



**AGENDA  
CITY OF HARRISONVILLE  
BOARD OF ALDERMEN  
REGULAR MEETING  
CITY HALL  
DECEMBER 2, 2013  
7:00 PM**

- 1. Call to Order & Pledge of Allegiance**
- 2. Roll Call**
- 3. Ceremonial Matters**
- 4. Public Participation**
  - A. Public Participation**
- 5. Approval of Minutes**
  - A. Board of Aldermen - Regular Meeting - Nov 18, 2013 7:00 PM**
- 6. Agenda Items**
  - A. Council Bill 86: AN ORDINANCE TO APPROVE REZONING OF PROPERTY GENERALLY LOCATED AT 2002/2004 SOUTHLAND EAST (EAST OF THE INTERSECTION OF ORIOLE STREET AND SOUTHLAND EAST) FROM “C-1” LOCAL BUSINESS DISTRICT TO “C-2” SERVICE BUSINESS DISTRICT.**
  - B. Council Bill 87: AN ORDINANCE TO VACATE AND ABANDON A UTILITY EASEMENT LOCATED GENERALLY ALONG THE SOUTH LINE OF LOT 3 SOUTHLAND ADDITION PLAT IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
- 7. Aldermen and Committee Reports**
- 8. Report from the City Administrator**
- 9. Report from the Mayor**
- 10. Questions from the Media**
- 11. Adjourn to Executive Session**
- 12. Adjourn From Regular Session**

**Posted on City Hall Bulletin Board this 26th day of November 2013**

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**Kim Hubbard, City Clerk**

**The Board of Aldermen meeting is an open meeting but is not a meeting of the public. There is a place on the agenda for comments of citizens under PUBLIC PARTICIPATION. Our rule is that comments by any individual or group shall not exceed (4) minutes. The Board of Aldermen request that concerns be initially addressed at the appropriate action level before coming to the Board of Alderman**



**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**BOARD OF ALDERMEN**  
**REGULAR MEETING**  
**CITY HALL**  
**NOVEMBER 18, 2013**  
**7:00 PM**

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call**

| Attendee Name   | Title        | Status  | Arrived |
|-----------------|--------------|---------|---------|
| Bill Mollenhour | Board Member | Present |         |
| Bret Reece      | Board Member | Present |         |
| David Dickerson | Board Member | Present |         |
| Doug Meyer      | Board Member | Present |         |
| Ivan Stull      | Board Member | Present |         |
| Marcia Milner   | Board Member | Present |         |
| Morris Coburn   | Board Member | Present |         |
| Stacey Dahlman  | Board Member | Present |         |
| Kevin Wood      | Mayor        | Present |         |

*Others present were City Administrator Keith Moody, City Attorney Steve Mauer, Finance Director Mike Tholen, City Clerk Kim Hubbard, Public Information Officer Sheryl Stanley, Parks and Recreation Director Chris Deal, Emergency Services Director Larry Francis, Assistant Public Works Director Eric Patterson, and Airport Manager James Green.*

3. **Ceremonial Matters**

No ceremonial matters.

4. **Public Participation**

- A. **Public Participation**

Matthew Stephens, 1101 N. Independence, expressed his concerns regarding Council Bill 080 implementing Board Procedures. Mr. Stephens stated the section referencing the passing of an ordinance to its second reading should stay with a unanimous vote instead of changing it to a majority vote. Mr. Stephens noted that if Council Bill 080 would have

went to it's second reading at the last meeting he would not have had the opportunity to express his concerns with the change. Mr. Stephens also noted that it is tough to stay up to date on what the City is doing.

## 5. Approval of Minutes

### A. Board of Aldermen - Regular Meeting - Nov 4, 2013 7:00 PM

*The minutes were approved.*

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | David Dickerson, Board Member                                       |
| <b>SECONDER:</b> | Bret Reece, Board Member                                            |
| <b>AYES:</b>     | Mollenhour, Reece, Dickerson, Meyer, Stull, Milner, Coburn, Dahlman |

## 6. Agenda Items

### A. Gaslight Plaza Driveway Appeal

*Mr. Patterson noted that the Board should be familiar with the topic as it has been before the Public Works Committee and the Board previously. Mr. Patterson stated that Mr. Soulis and MoDOT have come to an agreement for a right in only on the ---- drive. This has been to the Public Works Committee and recommend approval from the Board. Mr. Patterson informed the Board that this right in solution does not meet City standards as it is too close to the intersection.*

*Mr. Patterson stated that approval is needed from the Board of Aldermen accepting MoDOT's proposal.*

*Mr. Moody stated the approval of the Board will be for a right in just to the west of the box culvert that is under ground and during earlier discussions a raised median was wanted which MoDOT did not include their proposal. Mr. Moody explained MoDOT classifies Commercial Street as collector street and the City classifies Commercial Street as a secondary arterial. It was also noted that there is no decell lane.*

*MoDOT's proposal was approved.*

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | David Dickerson, Board Member                                       |
| <b>SECONDER:</b> | Bret Reece, Board Member                                            |
| <b>AYES:</b>     | Mollenhour, Reece, Dickerson, Meyer, Stull, Milner, Coburn, Dahlman |

### B. 1222 :Second Reading: Implementation of Board Policies

*City Attorney Mauer read Council Bill 080 for a second time by title only.*

*Alderman Dickerson read a letter he had received regarding changing the approval process from requiring a unanimous vote to take an ordinance to it's second reading to a*

majority vote. The individual expressed their concerns that this would minimize the time the Board members and the public have to review a proposed bill.

Alderman Dickerson noted that the info may go to a committee but not all Board members attend all committee meetings therefore they have not had the opportunity to hear all of the information. Alderman Dickerson suggested that the Board keep the approval process for ordinances as it is.

Council Bill 080 became Ordinance 3258

|                |                                                              |
|----------------|--------------------------------------------------------------|
| <b>RESULT:</b> | <b>ADOPTED [7 TO 1]</b>                                      |
| <b>AYES:</b>   | Mollenhour, Reece, Dickerson, Meyer, Milner, Coburn, Dahlman |
| <b>NAYS:</b>   | Ivan Stull                                                   |

**C. A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A CONTRACT WITH INSITUFORM TECHNOLOGIES USA, INC. IN AN AMOUNT NOT TO EXCEED \$42,734.90 TO REPAIR THE ANN STREET SANITARY SEWER LINE.**

City Attorney Mauer read Council Bill 082 by title only.

Mr. Patterson reviewed the project and reported the pipe is 15 feet deep and if dug up it would require the rebuilding of most of the road. Mr. Patterson explained the CIPP Process there would be minimal rebuilding of the road and the City would save money by piggybacking onto the City of Independence contract with Insituform.

Mr. Patterson reported this item has been before the Public Works Committee with their recommendation for approval.

Council Bill 082 became Resolution 046.

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                          |
| <b>MOVER:</b>    | David Dickerson, Board Member                                       |
| <b>SECONDER:</b> | Ivan Stull, Board Member                                            |
| <b>AYES:</b>     | Mollenhour, Reece, Dickerson, Meyer, Stull, Milner, Coburn, Dahlman |

**D. A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AMENDMENT 1 TO THE BURNS AND MCDONNELL CONTRACT IN AN AMOUNT NOT TO EXCEED \$117,890 FOR FILTER EVALUATION AND COMPLETION OF A FACILITIES PLAN FOR THE HARRISONVILLE WATER TREATMENT PLANT**

City Attorney Mauer read Council Bill 083 by title only.

Mr. Patterson reviewed the Burns and McDonnell contract and they have completed Phase I of their planning and study of the water plant which is a basic overview and Phase II would be getting into more of the mechanics of the water plant. Mr. Patterson

*stated he was looking for approval to amend the original contract and allow Burns and McDonnell to move onto Phase II of the project which would concentrate on the filter building and .....*

*Council Bill 083 became Resolution 047.*

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                          |
| <b>MOVER:</b>    | David Dickerson, Board Member                                       |
| <b>SECONDER:</b> | Doug Meyer, Board Member                                            |
| <b>AYES:</b>     | Mollenhour, Reece, Dickerson, Meyer, Stull, Milner, Coburn, Dahlman |

**E. AN ORDINANCE TO AMEND THE 2013 BUDGET FOR THE CITY OF HARRISONVILLE, MISSOURI FOR THE FISCAL YEAR JANUARY 1, 2013 THROUGH DECEMBER 31, 2013**

*City Attorney Mauer read Council Bill 084 by title only*

*Finance Director Tholen reviewed the budget amendments for fiscal year 2013 and that there were no major impacts.*

*Alderman Mollenhour moved to suspend the rules and pass Council 084 to its second reading. Alderman Reece seconded the motion and it was passed by the following roll call vote:*

*Ayes: Aldermen Dahlman, Meyer, Milner, Mollenhour, Stull, Coburn, Reece, Dickerson*

*Nays: None*

*Absent: None*

*Abstain: None*

*City Attorney read Council Bill by title only for a second time.*

*Council Bill 084 became Ordinance 3259*

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| <b>RESULT:</b> | <b>ADOPTED [UNANIMOUS]</b>                                          |
| <b>AYES:</b>   | Mollenhour, Reece, Dickerson, Meyer, Stull, Milner, Coburn, Dahlman |

- F. AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO EXECUTE A MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EMERGENCY AIRPORT AID AGREEMENT BETWEEN THE CITY OF HARRISONVILLE, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR FUNDING FOR THE REPLACEMENT OF THE RUNWAY LIGHT CONTROLLER AT THE LAWRENCE SMITH MEMORIAL AIRPORT IN AN AMOUNT OF \$8,100. This will replace Ordinance 3209**

*City Attorney Mauer read Council Bill 085 by title only*

*Airport Manager Green reviewed the request and explained this item was approved by the Board last May and reported the work has been completed. Mr. Green also explained that MoDOT cannot find the executed contract from 2012 and that a copy has been executed but an updated ordinance is needed. Once this is complete then the City can received their reimbursement from MoDOT.*

*Alderman Stull moved to suspend the rules and move Council Bill 085 to its second reading. Alderman Milner seconded the motion and it was approved by the following roll call vote:*

*Ayes: Aldermen Dahlman, Stull, Meyer, Coburn, Milner, Dickerson, Reece, Mollenhour*

*Nays: None*

*Absent: None*

*Abstain: None*

*City Attorney Mauer read Council Bill 085 by title only for a second time.*

*Council Bill 085 became Ordinance 3260*

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| <b>RESULT:</b> | <b>ADOPTED [UNANIMOUS]</b>                                          |
| <b>AYES:</b>   | Mollenhour, Reece, Dickerson, Meyer, Stull, Milner, Coburn, Dahlman |

## **7. Aldermen and Committee Reports**

Alderman Dahlman stated she thought the Independence Bridge was looking good.

## **8. Report from the City Administrator**

Mr. Moody reported that he and Emergency Services Director Francis have been gathering information from other entities regarding the costs and replacement of ambulances and once all

information was collected he would be reporting back. Mr. Moody noted that this topic was a discussion at the last Public Safety Committee meeting.

Mr. Moody gave an update on the Police Facility reporting that the asphalt is scheduled to go down in the parking lot tomorrow and that a tour of the facility should be able to happen in the next couple of weeks.

Mr. Patterson reported that personnel would not be moving into the facility until the new radio system has been installed which should be completed by the end of this year. By delaying the move until the radio system is installed will save around \$45,000.

#### **9. Report from the Mayor**

Mayor Wood wished everyone a Happy and Safe Thanksgiving.

#### **10. Questions from the Media**

None.

#### **11. Adjourn to Executive Session**

Alderman Stull moved to adjourn to Executive Session for the purpose of Section 610.021 (1), legal actions. Alderman Reece seconded the motion which was approved with the following roll call vote:

Ayes: Aldermen Meyer, Dahlman, Coburn, Milner, Reece, Stull, and Mollenhour

Nays: Alderman Dickerson

Abstain: None

Absent: None

The Board adjourned to Executive Session at 7:36 PM

The Board reconvened to regular session at 8:\_\_\_ PM

#### **12. Adjourn From Regular Session**

Alderman Coburn made a motion to adjourn from regular session. Alderman Dahlman seconded the motion and it was approved by a voice vote of those present.

The meeting adjourned at 8:\_\_\_\_\_

\_\_\_\_\_  
Kevin Wood, Mayor & Ex-Officio  
Chairman of the Board of Aldermen

ATTEST:

\_\_\_\_\_  
Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Nov 18, 2013 7:00 PM (Approval of Minutes)



## STAFF REPORT

**TO:** Board of Aldermen  
**FROM:** Rick DeLuca, Director  
**DATE:** November 22, 2013  
**SUBJECT:** John Foster rezoning for property at 2004 Southland East

**Type of Item:** Rezoning

## M E M O R A N D U M

TO Planning & Zoning Commission

FROM Rick DeLuca, Director of Community Development

DATE November 22, 2013

SUBJECT Foster Rezoning at Southland East

**Type of Item:** Action Item

**Issue:**

The Applicant has requested approval of the rezoning application - “C-1” Local Business District to “C-2” Service Business District.

**Background:**

Location: 2004 Southland East

Applicant: John Foster

Owner: John Foster Construction Company

Existing Zoning: “C-1” Local Business District (North side of site)  
 “C-2” Service Business District (remainder of site)

Proposed Zoning: “C-2” Service Business District (for the entire site)

Adjacent Zoning: North: “C-2” Service Business District  
 South: “R-4” Apartment District  
 West: “C-1” Local Business District  
 “C-2” Service Business District  
 East: Special Use Permit (Retirement Home)

Acres: Approximately 1.2 acres

The subject property would be used for the expansion of the existing mini-storage site/business owned by John Foster. An application for easement vacation accompanies this request. An application for lot combination has also been submitted.

A site development plan, FEMA floodplain permits, storm water/land disturbance permits, and building plans will have to be submitted.

**Options:**

The City may:

- Approve the application for rezoning with no conditions.
- Conditionally approve the application(s) for rezoning.
- Deny the request for rezoning.

**Planning & Zoning Commission Recommendations:**

*(November 21, 2013)*

Approval contingent upon compliance with the zoning and subdivision ordinances.

**Staff Recommendation:**

Approval contingent upon compliance with the zoning and subdivision ordinances.

**Council Bill No. 86**

**Ordinance No.**

**AN ORDINANCE TO APPROVE REZONING OF PROPERTY GENERALLY  
LOCATED AT 2002/2004 SOUTHLAND EAST (EAST OF THE INTERSECTION  
OF ORIOLE STREET AND SOUTHLAND EAST) FROM “C-1” LOCAL  
BUSINESS DISTRICT TO “C-2” SERVICE BUSINESS DISTRICT.**

**WHEREAS**, the Planning and Zoning Commission of the City of Harrisonville, Missouri, held a public hearing on November 21, 2013, in regard to the rezoning application of John Foster to rezone the hereinafter described property; and

**WHEREAS**, the Planning and Zoning Commission on November 21, 2013, recommended approval of the rezoning contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes to the Board of Aldermen; and

**WHEREAS**, the Board of Aldermen of the City of Harrisonville, Missouri, held a public hearing; and after considering the property to be rezoned and the surrounding properties, and for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that the hereinafter described property should be rezoned.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AS FOLLOWS:**

Section 1: That the Board of Aldermen of the City of Harrisonville, Missouri, hereby finds and declares that the following described property shall be rezoned from “C-1” Local Business District to “C-2” Service Business District contingent upon compliance with the zoning ordinance, subdivision ordinance and other applicable City codes.

*Lot 3, Replat of Southland East, a subdivision in the City of Harrisonville, Cass County, Missouri, according to the recorded Plat thereof, recorded in Plat Book 12 at page 249.*

*And*

*Part of a Tract of land described in Book 3248, Page 648 in the office of the Recorder of Deeds in Cass County, Missouri, being part of Lot 3, SOUTHLAND ADDITION, a subdivision of land in Harrisonville, Cass County, Missouri, according to the recorded plat thereof; and part of Lot 5 of the Northwest Quarter of Section 3, Township 44, Range 31, in Harrisonville, Cass County, Missouri, all being described as follows: Beginning at the Northwest corner of Lot 3, REPLAT OF SOUTHLAND EAST, a subdivision of land in Harrisonville, Cass County, Missouri, according to the recorded plat thereof, run thence North 33°47'43" West, 110.89 feet to a point on the Northerly line of said Lot 3, SOUTHLAND ADDITION; thence North 56°12'17" East along the Northerly line of said Lot 3, 120.96 feet; thence South 89°02'42"*

*East along the Northerly line of said Lot 3 in SOUTHLAND ADDITION, 61.61 feet; thence South 17°50'45" East along the Easterly line of said Lot 3 and a projection thereof, 79.42 feet to the Northerly most corner of Lot 3, REPLAT OF SOUTHLAND EAST; thence South 56°25'47" West along the Northerly line of Lot 3, REPLAT OF SOUTHLAND EAST, 149.76 feet to the point of beginning.*

Section 2: That the official zoning map of the City of Harrisonville shall be amended to reflect such change in zoning.

Section 3: That this ordinance shall be effective immediately upon its passage and approval.

**Vote taken as follows:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**READ FOR THE FIRST TIME BY TITLE ONLY ON THE 2<sup>ND</sup> DAY OF DECEMBER 2013 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 2<sup>ND</sup> DAY OF DECEMBER 2013 AND PASSED BY THE BOARD OF ALDERMEN THIS 2<sup>ND</sup> DAY OF DECEMBER 2013.**

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Kevin W. Wood, Mayor and Ex-Officio  
Chairman of the Board of Aldermen

ATTEST:

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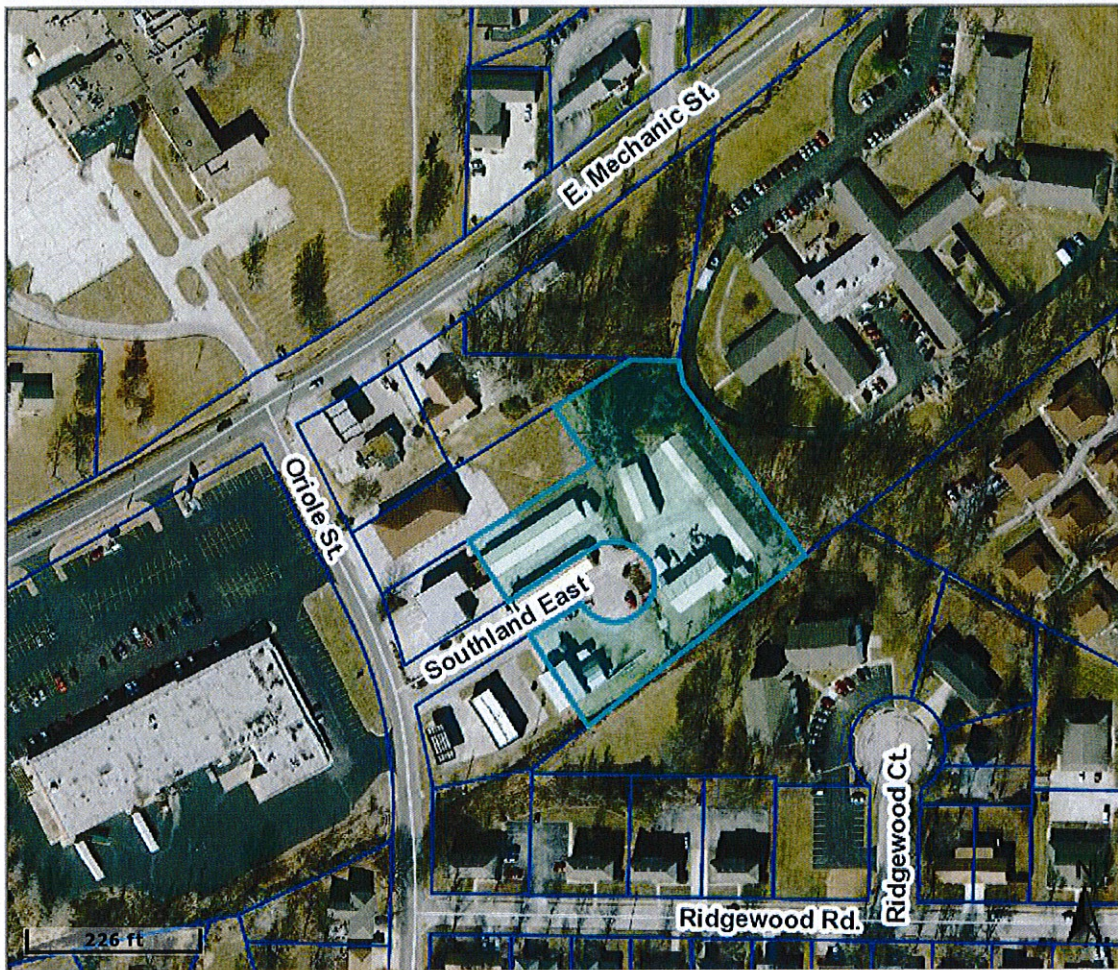
Kim Hubbard, City Clerk

**APPROVED** by the Mayor this 2<sup>nd</sup> day of December 2013.

## Cass County, MO



Date Created: 10/15/2013



Overview

Legend

- Corporate Limits
- PLS Townships
- Parcels
- Roads

|                         |                            |                     |            |                      |                            |
|-------------------------|----------------------------|---------------------|------------|----------------------|----------------------------|
| <b>Parcel ID</b>        | 13213100000065000          | <b>Alternate ID</b> | n/a        | <b>Owner Address</b> | FOSTER, JOHN CONST CO      |
| <b>Sec/Twp/Rng</b>      | 3-44-31                    | <b>Class</b>        | Commercial |                      | 2619 DUNCAN CIR            |
| <b>Property Address</b> | 2002 SOUTHLAND EAST ETC RD | <b>Acreage</b>      | 2.10       |                      | HARRISONVILLE MO 647010000 |
|                         | HARRISONVILLE              |                     |            |                      |                            |

|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| <b>District</b>              | 5713001                                                       |
| <b>Brief Tax Description</b> | REPLAT OF SOUTHLAND EAST LTS 2-4 & PT 1& 3 STHLND AD 3534/822 |
|                              | (Note: Not to be used on legal documents)                     |

Last Data Upload: 10/15/2013 2:20:08 AM



developed by  
The Schneider Corporation  
[www.schneidercorp.com](http://www.schneidercorp.com)

Attachment: Foster Rezoning Attachments (John Foster rezoning for property at 2004 Southland East)

# Lot Combination Survey

## Description:

ALL OF LOT 3 OF THE REPLAT OF SOUTHLAND EAST, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI AS PREVIOUSLY PLATTED AND RECORDED; PART OF LOT 3 OF SOUTHLAND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI AS PREVIOUSLY PLATTED AND RECORDED; AND AN UNPLATTED PARCEL BEING PART OF LOT 5 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3, ALL IN TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY MOST CORNER OF LOT 3, REPLAT OF SOUTHLAND EAST; THENCE NORTH 33°47'43" WEST, 110.89 FEET TO A POINT ON THE NORTH LINE OF LOT 3, SOUTHLAND ADDITION; THENCE NORTH 56°12'17" EAST ALONG THE NORTH LINE OF SAID LOT 3, 120.96 FEET; THENCE SOUTH 89°02'42" EAST CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, SOUTHLAND ADDITION, 61.61 FEET TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 3; THENCE SOUTH 17°50'45" EAST ALONG THE EAST LINE OF SAID LOT 3 AND A SOUTHERLY PROJECTION THEREOF, 79.42 FEET TO THE NORTHEASTERLY MOST CORNER OF LOT 3, REPLAT OF SOUTHLAND EAST; CONTINUING THENCE SOUTH 17°50'45" EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 27.28 FEET; THENCE SOUTH 38°43'25" EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 195.00 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID LOT 3; THENCE SOUTH 51°18'35" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3, 176.08 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID LOT 3; THENCE NORTH 29°49'11" WEST ALONG THE WESTERLY LINE OF SAID LOT 3, 83.70 FEET; THENCE ALONG SAID WESTERLY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; A CHORD BEARING OF NORTH 29°49'11" WEST, AND AN ARC LENGTH OF 64.80 FEET; THENCE NORTH 29°49'11" WEST ALONG THE WESTERLY LINE OF SAID LOT 3, 112.73 FEET TO THE POINT OF BEGINNING. CONTAINS 1.22 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.



30' 0" 30' 0" 80'  
SCALE IN FEET SCALE: 1" = 30'

BEARINGS SHOWN ARE BASED ON THE RECORDED FINAL PLAT OF REPLAT OF SOUTHLAND EAST, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

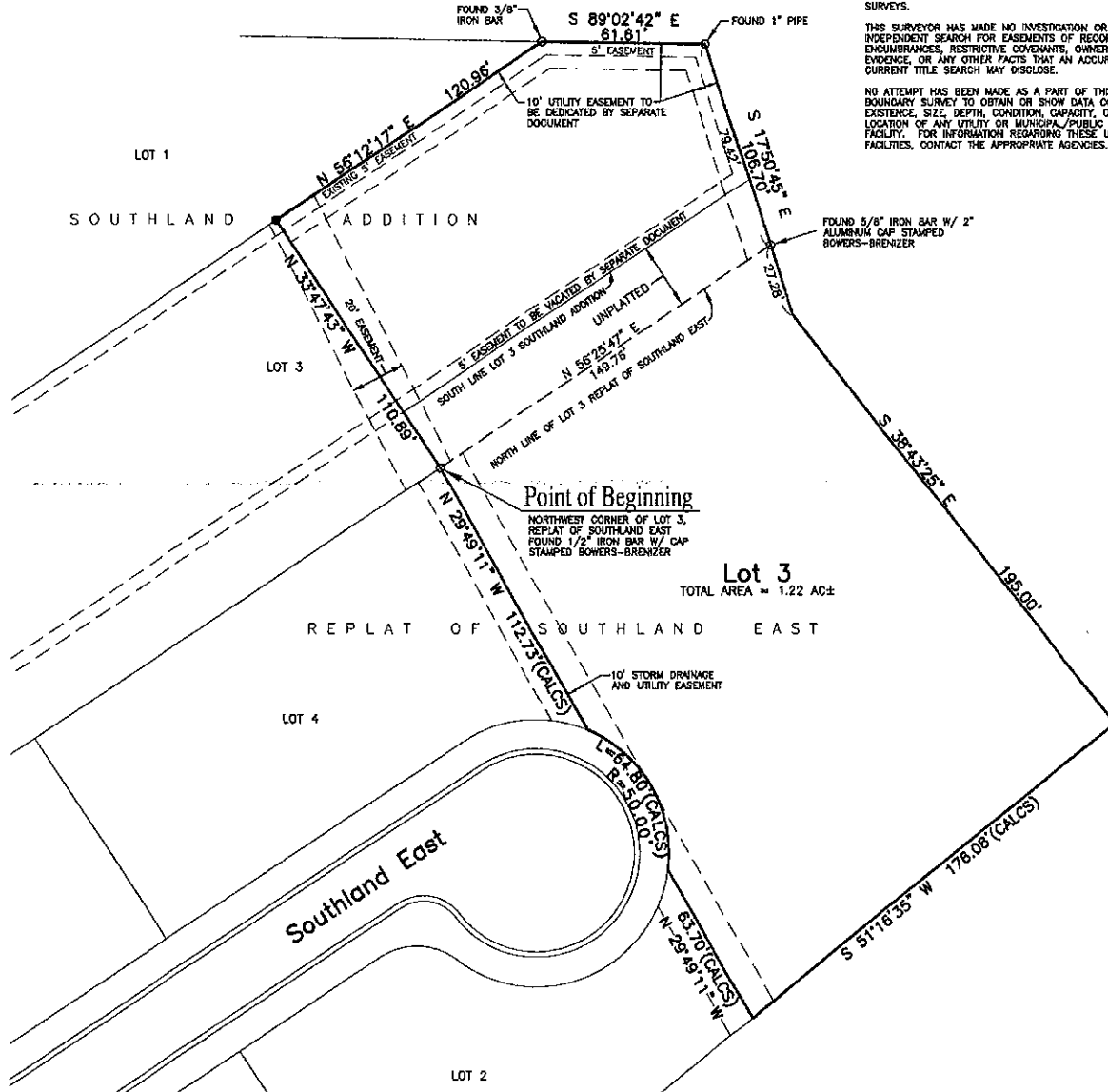
○ = FOUND MONUMENT AS NOTED.

● = SET 1/2" IRON BAR W/ 1" PLASTIC CAP STAMPED BOWERS SURVEY LLC.

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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 BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.



APPROVED: MR. RICK DeLUCA - COMMUNITY DEVELOPMENT DIRECTOR

THIS PLAT OF SURVEY WAS PREPARED FOR MR. JOHN FOSTER AND IS EXPRESSLY FOR HIS 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 IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FOR: MR. JOHN FOSTER HARRISONVILLE, MISSOURI

| BOWERS SURVEY LLC                               |          |       |        |          |         |          |
|-------------------------------------------------|----------|-------|--------|----------|---------|----------|
| ESTABLISHED 1982                                |          |       |        |          |         |          |
| 110 SOUTH INDEPENDENCE P.O. BOX 71              |          |       |        |          |         |          |
| HARRISONVILLE, MISSOURI 64701                   |          |       |        |          |         |          |
| PHONE (816) 383-4621                            |          |       |        |          |         |          |
| bowersurvey@comcast.net                         |          |       |        |          |         |          |
| SECTION                                         | TOWNSHIP | RANGE | COUNTY | STATE    | DATE    | JOB NO.  |
| 3                                               | 44       | 31    | CASS   | MISSOURI | 8/28/13 | 20734-13 |
| DRAWING NO. 20734F.DWG DRAWN BY: GB CHECKED BY: |          |       |        |          |         |          |



NOTE: A PORTION OF THIS PROPERTY MAY LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NO 29037C0189F. BASED ON THE INTERPOLATION AND UPSTREAM PROJECTION OF THE GIVEN BASE FLOOD ELEVATIONS, THE APPROXIMATE BASE FLOOD ELEVATION FOR THIS SITE IS 922.

GREGORY B. BOWERS MO LS 2672



P.O. Box 208  
Harrisonville, MO 64701  
816-380-3445

201386050

### **Planning and Zoning Commission**

#### **TRACT FOR WHICH REZONING IS REQUESTED:**

Lot 3, REPLAT OF SOUTLAND EAST, a subdivision in the City of Harrisonville, Cass County, Missouri, according to the recorded Plat thereof, recorded in Plat Book 12 at page 249.

and

Part of a Tract of land described in Book 3248, Page 648 in the office of the Recorder of Deeds in Cass County, Missouri, being part of Lot 3, SOUTHLAND ADDITION, a subdivision of land in Harrisonville, Cass County, Missouri, according to the recorded plat thereof; and part of Lot 5 of the Northwest Quarter of Section 3, Township 44, Range 31, in Harrisonville, Cass County, Missouri, all being described as follows: Beginning at the Northwest corner of Lot 3, REPLAT OF SOUTHLAND EAST, a subdivision of land in Harrisonville, Cass County, Missouri, according to the recorded plat thereof, run thence North 33° 47' 43" West, 110.89 feet to a point on the Northerly line of said Lot 3, SOUTHLAND ADDITION; thence North 56° 12' 17" East along the Northerly line of said Lot 3, 120.96 feet; thence South 89° 02' 42" East along the Northerly line of said Lot 3 in SOUTHLAND ADDITION, 61.61 feet; thence South 17° 50' 45" East along the Easterly line of said Lot 3 and a projection thereof, 79.42 feet to the Northerly most corner of Lot 3, REPLAT OF SOUTHLAND EAST; thence South 56° 25' 47" West along the Northerly line of Lot 3, REPLAT OF SOUTHLAND EAST, 149.76 feet to the point of beginning

Owner: John Foster Const. Co.

Prepared For: John Foster  
P.O. Box 507  
Harrisonville, MO 64701

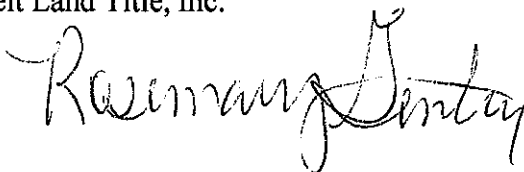
Attachment: Foster Rezoning Attachments (John Foster rezoning for property at 2004 Southland East)

**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 200 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. Jireh Enterprises  
20704 E. Waters Rd.  
Harrisonville, MO 64701
2. Ridgewood Hills, Ltd % Yarco Companies  
7920 Ward Pkwy  
Kansas City, MO 64114
3. Steven R. and Debbie J. Flanery  
403 s. Halsey  
Harrisonville, MO 64701
4. John Henry LLC  
3120 SW Pergolia View  
Lee's Summit, MO 64081
5. Harrisonville Sr. Citizens Housing, Inc.  
200 Pheasant  
Harrisonville, MO 64701
6. Camden Regcy Healthcare % Karell Corp  
303 W. Madison, Ste 2400  
Chicago, IL 60606
7. Micci Jane Ritch and Laverne et al  
23303 S. Wheeler Rd.  
Peculiar, MO 64078
8. Mitchell and Cynthia K. Greenwell  
17012 Twin Oaks Dr.  
Harrisonville, MO 64701
9. Acute Consulting Inc. % Fast Gas & Snack  
1901 E. Mechanic  
Harrisonville, MO 64701
10. Cass Medical Center Improvement Corp.  
1800 E. Mechanic  
Harrisonville, MO 64701
11. Kim M. and Robin F. Dimmitt  
301 Oriole St.  
Harrisonville, MO 64701

Coffelt Land Title, Inc.

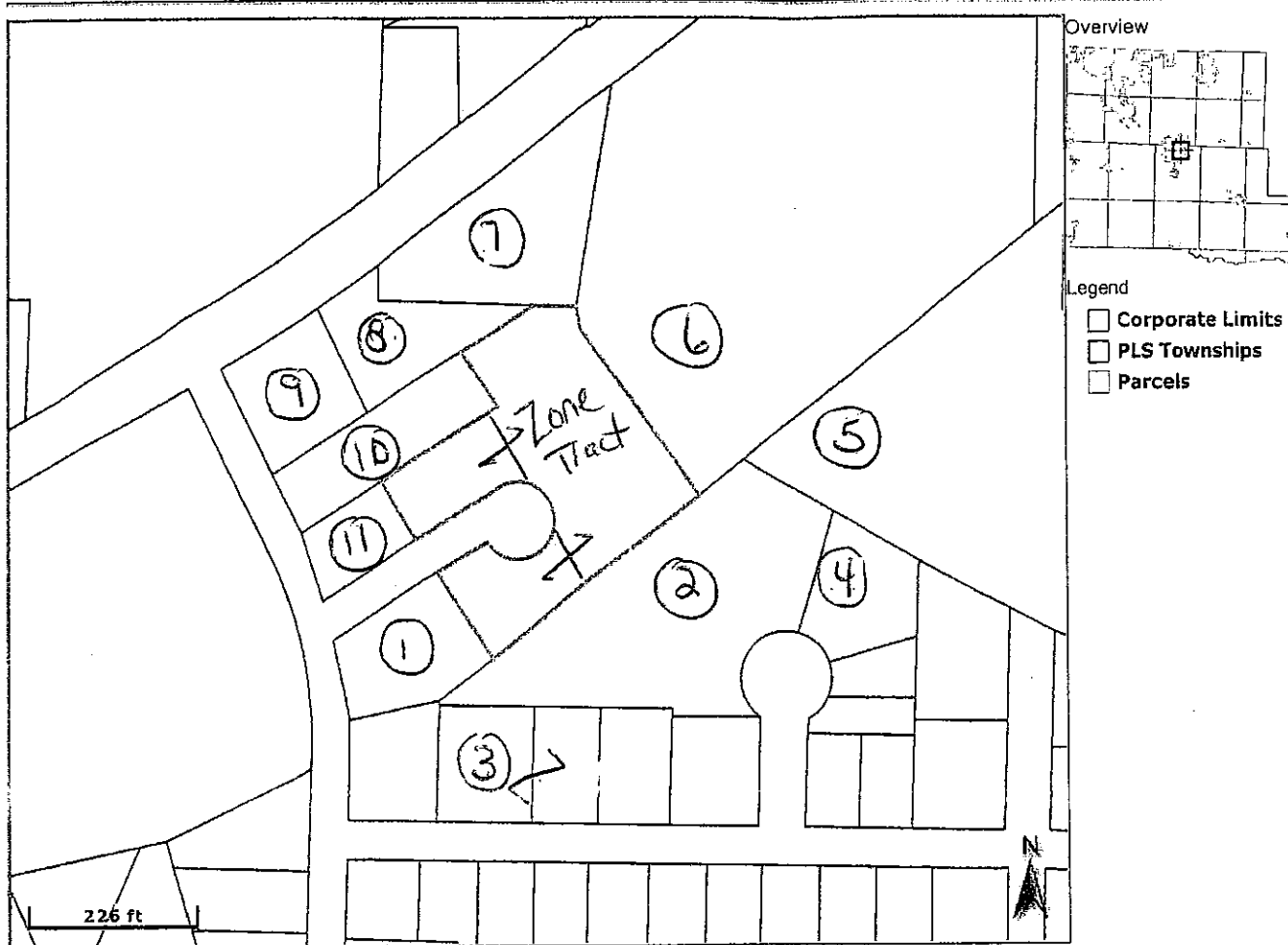


Attachment: Foster Rezoning Attachments (John Foster rezoning for property at 2004 Southland East)

## Cass County, MO



Date Created: 6/3/2013



|                              |                                                               |                     |            |                      |                            |
|------------------------------|---------------------------------------------------------------|---------------------|------------|----------------------|----------------------------|
| <b>Parcel ID</b>             | 132131000000065000                                            | <b>Alternate ID</b> | n/a        | <b>Owner Address</b> | FOSTER, JOHN CONST CO      |
| <b>Sec/Twp/Rng</b>           | 3-44-31                                                       | <b>Class</b>        | Commercial |                      | 2619 DUNCAN CIR            |
| <b>Property Address</b>      | 2002 SOUTHLAND EAST ETC RD                                    | <b>Acreage</b>      | 2.10       |                      | HARRISONVILLE MO 647010000 |
|                              | HARRISONVILLE                                                 |                     |            |                      |                            |
| <b>District</b>              | 5713001                                                       |                     |            |                      |                            |
| <b>Brief Tax Description</b> | REPLAT OF SOUTHLAND EAST LTS 2-4 & PT 1& 3 STHLND AD 3534/822 |                     |            |                      |                            |
|                              | (Note: Not to be used on legal documents)                     |                     |            |                      |                            |

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The Schneider Corporation  
[www.schneidercorp.com](http://www.schneidercorp.com)

Attachment: Foster Rezoning Attachments (John Foster rezoning for property at 2004 Southland East)

FEE: \$50.<sup>00</sup>  
 REC'D BY: RD/AC  
 (STAFF USE ONLY)

APPLICATION  
 FOR  
 REZONING  
 CITY OF HARRISONVILLE  
 PLEASE PRINT

CASE NO.: RZ-1304  
 PC DATE: 11/21/13  
 (STAFF USE ONLY)

REQUESTED ZONING AMENDMENT: From C-1 to C-2

GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: 2004 Southland East.

LEGAL DESCRIPTION: ~~0.14~~ .14 of acre - See Legal.

ACRES/SQ. FT.: .14 of acre.  
 CURRENT ZONING ON PROPERTY: C-1 CURRENT LAND USE: Vacant

PROPERTY OWNER'S NAME(S): John Foster Constr. Co.

PHONE: 380 3915  
392 0034

COMPANY: John Foster Constr. Co.

FAX:

MAILING ADDRESS: Harrisonville Missouri P.O. Box 507-64701  
 STREET CITY STATE ZIP

E-MAIL ADDRESS:

APPLICANT/AGENT'S NAME(S): John Foster

PHONE: 380 3915  
392 0034

COMPANY: John Foster Constr. Co.

FAX:

MAILING ADDRESS: P.O. Box 507 Harrisonville Mo. 64701  
 STREET CITY STATE ZIP

E-MAIL ADDRESS:

ENGINEER/ARCHITECT'S NAME(S): Styrom Consulting Eng. Inc

PHONE: 380.5308

COMPANY: Styrom Consulting Eng. Inc.

FAX:

MAILING ADDRESS: 310 S. Indiana St. Harrisonville Mo. 64701  
 STREET CITY STATE ZIP

E-MAIL ADDRESS:

**NOTE:** It is recommended that the applicant schedule a meeting with city staff prior to the submission of an application. An application will not be considered complete until all required material has been submitted. The Planning and Zoning Commission meeting will not be scheduled until the application is complete. It is the applicant's responsibility to obtain a copy of the agenda, staff report and staff recommendation prior to the scheduled meeting. It is the applicant's responsibility to be familiar with the applicable city land use ordinances and requirements prior to the submission of the application. See attached material for examples and instructions.

SIGNATURE OF OWNER OR AGENT: John Foster

NOTE: IF NOT SIGNED BY OWNER, AUTHORIZATION OF AGENT MUST ACCOMPANY APPLICATION

OCT 14 2013  
 CITY OF HARRISONVILLE

Attachment: Foster Rezoning Attachments (John Foster rezoning for property at 2004 Southland East)



P.O. Box 208  
Harrisonville, MO 64701  
816-380-3445

201386050

### **Planning and Zoning Commission**

#### **TRACT FOR WHICH REZONING IS REQUESTED:**

Lot 3, REPLAT OF SOUTLAND EAST, a subdivision in the City of Harrisonville, Cass County, Missouri, according to the recorded Plat thereof, recorded in Plat Book 12 at page 249.

and

Part of a Tract of land described in Book 3248, Page 648 in the office of the Recorder of Deeds in Cass County, Missouri, being part of Lot 3, SOUTHLAND ADDITION, a subdivision of land in Harrisonville, Cass County, Missouri, according to the recorded plat thereof; and part of Lot 5 of the Northwest Quarter of Section 3, Township 44, Range 31, in Harrisonville, Cass County, Missouri, all being described as follows: Beginning at the Northwest corner of Lot 3, REPLAT OF SOUTHLAND EAST, a subdivision of land in Harrisonville, Cass County, Missouri, according to the recorded plat thereof, run thence North 33° 47' 43" West, 110.89 feet to a point on the Northerly line of said Lot 3, SOUTHLAND ADDITION; thence North 56° 12' 17" East along the Northerly line of said Lot 3, 120.96 feet; thence South 89° 02' 42" East along the Northerly line of said Lot 3 in SOUTHLAND ADDITION, 61.61 feet; thence South 17° 50' 45" East along the Easterly line of said Lot 3 and a projection thereof, 79.42 feet to the Northerly most corner of Lot 3, REPLAT OF SOUTHLAND EAST; thence South 56° 25' 47" West along the Northerly line of Lot 3, REPLAT OF SOUTHLAND EAST, 149.76 feet to the point of beginning

Owner: John Foster Const. Co.

Prepared For: John Foster  
P.O. Box 507  
Harrisonville, MO 64701

Attachment: Foster Rezoning Attachments (John Foster rezoning for property at 2004 Southland East)



## STAFF REPORT

**TO:** Board of Aldermen  
**FROM:** Rick Deluca, Director  
**DATE:** November 22, 2013  
**SUBJECT:** Easement Vacation for Southland East

**Type of Item:** *Approval*

## M E M O R A N D U M

TO Planning & Zoning Commission

FROM Rick DeLuca, Director of Community Development

DATE November 22, 2013

SUBJECT Foster Easement vacation at Southland East

**Type of Item:** Action Item

**Issue:**

The Applicant has requested that an existing utility easement be vacated.

**Background:**

Location: 2002/2004 Southland East

Applicant: John Foster

Owner: John Foster Construction Company

Existing Zoning: “C-1” Local Business District  
“C-2” Service Business District

The subject property would be used for the expansion of the existing mini-storage site/business owned by John Foster. An application for easement vacation accompanies the request for rezoning. The applicant would also dedicate an additional easement along the north side of the site. There are no utilities in the easement requested for vacation.

**Options:**

The City may:

- Approve the request for easement vacation.
- Conditionally approve the request for easement vacation.
- Deny the request for easement vacation.

**Planning & Zoning Commission Recommendation:**

*(November 21, 2013)*

Approval

**Staff Recommendation:**

Approval

**Council Bill No. 87**

**Ordinance No.**

**AN ORDINANCE TO VACATE AND ABANDON A UTILITY EASEMENT  
LOCATED GENERALLY ALONG THE SOUTH LINE OF LOT 3 SOUTHLAND  
ADDITION PLAT IN THE CITY OF HARRISONVILLE, CASS COUNTY,  
MISSOURI.**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE,  
MISSOURI, AS FOLLOWS:**

Section 1: That the Board of Aldermen finds that an application for easement vacation has been filed with the City of Harrisonville, Missouri. The Board of Aldermen further finds that the vacation of a portion of an easement located within the corporate limits of the City of Harrisonville, Missouri, will no longer be necessary and it would be in the best public interest to vacate same, and no one would be prejudiced thereby, to wit:

*PART OF LOT 3 OF THE REPLAT OF SOUTHLAND EAST, A  
SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI  
AS PREVIOUSLY PLATTED AND RECORDED, BEING PART OF A  
FIVE FOOT UTILITY EASEMENT, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT  
3; THENCE SOUTH 56°25'55" WEST ALONG THE SOUTH LINE OF  
SAID LOT 3, 156.90 FEET; THENCE NORTH 33°47'43" WEST, 5.00  
FEET; THENCE NORTH 56°25'55" EAST, 158.32 FEET TO A POINT ON  
THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 17°50'45"  
EAST ALONG SAID LINE, 5.19 FEET TO THE POINT OF BEGINNING.*

Section 2. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This ordinance shall become effective immediately upon its passage and approval.

**Vote taken as follows:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**READ FOR THE FIRST TIME BY TITLE ONLY ON THE 2<sup>ND</sup> DAY OF DECEMBER 2013 AND  
WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 2<sup>ND</sup> DAY OF DECEMBER 2013  
AND PASSED BY THE BOARD OF ALDERMEN THIS 2<sup>ND</sup> DAY OF DECEMBER 2013.**

\_\_\_\_\_  
Kevin W. Wood, Mayor and Ex-Officio  
Chairman of the Board of Aldermen

**ATTEST:**

\_\_\_\_\_  
Kim Hubbard, City Clerk

APPROVED by the Mayor this 2<sup>nd</sup> day of December, 2013.

# Lot Combination Survey

## Description:

ALL OF LOT 3 OF THE REPLAT OF SOUTHLAND EAST, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI AS PREVIOUSLY PLATTED AND RECORDED; PART OF LOT 3 OF SOUTHLAND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI AS PREVIOUSLY PLATTED AND RECORDED; AND AN UNPLATTED PARCEL BEING PART OF LOT 5 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3, ALL IN TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY MOST CORNER OF LOT 3, REPLAT OF SOUTHLAND EAST; THENCE NORTH 33°47'43" WEST, 110.89 FEET TO A POINT ON THE NORTH LINE OF LOT 3, REPLAT OF SOUTHLAND ADDITION; THENCE NORTH 56°12'17" EAST ALONG THE NORTH LINE OF SAID LOT 3, 120.96 FEET; THENCE SOUTH 89°02'42" EAST CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, SOUTHLAND ADDITION, 61.61 FEET TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 3; THENCE SOUTH 17°50'45" EAST ALONG THE EAST LINE OF SAID LOT 3 AND A SOUTHERLY PROJECTION THEREOF, 79.42 FEET TO THE NORTHEASTERLY MOST CORNER OF LOT 3, REPLAT OF SOUTHLAND EAST; CONTINUING THENCE SOUTH 17°50'45" EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 27.28 FEET; THENCE SOUTH 38°43'25" EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 195.00 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID LOT 3; THENCE SOUTH 51°16'35" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3, 176.08 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID LOT 3; THENCE NORTH 29°49'11" WEST ALONG THE WESTERLY LINE OF SAID LOT 3, 63.70 FEET; THENCE ALONG SAID WESTERLY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; A CHORD BEARING OF NORTH 29°49'11" WEST, AND AN ARC LENGTH OF 64.80 FEET; THENCE NORTH 29°49'11" WEST ALONG THE WESTERLY LINE OF SAID LOT 3, 112.73 FEET TO THE POINT OF BEGINNING. CONTAINS 1.22 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.



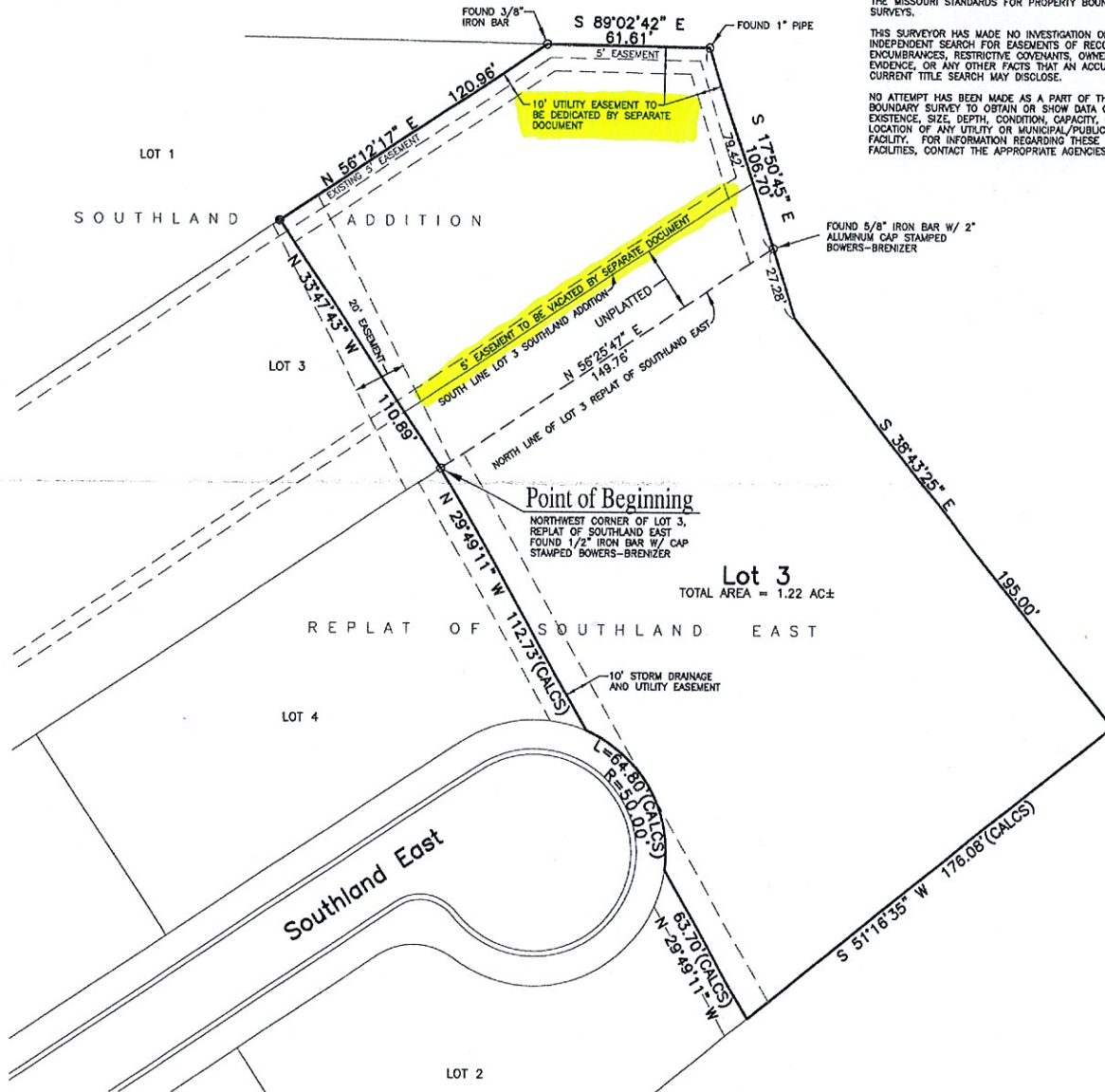
BEARINGS SHOWN ARE BASED ON THE RECORDED FINAL PLAT OF REPLAT OF SOUTHLAND EAST, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

- = FOUND MONUMENT AS NOTED.
- = SET 1/2" IRON BAR W/ 1" PLASTIC CAP STAMPED BOWERS SURVEY LLC.

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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 BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.



APPROVED: MR. RICK DeLUCA - COMMUNITY DEVELOPMENT DIRECTOR

NOTE: A PORTION OF THIS PROPERTY MAY LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NO 29037C0189F. BASED ON THE INTERPOLATION AND UPSTREAM PROJECTION OF THE GIVEN BASE FLOOD ELEVATIONS, THE APPROXIMATE BASE FLOOD ELEVATION FOR THIS SITE IS 922.

THIS PLAT OF SURVEY WAS PREPARED FOR MR. JOHN FOSTER AND IS EXPRESSLY FOR HIS 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 IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FOR: MR. JOHN FOSTER HARRISONVILLE, MISSOURI



**BOWERS SURVEY LLC**  
ESTABLISHED 1962  
110 SOUTH INDEPENDENCE P.O. BOX 71  
HARRISONVILLE, MISSOURI 64701  
PHONE (816) 380-4521  
bowersurvey@earthlink.net



| SECTION | TOWNSHIP | RANGE | COUNTY | STATE    | DATE    | JOB NO.  |
|---------|----------|-------|--------|----------|---------|----------|
| 3       | 44       | 31    | CASS   | MISSOURI | 9/26/13 | 20734-13 |

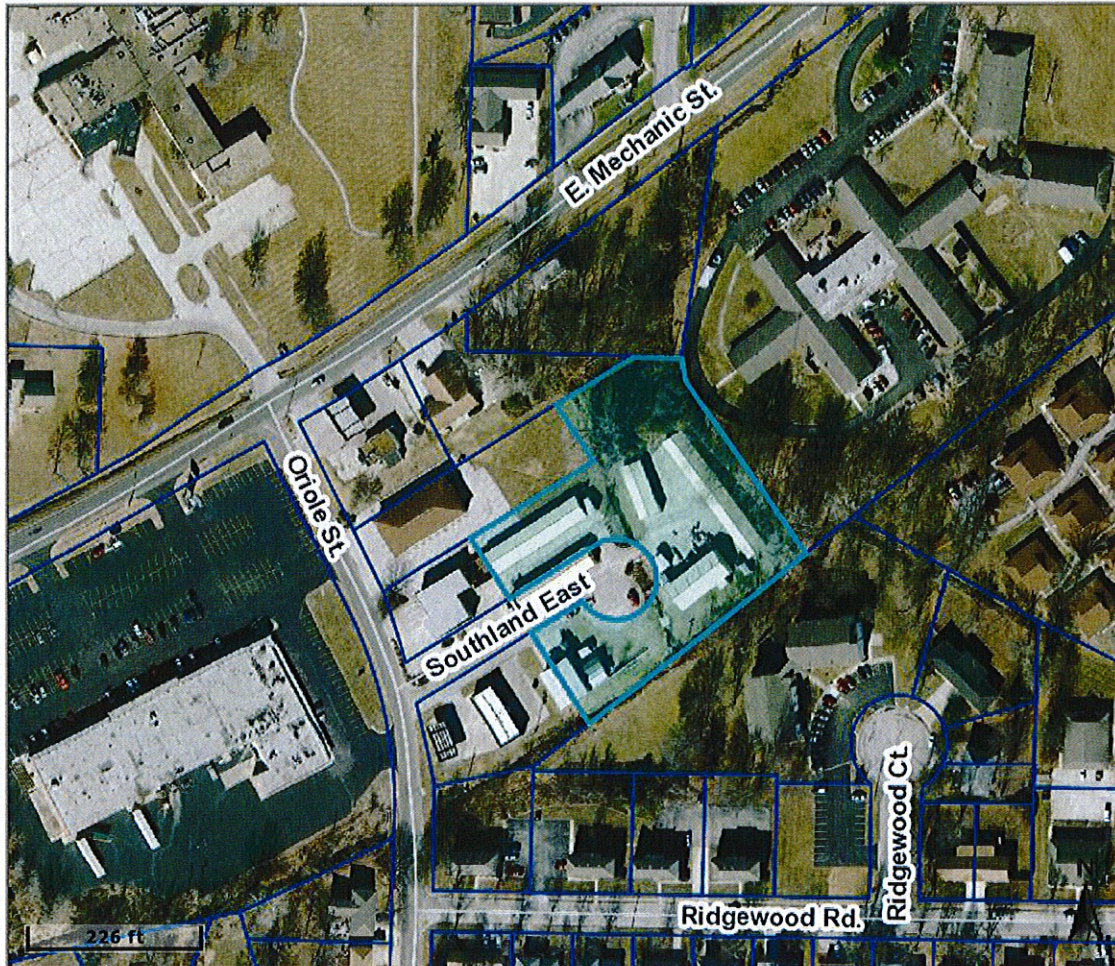
DRAWING NO. 20734F.DWG DRAWN BY: GB CHECKED BY:

GREGORY B. BOWERS MO LS 2672

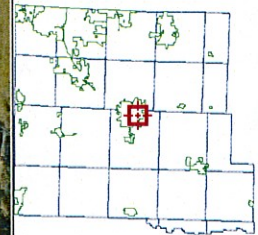
## Cass County, MO



Date Created: 10/15/2013



Overview



Legend

- Corporate Limits
- PLS Townships
- Parcels
- Roads

|                              |                                                               |                     |            |                      |                            |
|------------------------------|---------------------------------------------------------------|---------------------|------------|----------------------|----------------------------|
| <b>Parcel ID</b>             | 132131000000065000                                            | <b>Alternate ID</b> | n/a        | <b>Owner Address</b> | FOSTER, JOHN CONST CO      |
| <b>Sec/Twp/Rng</b>           | 3-44-31                                                       | <b>Class</b>        | Commercial |                      | 2619 DUNCAN CIR            |
| <b>Property Address</b>      | 2002 SOUTHLAND EAST ETC RD                                    | <b>Acreage</b>      | 2.10       |                      | HARRISONVILLE MO 647010000 |
|                              | HARRISONVILLE                                                 |                     |            |                      |                            |
| <b>District</b>              | 5713001                                                       |                     |            |                      |                            |
| <b>Brief Tax Description</b> | REPLAT OF SOUTHLAND EAST LTS 2-4 & PT 1& 3 STHLND AD 3534/822 |                     |            |                      |                            |
|                              | (Note: Not to be used on legal documents)                     |                     |            |                      |                            |

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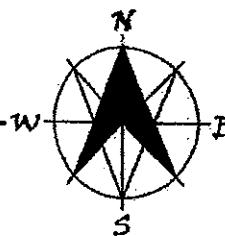


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Attachment: Foster Mini-Storage Easement Vacation Attachments (Easement Vacation for Southland East)

# Bowers Survey LLC

PO Box 71  
110 S Independence  
Harrisonville, MO 64701  
816-380-4821



September 26, 2013

Mr. John Foster  
2619 Duncan Circle  
Harrisonville, MO 64701

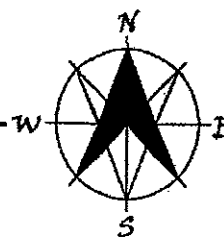
**Re: Description for five foot utility easement to be vacated in Southland Addition,  
Harrisonville, Missouri.**

PART OF LOT 3 OF THE REPLAT OF SOUTHLAND EAST, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI AS PREVIOUSLY PLATTED AND RECORDED, BEING PART OF A FIVE FOOT UTILITY EASEMENT, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 3; THENCE SOUTH 56°25'55" WEST ALONG THE SOUTH LINE OF SAID LOT 3, 156.90 FEET; THENCE NORTH 33°47'43" WEST, 5.00 FEET; THENCE NORTH 56°25'55" EAST, 158.32 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 17°50'45" EAST ALONG SAID LINE, 5.19 FEET TO THE POINT OF BEGINNING.



*Bowers Survey LLC*

PO Box 71  
110 S Independence  
Harrisonville, MO 64701  
816-380-4821



September 26, 2013

Mr. John Foster  
2619 Duncan Circle  
Harrisonville, MO 64701

**Re: Description for ten foot utility easement dedication on Lot 3, Southland Addition, Harrisonville, Missouri.**

PART OF LOT 3 OF SOUTHLAND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI AS PREVIOUSLY PLATTED AND RECORDED; AND PART OF LOT 5 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3, ALL IN TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, BEING A STRIP OF LAND TEN FEET WIDE TO BE USED AS A UTILITY EASEMENT, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY MOST CORNER OF LOT 3, REPLAT OF SOUTHLAND EAST, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, THENCE SOUTH 56°25'47" WEST, 10.39 FEET; THENCE NORTH 17°50'45" WEST, 75.08 FEET; THENCE NORTH 89°02'42" WEST, 51.32 FEET; THENCE SOUTH 56°12'17" WEST, 117.83 FEET; THENCE NORTH 33°47'43" WEST, 10.00 FEET TO A POINT ON THE NORTH LINE OF LOT 3, SOUTHLAND ADDITION; THENCE NORTH 56°12'17" EAST ALONG THE NORTH LINE OF SAID LOT 3, 120.96 FEET; THENCE SOUTH 89°02'42" EAST, CONTINUING ALONG SAID NORTH LINE, 61.61 FEET TO THE NORTHEASTERLY MOST CORNER OF LOT 3 IN SAID SOUTHLAND ADDITION; THENCE SOUTH 17°50'45" EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 79.42 FEET TO THE POINT OF BEGINNING.

