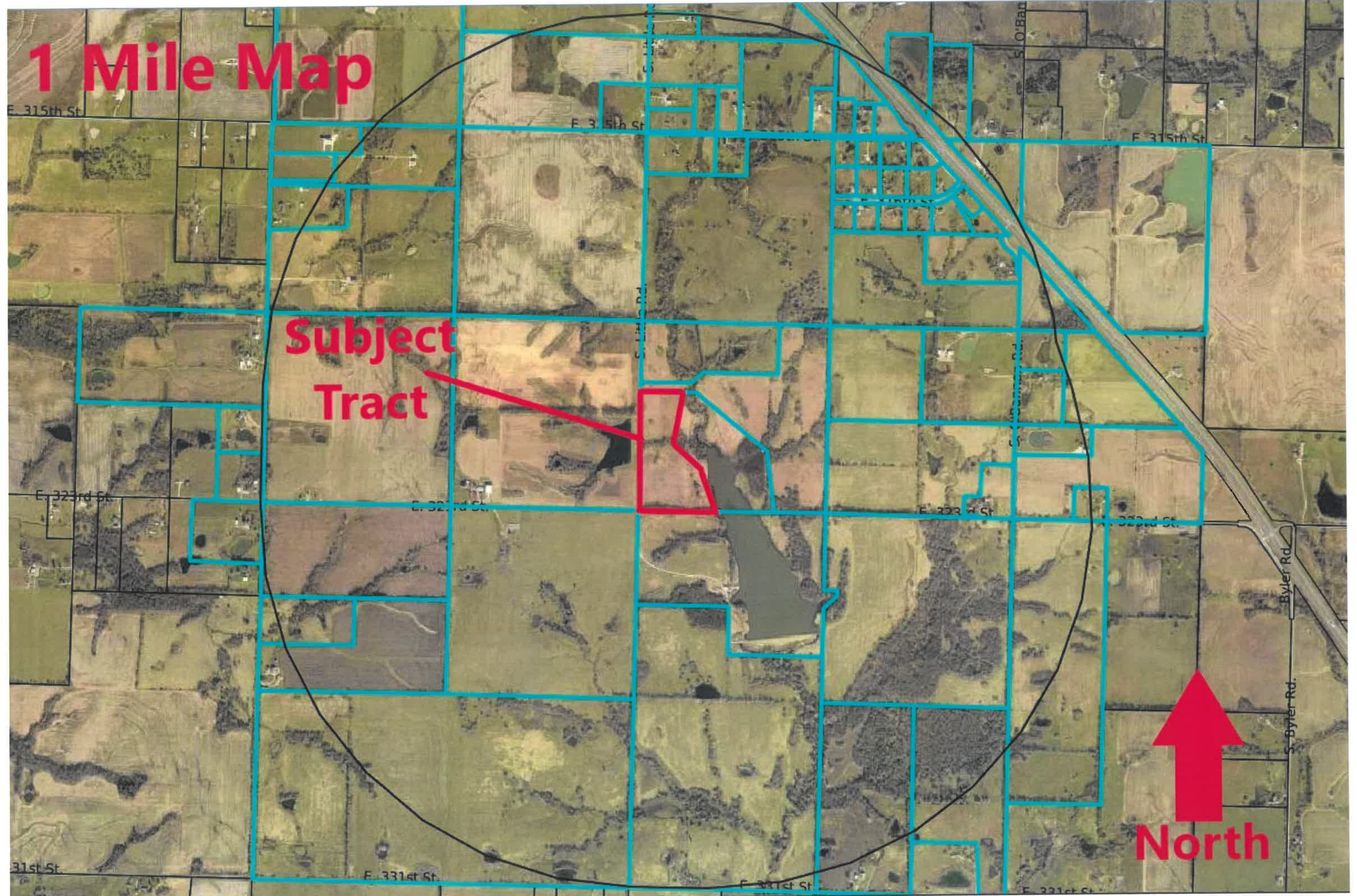
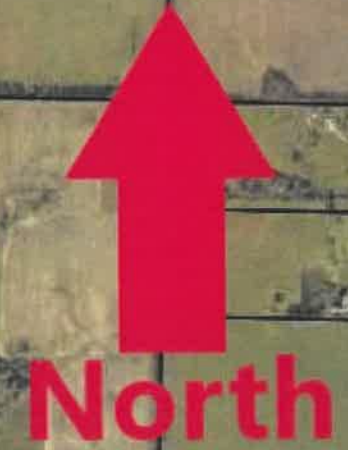
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
7	43	29	CASS	MISSOURI	9/9/25	22135-25

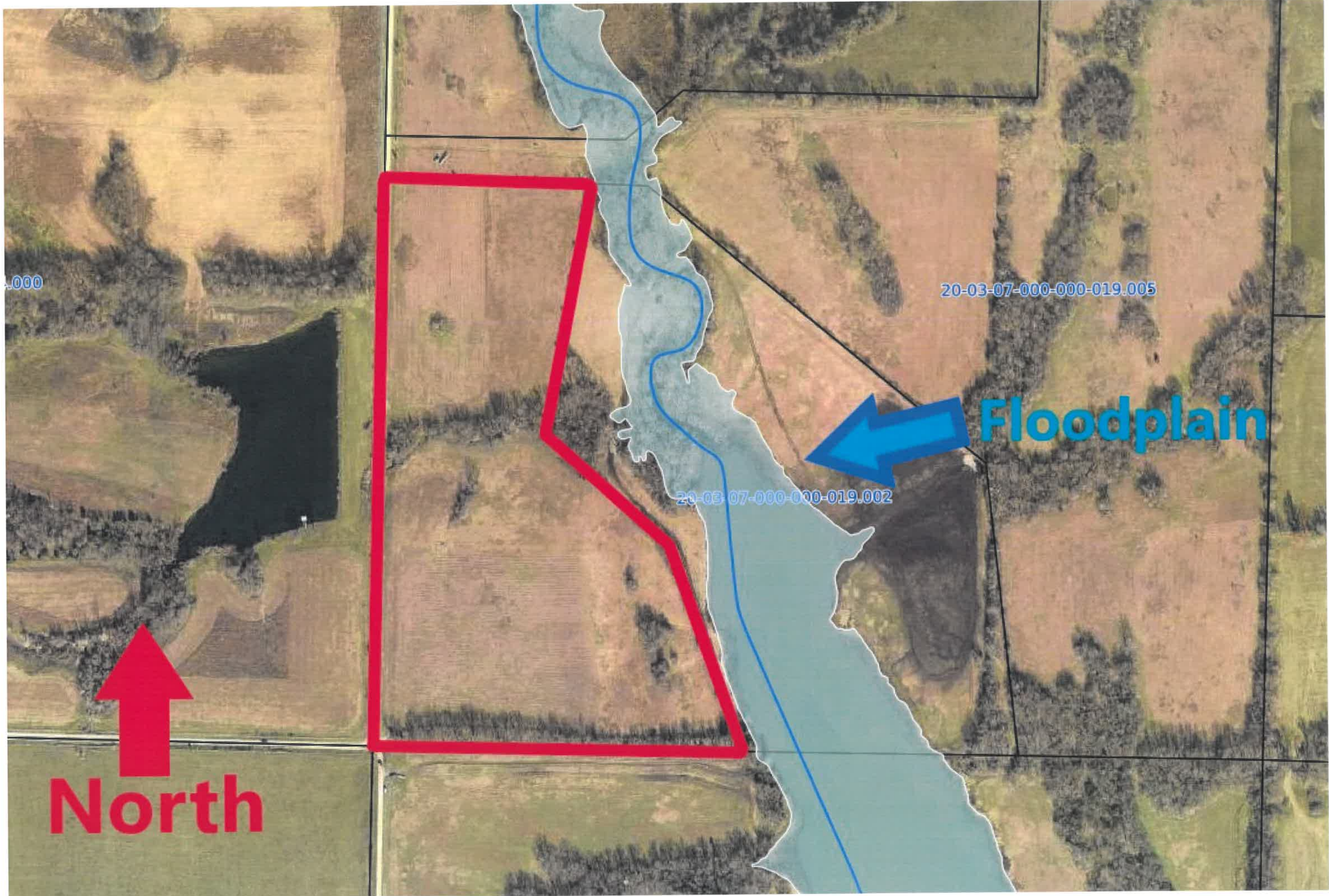
DRAWING NO. 22135B3.DWG DRAWN BY: TSB CHECKED BY: TSB

TROY S. BOWERS
 PROFESSIONAL LAND SURVEYOR
 MO LS 2616

1 Mile Map

Subject Tract





North

Floodplain

20-03-07-000-000-019.005

20-03-07-000-000-019.002

.000

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2024

KURZWEIL, LEO HAROLD & LINDA M TR
 0 E 315TH ST
 GARDEN CITY, MO 64747

TAX YEAR: 2024
 ACCT #: 511301
 TOTAL PAID: \$414.37
 PAID ON: 12/31/2024

Personal Description

Map Number:

20-03-07-000-000-019-001

Situs Address:

0 E 315TH ST
 GARDEN CITY, MO 64747
 SEC: 7 TWP: 43
 RNG: 29 Book/Page: 2494/61

ACREAGE: 266.83

Legal Description:

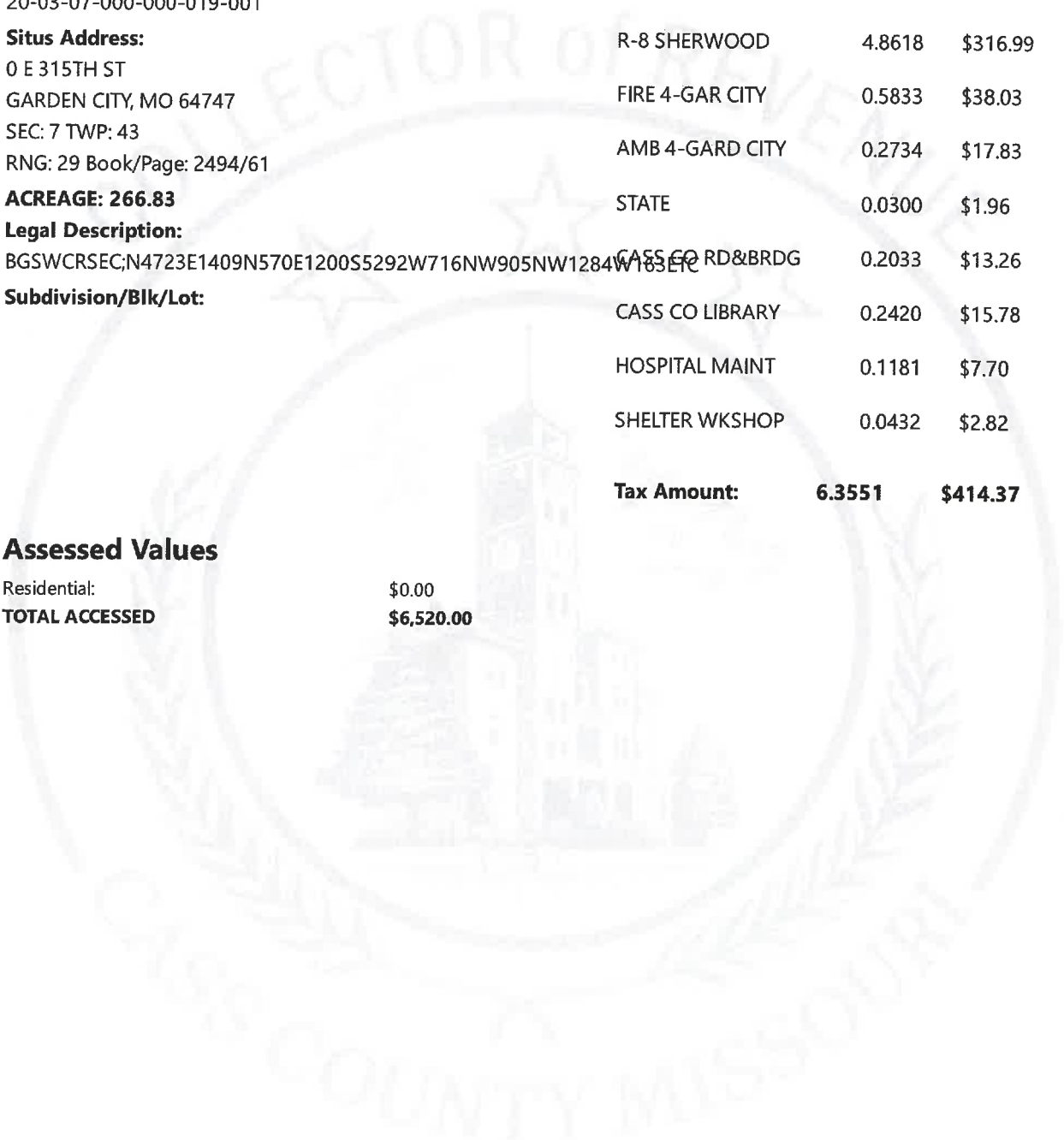
BGSWCRSEC;N4723E1409N570E1200S5292W716NW905NW1284W183E1C

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-8 SHERWOOD	4.8618	\$316.99
FIRE 4-GAR CITY	0.5833	\$38.03
AMB 4-GARD CITY	0.2734	\$17.83
STATE	0.0300	\$1.96
CASS CO RD&BRDG	0.2033	\$13.26
CASS CO LIBRARY	0.2420	\$15.78
HOSPITAL MAINT	0.1181	\$7.70
SHELTER WKSHOP	0.0432	\$2.82
Tax Amount:	6.3551	\$414.37

Assessed Values

Residential: \$0.00
TOTAL ACSESSED \$6,520.00



**PUBLIC WATER SUPPLY DISTRICT NO 11
OF CASS COUNTY, MISSOURI
82 Old 7 Highway, P O Box 648
Garden City, MO 64747
816-773-8510 or FAX 816-862-8318
e-mail: info@pwsd11casscounty.com**

November 17, 2025

Clearfork Holdings, LLC
32503 E State Rt 2
Harrisonville, MO 64701

**Re: S. Little Road, Parcel Number 20-03-07-000-000-019.004 and
S. Little Road, Parcel Number 20-03-07-000-000-019.006**

To whom it concerns:

Public Water Supply District #11 is able to provide water service to the property owned by Clearfork Holdings, LLC property listed above.

If you should have any additional questions, feel free to contact us.

Sincerely,

Kathy Edwards

Kathy Edwards
District Manager

kle



Coffelt Land Title, Inc
(P) (816)380-3441 (F) (816)380-3448
www.coffeltlandtitle.com

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Clearfork Holdings, LLC

Prepared For:

Doug Roth
32503 E State Route 2
Harrisonville, MO 64701

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

1. LeRoy and Vivian L. Tschudi
207 NE County Rd 14504
Adrian, MO 64720

2. Leo Harold and Linda M. Kurzweil Trust
7206 E 271st St.
Freeman, MO 64746

3. same as zone Tract

4. Lane Scott and Kaylon Alyssa Bailey
32600 S Chandler Rd.
Creighton, MO 64739-8717

5. Missouri-American Water Company
727 Craig Rd.
St. Louis, MO 63141

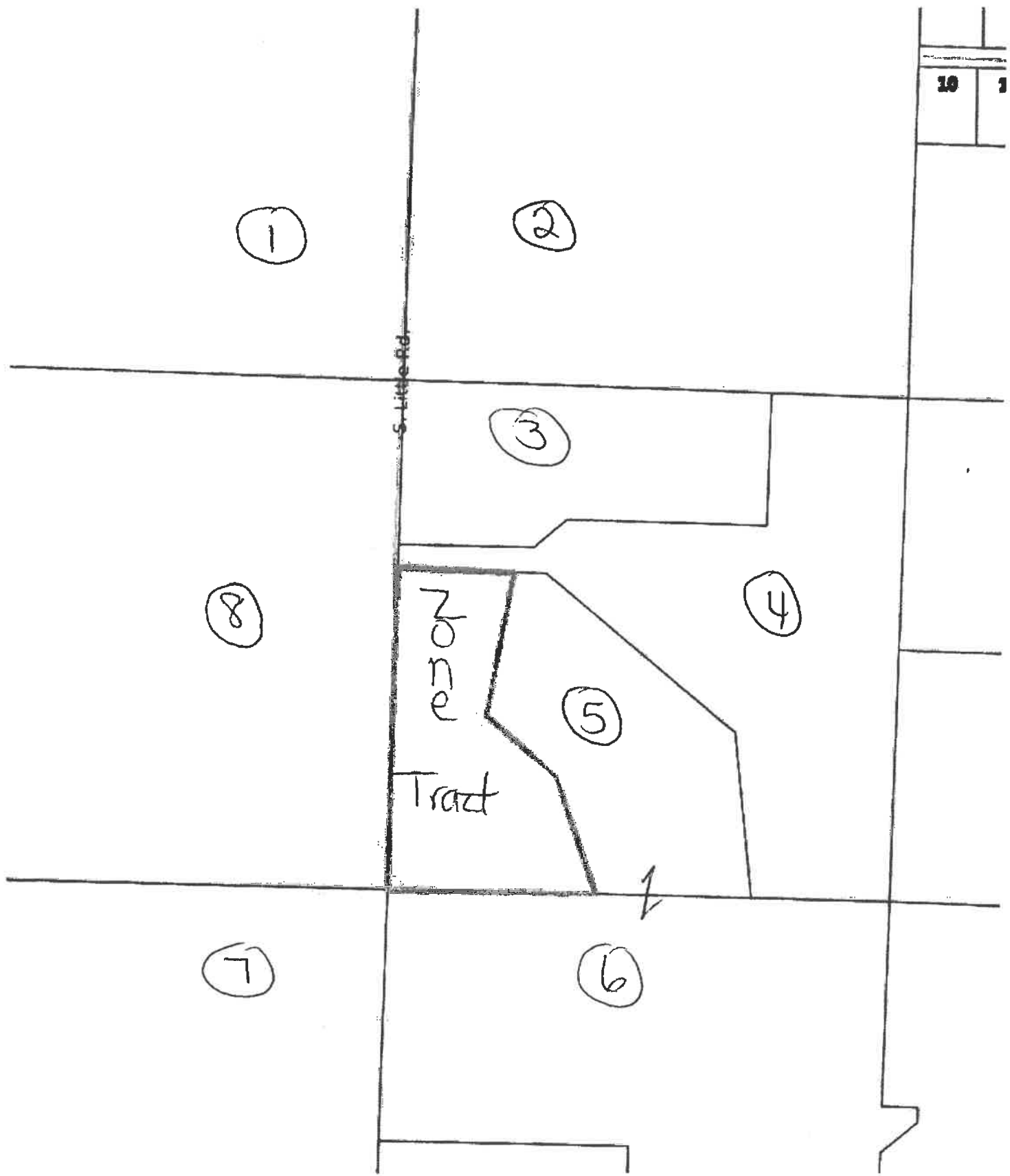
6. same as No. 5

7. Warner Land & Cattle LLC
16807 NE Country Road 2763
Archie, MO 64725-7553

8. Ronnie L. and Judy K. Meins Trust
P. O. Box 617
Garden City, MO 64747

A handwritten signature in cursive script that reads "Rosemary Gentry". The signature is written in black ink and is positioned above the printed name.

Rosemary Gentry
Coffelt Land Title, Inc.
10/30/2025



1

2

3

8

4

5

Zone
Tract

7

6

Recording Date/Time: 09/16/2025 at 03:41:40 PM

Book: 5215 Page: 32

Instr #: 772465

Type: WD

Pages: 6

Fee: \$39.00 S



Mike Medsker
Recorder of Deeds

Electronically Recorded

WARRANTY DEED

(Multiple Grantors Conveying to Corp/LLC/Partnership)

FILE NO.: 25080684 – Coffelt Land Title, Inc

THIS INDENTURE, made on 9/15/2025, by and between H. Michael Kurzweil and Sheri M. Kurzweil, husband and wife and Linda Diane Riggs and James Riggs, wife and husband and Julie M. Linder and Ronald Linder, wife and husband and Deborah Gall Schaudel and Robert Schaudel, wife and husband, of the County of Cass, State of Missouri, Grantors, and Clearfork Holdings, LLC, a Missouri limited liability company, Grantee. Grantee's mailing address is: 32503 E St Rt 2, Harrisonville, MO 64701.

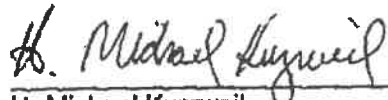
WITNESSETH, THAT THE SAID Grantor(s), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor(s) paid by the said Grantee(s) (the receipt of which is hereby acknowledged) does by these presents GRANT, BARGAIN, and SELL, CONVEY and CONFIRM unto the said Grantee(s), their heirs, successors and/or assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Cass and State of Missouri, to wit:

See Exhibit A attached hereto and made a part hereof.

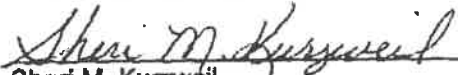
Subject to easements, restrictions reservations, and covenants of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee(s) and unto their heirs, successors and/or assigns forever; the said Grantor(s) hereby covenanting that Grantor(s) is/are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor(s) has/have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by Grantor(s) or those under whom Grantor(s) claim/claims; and Grantor(s) will warrant and defend the title to said premises unto the said Grantee(s) and unto their heirs, successors and/or assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year above written.



H. Michael Kurzweil



Sheri M. Kurzweil



Linda Diane Riggs



James Riggs



Julie M. Linder



Ronald Linder

~~Deborah Gail Schaudel~~

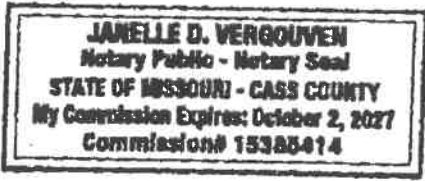
~~Robert Schaudel~~

STATE OF MO
COUNTY OF CASS

On this 9/15/25, before me, Janelle D. Vergouven, a Notary Public in and for said state, personally appeared H. Michael Kurzweil and Sheri M. Kurzweil, husband and wife, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last above written.

Notary Public [Signature]
My Commission Expires: _____

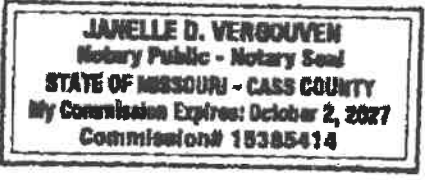


STATE OF MO
COUNTY OF CASS

On this 9/15/25, before me, Janelle D. Vergouven, a Notary Public in and for said state, personally appeared Linda Diane Riggs and James Riggs, wife and husband, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last above written.

Notary Public [Signature]
My Commission Expires: _____

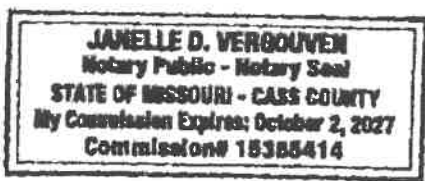


STATE OF MO
COUNTY OF CASS

On this 9/15/25, before me, Janelle D. Vergouven, a Notary Public in and for said state, personally appeared Julie M. Linder and Ronald Linder, wife and husband, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last above written.

Notary Public [Signature]
My Commission Expires: _____



STATE OF _____
COUNTY OF _____

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year above written.

Deborah Gail Schaudel
Deborah Gail Schaudel

Robert Schaudel
Robert Schaudel

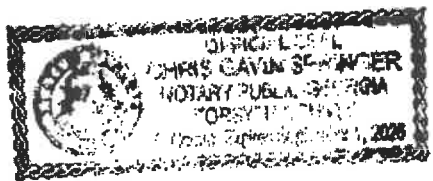
STATE OF Georgia

COUNTY OF Forsyth

On this September 15th, 2020, before me, Chris Springer, a Notary Public in and for said state, personally appeared Deborah Gail Schaudel and Robert Schaudel, wife and husband, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last above written.

Chris Springer
Notary Public
My Commission Expires: 9-1-2026



Official Seal
Chris Gavin Springer
Notary Public - Georgia
Forsyth County
My Comm Expires September
1, 2020

EXHIBIT A

Tract 1

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 1 AND LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 1694.88 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG SAID WEST LINE, 120.00 FEET; THENCE SOUTH 88°29'59" EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 700.00 FEET; THENCE NORTH 50°00'00" EAST, 225.00 FEET; THENCE SOUTH 88°29'59" EAST PARALLEL WITH SAID NORTH LINE, 1045.53 FEET; THENCE NORTH 01°23'33" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 688.32 FEET TO SAID NORTH LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°29'59" EAST ALONG SAID NORTH LINE, 721.19 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01°23'33" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1320.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 01°39'27" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1332.16 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88°29'01" WEST (MEASURED) (NORTH 89°52'32" WEST DEED) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 716.79 FEET (MEASURED) (716.72 FEET DEED) TO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4796 AT PAGE 95 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI; THENCE NORTH 06°50'05" WEST (MEASURED) (NORTH 08°12'41" WEST DEED) ALONG AN EASTERLY LINE OF SAID TRACT, 905.10 FEET (MEASURED) (904.96 FEET DEED) TO AN EASTERLY CORNER OF SAID TRACT; THENCE NORTH 50°42'59" WEST (MEASURED) (NORTH 52°07'40" WEST DEED) ALONG AN EASTERLY LINE OF SAID TRACT, 1283.01 FEET (MEASURED) (1283.29 FEET DEED) TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°42'07" WEST (NORTH 89°52'32" WEST DEED) ALONG THE NORTH LINE OF SAID TRACT, 163.96 FEET (MEASURED) (163.74 FEET DEED) TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 87°08'29" WEST, 606.82 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY. Known as Tract 1 on Plat of Survey by Bowers Land Survey Co. LLC Job No. 22135-25 recorded 09/09/2025 in Book 37 at Page 45.

Tract II:

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 1 AND LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 1814.88 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG SAID WEST LINE, 837.42 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88°29'59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1913.84 FEET; THENCE SOUTH 01°23'33" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 688.32 FEET; THENCE NORTH 88°29'59" WEST PARALLEL WITH SAID NORTH LINE, 1045.53 FEET; THENCE SOUTH 50°00'00" WEST, 225.00 FEET; THENCE NORTH 88°29'59" WEST PARALLEL WITH SAID NORTH LINE, 700.00 FEET TO THE TRUE POINT OF BEGINNING, SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY. Known as Tract 2 on Plat of Survey by Bowers Land Survey Co. LLC Job No. 22135-25 recorded 09/09/2025 in Book 37 at Page 45.

Tract III:

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 1694.88 FEET; THENCE SOUTH 87°08'29" EAST, 606.82 FEET

TO THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4796 AT PAGE 95 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI; THENCE SOUTH 10°36'46" WEST (MEASURED) (SOUTH 09°13'47" WEST DEED) ALONG A WESTERLY LINE OF SAID TRACT, 743.44 FEET (MEASURED) (743.72 FEET DEED); THENCE SOUTH 47°14'04" EAST (MEASURED) (SOUTH 48°38'34" EAST DEED), 494.04 FEET (MEASURED) (494.48 FEET DEED) TO A WESTERLY CORNER OF SAID TRACT; THENCE SOUTH 19°16'55" EAST (MEASURED) (SOUTH 20°39'28" EAST DEED) ALONG A WESTERLY LINE OF SAID TRACT, 664.12 FEET (MEASURED) (663.93 FEET DEED) TO THE SOUTHWEST CORNER OF SAID TRACT AND BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88°29'01" WEST (MEASURED) (NORTH 89°52'32" WEST DEED), 1093.71 FEET (MEASURED) (1093.68 FEET DEED) TO THE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY. Known as Tract 3 on Plat of Survey by Bowers Land Survey Co. LLC Job No. 22135-25 recorded 09/09/2025 in Book 37 at Page 45.



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT
30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

**PLANNING BOARD AGENDA
Application Review Comments
For Application No. 3170**

Applicant(s): Doug Roth, on behalf of Clearfork Holdings, LLC

Lot Split and Rezoning of a parent tract of 32.93 +/- acres with the Zoning Designation of Agriculture (AG) into an 12.93 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and a 20 +/- acre tract to retain Agriculture (AG) Zoning Designation.

Initial Meeting Date: December 16, 2025

Tentative Commission Meeting Date: Wednesday, December 17, 2025, at 12:00 pm (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: Tract of 32.93 +/- acres with the Zoning Designation of Agriculture (AG) on a tract of land located in part of the SW ¼ of Section 7, Township 43, Range 29, Cass County, Missouri and generally located on the East side of S Little Rd and about ½ of a mile South of E 315th St, Garden City, MO 64747.

REVIEW NOTES

Districts Effected: Water: PWSD # 11 Fire: Garden City Fire District School: R-8 Sherwood

Previous use of Location: Location Currently Used as an Agriculture tract.

Flood Plain: See Floodplain Map

Land Use Tiers: The tract is not located within any land use tier.

Health and Septic: All existing and future systems must comply with all County and State Regulations.

911, Road and Bridge and MoDOT: Future Access shall comply with all County and/or State requirements.

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid Tax receipts for 2024 have been provided.
- 3) Plat of Survey provided as required.
- 4) Letter from PWSD 11 regarding water availability.
- 5) Property surrounded by Residential tracts and Agriculture tracts with and without residences.

Codes Enforcement: Building Permit required for any and all future building and any future fencing greater than 6 feet in height.

Storm Water Management: Will be addressed in future at time of new construction, if applicable, located on this tract, must comply with all State and Federal requirements, rules and regulations.

Report of the Cass County Planning Board

Application No. 3170

1. Applicant: Doug Roth, on behalf of Clearfork Holdings, LLC
2. Property locations: Generally located on the East side of S Little Rd and about ½ of a mile South of E 315th St, Garden City, MO 64747
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)/Agriculture (AG)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 20-03-07-000-000-019.001 – S Little Rd (Borders the North) – Agriculture (AG)
 - b. Parcel # 20-03-07-000-000-019.005 – S Little Rd (Borders the South) – Agriculture (AG)
 - c. Parcel # 19-01-12-000-000-004.000 – 36102 E 323rd St – Agriculture (AG)
 - d. Parcel # 19-01-12-000-000-001.000 – S Little Rd (Borders the Northwest) – Agriculture (AG)

All other properties within one-thousand (1,000) feet of the subject property appear to be agriculture or residential in nature.
6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the 12.93 +/- acre tract is suitable for Residential Rural (RR) zoning designation and the 20 +/- acre tract is suitable for Agriculture (AG) zoning designation because there are residential and agricultural properties with residences within a one (1) mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District 11 of Cass County. The Property is located within Garden City Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

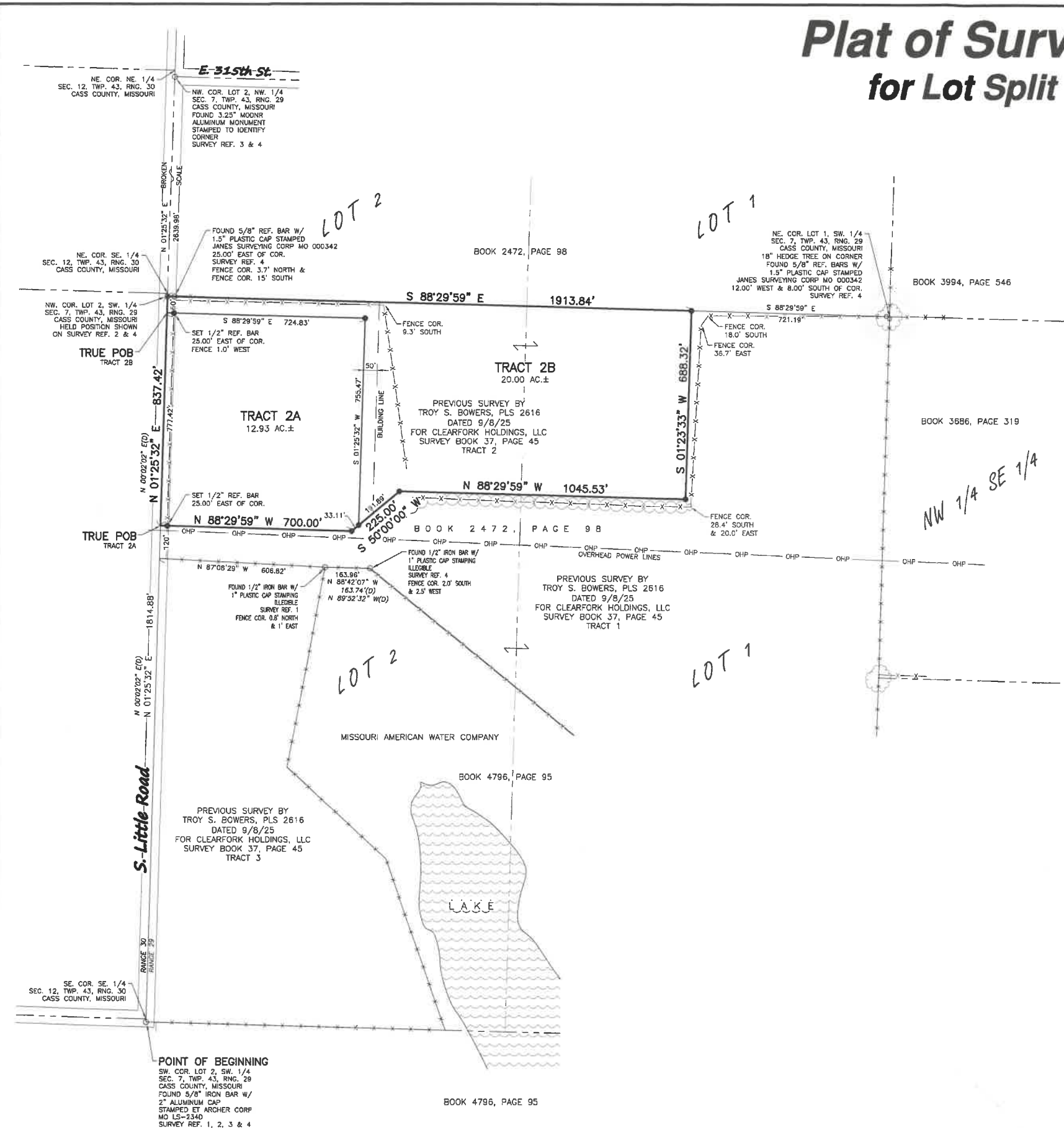
11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
- a. Planning Board Agenda/ Application Review Comments for Application No. 3170 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any). There is a subdivisions within 1 mile of the subject property.
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property sizes in relation to subject property
 - vi. Copy of 2024 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSO 11 regarding water availability.
 - viii. Certified list of adjacent property owners prepared by Coffelt Title.
12. The applicant is seeking to subdivide the Property or replat the Property for the purpose of future construction of a new single family dwelling. Currently there is no known areas of impervious surface proposed. All Stormwater management shall be handled prior to any construction.
13. The Planning Board concludes that access management approvals will be required as access is determined and needed for each newly created tract prior to any construction activities.
14. The Planning Board recommends approval/denial of Application No. 3170 for reasons stated in this report.
- Approved/Denied by the Planning Board this XX day of XXXX, 20XX.

Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Knox				
Carl				
Kohler				
Gerant				

Attest:

Valerie McCubbin

Plat of Survey for Lot Split



Record Description:

BOOK 2472, PAGE 98
 A TRACT OF LAND BEING LOCATED IN LOTS 1 AND 2 OF THE NORTHWEST QUARTER AND LOTS 1 AND 2 OF THE SOUTHWEST QUARTER ALL IN SECTION 7, TOWNSHIP 43 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREE 02 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 4722.53 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS EAST, A DISTANCE OF 1408.55 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 58 SECONDS EAST, A DISTANCE OF 569.51 FEET TO THE NORTH LINE OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS EAST ALONG THE SAID NORTH LINE, A DISTANCE OF 1199.10 FEET TO THE NORTH-EAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREE 03 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND SOUTHWEST QUARTER, A DISTANCE OF 5291.97 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 716.72 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 41 SECONDS WEST, A DISTANCE OF 904.96 FEET; THENCE NORTH 52 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 1283.29 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST, A DISTANCE OF 163.74 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST, A DISTANCE OF 163.74 FEET; THENCE SOUTH 09 DEGREES 13 MINUTES 47 SECONDS WEST, A DISTANCE OF 743.72 FEET; THENCE SOUTH 48 DEGREES 38 MINUTES 34 SECONDS EAST, A DISTANCE OF 494.48 FEET; THENCE SOUTH 20 DEGREES 39 MINUTES 28 SECONDS EAST, A DISTANCE OF 663.93 FEET TO THE SOUTH LINE OF SECTION 7; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1093.68 FEET RETURNING TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT OF WAYS, PUBLIC AND PRIVATE AS MAY NOW BE LOCATED.

NOTE: THE RECORD DESCRIPTION APPEARS TO HAVE A SCRIVENER'S ERROR. THE UNDERLINED BEARING AND DISTANCE CALL DUPLICATED THE PRIOR CALL.

Survey Descriptions:

Tract 2

(FROM PREVIOUS SURVEY BY TROY S. BOWERS, PLS 2616, DATED 9/8/25, FOR CLEARFORK HOLDINGS, LLC, SURVEY BOOK 37, PAGE 45) I, TROY S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DESCRIBED HEREIN AS:

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 1 AND LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 1814.88 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG SAID WEST LINE, 837.42 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88°29'59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1913.84 FEET; THENCE SOUTH 01°23'33" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 688.32 FEET; THENCE NORTH 88°29'59" WEST PARALLEL WITH SAID NORTH LINE, 1045.53 FEET; THENCE SOUTH 50°00'00" WEST, 225.00 FEET; THENCE NORTH 88°29'59" WEST PARALLEL WITH SAID NORTH LINE, 700.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINS 12.93 ACRES, MORE OR LESS, SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

Tract 2A

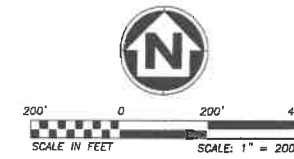
I, TROY S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DESCRIBED HEREIN AS:

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Tract 2B

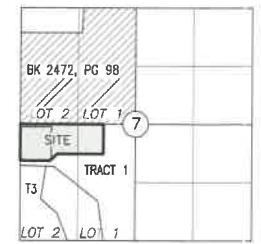
I, TROY S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DESCRIBED HEREIN AS:

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Legend

- = FOUND MONUMENT AS NOTED
 - = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED BOWERS PLS 2616
 - = SET 5/8" IRON BAR WITH 2" ALUMINUM CAP STAMPED BOWERS PLS 2616
 - X-X- = WIRE FENCE LINE
 - TRUE POB = TRUE POINT OF BEGINNING
 - (D) = DEED BEARING OR DISTANCE
- (NOTE: ALL OTHER BEARINGS & DISTANCES SHOWN ARE MEASURED BEARINGS & DISTANCES)



Notes:

1. WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
2. BEARINGS SHOWN ON THIS DRAWING ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE AND ESTABLISHED USING GPS OBSERVATIONS.
3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
4. RECORD DEED AND ADJACENT PARCEL DEED INFORMATION WAS NOT PROVIDED BY THE CLIENT. THIS INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE CASS COUNTY GIS MAP. THE RECORD DEED USED FOR THIS SURVEY IS A MISSOURI WARRANTY DEED, BOOK 2472, PAGE 98, RECORDER OF DEEDS, CASS COUNTY, MISSOURI. IF OTHER DEEDS EXIST THAT AFFECT THIS TRACT THE CLIENT SHALL NOTIFY THE SURVEYOR AND PROVIDE A COPY OF SAID OTHER DEEDS TO THE SURVEYOR.
5. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC / PRIVATE SERVICE FACILITY, OTHER THAN THOSE SHOWN HEREON. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
7. OTHER INTERIOR FENCES MAY EXIST ON THE SUBJECT TRACT, ALL CROSS/PASTURE/FIELD FENCES MAY NOT HAVE BEEN SHOWN.
8. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER THIS PROPERTY LIES WITHIN THE LIMITS OF OR ADJACENT TO THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA.
9. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE PRESENT ON THIS PROPERTY; WHETHER THIS SOIL IS SUITABLE FOR A SEPTIC SYSTEM; WHETHER THE SOIL IS SUITABLE TO SUPPORT A FOUNDATION OR INFRASTRUCTURE IMPROVEMENTS; WHETHER ANY EXISTING SEWAGE TREATMENT FACILITIES THAT SERVE THIS PROPERTY MEET APPLICABLE HEALTH DEPARTMENT OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS; WHETHER THIS PROPERTY HAS DRIVEWAY ACCESS TO A STATE, COUNTY, OR CITY ROADWAY RIGHT-OF-WAY OR THAT ONE WILL BE GRANTED; THAT ANY EXISTING OR PROPOSED DRIVEWAY OR ROAD ACCESS TO A PUBLIC ROADWAY MEETS SAFETY CRITERIA OF THE STATE, COUNTY, OR CITY; WHETHER UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES OR UTILITIES OR WASTE MATERIALS MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.
10. FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCROACH 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.

THIS PLAT OF SURVEY WAS PREPARED FOR CLEARFORK HOLDINGS, LLC AND IS EXPRESSLY FOR ITS USE AND SAID PLAT 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 HIS 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 PLAT 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 SEPTEMBER 9, 2025.

FOR: CLEARFORK HOLDINGS, LLC 32503 E. STATE ROUTE 2, HARRISONVILLE, MO 64701

Bowers Land Survey Co. LLCSM

P.O. BOX 541
 1000 W. MECHANIC STREET
 HARRISONVILLE, MISSOURI 64701
 TELEPHONE: 816.225.0180
 WEBSITE: BOWERSSURVEY.COM

SITE ADDRESS	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
S. LITTLE ROAD, GARDEN CITY, MO 64747	43	29	CASS	MISSOURI	9/9/25	22135-25

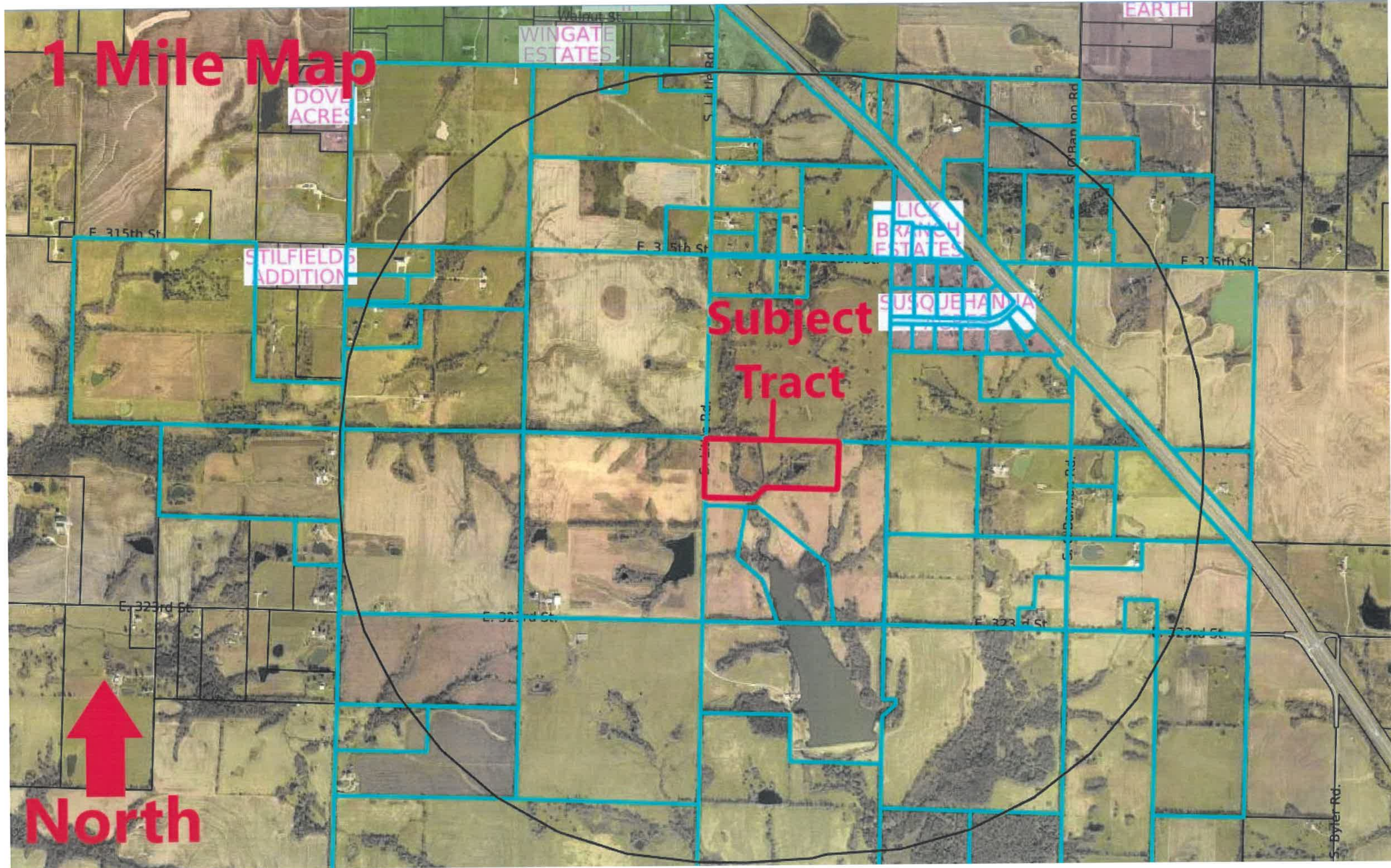
DRAWING NO. 22135B52.DWG DRAWN BY: TSB CHECKED BY: TSB
 BOWERS LAND SURVEY CO. LLC LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-2020010824


TROY S. BOWERS
 PROFESSIONAL LAND SURVEYOR
 MO LS 2616

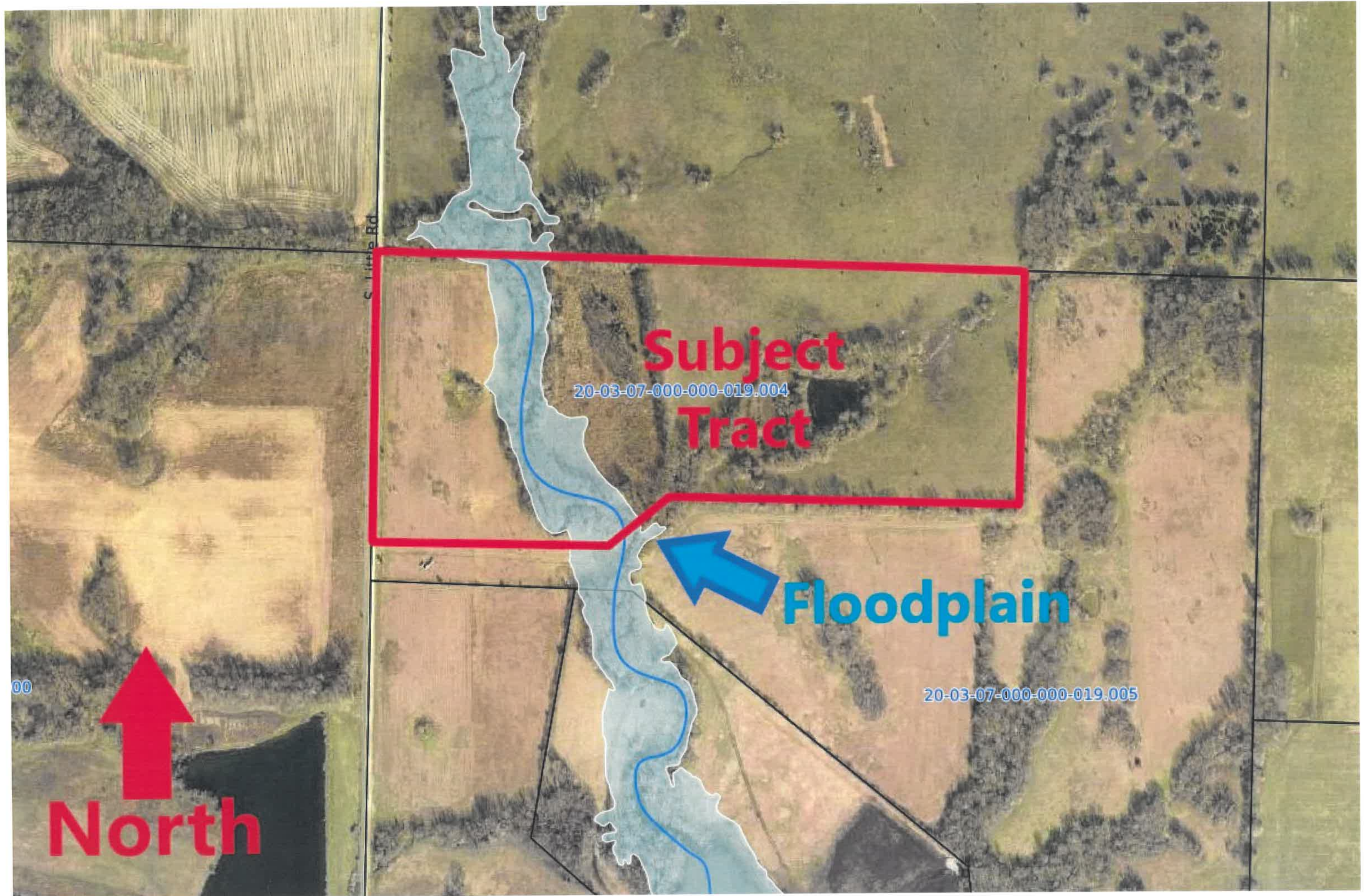
Reference Surveys

- 1) SURVEY BY: A. GUS LIND, PLS 1919
 DATED: 8/13/1993
 RECORDED: SURVEY BOOK 4, PAGE 68
 COUNTY: CASS
- 2) SURVEY BY: GREGORY B. BOWERS, PLS 2672
 DATED: 4/23/2013
 FOR: STEVE TESCH
 PRIVATE RECORDS
- 3) SURVEY BY: TROY S. BOWERS, PLS 2616
 DATED: 7/13/2023
 RECORDED: SURVEY BOOK 34, PAGE 42
 COUNTY: CASS
- 4) SURVEY BY: JASON D. JAMES, PLS 2004017826
 DATED: 2/27/2025
 FOR: THE KURZWEIL FAMILY FARM
 COPY PROVIDED BY CLIENT

1 Mile Map




North



**Subject
Tract**

20-03-07-000-000-019.004

Floodplain

20-03-07-000-000-019.005

North

S Little Rd

00

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2024

KURZWEIL, LEO HAROLD & LINDA M TR
0 E 315TH ST
GARDEN CITY, MO 64747

TAX YEAR: 2024
ACCT #: 511301
TOTAL PAID: \$414.37
PAID ON: 12/31/2024

Personal Description

Map Number:

20-03-07-000-000-019-001

Situs Address:

0 E 315TH ST
GARDEN CITY, MO 64747
SEC: 7 TWP: 43
RNG: 29 Book/Page: 2494/61

ACREAGE: 266.83

Legal Description:

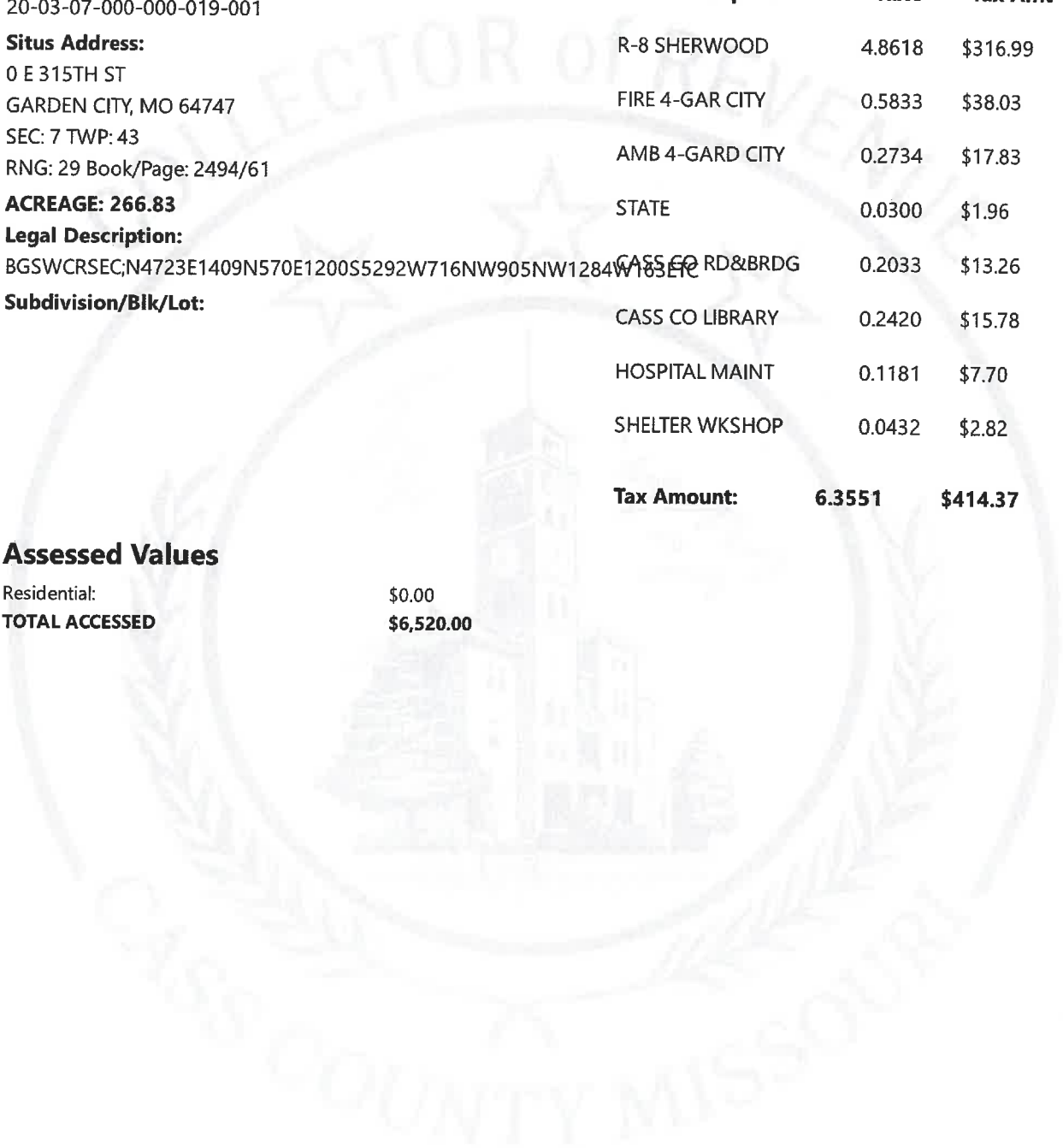
BGSWCRSEC;N4723E1409N570E1200S5292W716NW905NW1284W183E1

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-8 SHERWOOD	4.8618	\$316.99
FIRE 4-GAR CITY	0.5833	\$38.03
AMB 4-GARD CITY	0.2734	\$17.83
STATE	0.0300	\$1.96
CASS CO RD&BRDG	0.2033	\$13.26
CASS CO LIBRARY	0.2420	\$15.78
HOSPITAL MAINT	0.1181	\$7.70
SHELTER WKSHOP	0.0432	\$2.82
Tax Amount:	6.3551	\$414.37

Assessed Values

Residential: \$0.00
TOTAL ACSESSED \$6,520.00



**PUBLIC WATER SUPPLY DISTRICT NO 11
OF CASS COUNTY, MISSOURI
82 Old 7 Highway, P O Box 648
Garden City, MO 64747
816-773-8510 or FAX 816-862-8318
e-mail: info@pwsd11casscounty.com**

November 17, 2025

Clearfork Holdings, LLC
32503 E State Rt 2
Harrisonville, MO 64701

**Re: S. Little Road, Parcel Number 20-03-07-000-000-019.004 and
S. Little Road, Parcel Number 20-03-07-000-000-019.006**

To whom it concerns:

Public Water Supply District #11 is able to provide water service to the property owned by Clearfork Holdings, LLC property listed above.

If you should have any additional questions, feel free to contact us.

Sincerely,

Kathy Edwards

Kathy Edwards
District Manager

kle



COFFELT
Land Title Inc
"The Heart of Good Deeds"

Coffelt Land Title, Inc
(P) (816)380-3441 (F) (816)380-3448
www.coffeltlandtitle.com

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Clearfork Holdings, LLC

Prepared For:

Doug Roth
32503 E State Route 2
Harrisonville, MO 64701-9160

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 1000 feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

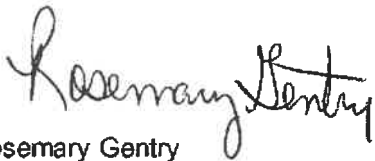
1. LeRoy and Vivian L. Tschudi
207 NE County Rd. 14504
Adrian, MO 64720
2. Leo Harold and Linda M. Kurzweil Trust
7206 E 271st St.
Freeman, MO 64746
3. Robert T. and Betty Leann Schumacher
32115 S O'Bannon Rd.
Creighton, MO 64739
4. same as No. 3
5. Mary Ellen Barnes Trust
712 S Lantern Ridge
Nixa, MO 65714-8907

6. Lane Scott and Kaylon Alyssa Bailey
32600 S Chandler Rd.
Creighton, MO 64739-8717

7. Missouri-American Water Company
727 Craig Rd.
St. Louis, MO 63141

8. same as zone Tract

9. Ronnie L. and Judy K. Meins Trust
P. O. Box 617
Garden City, MO 64747

A handwritten signature in cursive script that reads "Rosemary Gentry". The signature is written in dark ink and is positioned above the printed name and company information.

Rosemary Gentry
Coffelt Land Title, Inc.
10/30/2025

E. 315th St

E. 315th St

1	2	3
4	5	6
7	8	9
10	11	12

①

②

③

Zone
Tract

④

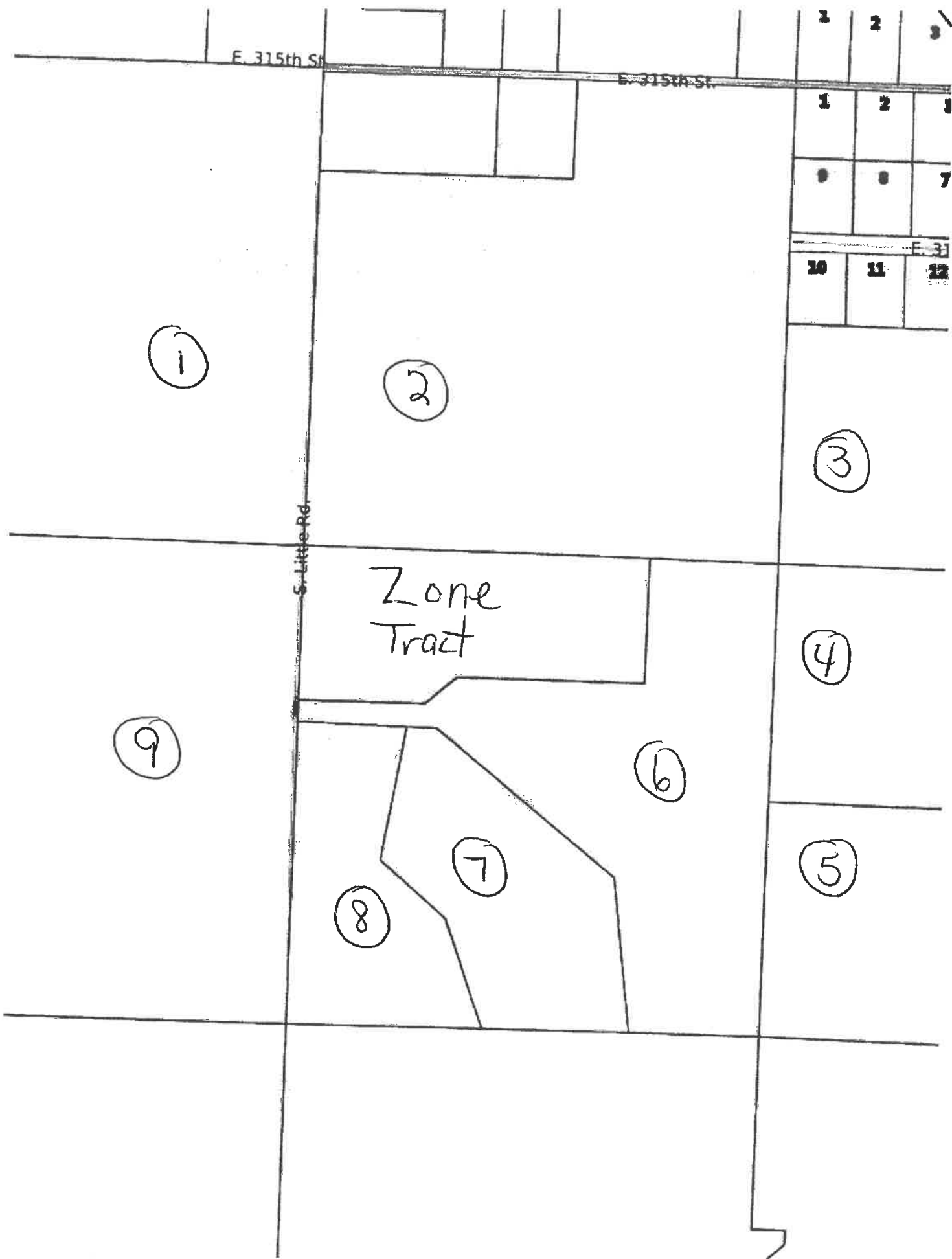
⑨

⑥

⑤

⑧

⑦



Recording Date/Time: 09/16/2025 at 03:41:40 PM

Book: 5215 Page: 32

Instr #: 772465
Type: WD
Pages: 6
Fee: \$39.00 S



Mike Medsker
Recorder of Deeds

Electronically Recorded

WARRANTY DEED

(Multiple Grantors Conveying to Corp/LLC/Partnership)

FILE NO.: 25080684 – Coffelt Land Title, Inc

THIS INDENTURE, made on 9/15/2025, by and between H. Michael Kurzweil and Sheri M. Kurzweil, husband and wife and Linda Diane Riggs and James Riggs, wife and husband and Julie M. Linder and Ronald Linder, wife and husband and Deborah Gail Schaudel and Robert Schaudel, wife and husband, of the County of Cass, State of Missouri, Grantors, and Clearfork Holdings, LLC, a Missouri limited liability company, Grantee. Grantee's mailing address is: 32503 E St Rt 2, Harrisonville, MO 64701.

WITNESSETH, THAT THE SAID Grantor(s), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor(s) paid by the said Grantee(s) (the receipt of which is hereby acknowledged) does by these presents GRANT, BARGAIN, and SELL, CONVEY and CONFIRM unto the said Grantee(s), their heirs, successors and/or assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Cass and State of Missouri, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions reservations, and covenants of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee(s) and unto their heirs, successors and/or assigns forever; the said Grantor(s) hereby covenanting that Grantor(s) is/are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor(s) has/have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by Grantor(s) or those under whom Grantor(s) claim/claims; and Grantor(s) will warrant and defend the title to said premises unto the said Grantee(s) and unto their heirs, successors and/or assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year above written.

H. Michael Kurzweil

H. Michael Kurzweil

Sheri M. Kurzweil

Sheri M. Kurzweil

Linda Diane Riggs

Linda Diane Riggs

James Riggs

James Riggs

Julie M. Linder

Julie M. Linder

Ronald Linder

Ronald Linder

~~Deborah Gail Schaudel~~

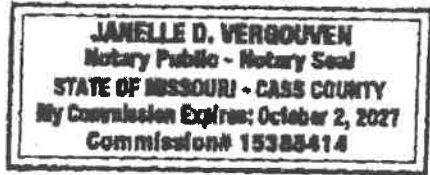
~~Robert Schaudel~~

STATE OF MO
COUNTY OF Cass

On this 9/15/25, before me, Janelle D. Vergouven, a Notary Public in and for said state, personally appeared H. Michael Kurzweil and Sheri M. Kurzweil, husband and wife, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last above written.

[Signature]
Notary Public
My Commission Expires: _____

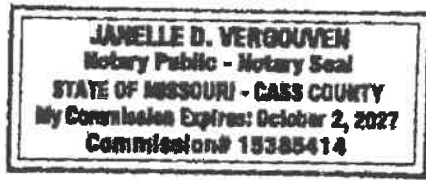


STATE OF MO
COUNTY OF Cass

On this 9/15/25, before me, Janelle D. Vergouven, a Notary Public in and for said state, personally appeared Linda Diane Riggs and James Riggs, wife and husband, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last above written.

[Signature]
Notary Public
My Commission Expires: _____

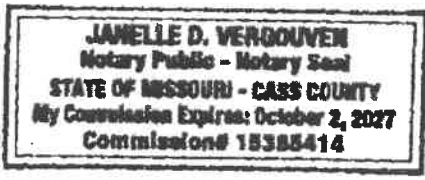


STATE OF MO
COUNTY OF Cass

On this 9/15/25, before me, Janelle D. Vergouven, a Notary Public in and for said state, personally appeared Julie M. Linder and Ronald Linder, wife and husband, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last above written.

[Signature]
Notary Public
My Commission Expires: _____



STATE OF _____
COUNTY OF _____

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year above written.

Deborah Gail Schaudel
Deborah Gail Schaudel

Robert Schaudel
Robert Schaudel

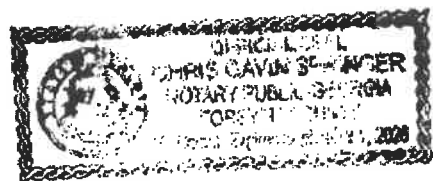
STATE OF Georgia

COUNTY OF Forsyth

On this September 15th, 2025, before me, Chris Springer, a Notary Public in and for said state, personally appeared Deborah Gail Schaudel and Robert Schaudel, wife and husband, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last above written.

Chris Springer
Notary Public
My Commission Expires: 9-1-2026



Official Seal
Chris Gavin Springer
Notary Public - Georgia
Forsyth County
My Comm Expires September
1, 2026

EXHIBIT A

Tract 1

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 1 AND LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 1894.88 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG SAID WEST LINE, 120.00 FEET; THENCE SOUTH 88°29'59" EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 700.00 FEET; THENCE NORTH 50°00'00" EAST, 225.00 FEET; THENCE SOUTH 88°29'59" EAST PARALLEL WITH SAID NORTH LINE, 1045.53 FEET; THENCE NORTH 01°23'33" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 688.32 FEET TO SAID NORTH LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°29'59" EAST ALONG SAID NORTH LINE, 721.19 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01°23'33" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1320.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 01°39'27" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1332.16 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88°29'01" WEST (MEASURED) (NORTH 89°52'32" WEST DEED) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 716.79 FEET (MEASURED) (716.72 FEET DEED) TO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4798 AT PAGE 95 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI; THENCE NORTH 06°50'05" WEST (MEASURED) (NORTH 08°12'41" WEST DEED) ALONG AN EASTERLY LINE OF SAID TRACT, 905.10 FEET (MEASURED) (904.98 FEET DEED) TO AN EASTERLY CORNER OF SAID TRACT; THENCE NORTH 50°42'59" WEST (MEASURED) (NORTH 52°07'40" WEST DEED) ALONG AN EASTERLY LINE OF SAID TRACT, 1283.01 FEET (MEASURED) (1283.29 FEET DEED) TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°42'07" WEST (NORTH 89°52'32" WEST DEED) ALONG THE NORTH LINE OF SAID TRACT, 163.96 FEET (MEASURED) (163.74 FEET DEED) TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 87°08'29" WEST, 606.82 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY. Known as Tract 1 on Plat of Survey by Bowers Land Survey Co. LLC Job No. 22135-25 recorded 09/09/2025 in Book 37 at Page 45.

Tract II:

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 1 AND LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 1814.88 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG SAID WEST LINE, 837.42 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88°29'59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1913.84 FEET; THENCE SOUTH 01°23'33" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 688.32 FEET; THENCE NORTH 88°29'59" WEST PARALLEL WITH SAID NORTH LINE, 1045.53 FEET; THENCE SOUTH 50°00'00" WEST, 225.00 FEET; THENCE NORTH 88°29'59" WEST PARALLEL WITH SAID NORTH LINE, 700.00 FEET TO THE TRUE POINT OF BEGINNING, SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY. Known as Tract 2 on Plat of Survey by Bowers Land Survey Co. LLC Job No. 22135-25 recorded 09/09/2025 in Book 37 at Page 45.

Tract III:

PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 2472 AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF LOT 2 OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 43, RANGE 29, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID, RUN THENCE NORTH 01°25'32" EAST (MEASURED) (NORTH 00°02'02" EAST DEED) ALONG THE WEST LINE THEREOF, 1694.88 FEET; THENCE SOUTH 87°08'29" EAST, 606.82 FEET

TO THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4796 AT PAGE 95 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI; THENCE SOUTH 10°36'46" WEST (MEASURED) (SOUTH 09°13'47" WEST DEED) ALONG A WESTERLY LINE OF SAID TRACT, 743.44 FEET (MEASURED) (743.72 FEET DEED); THENCE SOUTH 47°14'04" EAST (MEASURED) (SOUTH 48°38'34" EAST DEED), 494.04 FEET (MEASURED) (494.48 FEET DEED) TO A WESTERLY CORNER OF SAID TRACT; THENCE SOUTH 19°16'55" EAST (MEASURED) (SOUTH 20°39'28" EAST DEED) ALONG A WESTERLY LINE OF SAID TRACT, 684.12 FEET (MEASURED) (663.93 FEET DEED) TO THE SOUTHWEST CORNER OF SAID TRACT AND BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88°29'01" WEST (MEASURED) (NORTH 89°52'32" WEST DEED), 1093.71 FEET (MEASURED) (1093.68 FEET DEED) TO THE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY. Known as Tract 3 on Plat of Survey by Bowers Land Survey Co. LLC Job No. 22135-25 recorded 09/09/2025 in Book 37 at Page 45.



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT**

**30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

**PLANNING AGENDA
Application Review Comments
For Application No. 3171**

Applicant(s): Gerard D. Eftink, on behalf of Cleveland Land and Farm LLC

Subdivision (Final) to be known as “Prairie Ridge Estates” a parent tract of 76.65 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into ten (10) lots consisting of four (4) 5 +/- acre tracts and six (6) 8.94 +/- acre tracts all to obtain Residential Rural (RR) zoning designation.

Initial Meeting Date: December 16, 2025

Tentative Commission Meeting Date: Wednesday, December 17, 2025 12:00 pm 3rd Floor Commission meeting room.

Lot(s) Affected: a tract of land being 76.65 +/- acres with the Zoning Designation of Agriculture (AG) located on a tract of land located in part of Section 5, Township 44, Range 33, Cass County, Missouri and is commonly known as 26022 S Westline Rd, Cleveland, MO 64734.

Districts Effected Water: PWSD # 7

Fire: Dolan, West Dolan Fire District

School: R-1 - Midway

REVIEW NOTES

Previous use of Location: Location Currently used as agriculture.

Flood Plain: None

Land Use Tiers: Is located within the Multi- Use Tier.

Health and Septic: All current and future systems must comply with all City, County and State Regulations.

911, Road and Bridge and MoDOT: Access shall comply with all City, County and/or State requirements.

Zoning Order Review:

- 1) Copy of 2024 paid Real Estate taxes for parcel of property
- 2) Letter from PWSD #7 addressing water availability
- 3) Plat of Survey provided as required.
- 4) Certified list of adjacent property owners prepared by Coffelt Land Title.
- 5) MODOT Entrance Permit
- 6) Engineer letter regarding runoff
- 7) Email from MDNR regarding Residential Housing Development
- 8) Property surrounded by Agriculture tracts with and without residences, residential tracts and Residential Subdivisions.

Codes Enforcement: Building Permit required for any and all future building and any future fencing greater than 6 feet in height.

Storm Water Management: Will be addressed in future at time of new construction, if applicable, located on this tract

Report of the Cass County Planning Board

Application No. 3167

1. Applicant: Gerard D. Eftink, on behalf of Cleveland Land and Farm LLC
2. Property location: 26022 S Westline Rd, Cleveland, MO 64734
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 15-31-05-000-000-010.000 – E 259th St (Borders the North) – Cemetery
 - b. Parcel # 15-31-05-000-000-012.000 – 1510 E 295th St – City Limits of Westline
 - c. Parcel # 15-31-05-000-000-011.000 – S Westline Rd (Borders the East) – Agriculture (AG)
 - d. Parcel # 15-32-05-000-000-010.001 – 2007 E 261st St – Residential Rural (RR)
 - e. Parcel # 15-32-05-000-000-011.004 – 26108 S Westline Rd – Residential Rural (RR)
 - f. Parcel # 15-32-05-000-000-011.000 – S State Route D (Borders the South) – Residential Rural (RR)
 - g. Parcel # 15-32-05-000-000-002.005 – 26006 S State Route D – Residential Rural (RR)
 - h. Parcel # 15-32-05-000-000-002.003 – 25920 S State Route D – Residential Rural (RR)

All other properties within one thousand (1,000) feet of the subject property appear to be either agriculture or residential in nature.

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the ten (10) lots consisting of four (4) 5+/- acre tracts and the six (6) 8.94 +/- acre tracts are suitable for Residential Rural zoning because there are residential subdivisions, residential tracts and agriculture use properties with residences within one (1) Mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District No. #7. The Property is located within Dolan, West Dolan Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
 - a. Planning Board Agenda/ Application Review Comments for Application No. 3167 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts indicated.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any)
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property in relation to subject property
 - vi. Copy of 2024 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD #7 addressing water availability
 - viii. Engineer letter regarding runoff
 - ix. Email from MDNR regarding Residential Housing Development
 - x. MODOT Entrance Permit
 - xi. Certified list of adjacent property owners prepared by Coffelt Land Title.

12. The applicant is seeking to subdivide the Property for the purpose of future construction of single-family dwellings. Currently there are no known areas of impervious surface proposed.

13. The Planning Board concludes that access management approvals will be required as access is determined and needed for each newly created tract prior to any construction activities.

14. The Planning Board recommends APPROVAL/DENIAL of Application No. 3167 for reasons stated in this report.

APPROVED/DENIED by the Planning Board this XX day of XXXX 202X.

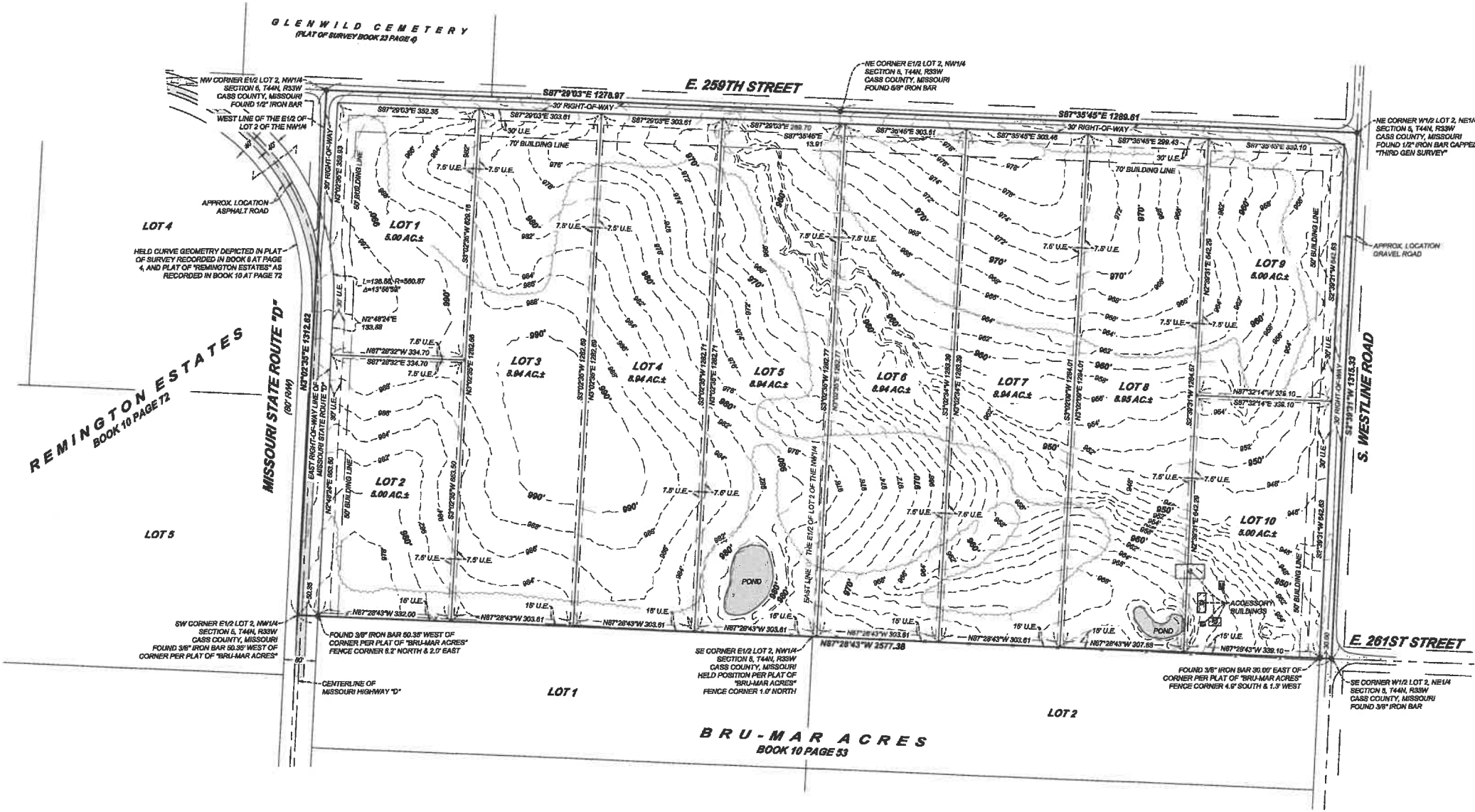
Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Knox				
Gerant				
Carl				
Kohler				

Attest:

Valerie McCubbin

PRELIMINARY PLAT OF PRAIRIE RIDGE ESTATES

A Subdivision of Land in Anomalous Section 5, Township 44 North, Range 33 West of the 5th Principal Meridian, Cass County, Missouri



Record Description: (Book 5213, Page 68)
 THE WEST HALF OF LOT 2 OF THE NORTHEAST QUARTER, AND THE EAST HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 33, CASS COUNTY, MISSOURI, EXCEPT ROADS.

Dedication:
 THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "PRAIRIE RIDGE ESTATES". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE LETTER AND/OR NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "PRAIRIE RIDGE ESTATES".

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THIS PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE UTILITY COMPANIES, 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 IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT" (U.E.).

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

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED WITH THIS PLAT, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, AND TO RESTRICTIONS IMPOSED BY CASS COUNTY, MISSOURI.

RESTRICTIVE COVENANTS:
 RECORDED IN BOOK _____ AT PAGE _____ RECORDS OF CASS COUNTY, MISSOURI.

IN TESTIMONY WHEREOF: CLEVELAND LAND AND FARM, LLC HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____ 20____.

DAVID SEBA, MEMBER OF CLEVELAND LAND AND FARM, LLC DATE _____

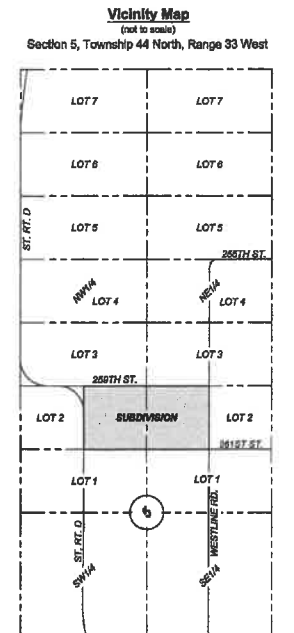
STATE OF MISSOURI }
 COUNTY OF CASS } 88

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE LAST ABOVE WRITTEN, CAME DAVID SEBA, MEMBER OF CLEVELAND LAND AND FARM, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS, WHO SIGNED AND ACKNOWLEDGED THE WITHIN INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTORIAL SEAL AT MY OFFICE ON THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



County Zoning Board:
 THE SUBDIVISION PLAT OF "PRAIRIE RIDGE ESTATES" HAS BEEN SUBMITTED TO AND DULY APPROVED BY THE ZONING BOARD OF CASS COUNTY, MISSOURI, THIS DAY OF _____, 2025.

MR. ROBERT HARDIN, CHAIRMAN _____
 MS. VALERIE MCCLUBBIN, DIRECTOR _____

County Commission:
 THE SUBDIVISION PLAT OF "PRAIRIE RIDGE ESTATES" HAS BEEN SUBMITTED TO AND DULY APPROVED BY THE PLANNING COMMISSION OF CASS COUNTY, MISSOURI, THIS DAY OF _____, 2025.

CHAIRMAN _____
 PRESIDING COMMISSIONER _____
 DISTRICT 1 COMMISSIONER _____
 DISTRICT 2 COMMISSIONER _____

- General Notes**
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT, AS ESTABLISHED PER GNSS OBSERVATION UTILIZING MODOT VRS NETWORK.
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 - FIELD WORK WAS CONDUCTED 7/7/2025.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH NON-FEE INTERESTS, CLAIMS THEREOF, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - THIS SURVEY WAS PREPARED USING THE FOLLOWING REFERENCE DOCUMENTS:
 - REMININGTON ESTATES, RECORDED IN BOOK 10 AT PAGE 72 - CASS COUNTY RECORDER OF DEEDS OFFICE
 - BRU-MAR ACRES, RECORDED IN BOOK 10 AT PAGE 63 - CASS COUNTY RECORDER OF DEEDS OFFICE
 - PLAT OF SURVEY, RECORDED IN BOOK 23 AT PAGE 4 - CASS COUNTY RECORDER OF DEEDS OFFICE
 - PLAT OF SURVEY, RECORDED IN BOOK 8 AT PAGE 18 - CASS COUNTY RECORDER OF DEEDS OFFICE
 - PLAT OF SURVEY, RECORDED IN BOOK 9 AT PAGE 4 - CASS COUNTY RECORDER OF DEEDS OFFICE
 - MISSOURI STATE ROUTE 10 HIGHWAY PLANS (FEDERAL PROJECT NO.: 9-168(8)) - MISSOURI DEPT. OF TRANSPORTATION
 - THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
 - FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCLOSED UPON THE SURVEYED PROPERTY, OR PROVIDE THE SURVEYED PROPERTY WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON RECORD DESCRIPTION LINES. THESE FENCES MAY BE SUBJECT TO REFERENCED POSSESSION RIGHTS. SEE MO REV STAT § 272.
 - THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE, OR TO DEPICT THE LOCATION OF ANY EXISTING UTILITIES. FOR INFORMATION REGARDING EXISTING UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
 - THE SURVEYED PROPERTY FALLS IN ZONE K (UNSHADED - AREA OF MINIMAL FLOOD HAZARD), PER FEMA FLOOD INSURANCE RATE MAP NO.: 28037C0186F, HAVING AN EFFECTIVE DATE OF JANUARY 02, 2013.
 - VERTICAL RELIEF DEPICTED HEREON WAS TAKEN FROM THE CASS COUNTY, MISSOURI GIS MAP, AND DEPICTED AT 2' AND 10' INTERVALS. NO FIELD TOPOGRAPHICAL DATA WAS COLLECTED BY THE SURVEYOR AS OF THE DATE OF THIS SURVEY.

Developer:
 Cleveland Land and Farm, LLC
 25125 S. Prospect Ave., Cleveland, MO 64734

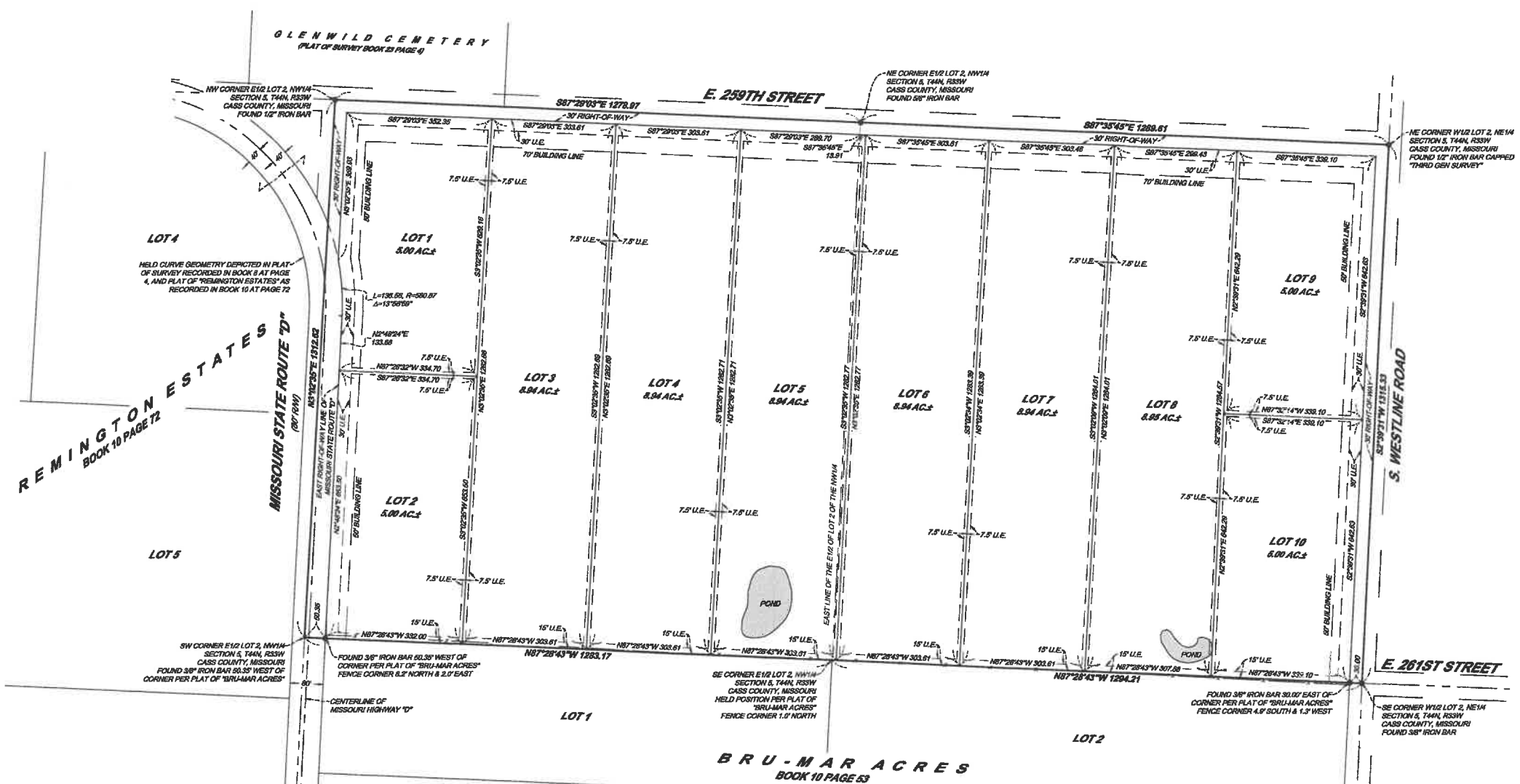
Third Generation Surveying, LLC
 1805 Watara Road, Harrisonville, Missouri 64701
 MO COA LS-2024040988
 (816) 800-1813

Plat of Survey for Cleveland Land and Farm, LLC In Section 5, Township 44 North, Range 33 West, Cass County, Missouri								
Property Address: 26022 S. Westline Road, Cleveland, MO 64734	Revisions	Certification						
Project #: 202510-04 Drawn By: NJB Date: 10/18/2025 Page: 1 of 1 tbgdgsurvey.com	<table border="1"> <thead> <tr> <th>#</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	Description	Date				I, Nicholas J. Bowers, being duly licensed as a professional land surveyor in the State of Missouri and having professional land survey license number PLS-20224032755, hereby certify that the survey was based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys defined in 20 CSR 200.10 and jointly established by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Agriculture, Land Survey Division to the best of my professional abilities, knowledge, and beliefs.
#	Description	Date						

PRELIMINARY
 Nicholas J. Bowers, PLS
 MO PLS-20224032755
 Date: 10/18/2025
 Expires: 12/31/2028

FINAL PLAT OF PRAIRIE RIDGE ESTATES

A Subdivision of Land in Anomalous Section 5, Township 44 North, Range 33 West of the 5th Principal Meridian,
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STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.
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RESTRICTIVE COVENANTS:
RECORDED IN BOOK _____ AT PAGE _____, RECORDS OF CASS COUNTY, MISSOURI.

IN TESTIMONY WHEREOF, CLEVELAND LAND AND FARM, LLC HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____.

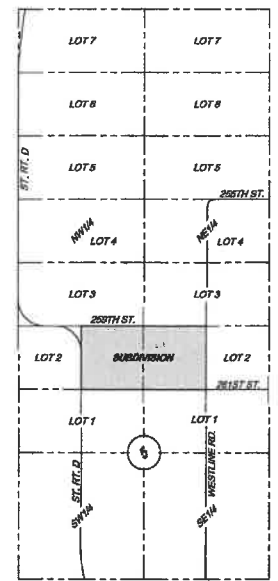
DAVID SEBA, MEMBER OF CLEVELAND LAND AND FARM, LLC DATE _____

STATE OF MISSOURI }
COUNTY OF CASS } 86

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IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL AT MY OFFICE ON THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

Vicinity Map
(Not to scale)
Section 5, Township 44 North, Range 33 West



County Zoning Board:
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MS. VALERIE MCCUBBIN, DIRECTOR

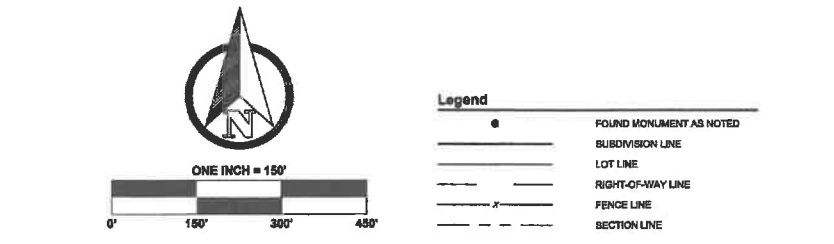
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CHAIRMAN _____
PRESIDING COMMISSIONER _____
DISTRICT 1 COMMISSIONER _____
DISTRICT 2 COMMISSIONER _____

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 - 5.3. PLAT OF SURVEY, RECORDED IN BOOK 23 AT PAGE 4 - CASS COUNTY RECORDER OF DEEDS OFFICE
 - 5.4. PLAT OF SURVEY, RECORDED IN BOOK 8 AT PAGE 19 - CASS COUNTY RECORDER OF DEEDS OFFICE
 - 5.5. PLAT OF SURVEY, RECORDED IN BOOK 8 AT PAGE 4 - CASS COUNTY RECORDER OF DEEDS OFFICE
 - 5.6. MISSOURI STATE ROUTE "10" HIGHWAY PLANS (FEDERAL PROJECT NO.: S-198(2)) - MISSOURI DEPT. OF TRANSPORTATION
 - THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
 - FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCRUMPH UPON THE SURVEYED PROPERTY, OR PROVIDE THE SURVEYED PROPERTY WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON RECORD DESCRIPTION LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS. SEE MO REV STAT § 172.
 - THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE, OR TO DEPICT THE LOCATION OF ANY EXISTING UTILITIES. FOR INFORMATION REGARDING EXISTING UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
 - THE SURVEYED PROPERTY FALLS IN ZONE X (UNSHADED - AREA OF MINIMAL FLOOD HAZARD), PER FEMA FLOOD INSURANCE RATE MAP NO.: 26073C0189F, HAVING AN EFFECTIVE DATE OF JANUARY 02, 2015.
 - 12" IRON BARS WITH 1" PLASTIC CAPS ARE TO BE SET AT ALL BOUNDARY AND LOT CORNERS, UNLESS OTHERWISE NOTED.

Developer:
Cleveland Land and Farm, LLC
25125 S. Prospect Ave., Cleveland, MO 64734

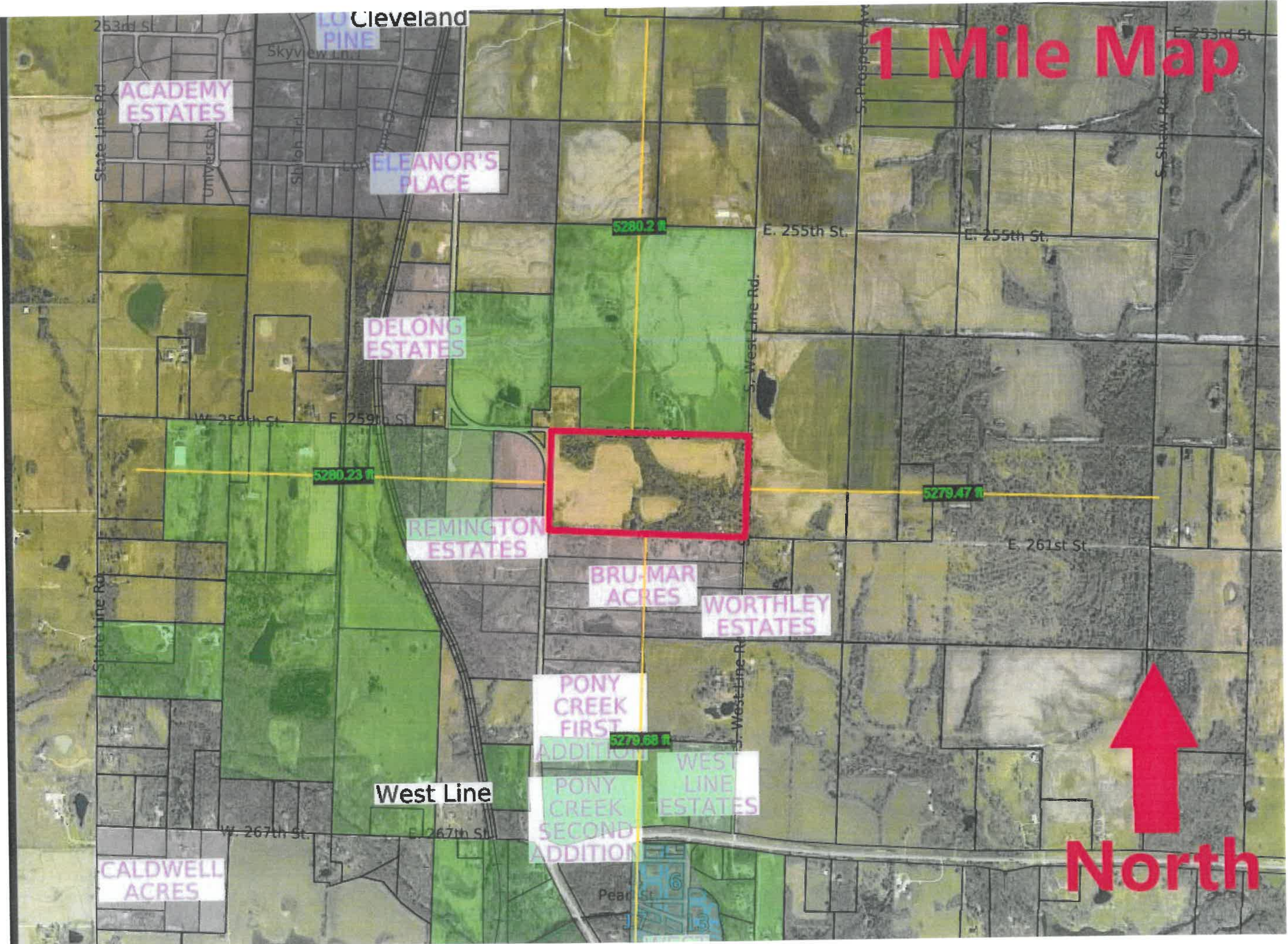
Third Generation Surveying, LLC
1805 Waters Road, Harrisonville, Missouri 64701
MO COA LS-2024040988
(816) 800-1613



Plat of Survey for Cleveland Land and Farm, LLC In Section 5, Township 44 North, Range 33 West, Cass County, Missouri		
Property Address:	Revisions	Certification
26022 S. Weather Road, Cleveland, MO 64734	# Description Date	I, Nicholas J. Bowers, being duly licensed as a professional land surveyor in the State of Missouri and having professional land survey license number PL-S-2024032755, hereby certify that this survey was based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys defined in 20 CSR 200-10 and jointly established by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Agriculture, Land Survey Division to the best of my professional abilities, knowledge, and beliefs.
Project #: 202510-04 Drawn By: NJB Date: 11/6/2025 Page: 1 of 1 tdgnsurvey.com		

NICHOLAS J. BOWERS, PLS
MO PL-S-2024032755
Date: 11/6/2025
Expiration: 12/31/2028

1 Mile Map



Subject Tract

Floodplain 

North 

BRU-MAR ACRES

WORTHLEY ESTATES

PONY CREEK

15-31-05-000-000-011.000

10-000-002-003

15-32-05-000-000-011.000

15-32-05-000-000-010.001

15-32-05-000-000-011.002

15-32-05-000-000-010.002

000-002-008

15-32-05-000-000-007.000

E. 261st St.

E. 261st St.

Westline Rd.

Year
2024

Account
2614400

102025

022231

DUPLICATE

REAL ESTATE

CASS COUNTY TAX RECEIPT

COLLECTOR of REVENUE, CHRIS MOLENDORP

2725 Cantrell Rd

Harrisonville, Missouri 64701-4004

TELEPHONE: (816)380-8377 FAX: (816)380-8375

www.casscountycollector.com

Office Hours 8am to 4:30pm Mon through Fri, except Holidays

SCOVILLE, GLENDA S TR
1205 THOMPSON AVE
SEVERN, MD 21144-1908

Description	Rate	Amount
R-1 CASS MIDWAY	5.8117	185.39
FIRE 7-D/W DLN	1.0024	31.98
STATE	.0300	.96
CASS CO RD&BRDG	.2033	6.49
CASS CO LIBRARY	.2420	7.72
HOSPITAL MAINT	.1181	3.77
SHELTER WKSHOP	.0432	1.38
TAX AMOUNT	7.4507	237.69
Date Paid		11/07/24
TOTAL PAID		237.69

To calculate amount (Assessed Value/100 x Rate = Tax Amount)

Property Description

Map Number: 15-32-05-000-000-001.000

Site Address: 26022 S WEST LINE RD
CLEVELAND, MO 64734

Sec: 05 Twp: 44 Rng: 33 Book/Page4417/77 Acreage: 78.05

Legal Description:
W2 OF LOT 2 NE & E2 LOT 2 NW -859/240 BD 3055/103

Assessed Values

Agricultural 3,190
TOTAL ASSESSED: 3,190



Visit our website at www.casscountycollector.com

Please retain this receipt for your records.

Public Water Supply District No. 7



Cass County, Missouri

To: Cass County Codes Department
Attn: Cearra Watson and/or Andrea Schoenfelt
30508 S W Outer Road
Harrisonville MO 64701

Date: October 3, 2025

Ref: Water availability for a lot split at 26022 S Westline Rd, Cleveland MO referencing the property owner as Cleveland Land & Farm LLC for a 78 acre parcel

Cearra and/or Andrea:

We have been contacted by David Seba as representative of Cleveland Farm & Land LLC, at the above referenced address requesting that Water District #7 provides you with a letter stating there is water at that location.

We understand they will be doing a lot split for 10 parcels on the 78 acres.

Water District #7 has a 2" line running across St Rt D and a 6" line running across E 259th as well as Westline Rd.

With that in mind, the District has more than adequate potable water available for the lot split in question.

If you require anything further, do not hesitate to contact us.

Have a great day!
Sydney Woodward
Operations Assistant-PWSD #7

cc: Customer Email
District Files

Samuel J. Styron
CONSULTING ENGINEERS, INC.

October 17, 2025

Cass County Building Codes, Zoning & Environmental Health
30508 SW Outer Road
Harrisonville, Missouri 64701

Re: Prairie Ridge Estates Proposed Subdivision
Stormwater Drainage Analysis
Project No. 2025008

The proposed 10 lot, 73.65± acre development is located at the south side of 259th Street and between State Route D and South Westline Road. It is situated within the Poney Creek drainage basin as shown on the preliminary plat by Third Generation Surveying, LLC.

The current and historical land use of this property is agricultural row crop, pasture and woodland. About half of the subdivision area will drain southwest and under Route D with the remaining area drains to the southeast under Westline road as it leaves the property. Both areas drain into tributaries of Poney Creek through grass and wooded channel/waterways.

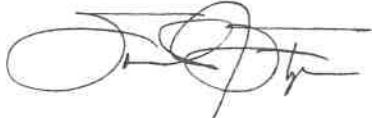
The proposed development includes 10 estate size lots: four lots that are 5 acres and 6 lots are about 8.94 acres. All of these lots are accessible by the public roadways. The impervious area per lot is estimated at an average of 5,000 square feet to account for house and outbuilding rooftops and concrete drives. Since there will not be a connected drainage system between impervious areas the storm water will be diffused and percolate in the grass areas naturally. Because of the low density of housing and structures, as well, as large grass and pervious areas, the runoff coefficient will not be negatively affected by the proposed improvements. Further, row crop land typically has a higher runoff coefficient than the grassed yards and pasture that will be expected in this development.

Since the runoff coefficient does not change, the calculated storm water runoff rate will not increase with the advent of this development.

It is recommended that this proposed subdivision development be approved without any requirement for stormwater control since there is no calculable stormwater increase.

Please provide your comments and/or accept this statement of "no significant impact" to the storm water drainage due to this proposed development.

Samuel J Styron
CONSULTINGENGINEERS, INC.



Samuel J. Styron, P.E. President
Cc: Cleveland Land and Farm, LLC



10/17/2025

From: David Seba dws@sebabros.com
Subject: Re: Cass County, 80 Acre Tract, RHD
Date: August 8, 2025 at 5:52 PM
To: Andy Appelbaum andy.appelbaum@dnr.mo.gov



Andy,

I received your email thank you so much for returning my call and getting me this information! I appreciate your help. Have a great weekend!!

David.
Sent from my iPhone

On Aug 8, 2025, at 5:48PM, Appelbaum, Andy <andy.appelbaum@dnr.mo.gov> wrote:

Hi David,

Thanks for speaking with me today regarding the Missouri Department of Natural Resources, Residential Housing Development Rule 10 CSR 20-6.030.

In accordance with Missouri Department of Natural Resources (DNR) guidance found in PUB2226, "On-site Wastewater Treatment (Septic) in a Subdivision"; approval is required for Residential Housing Developments with 7 or more lots which are less than 5 Acres. Since all the lots in the subdivision you described would be 5 acres or more, written approval would not be required from DNR for adherence to 10 CSR 20-6.030. Other areas of DNR may regulate you or your activities; such as land disturbance or drinking water supply.

Construction of the individual on-site sewage disposal systems is under the jurisdiction of Cass County.

Here is a link to PUB2226. <https://dnr.mo.gov/document-search/site-wastewater-treatment-septic-subdivision-pub2226/pub2226>

Please contact me if you have additional questions.

Sincerely,

Andrew Appelbaum, P.E.
Department of Natural Resources
Water Protection Program, Engineering
(314)-416-2062

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION PERMIT TO WORK ON RIGHT OF WAY NON-LOCAL GOVERNMENT PROJECT

KANSAS CITY DISTRICT
600 NORTHEAST COLBERN RD
LEE'S SUMMIT, MO 64086

Permit No. _____
Route RT D N
County CASS
City Outside city limits

01- DRIVEWAY I
(Type of Work)

Inspector BRADLEY ELWELL
Phone _____
RMS _____
Speed Limit 55 mph

Issued _____
Expires _____
Released _____

Log Points 11.104 11.104
GPS Begin N 38.6492170480 W -94.590935559
GPS End N 38.6492170480 W -94.590935559

Intersection/Stopping Sight Distance

Northbound/Eastbound NB EB _____ ISD ft. 555 SSD ft.
Southbound/Westbound SB WB _____ ISD ft. 696 SSD ft.

Location of work on State Highway right of way along the EAST side. 950 FEET
SOUTH from E 259th St

(State highway, County road, City street or County Line)

By signing this form the applicant agrees to all provisions of this form,
including the General Provisions attached herto and incorporated by reference.

David W. Seba
(Signature)

10-13-2025
(Date)

CLEVELAND LAW & FARM LLC
(Signature) (Date)

David Seba

(Print or Type Name)

(Print or Type Name)

David Seba

(Applicant)

(Applicant's Contractor)

Rte d

(Address)

(Address)

Cleveland NO 64734
(City) (State) (Zip-code)

(City) (State) (Zip-code)

(Telephone Number) 8167167100

(Telephone Number) _____

(Email Address) dws@sebrabros.com

(Email Address) _____

Surety deposit required. None , bond # _____, control # _____, check # _____ amount _____

Transmittal Number _____ Make check payable to: **Director of Revenue Credit Road Fund**

For office use only Date: _____ By: _____

Description of Work

Permit request for new construction of a new single family residential driveway. The new entrance to have a 15" dia x 30' long culvert pipe.

THE PERMIT IS NOT VALID UNTIL IT IS SIGNED BY THE APPLICANT AND CONTRACTOR IN BLUE INK AND RETURNED TO Bradley.Elwell@modot.mo.gov and an executed copy of the permit sent back to the applicant to retain and keep available for inspection during the construction project.

Any work that begins before any permit is issued will terminate the permit application process. Failure to comply with these provisions could result in a temporary suspension future permits.

A traffic control plan must be submitted by the Applicant and/or Contractor to provide "Temporary Traffic Control" that is in accordance with the minimums set forth in the Manual on Uniform Traffic Control Devices (MUTCD) - Current Edition. Typical temporary traffic control applications can be accessed in our "Traffic Control for Field Operations" manual.

[http://epg.modot.org/index.php/616.8_Typical_Applications_\(MUTCD_6H\)#Listing_of_Typical_Applications_for_Maintenance](http://epg.modot.org/index.php/616.8_Typical_Applications_(MUTCD_6H)#Listing_of_Typical_Applications_for_Maintenance)

The new entrance shall be constructed per MODOT standards. Any traffic control that may be needed shall conform with the current MUTCD guidelines.

Contractor is responsible for installing and maintaining proper erosion control throughout the duration of project. Contractor shall keep the roadway clean and free of debris during the project.

Applicant/Contractor shall comply with the provisions set forth under the MDNR Permit and Storm Water Pollution Prevention Plan (SWPPP) for erosion and sediment control and make any necessary adjustments as needed to control sediment. Applicant shall install erosion control measures prior to land disturbance and maintain them until vegetation is established and as required to prevent erosion of the slope. Particular attention to SWPPP Section 806.8.6.3.8.1 Temporary Seeding and Mulching of disturbed areas as soon as possible once grading is complete, not to exceed 14 days (or 7 days on slopes steeper than 3:1) weather permitting.

Contractor / applicant shall contact MO ONE CALL and complete a Notice of Intent three business days prior to starting work on right of way. All lane closures shall be submitted with traffic control plans for review and approval two business days prior to starting work on right of way. Contractor is responsible for verifying right of way in the field.

A copy of the permit and traffic control plan (if applicable) shall be available on site at all times. In addition, the following needs to be completed prior to any work being done on the Missouri Department of Transportation right of way:

Procedures and Requirements to be Completed and Followed by the Applicant and/or Contractor prior to and while working on MODOT Right of Way:

1. Applicant and/or Contractor shall contact the established Missouri One-Call System to identify and locate all utilities prior to beginning work on MODOT Right of Way.
2. Applicant and/or Contractor shall complete and submit the "Notice of Intent to Perform Work" form on-line within two business days prior to starting work on MODOT Right of Way. This is the link for the notice of intent to perform work form.
<https://www.modot.org/notice-intent#req1>
3. Applicant and/or Contractor shall provide a "Temporary Traffic Control Plan" that is in accordance with the minimums set forth in the Manual on Uniform Traffic Control Devices (MUTCD) - Current Edition. Typical temporary traffic control applications can be accessed in our "Traffic Control for Field Operations" manual.
4. Applicant and/or Contractor shall submit a Detailed Traffic Control Plan for Review and Approval for any or all Lane Closures or Flagging Operations on MODOT routes within two business days prior to starting work on MODOT Right of Way.
5. Applicant and/or Contractor shall contact Brad Elwell at (816) 835-5615 in advance of 24 hours prior to starting work on MODOT Right of Way.
6. Applicant and/or Contractor shall wear the appropriate Safety Apparel or PPE while working on MODOT Right of Way.
7. Applicant and/or Contractor can access Missouri Department of Transportation "Standard Plans for Highway Construction" for necessary details of construction within the MODOT Right of Way Limits.
8. Applicant and/or Contractor shall have a copy of the MODOT Issued Right of Way Permit and a copy of the Approved Traffic Control Plan (if applicable) available on site at all times.
9. Applicant and/or Contractor shall Survey MODOT Right of Way by a Professional License Land Surveyor to Accurately Identify MODOT Right of Way if MODOT Right of Way Markers are NOT Present.
10. Applicant and/or Contractor shall comply with these Provisions, Standards, Requirements and Specifications, FAILURE to do so could result in a temporary suspension of the MODOT Issued Right of Way Permit.

Guidelines for Restoration to MODOT Right of Way:

All MODOT property or facilities (including Roadway and Shoulder Pavement and Green Space) disturbed or damaged during the scope of work allowed by this permit must be restored, repaired or replaced in accordance with current MODOT Standards, Requirements and Specifications to meet or exceed the original existing condition as directed by a MODOT Representative.

PRIVATE DRIVEWAY WITH PIPE

1. Applicant and/or Contractor must possess a copy of this permit and permit approved plans on the job site at all times.
 2. Place 15" x 30' state approved storm drain pipe.
 3. Flow line of pipe to be not less than 3 feet below edge of pavement.
 4. Surface with 6" of 1" minus from edge of pavement to the right of way line.
 5. Compact fill material in 6-inch layers.
 6. Driveway grade to slope down not less than ¼-inch per foot from edge of pavement to the ditch line.
 7. Grade ditch at pipe ends for proper drainage.
 8. Keep roadway and shoulders clear of dirt, mud, debris, equipment and materials at all times.
 9. Roadway ditches, culverts and other such devices used to carry surface run-off will be kept open, free and clear at all times.
 10. Dress disturbed earth areas outside of driveway; seed and mulch with straw and/or sod.
 11. No slopes on MoDOT right of way greater than 3:1.
 12. All mailbox locations must be approved by the postal department and all supports must meet AASHTO Guidelines.
 13. UTILITY LOCATES – CONTACT MO ONE-CALL 1-800-344-7483 FOR LOCATION OF UNDERGROUND FACILITIES.
 14. Damage to MoDOT facilities within the area of work caused by the contractor will be deemed by MoDOT as either “non-emergency” or “emergency” upon notification of the damages. Repair to damages will be performed as follows:
 - Non-Emergency: The contractor will have 4 hours to propose a repair plan to MoDOT for a complete repair within 3 business days.
 - Emergency: Upon notification of the damage, the contractor must immediately submit a repair plan which will take no more than 4 hours to respond on-site and complete repairs within 48 hours of notification of damage.
- In either case, if the proposed plan is unacceptable for any reason to MoDOT, repairs will be made by MoDOT with all costs billed to the contractor. The applicant’s permit deposit or bond will be held until all costs are reimbursed to MoDOT per Section 12 of the Permit For Work on Right of Way General Provisions.
15. All workers within highway right of way shall wear approved ANSI/SEA 107 Performance Class 2 or 3 safety apparel, including safety glasses and safety footwear. See EPG 616.4.3 Worker Safety Considerations for worker apparel and EPG 616.5.2 High-Visibility Safety Apparel for flagger apparel. http://www.modot.org/business/documents/Safety_Requirements_Apparel_Placemat_FINAL1.pdf
 16. “THE SIGHT DISTANCE IS THE MINIMUM DISTANCE NECESSARY FOR A VEHICLE TRAVELING AT THE POSTED SPEED TO COMPLETE A STOP PRIOR TO THE ENTRANCE. APPLICANT UNDERSTANDS THE PRESENCE OF THIS ENTRANCE CREATES A POTENTIAL SIGHT DISTANCE PROBLEM AND HAS BEEN SO INFORMED IN WRITING BY THE DEPARTMENT. APPLICANT IS AWARE THE SIGHT DISTANCE OF THIS ENTRANCE IS SEVERELY RESTRICTED.”
 17. “APPLICANT UNDERSTANDS THE EXISTING SIGHT DISTANCE FOR THIS DRIVEWAY IS LESS THAN CURRENT DESIGN STANDARDS AND THE DRIVEWAY MODIFICATION, WHILE BENEFICIAL TO THE PROPERTY OWNER, WILL NOT REMEDY THE SIGHT DISTANCE LIMITATION.”

Right of Way Restoration in the Green Space:

1. Area of Excavation Holes shall be Backfilled with Original Spoils and/or Clean Dirt and Compacted.
2. Area of Disturbed Right of Way shall be Fine and Smooth Graded.
3. Area of Disturbed Right of Way shall be Seeded, Mulched and/or Installation of Erosion Blanket including Staking the Matting and/or Installing and Laying Sod.
4. Other Disturbed Right of Way shall be Restored as Needed to be Directed by a MODOT Representative.

Pavement and Shoulder Cut Restoration for Spring, Summer and/or Autumn:

1. Area of Pavement and/or Shoulder Excavation shall be Saw Cut and Benched Beyond (1-Foot) at a 90-Degree Angle.
2. Area of Pavement and/or Shoulder Excavation shall be Backfilled with Diggable Flowable Fill or the use of Alternate Materials Directed by a MODOT Representative.
3. Area of Pavement and/or Shoulder Excavation shall have 10-Inches of MODOT Approved Concrete Mix with 4,000 of PSI and Capped with 2-Inches of MODOT Approved Asphalt Aggregate.
4. Provide Flow Fill, Concrete Mix and Asphalt Aggregate Tickets.
5. Provide Before, During and After Pictures.

Pavement and Shoulder Cut Restoration for Winter:

1. Area of Pavement and/or Shoulder Excavation shall be Saw Cut and Benched Beyond (1-Foot) at a 90-Degree Angle.
2. Area of Pavement and/or Shoulder Excavation shall be Backfilled with Diggable Flowable Fill or the use of Alternate Materials Directed by a MODOT Representative.
3. Area of Pavement and/or Shoulder Excavation shall have 12-Inches of MODOT Approved Concrete Mix with 4,000 PSI with 0.5 Percent of Added Calcium Chloride.
4. Area of Pavement and/or Shoulder Excavation shall be Tined and/or Broom Swept in the Direction of the Groove in the Roadway.
5. Provide Flow Fill and Concrete Mix Tickets.
6. Provide Before, During and After Pictures.

Pavement and Shoulder Core Hole Restoration:

1. Area of Pavement and/or Shoulder Core Hole shall be Totally Removed and Extracted.
2. Area of Pavement and/or Shoulder Core Hole Spoils (Asphalt, Concrete, Dirt and Rock Aggregate) shall be Totally Removed.
3. Area of Pavement and/or Shoulder Core Hole shall be Backfilled with Diggable Flowable Fill or the use of Alternate Materials Directed by a MODOT Representative.
4. Area of Pavement and/or Shoulder Core Hole shall have 12-Inches of MODOT Approved Concrete Mix with 4,000 PSI with 0.5 percent of Added Calcium Chloride.

5. Area of Pavement and/or Shoulder Core Hole shall be Tined and/or Broom Swept in the Direction of the Groove in the Roadway.
6. Provide Flow Fill and Concrete Mix Tickets.
7. Provide Before, During and After Pictures.

Guidelines for Repair or Replacement of MODOT owned Damaged Property caused by the Applicant and/or Contractor while working on MODOT Right of Way:

Damaged MODOT Sidewalks, Trailways, Curb and Gutter, Ravines, Culverts, Striping, Cross Walks, Stop Bars, Turn Arrows, Signal Mast Arms-Columns, Signal Heads or Concrete Base, Underground Signal Detector Loops, Conduit, Fiber Optic Cable or Communication Cable, Street Light Poles, Arms and Luminaries, Underground Street Light Conduit, Wiring or Break-Away-Base, Signs and Posts and anything else MODOT owns shall be Repaired or Replaced in accordance with current MODOT Standards, Requirements and Specifications.

Guidelines for Traffic Control, Lane Closures and Flagging Operations:

1. Traffic Control shall comply within the Guidelines of the Manual of Uniform Traffic Control Devices (MUTCD).
2. Traffic Control shall comply within the Guidelines of the Missouri Department of Transportation Traffic Control for Field Operations Manual.
3. Lane Closures shall be approved by MODOT Work Zone Coordinator and requires two business days notification prior to starting work on MODOT Right of Way.
4. Flagging Operations shall be approved by MODOT Personnel and requires two business days notification prior to starting work on MODOT Right of Way.
5. Flaggers conducting Flagging Operations within MODOT Right of Way shall be Trained and Certified by a Certified Trainer.
6. Lane Closures and Flagging Operations – Hours of Operation shall be 9:AM to 3:PM (unless otherwise specified).
7. Normal Working Hours within MODOT Right of Way shall be from Sunrise to Sunset (unless otherwise specified - Night Work Hours and/or Weekend Work Hours).
8. NO Lane Closures shall be allowed during these Holidays: New Years Day, Memorial Day, Fourth of July Day, Labor Day, Thanksgiving Day, Christmas Day – (unless otherwise specified).
9. NO Lane Closures shall be Permitted During these Holiday Working Hours and shall be Restricted from and to the Working Day prior to the Holiday starting at 12:PM to the Working Day following at 9:AM.

Appropriate PPE or Safety Apparel while working on MODOT Right of Way:

Day Time Operations:

1. High Visibility Hard Hat.
2. Safety Glasses.
3. High Visibility Safety Vest.
4. Safety Footwear.

Night Time Operations:

1. High Visibility and Reflective Hard Hat.
2. Safety Glasses.
3. High Visibility and Reflective Safety Vest.
4. High Visibility and Reflective Safety Pants and/or Gaiters.
5. Safety Footwear.

Guidelines for Miscellaneous Work on MODOT Right of Way:

1. Keep roadway and shoulders clear of dirt, mud, debris, and materials always.
2. Roadway ditches, culverts and ravines used to carry surface run-off shall always be open and clear.
3. Bore pits shall have a minimum of 10-Feet of clearance from outside edge of pavement (unless restricted by right of way).
4. Bore pits and pot holing excavation shall be secured with orange safety fencing and fence stakes.
5. Backfill material to be compacted in 6–8-inch lifts using a Gas-Powered Compactor (backfill material shall be free of construction debris).
6. NO Slopes on MODOT right of way greater than 3:1.
8. EDGE TREATMENT: A wedge of material (with a 3:1 or flatter slope) must be placed along the pavement edge during non-working hours when there is over a 2-inch drop off.
9. Any striping that was obliterated during the construction process shall be restored using similar material and shall meet the retro-reflectivity requirements. (i.e., Stop Bars, Turn Arrows, etc).
10. If a temporary patch cannot be made or the concrete has not cured, then the hole must be plated (Steel Cover Plate with Steel Plate Ahead Sign properly displayed for all directions of Traffic that will be affected).
11. Steel Plates shall be properly secured to the pavement to prevent any movement and shall have asphalt placed around the plate to provide for a smooth transition for the traveling public.
12. If operations proceed into the winter months, then the steel plates shall be recessed into the pavement and properly secured.
13. Steel Plate Ahead signs shall be displayed for all lanes of traffic while being used on the roadway.

Guidelines for Placement and Depths of Other Public Utilities within MODOT Right of Way:

1. Water Lines 42-Inches of Cover Parallel and Crossing Under Roadway - (copper 2-inches or less NO encasement required).
2. Communication Cable 32-Inches of Cover Parallel.
3. Communication Cable 72-Inches of Cover Crossing Under Roadway – (for Plastic Conduit).
4. Communication Cable 42-Inches of Cover Crossing Under Roadway - (Encased in Rigid Conduit).
5. Gas Pipeline 32-Inches of Cover Parallel.

6. Gas Pipeline 72-Inches of Cover Crossing Under Roadway.
7. Sewer Lines 30-Inches of Cover Parallel and Crossing Under Roadway.
8. Electric Power Lines 30-Inches of Cover Parallel.
9. Electric Power Lines 72-Inches of Cover Crossing Under Roadway.
10. Electric Overhead Power Lines - Vertical Clearance is 18-Foot Minimum.

Guidelines for Utility Work Related to New Facility Placement:

In the Event, that the Underground or Overhead Location of the Entities Owned Utility Facilities that is marked within an area of Commission State Right of Way Proposed for Highway Construction Excavation Project, the Applicant Agrees to the Following:

1. to perform non-invasive digging methods (hand/soft digging, pot holing, vacuum methods, pressurized air/water, pneumatic hand tools, etc.), at the Entities own cost and expense, to confirm the horizontal and vertical location of said facilities.
2. to pay the Commission an up-front lump-sum for the estimated costs of performing non-invasive digging methods, under the terms of a separate written agreement, to confirm the horizontal and vertical location of said facilities.
3. to relocate said facilities, at the Entities own cost and expense, to an area of right-of-way as designated by the Commission. Should non-invasive digging methods reveal that the location of the Entities Utility Facilities interferes with the Commission's proposed Highway Construction Excavation Project, relocation of those facilities by the Entity will be required.

If the contractor creating the damage is sub-contracted by the applicant who applied for the Missouri Highways and Transportation Commission Permit for Work on Right of Way, it will be the responsibility of the applicant to ensure the bill for the ITS Maintenance Contractor is paid in full, prior to project completion. If this bill is not paid, then the applicant's permit deposit or bond will be held, until this specification is satisfied, per Section 12 of the Permit for Work on Right of Way General Provisions.

Damage to MODOT facilities within the area of work caused by the contractor will be deemed by MODOT as either "non-emergency" or "emergency" upon notification of the damages. Repair to damages will be performed as follows:

- Non-Emergency: The contractor will have 4 hours to propose a repair plan to MODOT for a complete repair within 3 business days.
- Emergency: Upon notification of the damage, the contractor must immediately submit a repair plan which will take no more than 4 hours to respond on-site and complete repairs within 48 hours of notification of damage.

In either case, if the proposed plan is unacceptable for any reason to MODOT, repairs will be made by MODOT with all costs billed to the contractor. The applicant's permit deposit or bond will be held until all costs are reimbursed to MODOT per Section 12 of the Permit for Work on Right of Way General Provisions.

General Provisions

Section 1. The signing of this form binds the applicant to the terms of this permit. If signed by Applicant's contractor or that contractor's authorized representative, the contractor and any subcontractors will be held jointly responsible for all of the requirements of this permit until it is released by the District Engineer or the District Engineer's representative. Applicant agrees to keep a copy of the permit and an approved plan on the job site.

Section 2. Construction material and equipment may be on the right of way only during the period of actual construction providing it is not on the roadway shoulders, in the ditch or blocking sight distance. Roadway ditches, culverts and other such devices used to carry surface run-off will be kept open, free and clear at all times.

Section 3. Applicant agrees that construction inspection will be provided by Applicant to assure compliance with the permit.

Section 4. Applicant shall provide adequate preliminary engineering including planning, and coordination with all concerned parties to:

- (a) Confirm their contractor knows the rules and limitations for installations on highway right of way.
- (b) Provide preinstallation meetings to all parties on major installations.
- (c) Designate a point of contact who shall be available 24 hours per day, 7 days per week while the permittee is present on state highway rights of way and shall be capable of correcting any deficiencies in accordance with Missouri Standard Specifications for Highway Construction including, but not limited to Section 616.
- (d) Include the name and telephone numbers of the design engineer and construction manager, as well as the dimension of the facility from the right of way line on the permit.

Section 5. Prior to beginning work, the applicant will request from the established Missouri One-Call System, the location of all utilities on the right of way.

Section 6. Applicant will contact MoDOT 48 hrs prior to any lane closure or 14 calendar days prior to the imposition of height, width, and weight restrictions. Lane closure dates may be rescheduled and/or lane closure times may be shifted to off-peak and/or nighttime hours to minimize traffic backups. Schedule multiple tasks in a single work zone if possible.

Section 7. All work covered under this permit is to be in accordance with the Missouri Standard Specifications for Highway Construction, Missouri Standard Plans for Highway Construction, and The Manual on Uniform Traffic Control Devices (MUTCD current edition) where applicable. All utility facilities will be installed and located and all other work performed in accordance with the Code of State Regulations, Title 7, Division 10, Chapter 3, Utility and Private Line Location and Relocation and other policies of the Missouri Department of Transportation.

Section 8. No advertising signs or display material of an advertising nature is to be placed on or to extend over onto the right of way as covered in Section 227.220 R.S.Mo.

Section 9. Except for the negligence of the Commission, its officers, employees and agents, the Applicant agrees to hold harmless the Commission, its officers and employees from all liability, judgments, costs, expenses and claims growing out of damages of any nature whatsoever, to any person or property arising out of performance or non-performance of said work, or existence of said improvements from permit issuance until released as dated hereon.

Section 10. All costs incurred due to the issuance of this permit shall be borne by the Applicant, the Applicant's successors, and assigns.

Section 11. It is understood that in granting this permit the Commission waives none of its power or rights to direct the removal, relocation, and/or proper maintenance in the future of anything within the right of way of the state highway at no cost to the Commission.

Section 12. The Applicant's deposit or bond may be held until the work has been completed and has been approved by the District Engineer or the District Engineer's representative. The Applicant agrees that the Commission may, after the expiration date of this permit or extension thereof, use as much of the deposit as may be necessary to restore, correct, or complete any and all work started or done by the Applicant by whatever means the Commission deems necessary. The Commission may use the deposit to correct any hazard which the Applicant/contractor does not correct upon notification.

Section 13. The obtaining of this permit does not relieve the Applicant of the responsibility for obtaining other permits required by this or any other agency having jurisdiction.

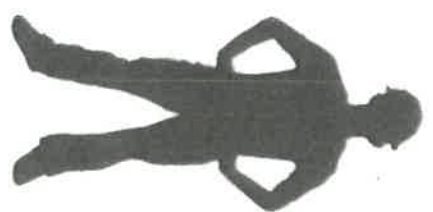
Section 14. For any land disturbance activity, the Applicant shall install erosion and sediment control measures as necessary to prevent pollution of streams, lakes, ponds and wetlands and to prevent silt from leaving MoDOT right of way. The Applicant agrees to restore vegetation with seed and mulch, sodding, or other approved methods, prior to removal of sediment control devices. The Commission is under a federal order, under Case No. 15-4069, U.S. District Court of the Western District of Missouri, and all projects including applicant's projects that include land disturbance activities of greater than one (1) acre on Commission right of way are subject to this order. See www.modot.org/business/contractor_resources/LandDisturbanceItems.htm for full requirements.

Section 15. No driveway or improvement constructed on the highway right of way, shall be altered or relocated without permission of the District Engineer or the District Engineer's representative.

Choose One
-hard hats must be high visibility



For daytime activity, flaggers shall wear a high visibility hard hat; safety glasses; a Performance Class 3 top OR a Performance Class 2 top; and safety footwear.



Choose One
Safety Footwear

Daytime Flagger PPE

- PPE Personal Protective Equipment
- PPE is not required to fully enclosed
- PPE examples of the minimum requirements
updated Sept. 2020

Choose a One
-hard hats may be any color or design



For daytime activity, workers shall wear a hard hat; safety glasses; a Performance Class 3 top OR a Performance Class 2 top; and safety footwear.



Choose One
Safety Footwear

-retro-reflective support needed for some operations

Daytime Worker PPE

- PPE Personal Protective Equipment
- PPE is not required to fully enclosed
- PPE examples of the minimum requirements
updated Sept. 2020

Choose One
-hard hats must be high visibility



For nighttime activity, flaggers shall wear a high visibility/reflective hard hat; safety glasses; a Performance Class 3 top and a Class E bottom OR a Performance Class 2 top and a Class E bottom; and safety footwear.



Choose One
Safety Footwear

Nighttime Flagger PPE

- PPE Personal Protective Equipment
- PPE is not required to fully enclosed
- PPE examples of the minimum requirements
updated Sept. 2020

Choose a One
-hard hats may be any color or design



For daytime activity, workers shall wear a hard hat; safety glasses; a Performance Class 3 top OR a Performance Class 2 top; and safety footwear.



Choose One
Safety Footwear

-retro-reflective support needed for some operations

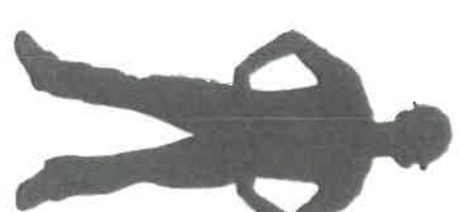
Daytime Worker PPE

- PPE Personal Protective Equipment
- PPE is not required to fully enclosed
- PPE examples of the minimum requirements
updated Sept. 2020

Choose One
-hard hats may be any color or design



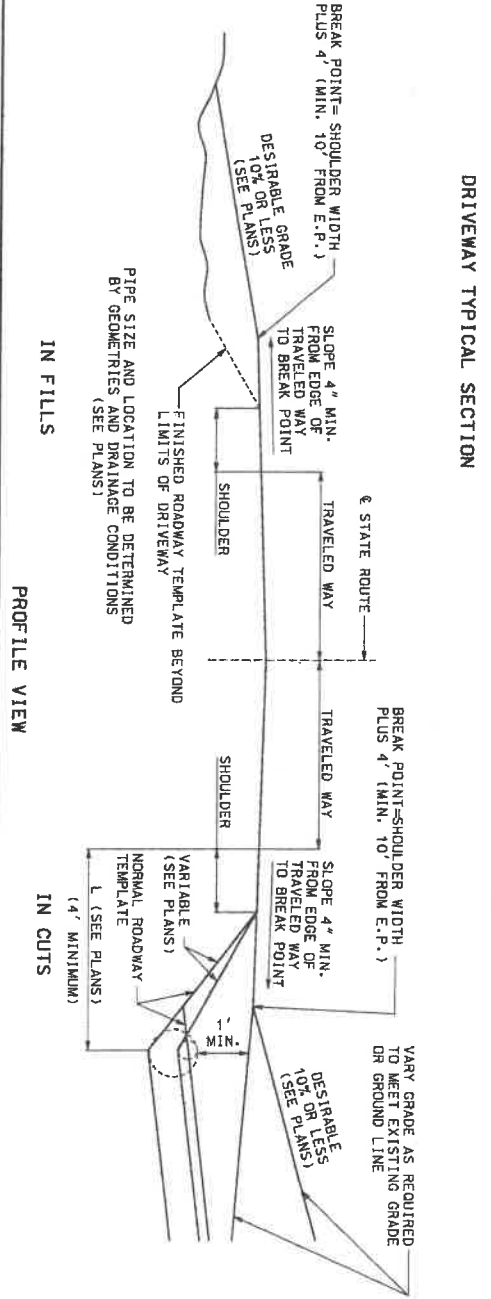
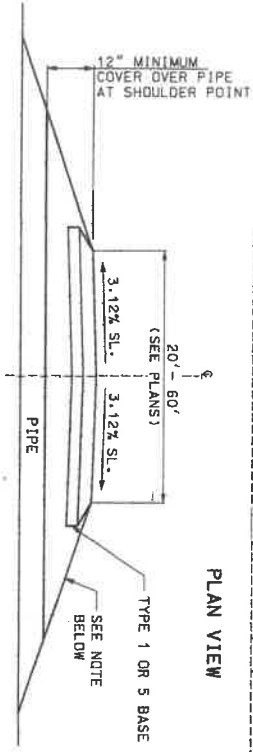
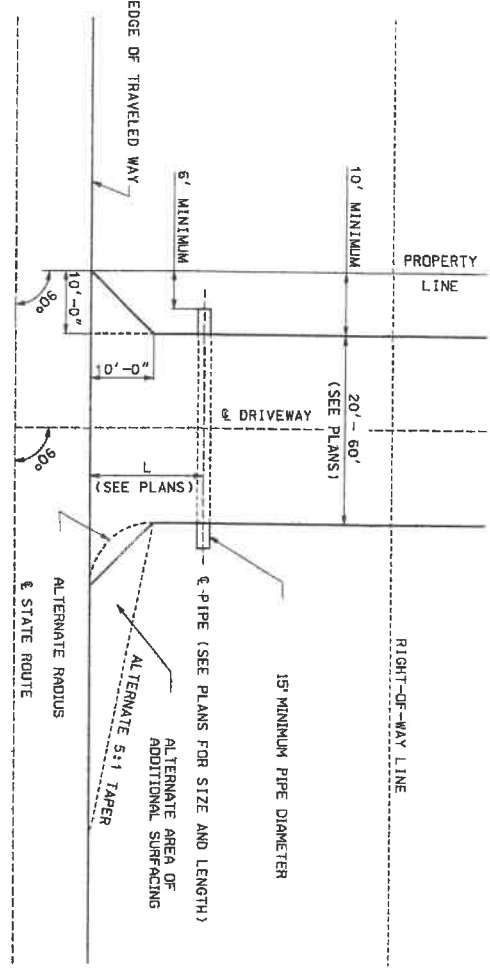
For nighttime activity, workers shall wear a hard hat; safety glasses; a Performance Class 3 top OR a Performance Class 2 top and a Class E bottom; and safety footwear.



Choose One
Safety Footwear

Nighttime Worker PPE

- PPE Personal Protective Equipment
- PPE is not required to fully enclosed
- PPE examples of the minimum requirements
updated Sept. 2020



DRIVEWAY SIDE SLOPES: *

1 TO 1700 VEHICLES PER DAY ON STATE ROUTE USE 3:1 SLOPE (OR 6:1 SLOPE WHERE PRACTICABLE).

OVER 1700 VEHICLES PER DAY ON STATE ROUTE USE 6:1 SLOPE (OR FLATTER WHERE PRACTICABLE).

NOTE: RECOMMENDED WIDTH OF DRIVEWAY - 20'

* IN ORDER TO MINIMIZE THE USE OF 6:1 SLOPED END PIPE SECTIONS ON NEW CONSTRUCTION AND WHERE POSSIBLE ON EXISTING ROUTES, THE LOCATION OF DRAINAGE PIPE SHOULD BE BEYOND THE CLEAR ZONE DISTANCE AS SHOWN IN TABLE 3.1 OF THE 1988 EDITION OF "ROADSIDE DESIGN GUIDE".


GENERAL NOTES:

NO PART OF THE DRIVEWAY EXCLUDING TAPERS SHALL BE CONSTRUCTED BEYOND THE PROPERTY FRONTAGE.

SURFACING SHALL BE AS SHOWN ON THE PLANS OR PERMIT. 4 INCHES OF TYPE 1 OR 5 BASE SHALL BE PLACED AND COMPACTED BENEATH THE AREAL SURFACE OF CONCRETE AND ASPHALT DRIVEWAYS.

LENGTH OF PIPE SHALL BE DETERMINED BY DEPTH AND LOCATION OF FITCH. MINIMUM 32' LENGTH OF MINIMUM 15" DIAMETER PIPE, SEE PLANS.

THIS DRAWING ILLUSTRATES DRIVEWAY DETAILS FOR MINIMUM SITUATIONS. TRAFFIC VOLUMES, SAFETY CONSIDERATIONS, LOCAL REQUIREMENTS, ETC., MAY DICTATE MORE EXTENSIVE IMPROVEMENTS THAN ILLUSTRATED.



STATE OF MISSOURI
DEPARTMENT OF TRANSPORTATION
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

DRIVEWAY
TYPE 1

DATE EFFECTIVE: 07/01/2000

DATE PREPARED: 4/29/2000

203.61B

SHEET NO.
1 OF 1



COFFELT
Land Title Inc
"The Home of Good Deeds"

Coffelt Land Title, Inc
(P) (816)380-3441 (F) (816)380-3448
www.coffeltlandtitle.com

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Cleveland Land and Farm LLC

Prepared For:

David Seba
dws@sebabros.com

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 1000 feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

1. Chadwick Family Trust
2621 NW Lookout Ridge
Lee's Summit, MO 64081
2. same as No. 1
3. Glenwild Cemetery Association
E. 259th St.
Cleveland, MO 64734
4. David and Danielle Carlson
1510 E. 259th St.
Cleveland, MO 64734
5. Triple B Investments Corp.
2301 W 159th St.
Stanley, KS 66224

6. Monte C. and Angela A. Massey
2205 E 261st St.
Cleveland, MO 64734

7. James K. and Kelly S. Worthley
2007 E 161st St.
Cleveland, MO 64734

8. Michael B. and Tammy Brown
26203 S Westline Rd.
Cleveland, MO 64734

9. Derek P. and Rebecca A. Worthley
26223 W Westline Rd.
Cleveland, MO 64734-9112

10. Andrew Yoakum and Jewel Janke
3911 Meadow Land
Kansas City, MO 64137-1159

11. Robert N. and Tanda J. Allen
26204 S Westline Rd.
Cleveland, MO 64734

12. Russell W. and Sandra J. Allen
26118 S Westline Rd.
Cleveland MO 64734

13. Gary W. and Lynda F. Sturdevant
P. O. Box 148
Cleveland, MO 64734

14. Jesse Alan Yoakum
26219 S State Route D
Cleveland, MO 64734

15. same as No. 14

16. same as No. 14

17. same as No. 14

18. Nikki and Eyvan Martinez
26216 S State Route D
Cleveland, MO 64734

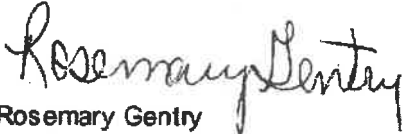
19. Justin L. and Deanna L. Searle
26112 S State Route D
Cleveland, MO 64734-9331

20. Dennis P. and Kathleen J. Hampton
28006 S State Route D
Cleveland, MO 64734

21. Bruce L. Tedrow
6400 Lowell Ave.
Merriam, KS 66202-3861

22. same as No. 21

William E. Behm III and Rhonda R. Behm
4014 Gibbs Rd.
Kansas City, KS 66106



Rosemary Gentry
Coffelt Land Title, Inc.
10/5/2025



E. 255th St.

S. West Line Rd.

E. 259th St.

Zone Tract

S. West Line Rd.

E. 261st St.

S. West Line Rd.

Recorded in Cass County, Missouri

Recording Date/Time: 09/11/2025 at 11:43:45 AM

Book: 5213 Page: 68

Instr #: 772199

Type: WD

Pages: 2

Fee: \$27.00 S



Mike Medsker
Recorder of Deeds

Electronically Recorded

TRUSTEE'S DEED

(Missouri)

File No.: 25080443 – Coffelt Land Title, Inc

THIS INDENTURE, made as of Sept 2, 2025, by and between Benjamin A. May, Successor Trustee of The Glenda S. Scoville Trust dated July 2, 1999, Grantor and Cleveland Land and Farm LLC, a Missouri limited liability company, Grantees.

Grantee's mailing address is: 14426 Bishop Birch Place, Carmel, IN 46024

WITNESSETH, That the said Grantor(s), pursuant to the power and authority vested in the trustee(s) to distribute the real estate hereinafter described, and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it paid as trustee(s) aforesaid, does by these presents SELL and CONVEY unto the said Grantee(s), the heirs, successors and assigns the following described real estate situate in the County of Cass, State of Missouri, to-wit:

The West Half of Lot 2 of the Northeast Quarter, and the East Half of Lot 2 of the Northwest Quarter of Section 5, Township 44, Range 33, Cass County, Missouri, except roads.

Grantor herein states Glenda S. Scoville Trustee of the Glenda S. Scoville Trust dated July 2, 1999 died on November 7, 2020 in Cole County, Missouri.

SUBJECT TO: (a) covenants, easements, restrictions and reservations of record, if any; (b) taxes and assessments, general and special, not now due and payable; and (c) the rights of the public to parts thereof in streets, roads or alleys, if any;

This Deed is made and given by the undersigned as Trustee(s) pursuant to the Power of Sale contained in the aforesaid Trust Agreement, which Agreement remains in full force and effect at this time, and has not been revoked or amended. And the Grantor(s) further states that the power to sell and convey the real estate described hereinabove is granted under said Trust Agreement.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining unto the Grantee(s) and unto his/her/their heirs, successors and assigns forever; the said Grantor(s) as Trustee(s) as aforesaid hereby covenants that an indefeasible estate in fee of the aforesaid premises is vested in the said Trustee(s); that the said premises are free and clear from any encumbrance done or suffered by the Trustee(s) or those under whom the Trustee(s) claim(s); and further, that the said Grantor(s) will warrant and defend the title to the said premises unto the said Grantee(s) and unto is/her/their heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming through or under the Grantor(s), as Trustee(s) as aforesaid, except as provided above.

The undersigned has/have executed this deed as Trustee(s) under the aforesaid Trust indenture, and not in its individual capacity(ies). By the acceptance thereof, Grantee(s) agree(s) that the undersigned are not and shall not be personally liable upon any covenants or warranties herein, whether expressed or implied, and that its liability as Trustee(s) as aforesaid shall be limited to the assets of said trust estate held by them as such Trustee(s) at the time any such liability may be asserted.

IN WITNESS WHEREOF, the undersigned, as Trustee(s) aforesaid, has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

The Glenda S. Scoville Trust dated July 2, 1999

BY: Benjamin A. May trustee
Benjamin A. May
Successor Trustee

STATE OF Maryland
COUNTY OF Anne Arundel

On this 2nd day of Sept 2005 before me, the undersigned, a Notary Public within and for said County and State appeared Benjamin A. May, Successor Trustee of The Glenda S. Scoville Trust dated July 2, 1999 under the aforesaid Trust Agreement, to me personally know or affirmed to be the person(s) described in and who executed the within instrument as Trustee(s) of said Trust, and who acknowledged to me that he/she/they executed the within Trustee's Deed in behalf of the aforesaid Trust and that he/she/they executed the same as his/her/their free act and deed as Trustee(s) for the purposes therein stated.

Cheryl A. Fessler
Notary Public,

My Commission Expires: 09/28/06

