

RAYMORE BOARD OF ADJUSTMENT AGENDA

Wednesday, October 11, 2023 - 6:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda - Approval of Minutes from September 13, 2023 meeting
6. Unfinished Business - None
7. New Business
 - a. Case # 23039 Elite Fence and Deck - Variance of Use (*Public Hearing*)
 - b. Case # 23041 413 Eagle Glen Dr. - Fence Variance (*Public Hearing*)
8. Staff Comments
9. Board Member Comment
10. Adjournment

Any person requiring special accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **WEDNESDAY, SEPTEMBER 13, 2023** IN THE COUNCIL CHAMBERS AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: TERRI WOODS, BEN BAILEY, JERRY MARTIN, PAM HATCHER, AND AARON HARRISON. ABSENT WAS BOARD ALTERNATE STEPHANIE VELASCO. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY PLANNER DYLAN EPPERT, ADMINISTRATIVE ASSISTANT EMILY JORDAN AND CITY ATTORNEY JONATHAN ZERR.

1. Call to Order – Chairman Hatcher called the meeting to order at 6:00 p.m.

2. Roll Call – Roll was taken and Chairman Hatcher declared there was a quorum present to conduct business.

3. Pledge of Allegiance

4. Personal Appearances – None

5. Consent Agenda – Approval of Minutes from the August 9, 2023 meeting

Motion by Board Member Bailey, Seconded by Board Member Harrison, to approve the August 9, 2023 minutes.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Harrison	Aye
Board Member Martin	Aye
Board Member Velasco	Absent

Motion passed 5-0-0

6. Unfinished Business – None

7. New Business

a. Case #23034 - Elite Fence & Deck - Fencing Variance (*public hearing*)

Public hearing opened at 6:01pm.

Kevin Lint, 611 E Walnut St., came to the podium to give an overview of the request. Elite Fence is hoping to expand their lot, and the variance would allow them to construct a taller fence to keep their building materials secure.

City Planner Dylan Eppert gave the Staff Report, including the property location, existing zoning, public hearing notifications, previous planning actions on or near the property, and Staff comments. Mr. Eppert noted that the current use is not allowed by Code, and Elite Fence will be required to file for an application for a variance of use. City Staff

recommend the Board of Adjustment accept the proposed findings of fact and approve the Case.

Board Member Hatcher asked if the variance request does not meet requirements due to the zoning.

Mr. Eppert noted that with the variance of use Elite Fence will be filing, the current request will meet requirements.

The public hearing was closed at 6:10pm.

Motion by Board Member Martin, Seconded by Board Member Woods, to accept the Staff proposed Findings of Fact and approve Case #23034, Elite Fence & Deck Fencing Variance.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Harrison	Aye
Board Member Martin	Aye
Board Member Velasco	Absent

Motion passed 5-0-0

8. Staff Comments -

Mr. Eppert noted that Board Alternate Lindsay Foster has stepped down from the alternate position, so there is an opening among the Board. Development Director David Gress gave the overview of the department monthly report and upcoming projects to the City.

9. Board Member Comment - none

10. Adjournment

Motion by Board Member Harrison, Seconded by Board Member Woods to adjourn.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairperson Hatcher	Aye
Board Member Harrison	Aye
Board Member Martin	Aye
Board Member Velasco	Absent

Motion passed 5-0-0

The Board of Adjustment meeting for September 13, 2023 adjourned at 6:15 p.m.

Respectfully submitted,
Emily Jordan



To: Board of Adjustments

From: City Staff

Date: October 11, 2023

Re: Case # 23039: Elite Fence and Deck - Variance of Use

GENERAL INFORMATION

Applicant/Property Owner: Elite Fence and Deck
% Kevin Lint
611 E. Walnut St.
Raymore, MO 64083

Requested Action: Variance to allow for the location and expansion of a Construction Sales and Service use within a property that is zoned "C-3" Regional Commercial District.

Property Location: east of S. Sunrise Dr. and north of Dawn St.

2023 Aerial Photograph:



Site Photographs:



View looking east from S. Sunrise Dr.



View looking north from Dawn St.



View looking south from Freedom Stop

Existing Surrounding Zoning: **North:** “C-3” Regional Commercial District
South: “R-3A” Multiple-Family Residential District
East: “M-1” Light Industrial-Commercial District
West: “C-2” General Commercial District

Tract Size: 1.53 Acres

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for Business Park Development.

Major Street Plan: The Major Thoroughfare Plan Map classifies S. Sunrise Dr. as a Local Road and Dawn St. as a Local Road.

Advertisement: September 20, 2023 **North Cass Herald** newspaper

Public Hearing: October 11, 2023 Board of Adjustments Meeting

Items of Records: **Exhibit 1:** Mailed Notices of Adjoining Property Owners
Exhibit 2: Notice of Publication
Exhibit 3: Unified Development Code
Exhibit 4: Application

Exhibit 5: Growth Management Plan

Exhibit 6: Staff Report

Additional exhibits as presented during meeting

PROPOSAL

The applicant is requesting a variance to the Raymore Unified Development Code (UDC) Section 410.020 "Use Table". The applicant is requesting to allow for the location and expansion of a Construction Sales and Service use within a property that is adjacent to the existing business, and is currently zoned "C-3" Regional Commercial District.

Section 470.060 of the Unified Development Code outlines the requirements and actions that need to be taken for a Variance of Use application.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The final plat (Johnston Industrial Park) for the subject property was approved August 13, 1979.
2. The property to the east was approved on August 13, 1979 to be rezoned from "A" Agriculture to "M-1" Light Industrial.
3. The property to the west (Johnston Industrial Park lots 55-61 and 65-73) was approved on May 29, 1990 to be rezoned from "M-1" Light Industrial to "R-3A" Multiple-Family Residential District.
4. City Council approved the property to the south to be rezoned from "M-1" Light Industrial District to "R-3A" Multi-Family Residential District on February 28, 2022.
5. On July 19, 2022 the Planning and Zoning Commission voted to approve the Site Plan for "Ascend" a Multi-Family residential project.
6. City Council approved the final plat for the property to the south known as "Ascend" on August 8, 2022.
7. On November 15, 2022 the Planning and Zoning Commission approved the Site Plan for Elite Fence and Deck, which included improvements to the existing building on the site, as well as the addition of a new storage building in the rear of the property.
8. On December 12, 2022 the City Council approved the final plat for Lot 1, Elite Fence.

9. On September 13, 2023, the Board of Adjustments approved a variance of development standard for the subject property regarding the construction of an 8' security type chain link fence that was slatted in a "C-3" Regional Commercial District.

STAFF COMMENTS

1. The use standards applicable to the subject property are as follows:

Use	PO	C-1	C-2	C-3	BP	M1	M2	Use Standard
RESIDENTIAL USES								
Household Living								
Single-family Dwelling, Attached	-	-	-	-	-	-	-	Section 420.010A
Multi-family Dwelling (3+ units)	-	-	-	-	-	-	-	Section 420.010A
Cluster Residential Development	-	-	-	-	-	-	-	Section 420.010B
Manufactured Home Park	-	-	-	-	-	-	-	Section 420.010C
Dwelling Units Located Above the Ground Floor	-	P	P	P	-	-	-	
Group Living								
Assisted Living	-	C	P	P	-	-	-	
Group Home	-	-	-	-	-	-	-	Section 420.010E
Nursing Care Facility	-	C	P	P	-	-	-	
Transitional Living	-	C	C	-	-	-	-	
PUBLIC AND CIVIC USES								
College or University	C	-	C	C	C	C	-	
Cultural Exhibit or Library	C	C	C	C	C	C	-	
Government Buildings and Properties	C	C	C	C	C	C	C	
Hospital	P	C	P	P	P	P	-	
Place of Public Assembly	P	P	P	P	P	P	-	
Public Safety Services	P	P	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	
Social Club or Lodge	P	P	P	P	P	P	P	
Utilities								
Major	C	C	C	C	C	C	C	
Minor	P	P	P	P	P	P	P	
COMMERCIAL USES								
Adult Business	-	-	S	S	S	S	S	Section 420.030A Section 420.030B
Animal Services								
Kennel	-	-	C	C	C	C	C	Section 420.030E
Veterinary Services	-	P	P	P	-	-	-	
Art Gallery	-	P	P	P	-	-	-	
Banks and Financial Services								
Banks	-	P	P	P	P	-	-	
Payday Loan Store	-	-	C	C	C	-	-	Section 420.030D
Consumer Loan Establishment	-	-	C	C	C	-	-	Section 420.030D
Use	PO	C-1	C-2	C-3	BP	M1	M2	Use Standard
Pawn Shop	-	-	C	C	-	-	-	
Body Art Services	-	-	C	C	-	-	-	

Business Support Service	P	P	P	P	P	P	P	
Construction Sales and Service	-	-	-	-	P	P	P	
Day Care								
Day Care Center	S	S	S	S	S	S	-	Section 420.030C
Eating and Drinking Establishment								
Restaurant	-	S	S	S	S	-	-	Section 420.030F
Tavern	-	C	C	C	-	-	-	
Entertainment and Spectator Sports								
Indoor	-	-	P	P	P	P	-	
Outdoor	-	-	C	C	C	C	-	

Funeral and Interment Services								
Cremating	-	-	C	C	C	C	C	
Funeral Home	-	C	P	P	P	C	-	
Lodging								
Bed and Breakfast	-	S	S	S	-	-	-	Section 420.030H
Hotel or Motel	-	-	P	P	P	-	-	
Medical or Dental Clinic	P	P	P	P	P	C	-	
Office	P	P	P	P	P	P	-	
Personal and Consumer Service	P	P	P	P	P	P	-	
Retail Sales								
Large (100,000+ gfa)	-	-	-	S	-	C	-	Section 420.030G Section 420.030B
Small (up to 100,000 gfa)	-	S	S	S	S	C	-	Section 420.030B
Self Storage Facility	-	-	-	-	-	P	P	
Self Storage Facility, Indoor	-	-	S	S	S	P	P	420.030M
Sports and Recreation, Participant								
Outdoor	-	C	P	P	C	C	-	
Indoor	-	-	P	P	P	P	-	
Vehicle Sales and Service								
Car Wash	-	-	S	S	S	S	S	Section 420.030I
Gas Station	-	-	C	C	C	C	C	Section 420.030J
Motor Vehicle Repair	-	-	C	C	C	P	P	Section 420.030K
Light Equipment and Vehicle Sales or Rental	-	-	-	P	P	P	-	
Heavy Equipment Sales or Rental	-	-	-	C	P	P	P	
Vehicle, Recreational Vehicle or Boat Storage/Towing	-	-	-	-	-	P	P	
INDUSTRIAL USES								
Manufacturing, Production and Industrial Service								
Limited	-	-	-	-	P	P	P	
General	-	-	-	-	-	C	P	
Intensive	-	-	-	-	-	-	C	
Research Laboratory	-	-	-	-	P	P	P	
Trucking/Freight Terminal	-	-	-	-	C	P	P	
Warehousing and Wholesaling	-	-	-	-	C	P	P	
Waste-related Use								
Junkyard	-	-	-	-	-	C	C	
Recycling Facility	-	-	-	-	C	C	C	
Sanitary Landfill	-	-	-	-	-	C	C	
OTHER USES								
Accessory Uses	S	S	S	S	S	S	S	Section 420.050

Drive-through Facilities	-	-	S	S	S	S	-	Section 420.030L
Parking								
Accessory Parking	P	P	P	P	P	P	P	
Non-accessory Parking	C	C	C	C	C	C	C	
Wireless Communication Facility								
Freestanding	-	-	S	S	S	S	S	Section 420.040C
Co-located	S	S	S	S	S	S	S	Section 420.040C

A Construction Sales and Service business is only permitted in the “BP”, “M-1”, and “M-2” zoning districts.

- Section 470.060[B] states that in making any decision varying or modifying any provisions of the Unified Development Code, the Board may impose such conditions, restrictions, terms, time limitations, landscaping, screening and other appropriate safeguards as needed to protect adjoining property.
- If the subject property were currently zoned for a Construction Sales and Service business (“BP”, “M-1”, or “M-2”), appropriate screening would be required to protect the adjacent properties which are zoned “C-2” General Commercial district to the west and “C-3” Regional Commercial District to the north.

Zoning of Subject Lot	Zoning of Adjacent Lot																	
	A	RE	RR	R1-A	R-1	R-1.5	R-2	R-3	R-3A	R-3B	PO	C-1	C-2	C-3	BP	M-1	M-2	PUD
BP	B	B	A	A	A	A	A	A	A	A	B	B	C	C	+	n/a	n/a	n/a
M-1	B	B	A	A	A	A	A	A	A	A	B	B	B	C	C	+	n/a	n/a
M-2	B	B	A	A	A	A	A	A	A	A	A	A	A	A	B	C	+	n/a

NOTE: Where two requirements overlap, the most restrictive shall apply.

+ Six foot minimum landscaping area is required as in Section 430.020.

* As determined on approved plan.

- Notices of the request were mailed to 9 adjoining property owners. No objections or concerns were received.
- A concurring vote of four (4) members of the Board shall be necessary to decide in favor of the applicant.
- Any and all signage for the property must comply with the provisions of the Unified Development Code.

STAFF PROPOSED FINDINGS OF FACT

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance request. Specifically, Section 470.060 directs the Board of Adjustment to make determinations on four specific conditions and the findings entered into the public record. The four conditions and Staff’s recommendation concerning each condition are as follows:

1. The strict application of the provisions of the Unified Development Code would constitute an unnecessary hardship upon the applicant or landowner.

The strict application of the provisions of the Unified Development code would constitute an unnecessary hardship upon the applicant as the subject property has a future land use designation as Business Park according to the Growth Management Plan. Business Park by definition is a category that allows for a mix of commercial and light industrial uses. The long term plan would be for the applicant to expand his current business (Light Industrial) and have a multi-tenant building that would meet the “C-3” Regional Commercial zoning district standards. This would provide a mixture of commercial and light industrial uses on the subject property, without significantly changing the zoning of the property.

2. Relief is necessary because of the unique character of the property.

Relief is necessary because of the unique character of the property. As this property doesn't necessarily have a physical characteristic that is unique, it is unique in the fact that this is the only adjoining property that the applicant can reasonably expand their existing business to since the property is undeveloped and has future land use designation of Business Park.

3. The variance will not destroy the preservation of the Growth Management Plan.

The variance will not destroy the preservation of the Growth Management Plan (GMP). This property is identified on the GMP as appropriate for Business Park development, which is consistent with the proposed use of the property as described by the applicant. The property will remain zoned for commercial use, with the requested variance allowing for the applicant to meet their short and long-term business plans.

4. Granting the variance will result in substantial justice for all.

Granting the variance will result in substantial justice for all as the subject property has remained vacant and undeveloped since the Final Plat of Johnston Industrial was approved in 1979. The applicant's short term plan is to expand his existing business by offering another service to the existing business (temporary

construction fencing). The long term plan is to be able to have a multi-tenant building on the property that would comply with the “C-3” Regional Commercial zoning district standards, in addition to the portion of the property in which the applicant is requesting to expand the adjacent fencing business. The requested variance provides relief to the applicant, while also preserving the screening and development standards with respect to the adjacent properties.

STAFF RECOMMENDATION

City Staff determined that the requested variance allows the applicant to meet their short and long term business plans, without requesting other actions that may have a detrimental impact on the surrounding area, such as rezoning the subject property to an M-1 Light Industrial classification, or BP Business Park classification. The request allows for the zoning of the property to stay intact and consistent with surrounding zoning classifications, while allowing for the expansion of an existing business adjacent to the subject property.

City Staff recommends the Board of Adjustment accept the Staff proposed findings of fact and approved Case # 23039 - Elite Fence & Deck - Variance of Use.



To: Board of Adjustment
From: Dylan M. Eppert, City Planner
Date: October 11, 2023
Re: Case #23041: 413 Eagle Glen Dr. - Fence Variance

GENERAL INFORMATION

Applicant/Property Owner: Caleb Gunn
413 Eagle Glen Dr.
Raymore, MO 64083

Requested Action: Variance to allow for a 6' fence to be located within the front yard setback area.

Property Location: 413 Eagle Glen Dr.

2023 Aerial Photograph:



Site Photos:



View looking east from Eagle Glen Dr.



View looking northeast from Cove Dr.

Existing Zoning: “R-1P” Single-Family Residential Planned District

Existing Surrounding Zoning: **North:** “R-1P” Single-Family Residential Planned District
South: “R-1P” Single-Family Residential Planned District
East: “R-1P” Single-Family Residential Planned District
West: “R-1P” Single-Family Residential Planned District

Total Tract Size: 0.31 Acres

Growth Management Plan: The Future Land Use Plan Map constrained within the Growth Management Plan identifies this area as appropriate for low density residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies Eagle Glen Dr. as a local road and Cove Dr. as a local road.

Advertisement: September 20, 2023 **North Cass Herald** newspaper

Public Hearing: October 11, 2023 Board of Adjustments Meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owner**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Additional exhibits as presented during hearing

PROPOSAL

The applicant is requesting a variance to the Raymore Unified Development Code (UDC) *Section 440.030.C(2) “Fences”*. The request is to allow for a 6’ privacy fence to be located with the front yard setback area.

Section 470.060 of the Unified Development Code outlines the requirements and actions that need to be taken for a Variance.

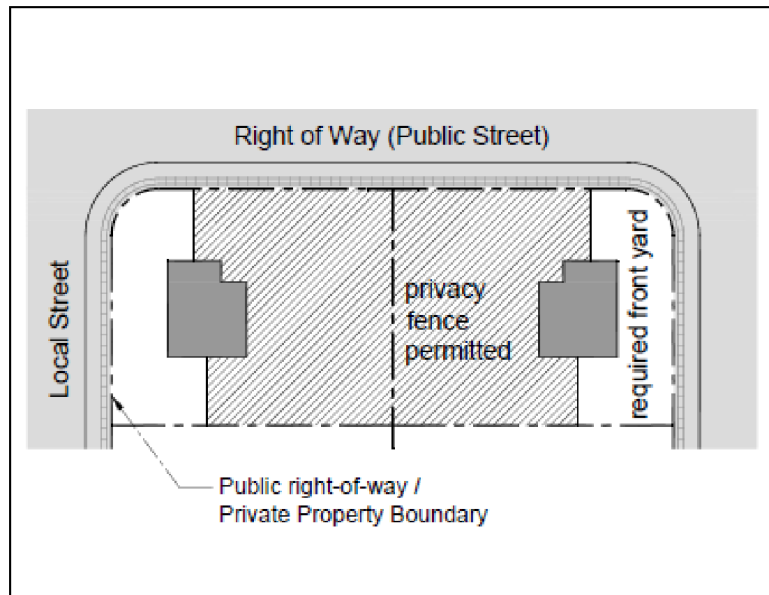
PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The Eagle Glen 4th Plat - Final Plat was approved by the City Council on September 8, 2003.

2. The home was constructed in 2006 with a Certificate of Occupancy issued on April 5, 2007.
3. A re-roof permit was issued on November 19, 2018 and inspected on January 9, 2019.

STAFF COMMENTS

1. Notices of the request were mailed to nineteen (19) adjoining property owners. No objections or concerns were received.
2. The Unified Development Code states: If the following conditions apply to a corner lot, then the privacy fence, chain link fence, decorative fence, wall or hedge may be installed to a height of six feet up to the property line in the rear yard of the structure as illustrated below:
 - a. If the rear yard of a corner lot is adjacent to the rear yard of another corner lot; and
 - b. The front of each home on each lot faces in opposite directions; and
 - c. There is no driveway to either home from the street adjacent to the side yard of both lots.



3. City Staff has seen this request occur five (5) times in the last two years. City Staff is also aware of numerous properties within the City that meet the same or similar criteria as this request.

4. If the application request for the variance is to be approved by the Board of Adjustments the applicant would still need to obtain a fence permit and pay the associated fee before the permit could be issued.
5. A concurring vote of four (4) members of the Board shall be necessary to decide in favor of the applicant.

STAFF PROPOSED FINDINGS OF FACT

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance request. Specifically, Section 470.060(E) directs the Board of Adjustment to make determinations on eight specific conditions and the findings entered into the public record. The eight conditions and Staff's recommendation concerning each condition are as follows:

1. **The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.**

The requested variance does result from a condition that is unique to the subject property. The property located immediately east of the subject property (1516 Cove Dr.) has a very large tree in the front yard as well as some landscaping that would create more of a site triangle issue than the existing 6' privacy fence on the subject property.

2. **The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.**

An unnecessary hardship arises when the physical characteristics of a property coupled with imposed governmental regulations, preclude a property owner from any reasonable use of their land. There does appear to be a hardship that would necessitate a variance to be allowed. Typically when gates are installed they face toward the front yard, not facing the adjoining street on a corner lot. The fence currently encroaches the front yard setback by 8' which happens to be the size of the gate.

3. **The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

Granting the variance would not adversely affect the rights of adjoining property owners. There are at least two (2) corner lots within a block of the subject property that have the same or similar circumstance as the applicant. These two properties are corner lots with a 6' privacy fence that backs up to an adjoining property that has a driveway.

4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.

Granting of the variance would not result in advantages or special privileges to the applicant. This type of requests has become more common recently as corner lots are typically the ones having to request the variance. The city has historically approved these types of variances as there almost always seems to be a special circumstance or unique property characteristics that helps substantiate their request.

5. Whether the requested variance is the minimum variance necessary to provide relief.

The requested variance is the minimum variance necessary to allow the property owner to provide relief from the existing Unified Development Code. The applicant has limited their request to an 8' allowance as this would allow for their gate to be installed in its current location, as opposed to requesting an encroachment further into the front yard setback area toward the property line. No complaints have been received from the neighbors or neighboring property owners.

6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

Relevant purposes and intents of the UDC include the promotion of health, safety, and general welfare and the protection of property values. The granting of the proposed variance will not oppose the purpose and intent of the UDC.

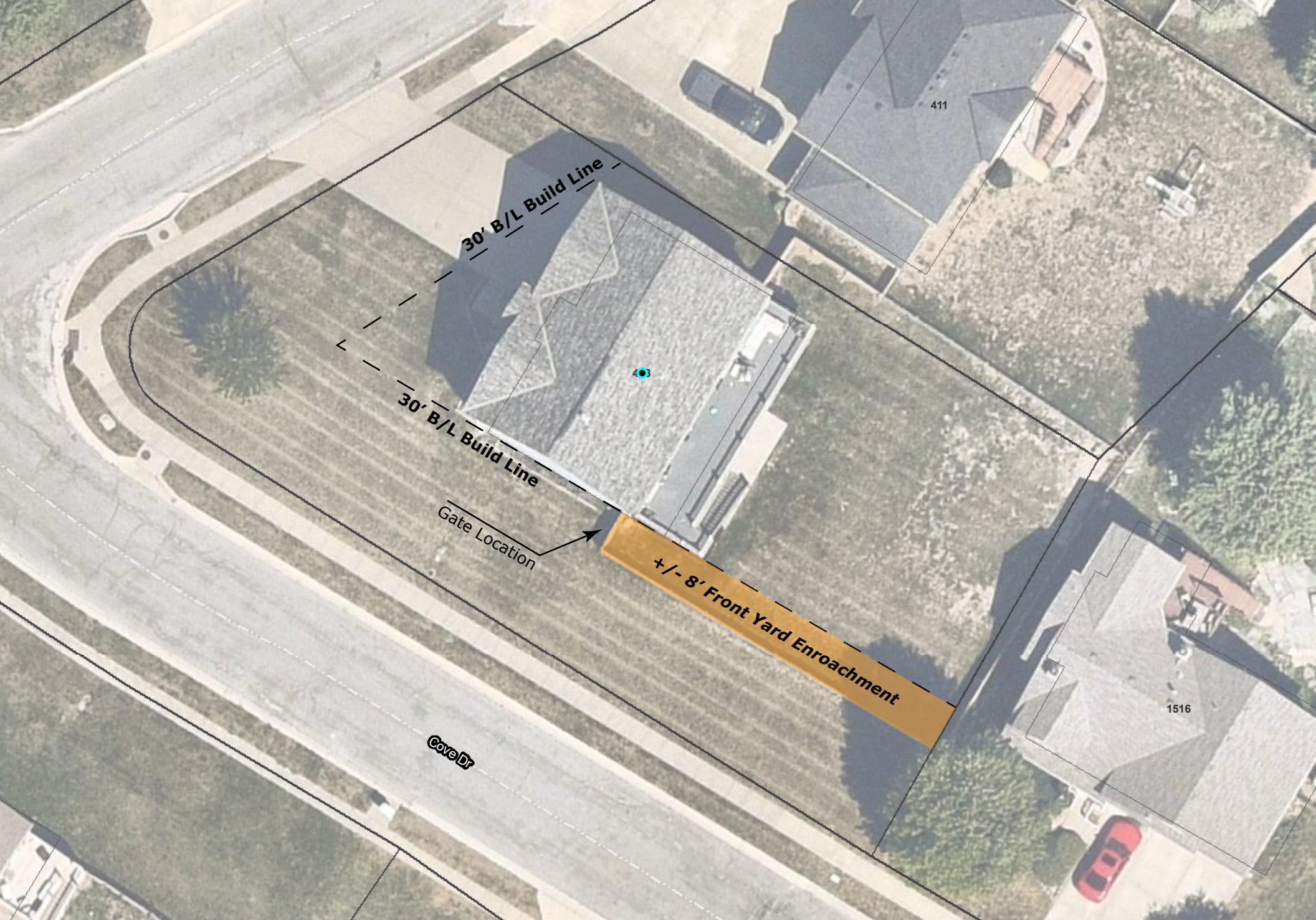
8. **The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.**

The requested variance supports the purpose and intent of the Code and will not adversely affect the public health, safety or welfare.

STAFF RECOMMENDATION

City Staff has determined the variance request meets the intents of the Unified Development Code with respect to the Code section pertaining to fencing on corner lots. The requested variance allows for the applicant to locate the gate into their backyard in a common and logical location, while limiting the encroachment into the front yard area to only that of the area that consists of the gate itself.

Staff recommends that the Board of Adjustment accept the Staff Proposed Findings of Fact and approved Case # 23041 - 413 Eagle Glen Dr. - Fence Variance.

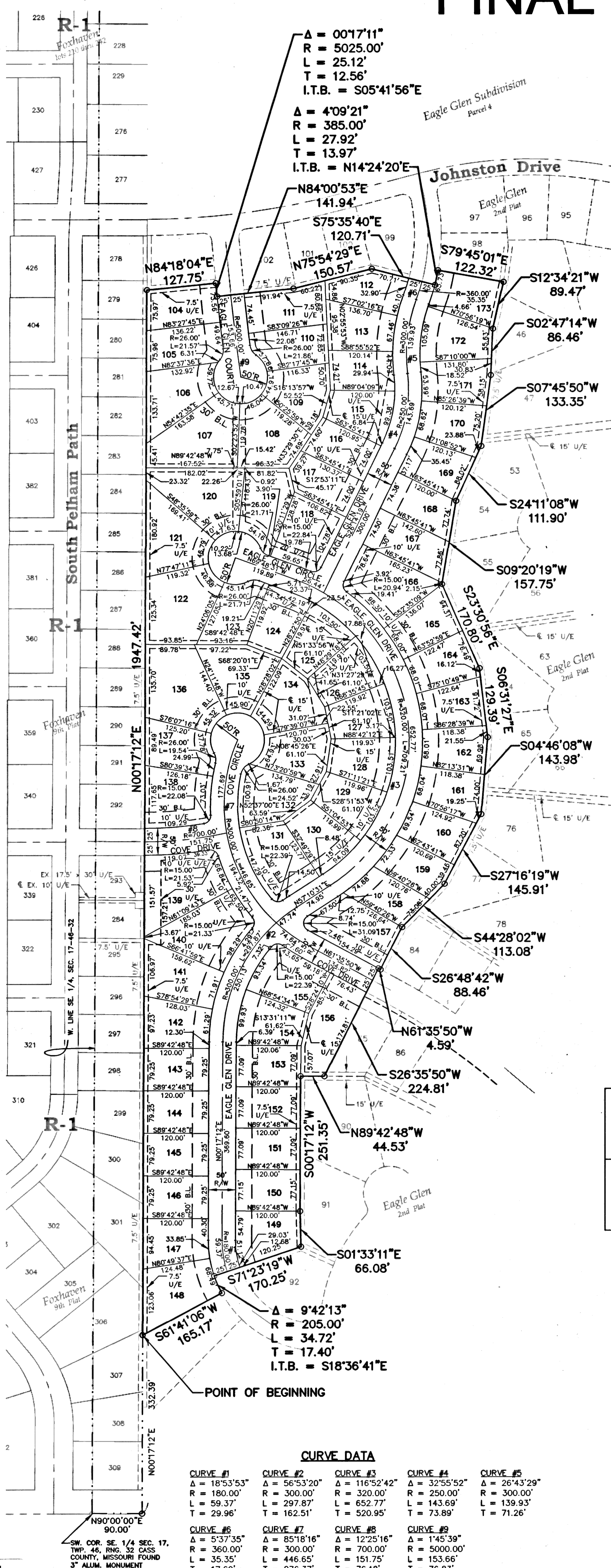


EAGLE GLEN SUBDIVISION

4TH PLAT

FINAL PLAT

STATE OF MISSOURI
 COUNTY OF JOHNSON
 SEP 17 11:10 AM '03
 J. BERRY
 RECORDER



LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH AT 30' BL.
104	9,838	74.00'
105	10,376	74.00'
106	12,281	71.22'
107	17,017	78.65'
108	13,303	79.41'
109	10,964	74.06'
110	9,922	73.98'
111	11,178	74.00'
112	9,202	73.73'
113	10,215	73.95'
114	8,859	73.98'
115	9,704	92.12'
116	9,299	74.00'
117	9,418	74.00'
118	12,279	97.00'
119	11,897	80.49'
120	15,990	82.55'
121	13,784	80.85'
122	16,790	81.01'
123	10,255	80.98'
124	9,395	82.15'
125	9,997	92.49'
126	9,997	92.49'
127	9,998	92.50'
128	10,001	92.51'
129	10,004	92.51'
130	10,254	92.55'
131	13,287	98.09'
132	11,973	108.60'
133	11,072	77.65'
134	11,902	76.55'
135	13,373	79.12'
136	18,366	77.91'
137	10,558	80.89'
138	12,619	97.01'
139	16,872	91.50'
140	15,781	90.68'
141	12,329	78.60'
142	10,413	79.50'
143	9,510	79.25'
144	9,510	79.25'
145	9,510	79.25'
146	9,510	79.25'
147	10,166	79.25'
148	12,977	79.25'
149	10,398	95.51'
150	9,259	77.15'
151	9,251	77.09'
152	9,251	77.09'
153	9,253	77.09'
154	10,406	94.84'
155	11,628	99.45'
156	13,197	77.38'
157	13,756	91.58'
158	8,665	74.09'
159	9,162	73.82'
160	9,495	73.98'
161	9,887	74.19'
162	9,443	73.99'
163	9,489	74.17'
164	9,856	74.16'
165	10,289	74.15'
166	14,806	97.00'
167	11,467	74.50'
168	9,796	74.38'
169	9,559	76.59'
170	10,095	76.50'
171	10,108	76.50'
172	10,486	93.05'
173	9,833	75.16'

DESCRIPTION

All that part of the Southeast 1/4 of Section 17, Township 46, Range 32, in the City of Raymore, Cass County, Missouri, more particularly described as follows:

Commencing at a 3-inch aluminum monument at the Southwest corner of said Southeast 1/4, thence North 90°00'00" East along the South line of said Southeast 1/4, 90.00 feet, thence North 00°17'12" East along the East line of Foxhaven 9th Plat, being a subdivision in Raymore, Cass County Missouri, said line being 90.00 feet East of and parallel to the West line of said Southeast 1/4, 332.39 feet to the Point of Beginning, thence North 00°17'12" East along the East line of said subdivision, said line being 90.00 feet East of and parallel to the West line of said Southeast 1/4, 1947.42 feet, said point being the SW corner of Lot 103 Eagle Glen Subdivision 2nd Plat, being a subdivision in Raymore, Cass County Missouri, thence North 84°18'04" East along the South line of Lot 103 of said subdivision, 127.75 feet, said point being on the West Right-of-Way of Eagle Glen Court; thence Southeast along said West Right-of-Way, along a curve to the left having an initial tangent bearing of South 05°41'56" East, a central angle of 00°17'11", and a radius of 5,025.00 feet, an arc distance of 25.12 feet, thence North 84°00'53" East, along the South line of Lot 102 of said subdivision, 141.94 feet, thence North 75°54'29" East, along the south lines of Lots 102, 101 and 100 of said subdivision, 150.57 feet, thence South 75°35'40" East, along the south line of Lot 99 of said subdivision, said point being on the East Right-of-Way of Eagle Glen Drive, 120.71 feet, thence North 02°47'14" West, along the West line of Lot 98 of said subdivision, 122.32 feet, thence South 12°34'21" West, along the West line of Lots 45 and 46 of said subdivision, 86.46 feet, thence South 02°47'14" West, along the West line of Lots 46 and 47 of said subdivision, 86.46 feet, thence South 07°45'50" West, along the West line of Lots 47 and 53 of said subdivision, 133.35 feet, thence South 24°11'08" West, along the West line of Lots 53 and 54 of said subdivision, 111.90 feet, thence South 09°20'19" West, along the West line of Lots 54 and 55 of said subdivision 157.75 feet, thence South 23°30'56" East, along the West line of Lots 55 and 64 of said subdivision, 170.80 feet, thence South 06°31'27" East, along the West line of Lots 64 and 65 of said subdivision, 129.39 feet, thence South 04°46'08" West, along the West line of Lots 65 and 76 of said subdivision, 143.98 feet, thence South 27°16'19" West, along the West line of Lots 76 and 77 of said subdivision, 145.91 feet, thence South 44°28'02" West, along the West line of Lots 77 and 84 of said subdivision, 113.08 feet, thence South 26°48'42" West, along the West line of Lot 84 of said subdivision, 88.46 feet, said point being on the North Right-of-Way of Cove Drive, thence North 61°35'50" West, along said North Right-of-Way, 4.59 feet, thence South 26°35'50" West, along the West line of Lot 85 of said subdivision, 224.81 feet, thence North 89°42'48" West, along the West line of Lot 90 of said subdivision, 44.53 feet, thence South 00°17'12" West, along the West line of Lots 90 and 91 of said subdivision, 251.35 feet, thence South 01°33'11" East, along the West line of Lot 91 of said subdivision, 66.08 feet, thence South 71°23'19" West, along the North line of Lot 92 of said subdivision, 170.25 feet, said point being on the West Right-of-Way line of Eagle Glen Drive; thence Southeast along said Right-of-Way, along a curve to the left having an initial tangent bearing of South 18°36'41" East, a central angle of 09°42'13", and a radius of 205.00 feet, an arc distance of 34.72 feet, thence South 61°41'06" West, along the North line of Lot 93 of said subdivision, 165.17 feet to the Point of Beginning.

Containing 949,467 square feet or 21.80 acres more or less.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which subdivision shall hereafter be known as "EAGLE GLEN SUBDIVISION - 4th PLAT".

EASEMENT

An easement or license is hereby granted to the City of Raymore to locate, construct and maintain or authorize the location, construction, and maintenance of conduits, gas, water, sewer lines, poles, wires, and anchors and all or any of them over, under, or along the strips designated as "Utility Easements or by the abbreviation "U/E" on the accompanying plat.

STREETS

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.

IN TESTIMONY WHEREOF, GREAT PLAINS DEVELOPMENTS, L.L.C., Owner of the above described tract of land, has caused these presents to be signed by its President,
 Robert L. Jackson, Jr. this 8th day of September, 2003

By: *Robert L. Jackson, Jr.*
 Robert L. Jackson, Jr. President

STATE OF KANSAS)
 COUNTY OF JOHNSON) ss:

Be it remembered that on this 8th day of SEPTEMBER 2003, before me, a notary public in and for said County and State, came Robert L. Jackson, Jr., to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL) *Janice L. Berry*
 Notary Public
 My Commission Expires: 4/19/06

This plat of "Eagle Glen Subdivision - 4th Plat" addition has been submitted to and approved by the Raymore Planning and Zoning Commission this 7th day of September, 2003.

John W. Gray
 Secretary

This plat of "Eagle Glen Subdivision - 4th Plat" addition, including easements and rights-of-way accepted by City Council has been submitted to and approved by the Raymore City Council by Ordinance No. 23062, duly passed and approved by the Mayor of Raymore, Missouri, on the 7th day of September, 2003.

(SEAL) *John W. Gray*
 Mayor

ATTEST:
Kevin Gray City Clerk
Maria Kelly City Engineer

Entered on transfer record this 17th day of Sept 2003

Sandra L. Davis
 Deputy County Recorder of Deeds

SURVEYOR'S CERTIFICATION

I hereby certify: That the within Plat is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and State of Missouri.

John W. Gray
 Date: 9-9-03
 R.L.S. #LS-2515

(SEAL) *John W. Gray*
 JOHN W. GRAY
 REGISTERED LAND SURVEYOR
 STATE OF MISSOURI
 9-03-03

PONZER-YOUNGQUIST P.A., INC.
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