



**AGENDA
CITY OF HARRISONVILLE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 21, 2025
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Minutes from the July 17, 2025, meeting**
- 3. Agenda Items**
 - A. Continued Appl. #FP-25-003 – A FINAL PLAT for *Parkwood East, Lots 72A, 128A, 129A, 133A - 137A, 142A, and 143A - PUBLIC HEARING***
 - B. Continued Appl. #FP-25-003 – A FINAL PLAT for *Parkwood East, Lots 72A, 128A, 129A, 133A - 137A, 142A, and 143A - CONSIDERATION***
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 15th day of August, 2025.

Daniel Barnett, City Clerk



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**MINUTES
CITY OF HARRISONVILLE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
JULY 17, 2025
6:00 PM**

1. Call to Order

A. Roll Call

Attendee Name	Title	Status	Arrived
Cheryl Bush	Commissioner	Excused	
Kevin Wood	Chairman	Present	
Joseph Parkhurst	Commissioner	Present	
Chris Chiodini	Vice-Chairman	Present	6:05 PM
Milton Sigenthaler	Commissioner	Excused	
Brian Pulliam	Commissioner	Present	
Scott Milner	Commissioner	Present	
Mayor Zaring	Commissioner	Present	

Others present: Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Minutes from the June 18, 2025, Planning and Zoning Commission meeting.

RESULT: Approved
MOVER: Brian Pulliam
SECONDER: Scott Milner
AYES: Kevin Wood, Joseph Parkhurst, Brian Pulliam, Scott Milner, Mayor Zaring
EXCUSED: Milton Sigenthaler, Cheryl Bush

3. Agenda Items

A. Appl. #FP-25-003--FINAL PLAT for Lots 72A, 128A, 129A, 133A, 134A - 137A, 142A, and 143A, Parkwood East - PUBLIC HEARING -TO BE CONTINUED TO A DATE CERTAIN OF AUGUST 21, 2025.

RESULT: Continue Application to August 21, 2025, meeting.
MOVER: Joseph Parkhurst
SECONDER: Mayor Zaring
AYES: Kevin Wood, Joseph Parkhurst, Brian Pulliam, Scott Milner, Mayor Zaring
EXCUSED: Cheryl Bush, Milton Sighthaler

B. Appl. #FP-25-003--FINAL PLAT for Lots 72A, 128A, 129A, 133A, 134A - 137A, 142A, and 143A, Parkwood East - CONSIDERATION - TO BE CONTINUED TO A DATE CERTAIN OF AUGUST 21, 2025.

RESULT: Continue Application to the August 21, 2025, meeting.
MOVER: Joseph Parkhurst
SECONDER: Mayor Zaring
AYES: Kevin Wood, Joseph Parkhurst, Brian Pulliam, Scott Milner, Mayor Zaring
EXCUSED: Cheryl Bush, Milton Sighthaler

C. Code Amendments--Land Use Table - PUBLIC HEARING

Director Stanton presented the Staff Report for the proposed Code Amendment. She said that the proposed Code Amendment to the Appendix A: Land Use Table, Chapter 405, is to allow the uses of packaging, processing, and warehousing within the Service Business (C-2) District with an approved Special Use Permit. These are typically industrial uses, but could make sense in the C-2 District in limited situations such as larger property that doesn't front on main thoroughfares which is why staff is recommending the proposed change to the Land Use Table.

Currently these uses are prohibited within the Service Business (C-2) District, allowing them with a Special Use Permit allows staff, the Planning and Zoning Commission, and the Board of Aldermen the flexibility to review such uses within this District on a case-by-case basis and add appropriate restrictions or deny the use if it is not a good fit.

Kevin Wood asked Director Stanton to clarify what changes were being made. She said on pages 7 and 8 of the Land Use Table an "S" was being added under packaging, processing, and warehousing. She said that these uses would be behind larger tier properties.

With no other questions or comments, the Public Hearing was closed at 6:08 PM.

D. Code Amendments--Land Use Table - CONSIDERATION

RESULT: Approved
MOVER: Brian Pulliam
SECONDER: Mayor Zaring
AYES: Kevin Wood, Joseph Parkhurst, Chris Chiodini, Brian Pulliam, Scott Milner, Mayor Zaring
EXCUSED: Cheryl Bush, Milton Sighthaler

4. Discussion Items

Director Stanton told the Commission that the application the Commission continued this evening would be on the Agenda next month.

5. Adjourn

With nothing further to come before the Commission, Mayor Zaring made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:10 PM.

Respectfully Submitted:

Jamie Martin, Recording Secretary

To: Planning & Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: August 21, 2025

Re: Continued Appl. #FP-25-003 – A FINAL PLAT for *Parkwood East, Lots 72A, 128A, 129A, 133A - 137A, 142A, and 143A*

GENERAL INFORMATION

Applicant: Grant Purkey, Director of Parks & Recreation, City of Harrisonville

Requested Actions: Approval of Final Plat

Date of Application: June 12, 2025

PROPOSAL

The City is seeking approval of the attached Final Plat of *Parkwood East, Lots 72A, 128A, 129A, 133A - 137A, 142A, and 143A*.

The surrounding properties are currently zoned as follows:

North (across Blueberry Dr.): Single-Family Residential (R-1) District
East (across Chapel Ln.): Single-Family Residential (R-1) District
South (across Ann Ave.): Single-Family Residential (R-1) District
West (across James St.): Single-Family Residential (R-1) District

PREVIOUS ACTIONS

- December 4, 1968—The Board of Aldermen approved an Ordinance (#801) declaring the results of a special annexation election held on November 26, 1968. Tract 6 of this Ordinance pertains to the subject property.
- January 21, 1970—The Board of Aldermen approved an application for Final Plat (Appl. #26) by Ordinance (#849) for the Final Plat of *Parkwood East, Lots 48 – 104*. This plat was recorded with the Cass County Recorder’s Office on February 17, 1970.
- April 7, 1971—The Board of Aldermen approved an application for Rezoning (Appl. #44) by Ordinance (#919) rezoning a portion of present-day *Parkwood East* from Residential District #2 (R-2) to Residential District (R-1) and granting a Special Class (now Use) Permit for multi-family housing on a portion thereof.
- March 15, 1972—The Board of Aldermen approved an application for Final Plat (Appl. #41) by Ordinance (#965) for the Final Plat of *Parkwood East, Lots 105 – 143*. This plat was recorded with the Cass County Recorder’s Office on April 6, 1972.
- September 20, 1978—The Board of Aldermen approved Zoning Ordinance #1194, which established the zoning of this area as Standard Single-Family Residential (R-1B) District.
- May 13, 1991—The Board of Aldermen approved Zoning Ordinance #1825, which repealed and replaced several zoning districts and re-established the zoning for this area as Single-Family

Residential (R-1) District. The Zoning Regulations have been amended several times since, but this District remains the applicable zoning district for this area.

- June 16, 2025—The Board of Aldermen approved a Resolution (#2025-12) agreeing to vacate the Blueberry Park property and authorizing staff to move forward with surveying, legal descriptions, and replatting the property to adjoining interested property owners.
- July 17, 2025—The Planning & Zoning Commission continued this application to a date certain of August 21, 2025.
- July 21, 2025—The Board of Aldermen continued this application to a date certain of September 2, 2025.

KEY ISSUES

- The neighborhood park was a condition of the original *Parkwood East* development.
- The City’s Parks & Recreation Department has maintained this property since dedicated as a “City Park” on the Final Plat of *Parkwood East, Lots 105 – 143*.
- The Parks & Recreation Department has determined that the park, known as Blueberry Park, is underutilized and no longer needed for park purposes.
- Several adjoining property owners have indicated they would like to take ownership as depicted in the attached Final Plat.
- The Board of Aldermen have approved a resolution agreeing to vacate the park and replat with the adjoining interested property owners.

ANALYSIS

The original Preliminary Plat for the *Parkwood East* development required the neighborhood park. However, as the City has maintained the park, known as Blueberry Park, for approximately 53 years. In recent years staff has noticed that this park is underutilized and the Parks & Recreation Department has determined that the land is no longer needed for park purposes. There has been several discussion through the City’s Park Board, with residents in the area, and with the Board of Aldermen. Both the Park Board and the Board of Aldermen are supportive of the park being vacated and replatted to adjoining interested property owners.

PROCEDURE

In accordance with Section 410.280.C: “The Planning and Zoning Commission shall recommend approval, conditional approval or disapproval of the final plat. If the Planning and Zoning Commission recommends disapproval of the final plat, it shall advise the subdivider of the reasons for such recommendation. The Planning and Zoning Commission shall recommend approval of a final plat if it is:

1. Substantially the same as the approved preliminary plat;
2. There has been compliance with all conditions, restrictions and requirements of this Chapter and of all other applicable ordinances and design standards of the City;
3. There has been compliance with any condition that may have been attached to the approval of the preliminary plat or applicable zoning ordinance.”

After staff’s thorough review of the proposed Final Plat staff’s professional opinion is that the Final Plat is:

- 1) Substantially consistent with the approved Preliminary Plat; and
- 2) In compliance with the design standards and Subdivision Regulations.

STAFF RECOMMENDATION

Staff recommends approval of the requested Final Plat.

ATTACHMENTS

1. Application
2. Final Plat of *Parkwood East, Lots 72A, 128A, 129A, 133A - 137A, 142A, and 143A*
3. Resolution #2025-12
4. Final Plat of *Parkwood East, Lots 48 - 104*
5. Final Plat of *Parkwood East, Lots 105 - 143*
6. Zoning Map
7. Aerial Map

PLATTING APPLICATION

Application Type

- Preliminary Plat (Fee \$300.00 + \$5/per lot + \$65 Notice Fee)
- Final Plat (Fee \$150.00 + \$5.00/per lot + \$65 Notice Fee)
- *Minor Plat (Fee \$200.00)

*Staff-only approval required

Applicant and Owner Information

Applicant (Print): City of Harrisonville Signature: [Signature]
 Company Name: City of Harrisonville
 Street Address: 300 Pearl City: Harrisonville State: MO Zip: 64701
 Phone: 816-380-8900 Email: gpuckey@harrisonville.com

Property Owner Authorization (Provide contact information and signatures of all property owners.)

Property Owner Name (print): _____ Signature: _____
 Street Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

Firm Preparing Application: Great River Engineering
 Contact: Brian Viele, PLS
 Street Address: 2826 S. Ingram Mill City: Springfield State: MO Zip: 65804
 Phone: 417-886-7171 Email: bviele@greatriv.com

*All correspondence should be sent to: Applicant _____ Property Owner _____ Firm X

Project Information

General Location or Address: Portion of Parkwood East Subdivision bounded by James Street, Ann Avenue, & Chapel Lane
 Project Description: Re-plat of City Park tract and Lots 128, 129, 133 through 137, 142 & 143 in Parkwood East Subdivision Acres or Sq. Ft. 3.72 Acres
 Current Zoning: R-1 Proposed Zoning: R-1

For Office Use Only

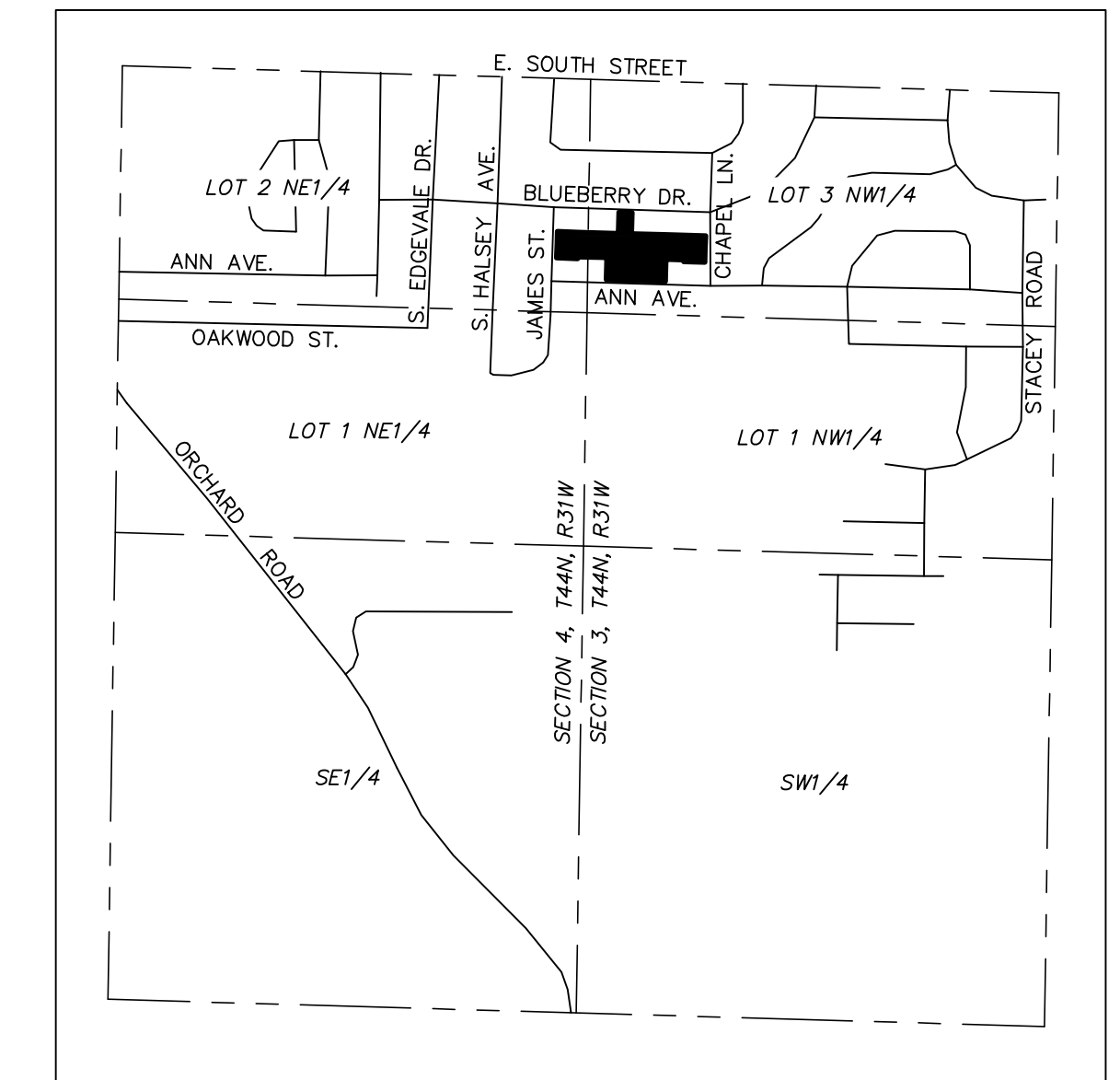
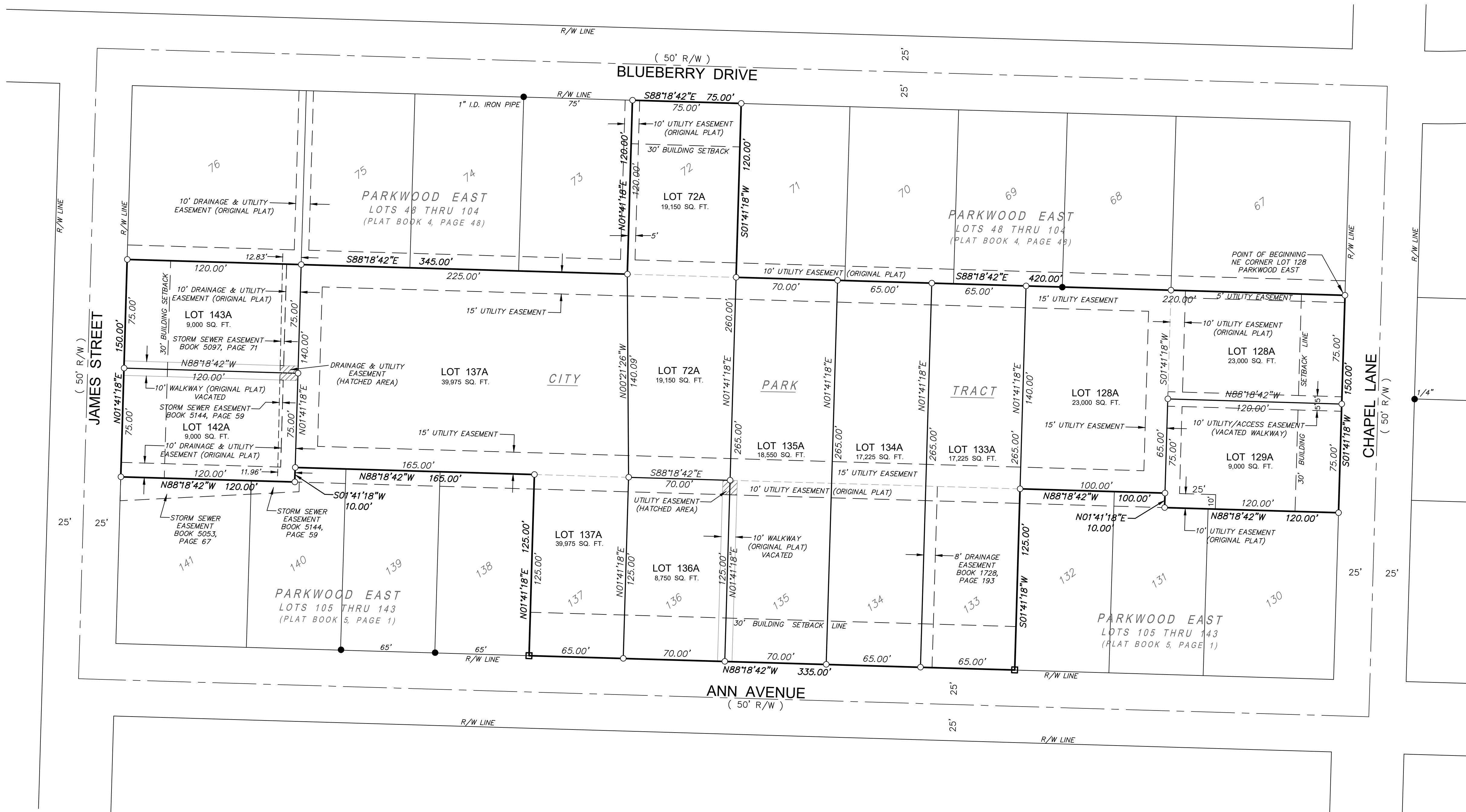
Case No: FD 25-003 Filing Fee: Amount Paid \$ 0 Date Application Received: 6/12/25
 Staff-only approval: _____ P&Z meeting: 7/17/25 BOA Meeting: 7/21/25
Continued to: 8/21/2025 9/2/2025

PARKWOOD EAST, LOTS 72A, 128A, 129A, 133A THROUGH 137A, 142A, AND 143A

A RE-PLAT OF LOT 72 IN "PARKWOOD EAST LOTS 48 THRU 104" AND A RE-PLAT OF LOTS 128, 129, 133 THROUGH 137, 142, AND 143 AND THE CITY PARK TRACT IN "PARKWOOD EAST LOTS 105 THRU 143", A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

A PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3 AND LOT 2 OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 44 NORTH, RANGE 31 WEST

40' 0' 40'
SCALE: 1 INCH = 40 FEET



VICINITY MAP
SCALE: 1"=1000'

LEGEND

- FOUND 3/8" IRON PIN (EXCEPT AS NOTED)
 - SET 5/8" IRON PIN CAPPED "GREAT RIVER 2001011476"
 - SET PERMANENT MONUMENT (5/8" IRON PIN, 24" LONG WITH ALUMINUM CAP STAMPED "GREAT RIVER 2001011476")
- R/W RIGHT OF WAY

SURVEYOR'S DECLARATION

I HEREBY DECLARE TO THE CITY OF HARRISONVILLE, MISSOURI THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT SAID SURVEY WAS PERFORMED AND THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16).

Brian D. Vele 08-14-2025
BRIAN D. VELE, PLS PLS-2472 DATE

LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY #2001011476

PROPERTY DESCRIPTION

PART OF PARKWOOD EAST, A SUBDIVISION IN LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3 AND IN LOT 2 OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 44 NORTH, RANGE 31 WEST IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 128 IN PARKWOOD EAST, A SUBDIVISION IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, SAID CORNER BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF CHAPEL LANE; THENCE S01°41'18"W ALONG SAID RIGHT-OF-WAY LINE, 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 129 IN PARKWOOD EAST; THENCE N88°18'42"W ALONG THE SOUTH LINE OF SAID LOT 129, A DISTANCE OF 120.00 FEET TO THE WESTWEST CORNER THEREOF; THENCE N01°41'18"E ALONG THE WEST LINE OF SAID LOT 129, A DISTANCE OF 10.00 FEET TO THE NORTH LINE OF LOT 131 IN PARKWOOD EAST; THENCE N88°18'42"W ALONG THE NORTH LINES OF LOT 131 AND LOT 132 IN PARKWOOD EAST, 100.00 FEET TO THE NORTHEAST CORNER OF LOT 133 IN PARKWOOD EAST; THENCE S01°41'18"W ALONG THE EAST LINE OF SAID LOT 133, A DISTANCE OF 125.00 FEET TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF ANN AVENUE; THENCE N88°18'42"W ALONG SAID RIGHT-OF-WAY LINE, 335.00 FEET TO THE SOUTHWEST CORNER OF LOT 137 IN PARKWOOD EAST; THENCE N01°41'18"E ALONG THE WEST LINE OF SAID LOT 137, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF LOT 138 IN PARKWOOD EAST; THENCE N88°18'42"W ALONG THE NORTH LINES OF LOTS 138, 139, AND 140 IN PARKWOOD EAST, 165.00 FEET TO THE EAST LINE OF LOT 142 IN PARKWOOD EAST; THENCE S01°41'18"W ALONG SAID EAST LINE, 10.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 142; THENCE N88°18'42"W ALONG THE SOUTH LINE OF SAID LOT 142, A DISTANCE OF 120.00 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF JAMES STREET; THENCE N01°41'18"E ALONG SAID RIGHT-OF-WAY LINE, 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 76 IN PARKWOOD EAST; THENCE S88°18'42"E ALONG THE SOUTH LINES OF LOTS 76, 75, 74, AND 73 IN PARKWOOD EAST, 345.00 FEET TO THE SOUTHWEST CORNER OF LOT 72 IN PARKWOOD EAST; THENCE N01°41'18"E ALONG THE WEST LINE OF SAID LOT 72, A DISTANCE OF 120.00 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF BLUEBERRY DRIVE; THENCE S88°18'42"E ALONG SAID RIGHT-OF-WAY LINE, 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 72; THENCE S01°41'18"W ALONG THE EAST LINE OF SAID LOT 72, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S88°18'42"E ALONG THE SOUTH LINES OF LOTS 71, 70, 69, 68, AND 67 IN PARKWOOD EAST, 420.00 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES

1. SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
2. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
3. SOURCES OF TITLE: (SEE SHEET 2)
4. AREA OF RE-PLAT: 3.92 ACRES
5. SURVEY RECORDS UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - PLAT OF PARKWOOD EAST SUBDIVISION, LOTS 48 THRU 104, RECORDED FEBRUARY 17, 1970 IN PLAT BOOK 4, PAGE 48
 - PLAT OF PARKWOOD EAST SUBDIVISION, LOTS 105 THRU 143, RECORDED APRIL 6, 1972 IN PLAT BOOK 5, PAGE 1
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF CASS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29037C0189F, DATED JANUARY 2, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. IN THE ENTIRE BLOCK OF PARKWOOD EAST SHOWN HEREON AND ALONG ADJACENT STREET RIGHT-OF-WAY LINES, ONLY FIVE CORNER MONUMENTS WERE FOUND DURING THE FIELD SURVEY. THE BLOCK WAS RECONSTRUCTED BASED ON RECORD PLAT DATA AND REGISTERED TO THE ADJACENT STREET CENTER LINES, WHICH WERE DETERMINED BASED ON THE LOCATION OF THE EXISTING STREET PAVEMENT, RESULTING IN A "BEST FIT" WITH THE FIVE EXISTING MONUMENTS.
8. PROPERTY BOUNDARY LINES LOCATED BY THIS SURVEY AND SHOWN HEREON ARE THE RECORD TITLE BOUNDARIES AS DESCRIBED IN THE DEEDS HEREIN REFERENCED. THE SURVEYOR MAKES NO REPRESENTATIONS REGARDING ANY POTENTIAL CLAIMS TO TITLE THROUGH ADVERSE POSSESSION, ACQUISITION, OR AGREEMENT AND HEREBY DISCLAIMS ALL RESPONSIBILITY AND OBLIGATION FOR IDENTIFYING ANY BOUNDARY LINES WHICH MAY BE BASED ON UNWRITTEN RIGHTS OR ADVERSE TITLE WHICH HAVE NOT BEEN ADJUDICATED AT LAW.

SHEET 1 OF 2

PARKWOOD EAST,
LOTS 72A, 128A, 129A, 133A THROUGH 137A, 142A, AND 143A

CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

DATE PREPARED: 08/14/2025
STATE OF MISSOURI
LS-2472
BRIAN D. VELE
PLS
08-14-2025
BRIAN D. VELE - PLS
MO# PLS-2472

CHECKED BY: BDV
DRAWN BY: TS, BDV
JOB NUMBER: 5439.05
FILE NAME: 5439.05 PLAT

Council Bill No. 2025-32

Resolution No. 2025-12

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AGREEING TO VACATE THE BLUEBERRY PARK PROPERTY AND AUTHORIZING STAFF TO MOVE FORWARD WITH SURVEYING, LEGAL DESCRIPTIONS, AND REPLATTING THE PROPERTY TO ADJOINING INTERESTED PROPERTY OWNERS

WHEREAS, Blueberry Park is a City-owned parcel of land located within a residential neighborhood in Harrisonville, Missouri; and

WHEREAS, five property owners adjacent to Blueberry Park (Lots 128, 133, 134, 135, and 137) have formally expressed interest in acquiring portions of the park property for incorporation into their respective lots; and

WHEREAS, City staff have worked with each interested property owner to divide the park property in a manner that reasonably aligns with each lot's existing configuration; and

WHEREAS, the interested property owners have agreed to pay for all costs associated with the surveying, preparation of legal descriptions and replating of the Blueberry Park property; and

WHEREAS, the City has received a proposal from Great River Engineering in the amount of \$11,500 to conduct the required surveying and replating services; and

WHEREAS, it is in the interest of the City and surrounding property owners to move forward with vacating Blueberry Park and completing the necessary technical work to formally transfer the land.

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

Section 1: The City hereby agrees to vacate the Blueberry Park property, contingent upon the completion of all required surveying, legal descriptions and replating.

Section 2: City staff is authorized to proceed with coordinating surveying and legal work with Great River Engineering as outlined in their proposal.

Section 3: The costs of surveying, legal descriptions, and replating will be fully funded by the five participating property owners, based on the square footage of the property received by each.

Section 4: Upon completion of the surveying and replating process, the City will take necessary legal steps to formally vacate and transfer the portions of Blueberry Park to the respective adjoining property owners.

Section 5: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI THIS 16TH DAY OF JUNE 2025.

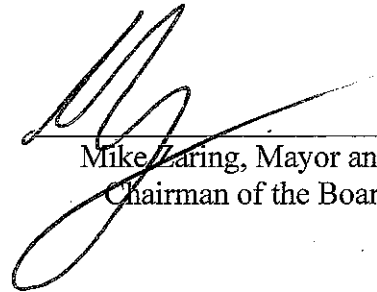
VOTE TAKEN AS FOLLOWS:

AYES: Chaney, Davidson, Doerhoff, Franklin, Mills, Pfautsch, Turner

NAYS:

EXCUSED: Milner

ABSTAIN:



Mike Laring, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:



Daniel Barnett, City Clerk

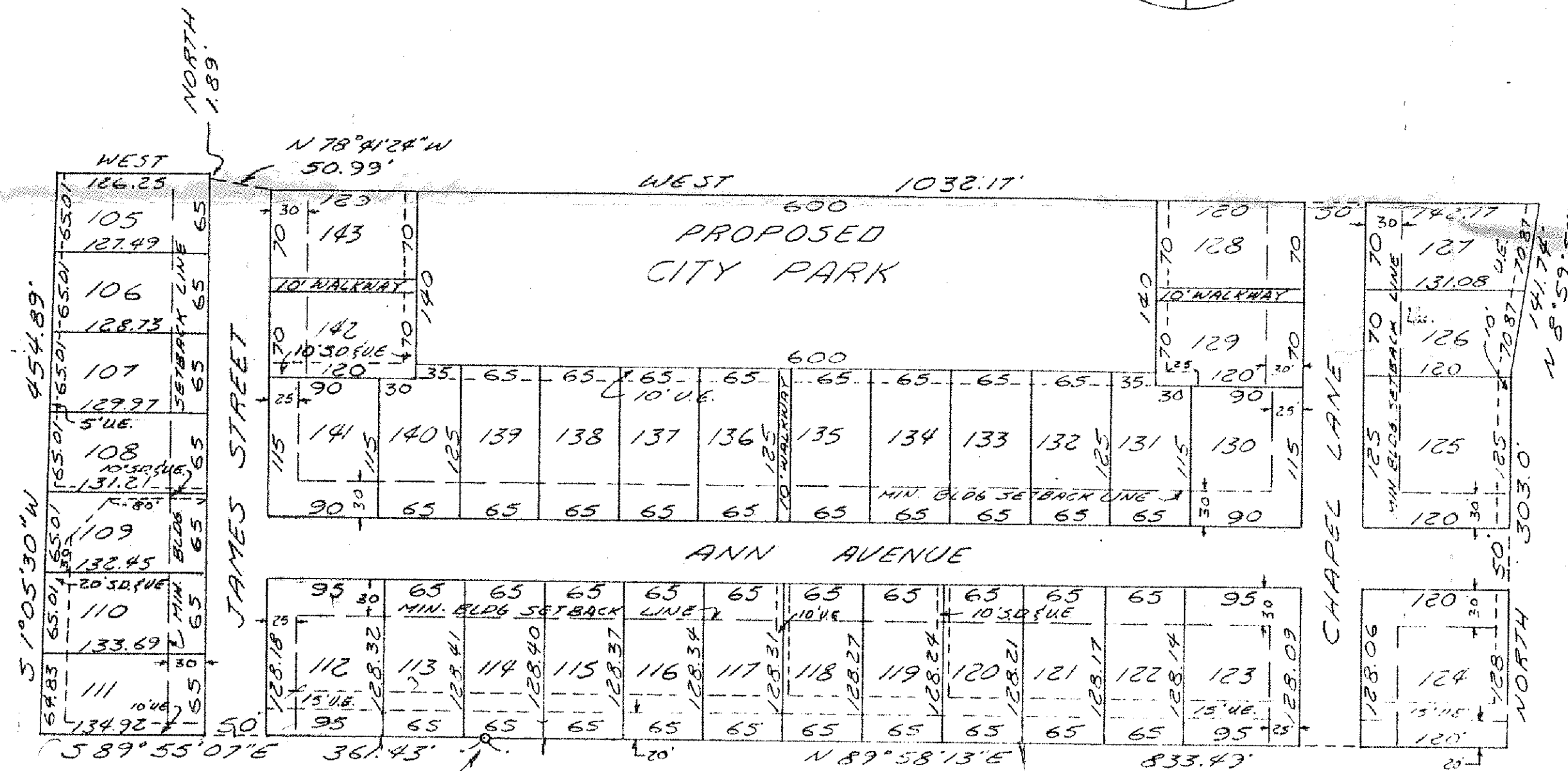
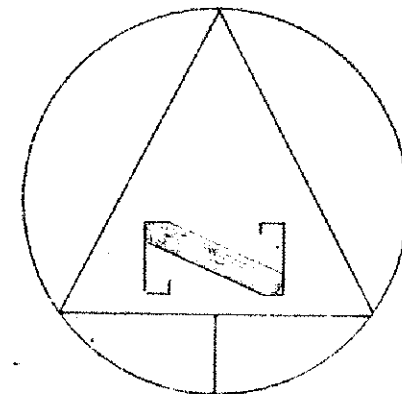
WITNESS my hand and seal this 16th day of June 2025.

"PARKWOOD EAST"

LOTS 105 THRU 143

A SUBDIVISION IN THE CITY OF HARRISONVILLE, MISSOURI

SCALE 1"=100'



POINT OF BEGINNING
SE CORNER OF LOT 2 OF NE 1/4
SEC. 4 - TWP. 49 - RANG. 31
CASS COUNTY, MISSOURI

DESCRIPTION: Part of Lot 2 of the Northeast Quarter of Section 4, and part of Lot 2 of the Northwest Quarter of Section 3, in Township 44, Range 31, Cass County Missouri, described as follows: Beginning at the Southeast Corner of Lot 2 of the Northeast Quarter of Section 4, aforesaid; run thence North 89°54'13" East, along the South line of Lot 2 of the Northeast Quarter of Section 3, 333.43 feet; thence North 303.00 feet; thence North 89°59'54" East, 141.74 feet to the Southeast Corner of Lot 66 in Parkwood East Subdivision; thence West 1032.17 feet; thence North 76°41'24" West, 50.09 feet to the Southeast Corner of Lot 77 in Parkwood East Subdivision as previously platted and recorded; thence North 1.99 feet; thence West 126.25 feet; thence South 1°05'30" West, 454.89 feet to the Southeast Corner of Lot 12 in Village South Subdivision; thence South 89°55'07" East, 361.43 feet to the Point of Beginning. The above described tract of land containing and being a replat of the South 1.99 feet of Lot 77 in Parkwood East Subdivision as previously platted and recorded.

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 be known as "PARKWOOD EAST", Lots 105 thru 143. All thoroughfares shown on this plat and not heretofore dedicated to public use are hereby so dedicated. An easement or license is hereby granted to the City of Harrisonville, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon those areas in this subdivision outlined on this plat and designated by the words "UTILITY EASEMENT" (U.E.) or "STORM DRAINAGE & UTILITY EASEMENT" (S.D. & U.E.).

OWNER'S CERTIFICATE: As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on the plat.
Harrisonville, Mo.

by J. E. Christian, Jr. Date 4/6/72

ATTEST: Lynne K. Ballou

Subscribed and sworn before me this 6th day of April, 1972.

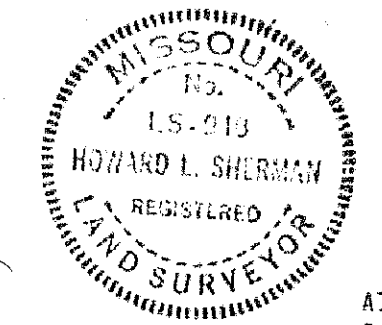
Notary Public Charles E. English, Term expires November 20, 1972

APPROVED: The City Planning Commission of Harrisonville, Missouri.
Signed Tom E. Fowler Date April 4, 1972
CHAIRMAN

APPROVED: The City Council of Harrisonville, Missouri.
Signed W. C. Kame Date April 4, 1972
MAYOR

Attest: Verda B. Day
CITY CLERK

I hereby Certify that I have this 15th day of March, 1972, made a survey and subdivision of the above described land and that this plat correctly portrays the results of said survey and subdivision.

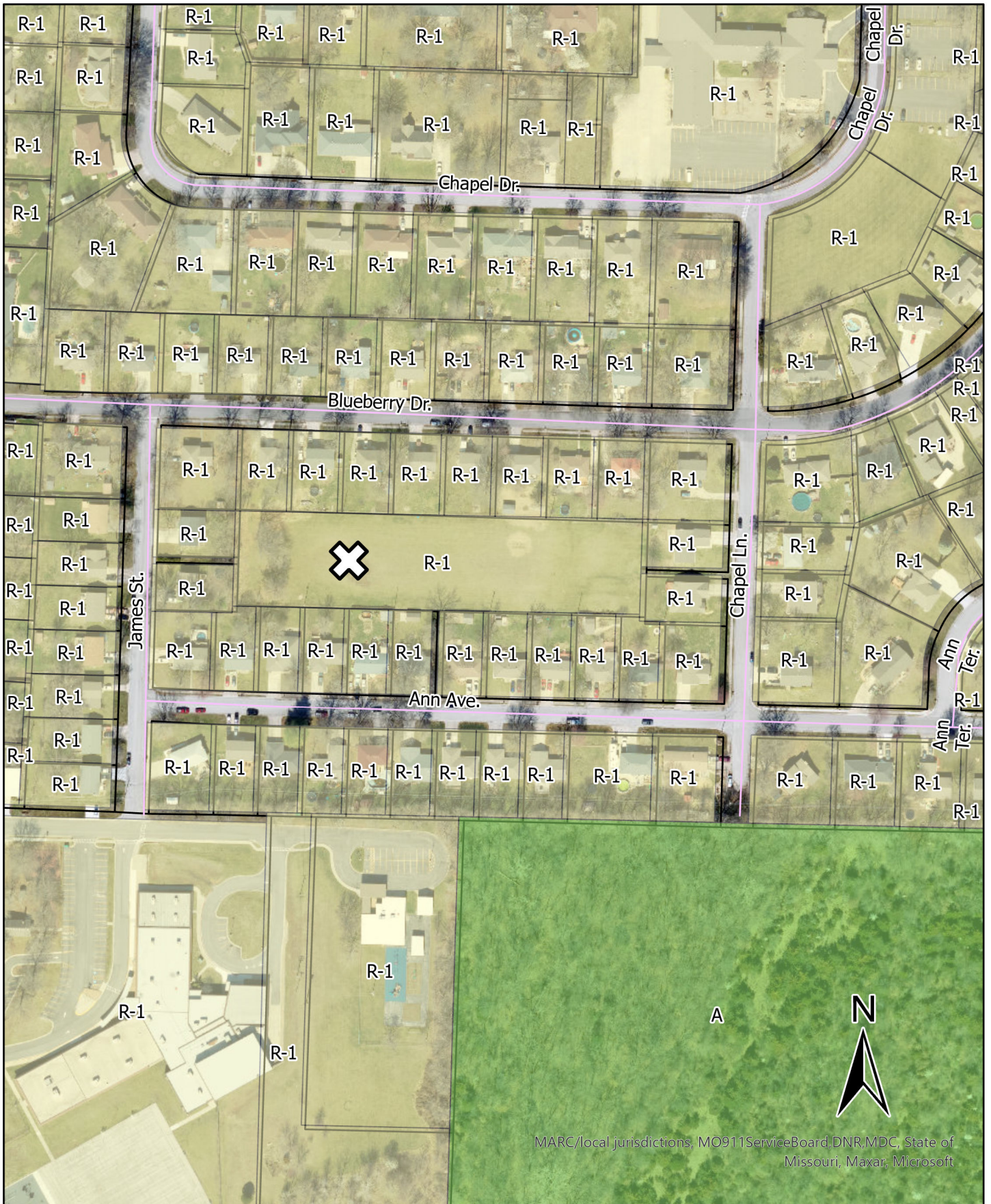


Howard L. Sherman
LAND SURVEYOR NO. L.S. 918

STATE OF MISSOURI
COUNTY OF CASS } Recorder's Office
I hereby certify that this instrument of writing was filed
in my office on this 6 day of April, 1972.
9:27 AM
and recorded in book 5
pages under my file number 31212
at Harrisonville
Missouri
Deputy

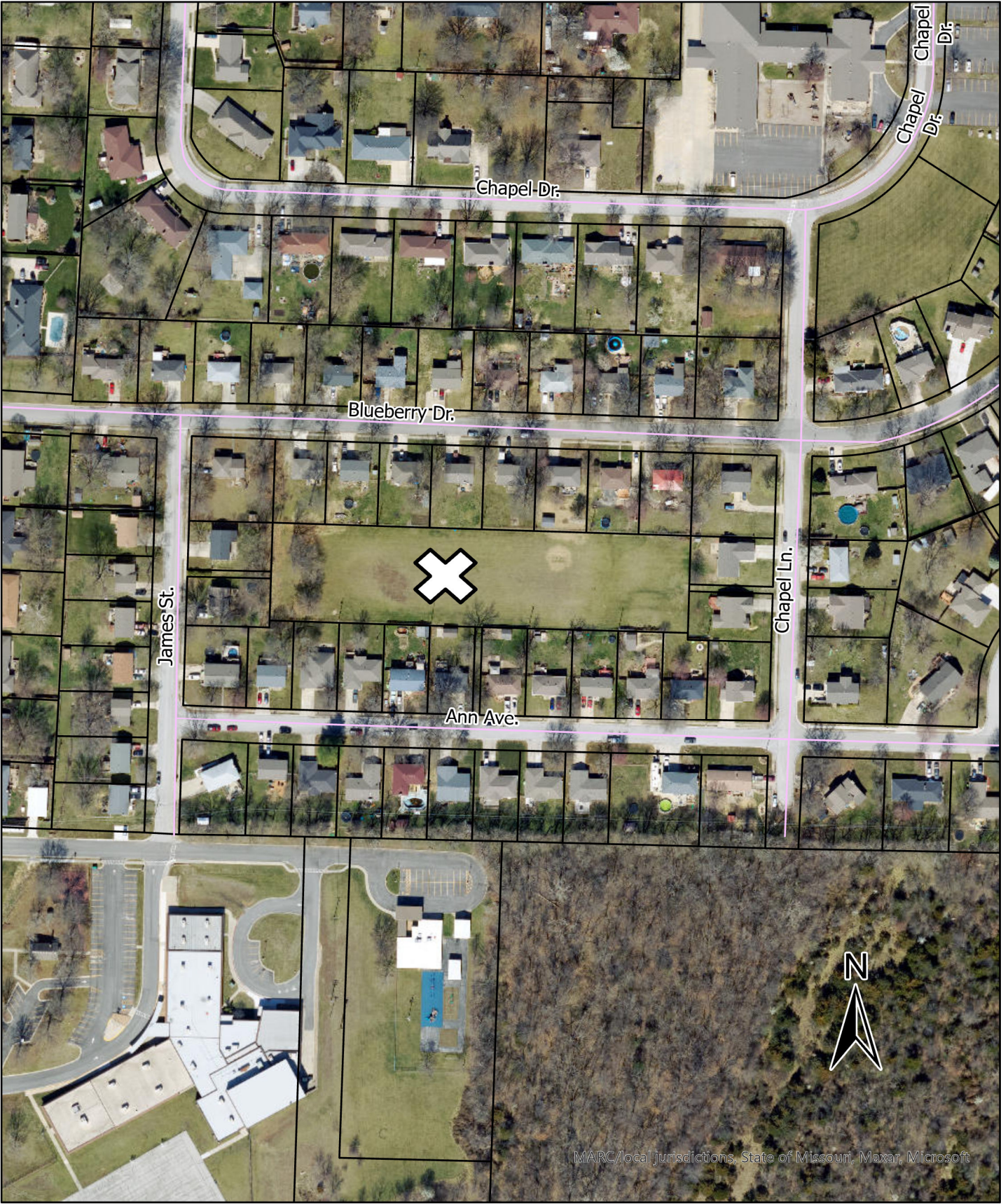
All Improvements to comply and be in accordance with
Ordinance # 842, Harrisonville Subdivision
Regulations, dated November 3, 1969.

Zoning Map



0 130 260 520 US Feet

Aerial Map



0 175 350 700 US Feet