



**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. 3096**

Applicant(s): Donald B. Chapman, on behalf of the Gary & Arlene Chapman Trust

Lot Split and Rezoning of a parent tract of 40+/- acres with the Zoning Designation of Agriculture (Ag) into a 10 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and a 30 +/- acre tract to retain Agriculture (AG) Zoning Designation.

Initial Meeting Date: June 25, 2024

Tentative Commission Meeting Date: Wednesday, July 10, 2024, at 12:00 pm (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: Tract of 40+/- acres with the Zoning Designation of Agriculture (Ag) on a tract of land located in part of the NW ¼ of the NE ¼ of Section 19, Township 46, Range 31, Cass County, Missouri and commonly known as 18000 Deer Creek Ln, Pleasant Hill, MO 64080.

REVIEW NOTES

Districts Effected: Water: PWS# 9 Fire: Central Cass Fire District School: R-9 – Harrisonville

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

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 2023 have been provided.
- 3) Plat of Survey provided as required.
- 4) Letter from PWS# 9 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. 3096

1. Applicant: Donald B. Chapman, on behalf of the Gary & Arlene Chapman Trust
2. Property locations: 29410 S Sawmill Rd, Harrisonville, MO 64701
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 # 14-07-25-000-000-001.000 & 13-09-30-000-000-003.000 – 29114 S Sawmill Rd – Agriculture (AG)
 - b. Parcel # 13-09-30-000-000-004.000 – S Sawmill Rd (Borders the East) – Agriculture (AG)
 - c. Parcel # 13-09-30-000-000-004.003 – 29418 S Sawmill Rd – Residential Rural (RR)
 - d. Parcel # 14-07-25-000-000-017.001 – 17604 E 296th St – Residential Rural (RR)
 - e. Parcel # 14-07-25-000-000-016.000 – 17410 E 296th 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 10+/- acre tract is suitable for Residential Rural use and the 30+/- acre tract is suitable for Agriculture (AG) because there are residential use 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 9 of Cass County. The Property is located within Central Cass 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. 3096 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 2023 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD 9 regarding water availability.
 - viii. Certified list of adjacent property owners prepared by Coffelt Land Title.
12. The applicant is seeking to subdivide the Property or replat the Property for the purpose of future construction of single family dwellings. 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. 3096 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 | | | | |
| Clickner | | | | |
| Gerant | | | | |
| Carl | | | | |
| Kohler | | | | |

Attest:

 Valerie McCubbin



CASS COUNTY, MISSOURI
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AND ZONING DEPARTMENT

30508 S. West Outer Road, Harrisonville, MO 64701
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Zoning District Amendment (rezoning) Application and/or Lot Split Packet

Date of Application: May 1, 2024

Required Information

Owner(s): Gary Chapman and Arlene M Chapman Revocable Trust

Address: 27300 Orient Cemetery

City/Zip: Harrisonville MO 64701

Contact Number: 913 636-6300

Email Address: dbchapman52@yahoo.com

By filling out the by completing this application you are taking FULL responsibility for this project from Start to Finish!

Applicant: Donald Chapman

Address: 27300 orient Cemetery

City/Zip: Harrisonville mo 64701

E-Mail Address: dbchapman52@yahoo.com

Phone: 913 636-6300 Mobile #: 913 636-6300 Fax #: _____

Property Description

Street Address or General Location of the Property: 29410 South Squirrel Rd

Section/Township/Range 30 / 44 / 31

Present Zoning: Ag Requested Zoning: Ag / RR Acreage: 42

Present Use of Property: farm

Proposed Use of Property: build home

Character of the Neighborhood: Farming fields

Applicant signature: Donald Chapman



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- g. The Board then may ask you more questions.
 - h. You may then be seated
 - i. The Chairman will ask for a staff report and it will be given.
 - j. The Chairman will then ask if there are any comments, questions, or discussion for the application.
 - k. The Chairman will then accept a motion for the application.
 - The application may be approved, denied, tabled, or continued until a later date.
 - a. If approved or denied you will be given a hearing date for the County Commission or the Board of Zoning Adjustment as the Planning Board is a recommending body only.
 - b. If tabled or continued you will be given a date and time of the next Planning Board hearing for your application. You must be present at this hearing as well.
5. After a motion has been carried you are free to leave if you so wish.

County Commission/ Board of Zoning Adjustment Meeting

(Your presence is **REQUIRED** at the Planning Board Meeting)

1. Meeting will be called to Order. Roll Call will be taken, Pledge, acceptance of the agenda, and approval of previous minutes.
2. When your application is called you may or may not be requested for comment or to answer questions.
3. There will be a motion for the application.
 - a. The application may be approved, denied, tabled, or continued until a later date.
 - b. If tabled or continued you will be given a date and time of the next County Commission / Board of Zoning Adjustment hearing for your application. You must be present at this hearing.

By signing below I hereby understand and agree to what is expected of me as the applicant. I agree to be at all required hearing/meeting dates and times. I will mail all required documentation to the appropriate person(s) and do understand that if for any reason that I am unable to attend a required meeting or fail to mail the required documentation that my application may be denied and I shall reapply for the action that I am requesting.

Ronald B. Chapman II
(Signature)

Ronald B Chapman II
(Print)

4/30/24
(Date)

Certification of Mailing for Zoning Application # ZP3096

By signing below, I Donald B. Chapman the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters prior to the scheduled hearing set on June 25, 2024, to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Land Title Company as well as Public Water Supply District 9, Central Cass Fire Protection District, Public School District R-9 – Harrisonville, and there are no City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property;

On this 6th day of June, 2024.

I, the applicant, hereby certify that the above to be true and correct.



Donald B. Chapman - Signature



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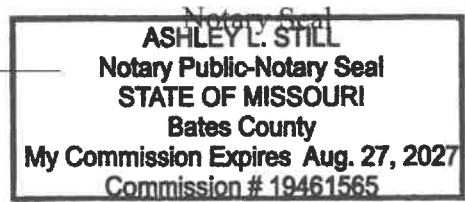
AUTHORIZATION FOR ZONING ACTION

Applicant to Complete This Section

Principal Property Owner(s): The Gary C Chapman & Arlene M. Chapman Revocable Trust
 Property Address: 29410 South Sawmill City Harrisonville Zip 64701 Telephone 913636-6300
 Designated Representative of Property Owner(s): Donald B. Chapman
 Representative's Address: 27300 Orient Cemetery City Harrisonville Zip 64701 Telephone 913636-6300

1. By signing below, I represent that I am an owner of record of this property and that I authorize the representative above to act in my behalf in the Application for this Zoning Action matter.
2. I also represent that all other owners of interest in the property have been notified and have also signed this Authorization. All owners must sign below. All signatures below must be notarized.
3. I also represent that any third party holding a mortgage interest in this property has been notified as part of the notification process for this zoning action.

Owner 1: Donald B Chapman Date: April 7, 2024
 (Signature) (Print)



State of Missouri
County of Cass

On this 30th Day of April in the year 2024, before me, the undersigned notary public, personally appeared Donald Chapman, known to me to be the person whose name is subscribed to the within instrument and acknowledge that he/she executed the same for the purpose therein contained. In witness whereof, I hereunto set my hand and official seal. Ashley L. Still Notary Public

Notary Seal

Owner 2: _____ Date: _____
 (Signature) (Print)

State of Missouri
County of Cass

On this _____ Day of _____ in the year _____, before me, the undersigned notary public, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledge that he/she executed the same for the purpose therein contained. In witness whereof, I hereunto set my hand and official seal. _____ Notary Public

Notary Seal

Owner 3: _____ Date: _____
 (Signature) (Print)

State of Missouri
County of Cass

On this _____ Day of _____ in the year _____, before me, the undersigned notary public, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledge that he/she executed the same for the purpose therein contained. In witness whereof, I hereunto set my hand and official seal. _____ Notary Public

13-09-30-000-000

Floodplain

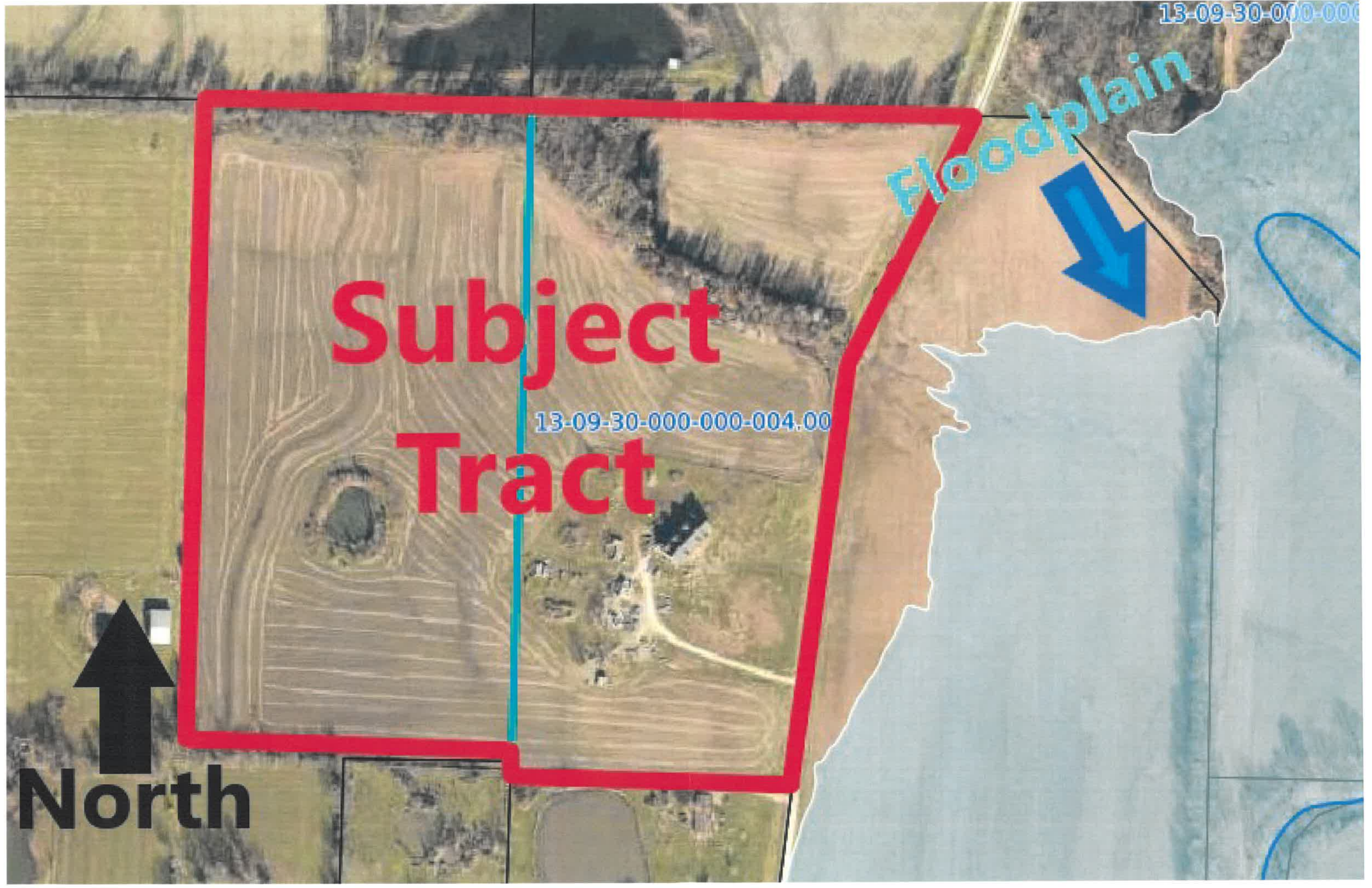


**Subject
Tract**

13-09-30-000-000-004.00

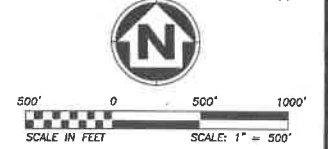
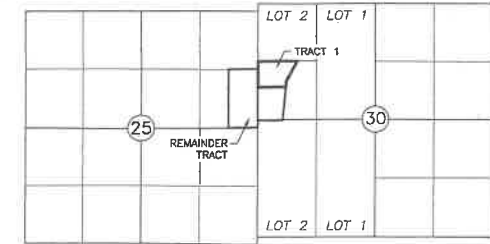


North



TRUE POINT OF BEGINNING
NW. COR. S. 1/2, LOT 2, NW. 1/4
SEC. 30, TWP. 44, RANG. 31
CASS COUNTY, MISSOURI
LOCATED IN 5' DIA. HOLE,
SET 1/2" REFERENCE BARS
10.00' SOUTH & 10.00' EAST
OF CORNER POSITION
(CALCULATED POSITION)

Plat of Survey for Lot Split



LOCATION MAP
SECTION 30, TOWNSHIP 44, RANGE 31
SECTION 25, TOWNSHIP 44, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'



Legend

- = FOUND MONUMENT AS NOTED
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED BOWERS PLS 2616
- = WIRE FENCE LINE
- = TRUE POINT OF BEGINNING
- (GLO) = GOVERNMENT LAND OFFICE DISTANCE
- (C) = CALCULATED DISTANCE

Reference Surveys

- SURVEY BY: GEORGE BIRD, SURVEYOR
DATED: 11/26/1909
RECORDED: SURVEY BOOK G, PAGE 223
- SURVEY BY: HOWARD L. SHERMAN, PLS 918
DATED: 6/30/85
FOR: GAIL G. KROENKE
PRIVATE RECORDS
- SURVEY BY: HOWARD L. SHERMAN, PLS 918
DATED: 12/21/70
FOR: GAIL G. KROENKE
PRIVATE RECORDS
- SURVEY BY: WILLIAM C. LETHCHO, PLS 1539
DATED: 3/5/86
RECORDED: SURVEY BOOK 4, PAGE 768
- SURVEY BY: WILLIAM C. LETHCHO, PLS 1539
DATED: 10/11/95
RECORDED: SURVEY BOOK 5, PAGE 149
- SURVEY BY: JERRELL T. BOWERS, PLS 1733
DATED: 7/30/97
RECORDED: SURVEY BOOK 6, PAGE 74
- SURVEY BY: WILLIAM C. LETHCHO, PLS 1539
DATED: 4/27/02
FOR: TED ZELLMER
OUT OF COUNTY PAGE 1375
- SURVEY BY: JERRELL T. BOWERS, PLS 1733
DATED: 6/19/06
FOR: BRYAN WMSATT
PRIVATE RECORDS
- SURVEY BY: TROY S. BOWERS, PLS 2616
DATED: 11/22/17
RECORDED: SURVEY BOOK 27, PAGE 8
- SURVEY BY: TROY S. BOWERS, PLS 2616
DATED: 4/13/21
RECORDED: SURVEY BOOK 30, PAGE 95
- SURVEY BY: TROY S. BOWERS, PLS 2616
DATED: 6/28/22
RECORDED: SURVEY BOOK 32, PAGE 80
- MOBIR CERTIFIED LAND CORNER
DOCUMENT NO. 600-60863
- MOBIR CERTIFIED LAND CORNER
DOCUMENT NO. 600-60862
- MOBIR CERTIFIED LAND CORNER
DOCUMENT NO. 600-60867

Record Description:

BOOK 2377, PAGE 95

TRACT 1, THAT PART OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER AND OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 44 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER FOR THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE ON AN ASSUMED BEARING OF SOUTH 10 DEGREES 33 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 30 A DISTANCE OF 17.48 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 30 SECONDS EAST A DISTANCE OF 558.92 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF SAWMILL ROAD, AS BUILT; THENCE NORTH 06 DEGREES 01 MINUTE 50 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 879.83 FEET; THENCE NORTH 28 DEGREES 41 MINUTES 47 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 544.05 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 41 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 882.65 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 33 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1324.97 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID EAST HALF FOR THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST A DISTANCE OF 660.64 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 00 DEGREES 46 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF A DISTANCE OF 1308.47 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 28 SECONDS EAST A DISTANCE OF 681.57 FEET TO A POINT IN THE EAST LINE OF SAID EAST HALF; THENCE NORTH 00 DEGREES 33 MINUTES 16 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 1311.10 FEET TO THE POINT OF BEGINNING.

Survey Description:

Tract 1

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 2377 AT PAGE 95 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING A PART OF THE SOUTH HALF OF GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30, AFORESAID; RUN THENCE SOUTH 01°48'57" WEST ALONG THE WEST LINE OF SAID LOT 2, 1326.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID LOT 2, BEING A POINT ON THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 2377 AT PAGE 95 AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 88°26'41" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF, 878.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAWMILL ROAD AS DESCRIBED IN BOOK 2377 AT PAGE 95; THENCE SOUTH 28°01'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 536.18 FEET; THENCE SOUTH 07°21'03" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 112.10 FEET; THENCE NORTH 88°26'41" WEST PARALLEL WITH SAID NORTH LINE OF THE SOUTH HALF, 630.55 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01°48'57" EAST ALONG SAID WEST LINE, 591.54 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 10.00 ACRES, MORE OR LESS, SUBJECT TO 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 ARE BASED ON AN ASSUMED BEARING OF SOUTH 01°40'57" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI.
- 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 2377, PAGE 95, 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.
- 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. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
- THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 2903700300F, DATED JANUARY 2, 2013.
- 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 DRIVWAY 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 THE GARY C. CHAPMAN & ARLENE M. CHAPMAN REVOCABLE LIVING TRUST AND IS EXPRESSLY FOR IT'S 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 UNDESIGNED 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 OF 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 APRIL 8, 2024.

FOR: THE GARY C. CHAPMAN & ARLENE M. CHAPMAN REVOCABLE LIVING TRUST
28410 S. SAWMILL RD., HARRISONVILLE, MO 64701
ORDERED BY: MR. DON CHAPMAN

Bowers Land Survey Co. LLC

P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 616.225.0160
WEBSITE: BOWERSURVEY.COM

| SECTION | TOWNSHIP | RANGE | COUNTY | STATE | DATE | JOB NO. |
|---------|----------|-------|--------|----------|---------|----------|
| 30 | 44 | 31 | CASS | MISSOURI | 4/10/24 | 22004-24 |

DRAWING NO. 25000BBS.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

Year Account
2023 57-00 0854500

043024

021699

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

CHAPMAN, GARY & ARLENE TR
29410 S SAWMILL RD
HARRISONVILLE, MO 64701

| Description | Rate | Amount |
|-------------------|--------|--------------|
| R-9 H-VILLE | 5.4772 | 24.65 |
| FIRE 3-CEN CASS | .6589 | 2.97 |
| AMB 3-CENT CASS | .5105 | 2.30 |
| STATE | .0300 | .14 |
| CASS CO RD&BRDG | .2033 | .91 |
| CASS CO LIBRARY | .2240 | 1.01 |
| HOSPITAL MAINT | .1181 | .53 |
| SHELTER WKSHOP | .0432 | .19 |
| TAX AMOUNT | 7.2652 | 32.70 |
| Date Paid | | 12/18/23 |
| TOTAL PAID | | 32.70 |

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

Property Description

Map Number: 14-07-25-000-000-017.000

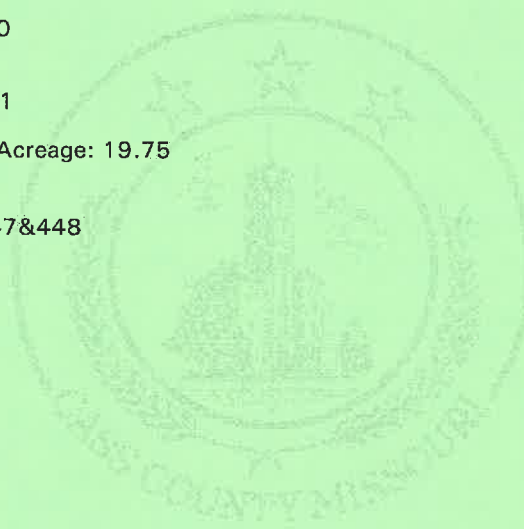
Site Address: E 296TH ST
HARRISONVILLE, MO 64701

Sec: 25 Twp: 44 Rng: 32 Book/Page2377/95 Acreage: 19.75

Legal Description:
E2 SE NE EX E661 SE CR AS REC,3551/447&448

Assessed Values

Agricultural 450
TOTAL ASSESSED: 450



Visit our website at www.casscountycollector.com

Please retain this receipt for your records.

Year Account
2023 57-00 0810902

043024

021699

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

CHAPMAN, GARY & ARLENE TR
29410 S SAWMILL RD
HARRISONVILLE, MO 64701

| Description | Rate | Amount |
|-------------------|--------|-----------------|
| R-9 H-VILLE | 5.4772 | 2,263.18 |
| FIRE 3-CEN CASS | .6589 | 272.26 |
| AMB 3-CENT CASS | .5105 | 210.94 |
| STATE | .0300 | 12.40 |
| CASS CO RD&BRDG | .2033 | 84.00 |
| CASS CO LIBRARY | .2240 | 92.56 |
| HOSPITAL MAINT | .1181 | 48.80 |
| SHELTER WKSHOP | .0432 | 17.85 |
| TAX AMOUNT | 7.2652 | 3,001.99 |
| Date Paid | | 12/18/23 |
| TOTAL PAID | | 3,001.99 |

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

Property Description

Map Number: 13-09-30-000-000-004.002

Site Address: 29410 S SAWMILL RD
HARRISONVILLE, MO 64701

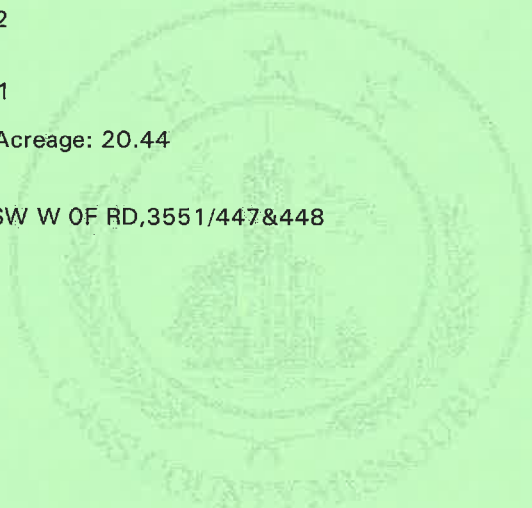
Sec: 30 Twp: 44 Rng: 31 Book/Page2377/95 Acreage: 20.44

Legal Description:

S2LT2 NW WOFRD & N29.700FN2S2LT2SW W OF RD,3551/447&448

Assessed Values

Residential 38,120
Agricultural 3,200
TOTAL ASSESSED: 41,320



Visit our website at www.casscountycollector.com

Please retain this receipt for your records.

Public Water Supply District No. 9

Cass County, Missouri

25902 S Southwood Road, Harrisonville, MO 64701

Phone: 816-380-7490, Fax: 816-380-4464

April 19, 2024

To Whom It May Concern:

RE: Water service availability for 29410 S Sawmill Rd, Harrisonville MO 64701

Don Chapman (owner)

This letter serves to confirm that Public Water Supply District No. 9 can provide water to the property and the residence currently on the property or that will be built on it. This land will be rezoned to residential from agricultural.

Should you have further questions, please call the office at 816-380-7490.

Sincerely,

Sarah Shelton

Public Water Supply District No. 9

Cass County, Missouri



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:

The Gary C. Chapman and Arlene M. Chapman Revocable Living Trust, dated October 14, 1992

Prepared For:

Don Chapman
913-636-6300

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. William Donald and Velma Stephens Trust
303300 S Lone Tree Rd.
Harrisonville, MO 64701

2. same as No. 1

3. same as No. 1

4. same as No. 1

5. Brian Russell Land LLC
27302 S Brookhart Dr.
Harrisonville, MO 64701-6347

6. Goldman K. and Vaneta A. Beeson Trust
22609 S Hedgewood Hills Rd.
Peculiar, MO 64078

7. Elizabeth Diane Aman and Richard Alan Riepe
17604 E 296th St.
Harrisonville, MO 64701

8. same as No. 7

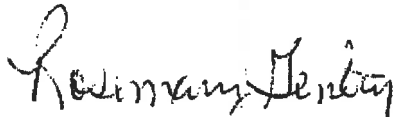
9. Justin L. Barrow
7918 Madison Ave.
Kansas City, MO 64114-2248

10. Tina R. and Dustin L. Dahman
17505 E 296th St.
Harrisonville, MO 64701-8408

11. same as No. 10

12. Charles D. and Mary E. Barnes
712 S Lantern Ridge
Nixa, MO 65714-8907

13. same as zone Tract



Rosemary Gentry
Coffelt Land Title, Inc.
4/19/2024





FILE NUMBER 496919
 OR BK 03551 PG 0447
 RECORDED 04/06/2012 02:14:15 PM
 RECORDING FEE 30.00
 MIKE MEDSKER, RECORDER OF DEEDS
 CASS COUNTY, MISSOURI

Mike Medsker
Recorder of Deeds
 Cass County Courthouse
 102 East Wall Street
 Harrisonville, Missouri 64701
 1-816-380-8123
mikem@casscountv.com

S G



| | |
|---------------|--------------|
| Fee: | <u>30.00</u> |
| Standard Fee: | <u>25.00</u> |
| Total Fee: | <u>55.00</u> |

(space above line reserved for recorders certification)

Recorder of Deeds Certification

Non-Standard Document

This document has been recorded and you have been charged the \$25.00 non-standard fee pursuant to RSMo 59.310.3 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

WHEN RECORDED MAIL TO:

GARY & ARLENE CHAPMAN
2021 Elmwood Ave.
Kansas City, MO 64127

RECORDING REQUESTED BY:

GARY & ARLENE CHAPMAN
MAIL TAX STATEMENTS TO:
GARY & ARLENE CHAPMAN

Trust Transfer Deed

NOTICE: THIS CONVEYANCE TRANSFERS AN INTEREST INTO A REVOCABLE LIVING TRUST, FOR NO CONSIDERATION. IT IS NOT PURSUANT TO A SALE. IT DOES NOT SUBJECT THE PROPERTY TO REASSESSMENT AND IS EXEMPT FROM ALL TAXES.

Map #: 13-09-30-000-000-004.002 & 14-07-25-000-000-017-000

Location: 29410 S. Sawmill Rd., Harrisonville, MO 64701 & E. 296th St., Harrisonville, MO 64701

THE UNDERSIGNED GRANTORS DECLARE DOCUMENTARY TRANSFER TAX is \$ NONE
 computed on full value of property conveyed, or **TO A REVOCABLE TRUST**

computed on full value less value of liens or encumbrances remaining at time of sale.

FOR NO CONSIDERATION, and in order to only change formal title, we, **GARY CHAPMAN** and **ARLENE CHAPMAN**, of 2021 Elmwood Ave., Kansas City, MO 64127, husband and wife, having a joint tenancy interest in the property described hereinbelow, hereby mutually sever our interests and grant all our rights, titles, and interests to **THE GARY C. CHAPMAN AND ARLENE M. CHAPMAN REVOCABLE LIVING TRUST**, dated **October 14, 1992**, of 2021 Elmwood Ave., Kansas City, MO 64127, whose Trustees are, at the time of recording, **GARY C. CHAPMAN** and **ARLENE M. CHAPMAN**, whose successors and appointees are also named in said Trust Agreement, all that real property situated in the County of Cass, State of Missouri, described as follows:

See **EXHIBIT "A" (LEGAL DESCRIPTION)**, attached hereto and made a part hereof,

together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

4-6-12
Dated

Gary Chapman
GARY CHAPMAN

Arlene Chapman
ARLENE CHAPMAN

NOTARY ACKNOWLEDGMENT FOR THIS DEED IS ON THE FOLLOWING PAGE

MAIL TAX STATEMENTS TO:
GARY C. CHAPMAN & ARLENE M. CHAPMAN, 2021 Elmwood Ave., Kansas City, MO 64127

EXHIBIT "A" (LEGAL DESCRIPTION)

PARCEL 1:

TRACT II: THAT PART OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER AND OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 44 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER FOR THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 33 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 30 A DISTANCE OF 17.48 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 30 SECONDS EAST A DISTANCE OF 558.92 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF SAWMILL ROAD, AS BUILT; THENCE NORTH 06 DEGREES 01 MINUTE 50 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 879.83 FEET; THENCE NORTH 26 DEGREES 41 MINUTES 47 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 544.05 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 8 9 DEGREES 41 MINUTES 3 7 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 882.63 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 33 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1324.97 FEET TO THE POINT OF BEGINNING. BEING 20.44 ACRES, MORE OR LESS.

MAP #: 13-09-30-000-000-004.002

PARCEL 2:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID EAST HALF FOR THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST A DISTANCE OF 660.64 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 00 DEGREES 35 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF A DISTANCE OF 1308.47 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 28 SECONDS EAST A DISTANCE OF 661.57 FEET TO A POINT IN THE EAST LINE OF SAID EAST HALF; THENCE NORTH 00 DEGREES 33 MINUTES 16 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 1311.10 FEET TO THE POINT OF BEGINNING. BEING 19.75 ACRES, MORE OR LESS.

MAP #: 14-07-25-000-000-017.000

END OF EXHIBIT "A" (LEGAL DESCRIPTION)

The Following Notary Acknowledgment is for a Trust Transfer Deed

Number of Pages, including all Exhibits, if any, and this Notary Acknowledgment: 3

Map #: 13-09-30-000-000-004.002 & 14-07-25-000-000-017-000

State of Missouri)
County of Jackson)

On Apr. 16 2012, before me, Verna K Basham
Date Here Insert Name and Title of the Officer

personally appeared Gary C Chapman & Arlene Chapman
Name (s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Missouri that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Verna K Basham
Signature of Notary Public

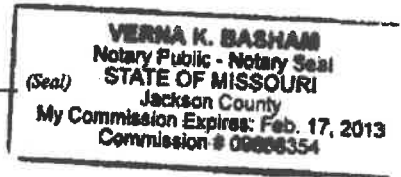


EXHIBIT A

FILE: 03024519

TRACT II: THAT PART OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER AND OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 44 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

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AND

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

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03024519

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