



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

Meeting Agenda

February 24, 2026
6:00 p.m.

Type of Meeting: Planning and Zoning Board Meeting

Meeting Facilitator: Chairman of the Board

- I. Call to order
- II. Approval of Minutes from last meeting dated December 16, 2025.
- III. New business
 1. Application # 3172 - Minor Subdivision (Preliminary and Final plats) of a parent tract of 38 +/- acre parcel with Agriculture (AG) zoning designation to be divided into five (5) tracts consisting of one (1) 3.12 +/- acre tract, one (1) 6.09 +/- acre tract, two (2) 5 +/- acre tracts, and one (1) 18.79 +/- acre tract all to obtain Residential Rural (RR) zoning designation. Submitted by Everett Allen Moore, on behalf of Himself and Leslie Paige Moore, who is requesting the zoning actions described above located on a tract of land located in part of the SW $\frac{1}{4}$ of Section 1 and part of the SE $\frac{1}{4}$ of Section 2, both in Township 45, Range 30, Cass County, Missouri and commonly known as 20909 & 20911 S Staley Mound Rd, Pleasant Hill, MO 64080.
 2. Application # 3173 - Subdivision (Preliminary) to be known as "Prairie Ridge Acres" a parent tract of 40 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into seven (7) lots consisting of five (5) 5.2 +/- acre tracts and two (2) 6.8 +/- acre tracts all to obtain Residential Rural (RR) zoning designation. Submitted by Ben Bruton, on behalf of Bruton Revocable Trust, who are requesting the zoning actions described above located on a tract of land located in part of the SE $\frac{1}{4}$ of Section 35, Township 46, Range 32, Cass County, Missouri and generally located on the North side of E 203rd St and $\frac{1}{4}$ of a mile West of S Prairie Lane Rd, Peculiar, MO 64078.
 3. Application # 3174 - Minor Subdivision (Preliminary and Final plats) of a parent tract of 40.8 +/- acre parcel with Agriculture (AG) zoning designation to be divided into four (4) tracts each consisting of 10.2 +/- acres, all to obtain Residential Rural (RR) zoning designation. Submitted by Keith Wehmeir, who is requesting the zoning actions described above located on a tract of land located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 45, Range 30, Cass County, Missouri and generally located on the West side of S Pryor Rd and $\frac{1}{4}$ mile North of State Route P, Pleasant Hill, MO 64080.

4. Application # 3175 - Lot Split and Rezoning of a parent tract of 32.14 +/- acres with the Zoning Designation of Agriculture (AG) into a 5 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and the remaining 27.14 +/- acre tract to retain Agriculture (AG) Zoning Designation. Submitted by Zachary Dale & Jasmine Reasoner, who are requesting the zoning actions described above on a tract of land located in part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 43, Range 29, Cass County, Missouri and generally located on the Southeast corner of S State Route 7 and E 323rd St, Creighton, MO 64739.
5. Application # 3176 - Lot Split and Rezoning of a parent tract of 80 +/- acres with the Zoning Designation of Agriculture (AG) into a 5 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and the remaining 75 +/- acre tract to retain Agriculture (AG) Zoning Designation. Submitted by Jennifer L Thomas, on behalf of Robert S Thomas and herself, who are requesting the zoning actions described above on a tract of land located in part of the NE $\frac{1}{4}$ of Section 13, Township 43, Range 33, Cass County, Missouri and commonly known as 32408 S State Route O, Drexel, MO 64742.
6. Application # 3177 - Rezoning of a 9.4 +/- acre tract with the Zoning Designation of Residential Rural (RR) to obtain Light Commercial (C-1) Zoning Designation. Submitted by Robert Mayo, on behalf of The Estate of Curtis Davidson, who are requesting the zoning actions described above on Lot 1 of Brown Acres in Section 25, Township 46, Range 33, Cass County, Missouri and commonly known as 19105 S State Route Y, Belton, MO 64012.
7. Application # 3178 - Minor Subdivision (Preliminary and Final plats) of a parent tract of 93 +/- acre parcel with Agriculture (AG) zoning designation to be divided into four (4) tracts consisting of a 11.81 +/- acre tract, two (2) 6.79 +/- acre tracts all to obtain Residential Rural (RR) zoning designation and a 67.67 +/- acre tract to retain Agriculture (AG) zoning designation. Submitted by Daniel W & Linda C Marcum, who is requesting the zoning actions described above located on a tract of land located in the S $\frac{1}{2}$ of Section 22, Township 44, Range 32, Cass County, Missouri and commonly known as 28706 S Grand River Rd, Freeman, MO 64746.
8. Application # 3179 - Lot Split and Rezoning of a parent tract of 20.64 +/- acres with the Zoning Designation of Agriculture (AG) into a 10.9 +/- acre tract and a 9.74 +/- acre tract both to obtain Residential Rural (RR) Zoning Designation. Submitted by Corey T & Sally Anne Johnson, who are requesting the zoning actions described above on a tract of land located in part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18 and part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, both in Township 46, Range 31, Cass County, Missouri and commonly known as 17821 Deer Creek Ln, Raymore, MO 64083.

Adjournment



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

December 16, 2025

Board Members Present: Robert Hardin, Obie Carl, Mike Gerant, Lynn Stark, RJ Knox, Clay Kohler
Cass County Staff present: Valerie McCubbin Director of Building Codes, Environmental Health and Zoning,
and Cearra Watson Zoning Officer

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

Mrs. Lynn Stark made a motion to accept the meeting minutes of November 25, 2025. Motion seconded by Mr. Obie Carl. Motion carries 4 in favor, 0 opposed, 1 absent (Clay Kohler), 1 abstention (Robert Hardin).

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

No one spoke for or against the application.

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

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

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

No one spoke for the application.

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

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

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

Application # 3166 – Lot Split of a parent tract of 12.71 +/- acres with the Zoning Designation of Residential Rural (RR) into a 3.02 +/- acre tract and a 9.69 +/- acre tract both to retain Residential Rural (RR) Zoning

Designation. Submitted by Royce A Wilson, who is requesting the zoning actions described above on a tract of land located in part of the SE 1/4 of Section 24 and part of the NE ¼ of Section 25, Township 45, Range 31, Cass County, Missouri and commonly known as 25700 E 235th St, Harrisonville, MO 64701.

No one spoke for or against the application.

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

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

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

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

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

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

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

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

No one spoke for or against the application.

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

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

Mrs. Lynn Stark made the motion to adjourn. Mr. Obie Carl seconded the motion to adjourn. Motion carries 5 in favor, 0 opposed, 1 absent (Clay Kohler).

Audio recording is available upon request.

Meeting Adjourned at 6:35 pm. Meeting minutes respectfully submitted by Valerie McCubbin.

Board Member:

Signature	Print	/	Date of Approval
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DRAFT



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

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

**PLANNING AGENDA
Application Review Comments
For Application No. 3172**

Applicant(s): Everett Allen Moore, on behalf of Himself and Leslie Paige Moore

Minor Subdivision (Preliminary and Final plats) of a parent tract of 38 +/- acre parcel with Agriculture (AG) zoning designation to be divided into five (5) tracts consisting of one (1) 3.12 +/- acre tract, one (1) 6.09 +/- acre tract, two (2) 5 +/- acre tracts, and one (1) 18.79 +/- acre tract all to obtain Residential Rural (RR) zoning designation.

Initial Meeting Date: February 24, 2026

Tentative Commission Meeting Date: Wednesday March 4, 2026 at 12 pm (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: A tract of 38 +/- acres located on a tract land located in part of the SW ¼ of Section 1 and part of the SE ¼ of Section 2, both in Township 45, Range 30, Cass County, Missouri and commonly known as 20909 & 20911 S Staley Mound Rd, Pleasant Hill, MO 64080.

Districts Effected Water: PWSD # 9

Fire: Pleasant Hill Fire District

School: R-3 – Pleasant Hill

REVIEW NOTES

Previous use of Location: Location Currently an Agricultural tract with two residences

Flood Plain: None

Land Use Tiers: Is not located within any Land Use Tier.

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

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

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid 2025 Tax receipts have been provided.
- 3) Plat of Survey provided as required.
- 4) Letter from PWSD #9 addressing water availability
- 5) Soil Morphology Test Results
- 6) Property surrounded by Agriculture and Residential tracts with and without residences.

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

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



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

AUTHORIZATION FOR ZONING ACTION

Applicant to Complete This Section

Principal Property Owner(s): Everett Allen Moore & Leslie Paige Moore
 Property Address: 20911 S. Staley Mound City Pleasant Hill Zip 64080 Telephone [REDACTED]
 Designated Representative of Property Owner(s): Everett Allen Moore
 Representative's Address: _____ City _____ Zip _____ Telephone _____

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

Owner 1: [Signature] Date: 12/16/25
 (Signature) (Print)
 State of Missouri
 County of Cass

Notary Seal

On this 16th Day of December in the year 2025, before me, the undersigned notary public, personally appeared Everett Allen Moore, known to me to be the person whose name is subscribed to the within instrument and acknowledge that he/she executed the same for the purpose therein contained. In witness whereof, I hereunto set my hand and official seal. [Signature] Notary Public

Owner 2: [Signature] Date: 12/16/25
 (Signature) (Print)
 State of Missouri
 County of Cass

Notary Seal

On this 16th Day of December in the year 2025, before me, the undersigned notary public, personally appeared Leslie Paige Moore, known to me to be the person whose name is subscribed to the within instrument and acknowledge that he/she executed the same for the purpose therein contained. In witness whereof, I hereunto set my hand and official seal. [Signature] Notary Public

Owner 3: _____ Date: _____
 (Signature) (Print)
 State of Missouri
 County of Cass

Notary Seal

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

Certification of Mailing for Zoning Application # ZP3172

By signing below, I Everett Allen Moore the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters fifteen (15) days prior to the scheduled hearing set on February 24, 2025, to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Title Company as well as Public Water Supply District # 9, Pleasant Hill Fire Protection District, Public School District R-3 – Pleasant Hill and there are no City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property.

On this 31st day of January, 2026.

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



Everett Allen Moore – Applicant

Report of the Cass County Planning Board
Application No. 3172

1. Applicant: Everett Allen Moore, on behalf of Himself and Leslie Paige Moore
2. Property: 20909 & 20911 S Staley Mound Rd, Pleasant Hill, MO 64080
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 09-01-01-000-000-005.002 & 09-01-01-000-000-005.000 – 20721 S Staley Mound Rd – Agriculture (AG)
 - b. Parcel # 09-01-01-000-000-006.000 – S Hoover Rd (Boarders the East) – Agriculture (AG)
 - c. Parcel # 09-01-12-000-000-003.000 – 34105 E 211th St – Agriculture (AG)
 - d. Parcel # 09-01-12-000-000-003.001 – 21113 S Staley Mound Rd – Residential Rural (RR)
 - e. Parcel # 09-01-02-000-000-010.001 – 33910 E State Route P – Residential Rural (RR)
 - f. Parcel # 09-01-02-000-000-010.000 – E State Route P (Boarders the West) – Agriculture (AG)
 - g. Parcel # 09-01-02-000-000-010.002 – 21010 S Staley Mound Rd – Residential Rural (RR)

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

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the five (5) tracts consisting of one (1) 3.12 +/- acre tract, one (1) 6.09 +/- acre tract, two (2) 5 +/- acre tracts, and one (1) 18.79 +/- acre tract are all suitable for Residential Rural (RR) zoning designation because there are residential and agriculture use properties with Residences within a one (1) Mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District No. #9. The Property is located within Pleasant Hill Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:

- a. Planning Board Agenda/ Application Review Comments for Application No. 3172 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts indicated.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any)
 - v. Overview map from Cass County GIS map showing existing floodplain and adjacent properties in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD # 9 addressing water availability
 - viii. Soil Morphology Test Results
 - ix. Certified list of adjacent property owners prepared by Coffelt Land Title.

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

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

14. The Planning Board recommends approval/denial of Application No. 3172 for reasons stated in this report.

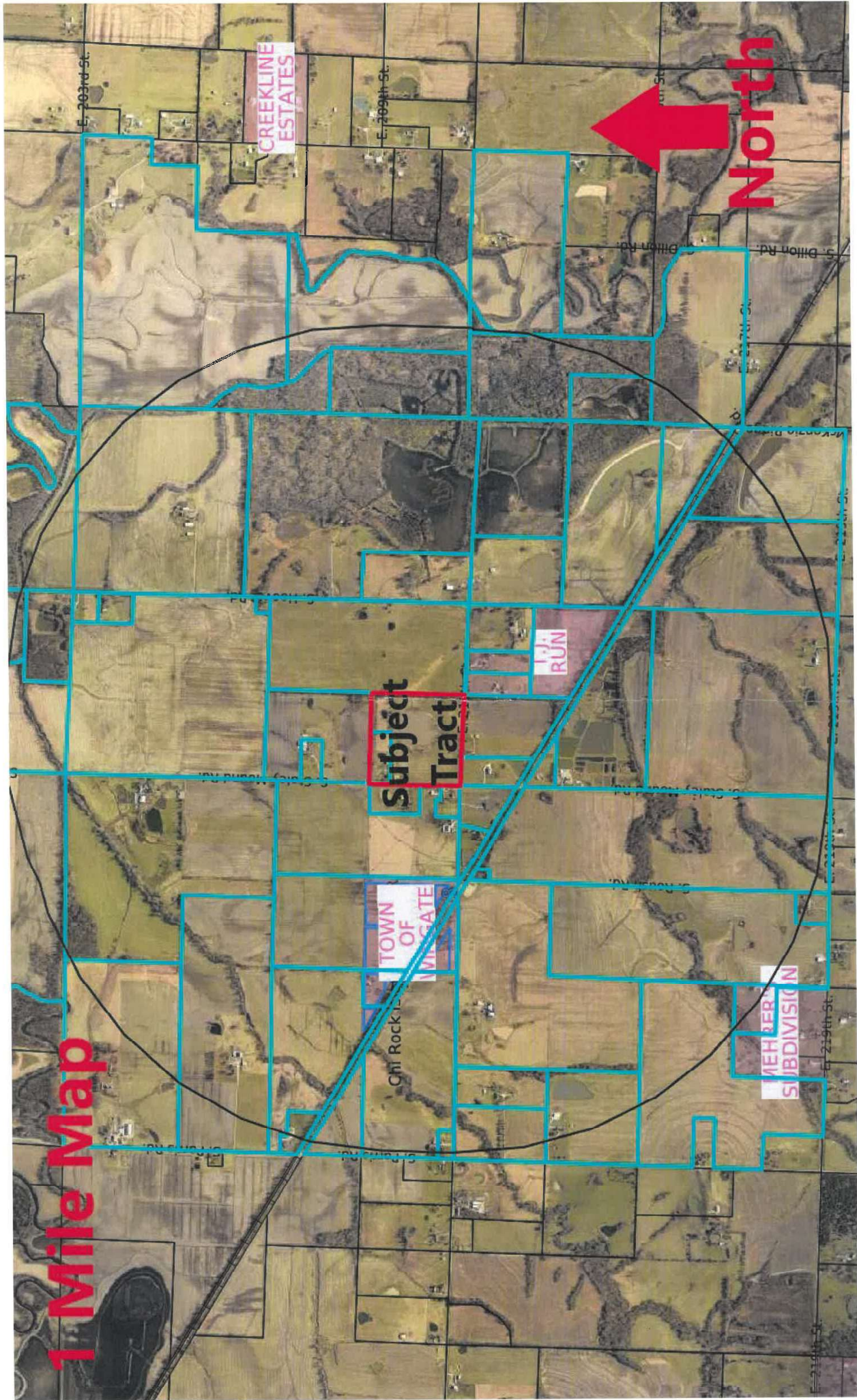
Approved/Denied by the Planning Board this XX day of XXXX, 202X.

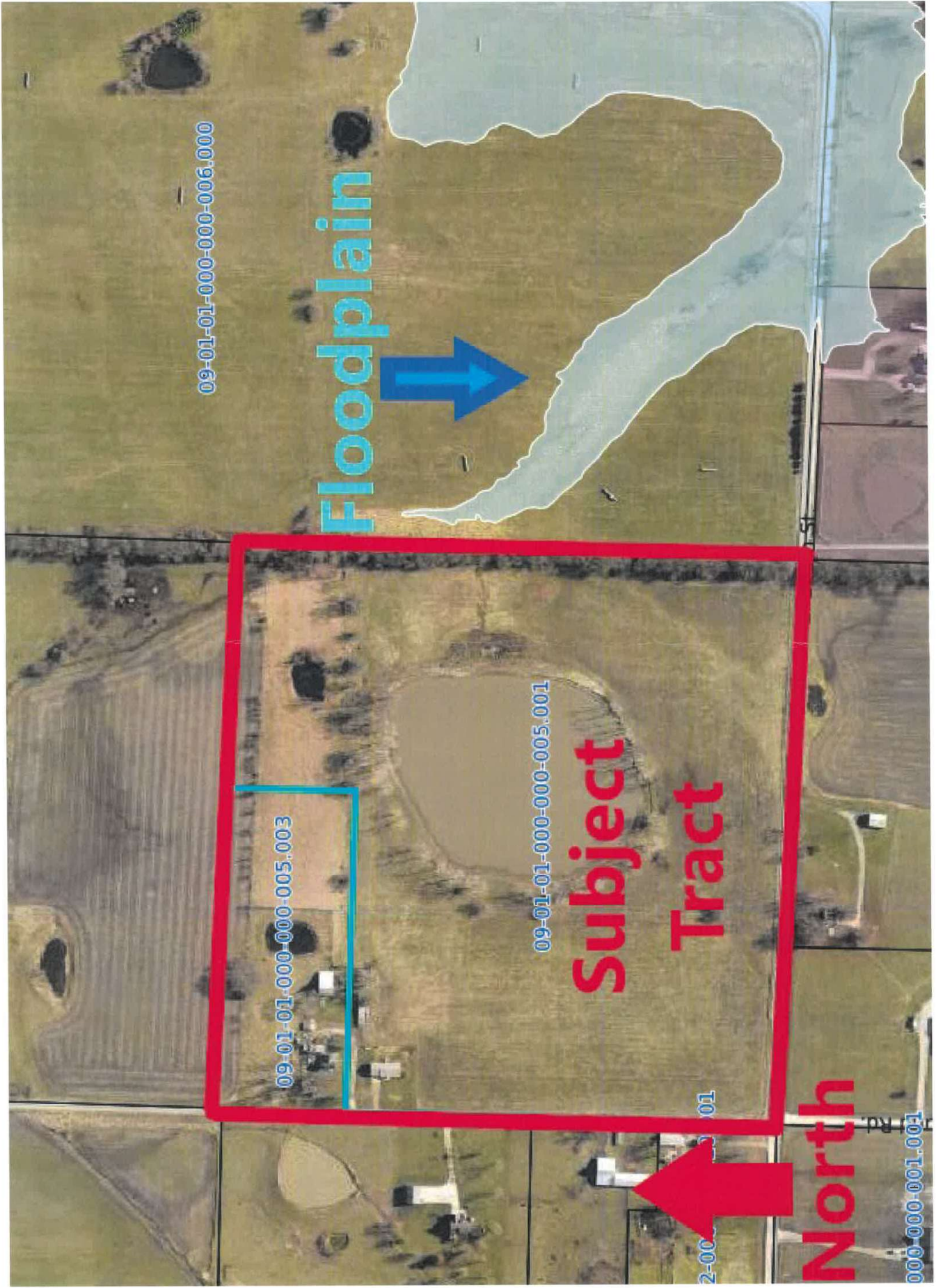
Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Knox				
Carl				
Kohler				
Gerant				

Attest:

 Valerie McCubbin

1 Mile Map





09-01-01-000-000-006.000

Floodplain



09-01-01-000-005.001

Subject Tract

09-01-01-000-005.003

2-00-000-001

North

100 Rd.
100-000-001.001

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

MOORE, LESLIE PAIGE & EVERETT ALLEN
20911 S STALEY MOUND RD
PLEASANT HILL, MO 64080

TAX YEAR: 2025
ACCT #: 2086501
TOTAL PAID: \$1,311.16
PAID ON: 11/4/2025

Personal Description

Map Number:

09-01-01-000-000-005-001

Situs Address:

20911 S STALEY MOUND RD
PLEASANT HILL, MO 64080
SEC: 1 TWP: 45
RNG: 30 Book/Page: 5232/52

ACREAGE: 32.78

Legal Description:

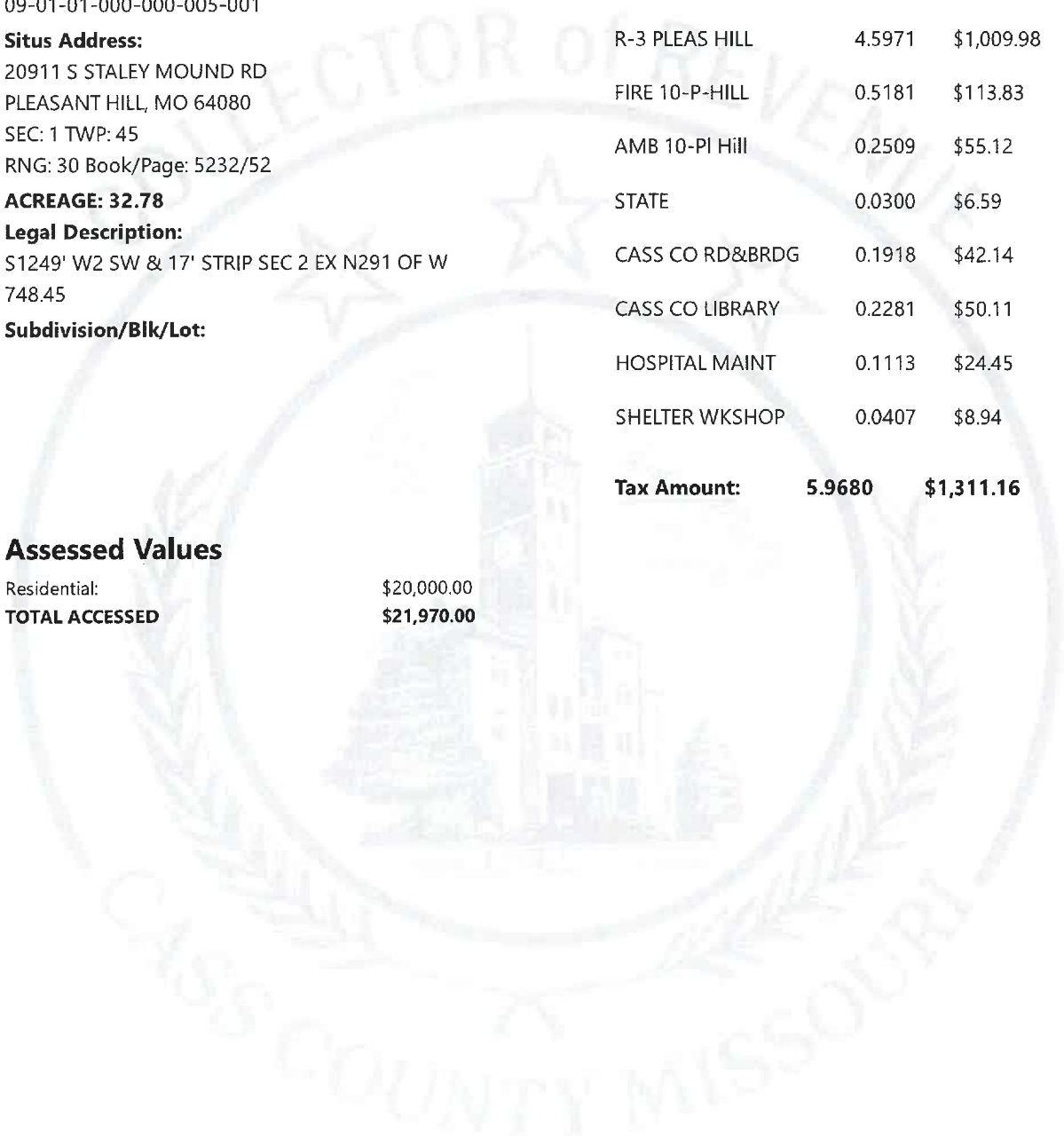
S1249' W2 SW & 17' STRIP SEC 2 EX N291 OF W
748.45

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-3 PLEAS HILL	4.5971	\$1,009.98
FIRE 10-P-HILL	0.5181	\$113.83
AMB 10-PI Hill	0.2509	\$55.12
STATE	0.0300	\$6.59
CASS CO RD&BRDG	0.1918	\$42.14
CASS CO LIBRARY	0.2281	\$50.11
HOSPITAL MAINT	0.1113	\$24.45
SHELTER WKSHOP	0.0407	\$8.94
Tax Amount:	5.9680	\$1,311.16

Assessed Values

Residential: \$20,000.00
TOTAL ACCESED \$21,970.00



**Public Water Supply District No. 9
Cass County, Missouri**

25902 S Southwood Road, Harrisonville, MO 64701

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

E-Mail: pwsd9@casscountypwsd9.com

December 31, 2025

To Whom It May Concern:

RE: Water Service Availability

*This letter serves to confirm that PWSD No. 9 can provide 3 additional water meters to:
20911 S Staley Mound Rd
PLEASANT HILL, MO 64080*

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

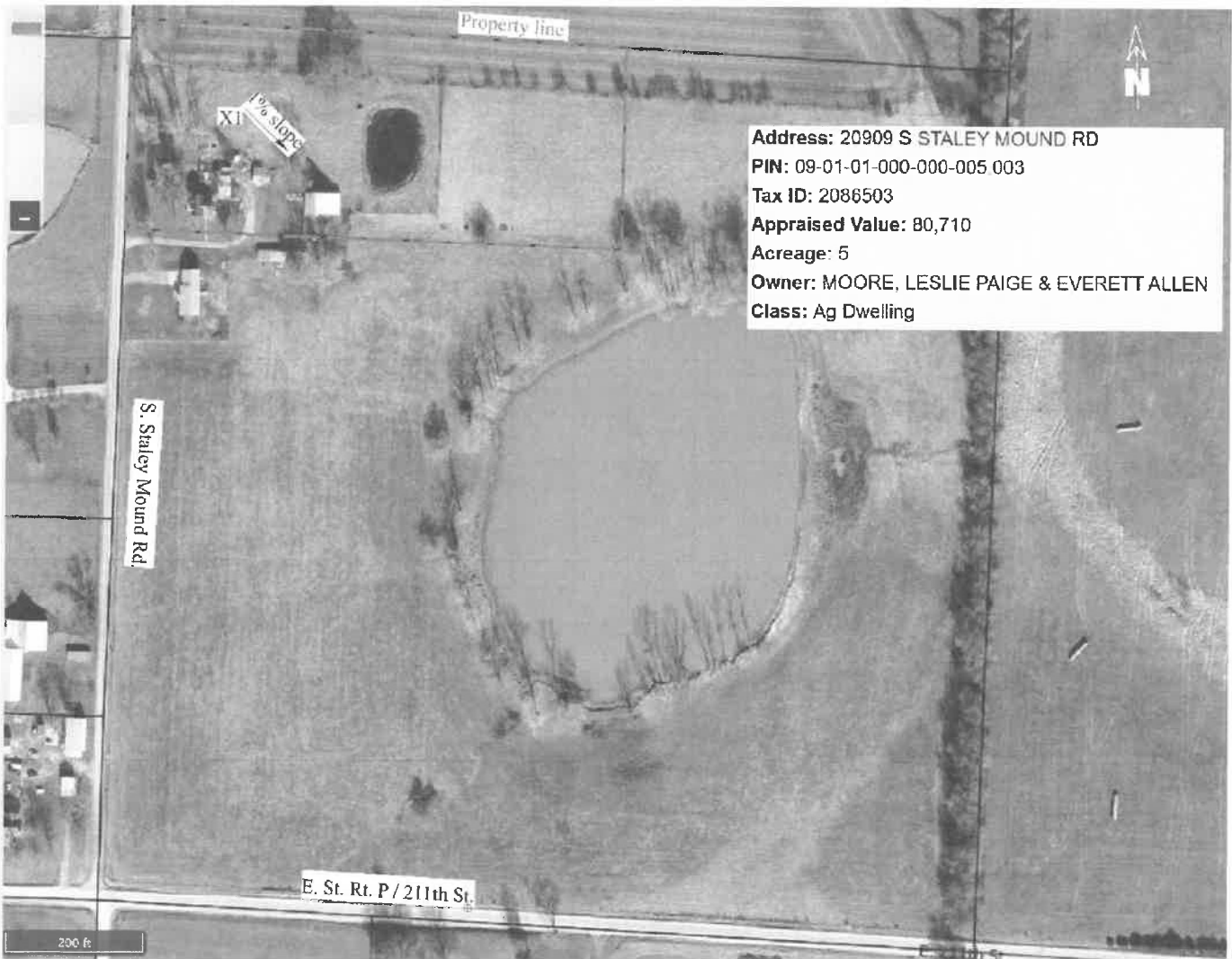
*Sincerely,
Antonio Lara, Operator
Public Water Supply District No. 9
Cass County, Missouri*



STATE OF MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES
 BUREAU OF ENVIRONMENTAL HEALTH SERVICES
 ONSITE WASTEWATER TREATMENT PROGRAM
SITE EVALUATION for ONSITE WASTEWATER TREATMENT SYSTEM

APPLICATION # _____

Property Owner: Moore, Allen		Date: 11/26/2025	
Site Address: 20909 S. Staley Mound Rd		Mailing Address :	
Pleasant Hill, MO 64080			
Subdivision, Lot: None		Phone #	
County: Cass	Legal Location: 1/4 1/4 1/4 ,S 1 ,T 45N ,R 30W		
Residence - # Bedrooms: 2	# People	Latitude: 38.734171	Longitude: -94.198391
Business - Type:	Design flow: 300 gpd;	Systemis: New <input type="radio"/>	Replacement <input checked="" type="radio"/> Repair <input type="radio"/>





STATE OF MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES
 BUREAU OF ENVIRONMENTAL HEALTH SERVICES
 ONSITE WASTEWATER TREATMENT PROGRAM
SITE EVALUATION for ONSITE WASTEWATER TREATMENT SYSTEM

SOIL PROFILE DESCRIPTION

Owner: Moore, Allen

Date: 11/26/2025

SOIL CHARACTERISTICS Excavation Depth: 48" Pit (required for new installation) or Core #: X1

Suitability (S, PS, U)		Horizon		Fescue			Parent Material: Loess			Soil Group	Application Rate					
		Designation	Depth / Boundary (1)	Munsell Color (moist)	Redoximorphic Features (2)	Texture	% Coarse Fragments by volume	Consistence (4)	Structure		Roots / Pores (6)	Shrink / Swell	Conv. (Table 13)	LPP (Table 14)		
							USDA (3)	% Clay	<3"	>3"						
	Ap	0-8 GS	10YR 2/1	-	sil	10	-	-	-	mf	L	.5	.25			
	A1	8-12 GS	10YR 3/1	-	sil	20	-	-	-	ff	L	.4	.2			
	A2	12-21 GS	10YR 3/2	10YR 5/4	sil	25	-	-	-	ff	L	.4	.2			
	Bt1	21-36 GS	10YR 3/3	10YR 6/6	sic1	35	-	-	-	ff	M	.3	.15			
	Bt2	36-48 GS	10YR 4/2	iron concent. 10YR 6/6	sic1	38	-	-	-	-	H	-	-			

Notes:

Notations used on Soil Profile Description
Boundary distinctness: A-abrupt, C-clear, G-gradual; topography: S-smooth, W-way, I-irregular;
Redox Features Report low chroma Munsell colors and iron and manganese concentrations indicative of soil drainage limitations;
Texture s-sand, ls-loamy sand, sl-sandy loam, l-loam, sil-silt loam, si-silt, scl-sandy clay loam, cl-clay loam, sic-silty clay loam, sc-sandy clay, sic-silty clay, c-clay; Designate estimated clay content for all horizons;
Consistence (report moist consistence) moist: fr-friable, f-firm, vf-very firm; wet: ss-slightly sticky, s-sticky, vs-very sticky and sp-slightly plastic, p-plastic, vp-very plastic; dry: sh-slightly hard, h-hard, vh-very hard;
Structure grade: 1-weak, 2-moderate, 3-strong; size: f-fine (thin if platy), m-medium, c-coarse (thick if platy); shape: ABK-angular blocky, SBK-subangular blocky, GR-granular, PL-platy, PR prismatic, MA-massive;
Roots/Pores abundance: f-few, c-common, m-many; size: vf-very fine, f-fine, m-medium, c-coarse.



STATE OF MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES
 BUREAU OF ENVIRONMENTAL HEALTH SERVICES
 ONSITE WASTEWATER TREATMENT PROGRAM
SITE EVALUATION for ONSITE WASTEWATER TREATMENT SYSTEM

SITE CLASSIFICATION for ONSITE SEWAGE SYSTEM – 19 CSR 20-3.060(2) & (7)

Owner: Moore, Allen

Pit/Core #: X1

Date: 11/26/2025

Suitability See recommendations below S – Suitable; PS – Provisionally Suitable; U – Unsuitable; for conventional system.

S	LANDSCAPE POSITION: <u>summit</u>	Slope aspect: <u>SE</u>
	Flooding frequency: None <input checked="" type="radio"/> Rare <input type="radio"/> Occasional <input type="radio"/> Frequent <input type="radio"/>	Surface depression(s) in evaluated area? <u>N</u>
	& TOPOGRAPHY Percent Slope: <u>1</u>	Slope Type: Uniform <input checked="" type="radio"/> Complex <input type="radio"/>
	Shape across (contour): <u>linear</u>	Shape down (profile): <u>linear</u>
PS	SOIL CHARACTERISTICS (See Profile Description for details)	
PS	TEXTURE to a depth of <u>36</u> inches	Depth of unsuitable texture <u>>36</u> inches
PS	STRUCTURE to a depth of <u>48</u> inches	Depth of unsuitable structure <u>>48</u> inches
U	SOIL DRAINAGE Type of water table: <u>seasonal</u>	Depth to water table <u>21</u> inches
	Surface drainage limitations: <u>-</u>	Runoff slope length <u>>100</u> feet
S	SOIL THICKNESS Depth of bedrock: <u>>48</u> inches	Rock outcrops? <u>None</u>
S	RESTRICTIVE HORIZON Type: <u>None</u>	Depth: <u>-</u> Thickness: <u>-</u>
S	AVAILABLE SPACE Estimated space available: <u>>10000</u> sq ft	
	Adequate for a conventional system? <u>Y</u>	An alternative system? <u>Y</u> Replacement area? <u>Y</u>
	OTHER FACTORS Note any environmental hazards: <u>-</u>	
	High groundwater contamination potential? (If yes, indicate reason): <u>-</u>	
	Sinkhole <input type="checkbox"/> Rapid permeability <input type="checkbox"/> Depth to highly permeable bedrock <input type="checkbox"/> Fill material/depth <input type="checkbox"/>	
U	OVERALL	Notes: <u>-</u>

Overall site classification will be determined by the lowest of the uncorrectable characteristics.

- **S** An overall site classification of **suitable** indicates soil and site conditions favorable for the operation of a conventional absorption system.
- **PS** Sites classified as **provisionally suitable** require some modifications and careful planning, design, and installation for a conventional system or alternative system to function satisfactorily.
- **U** Sites originally classified as **unsuitable** may possibly be reclassified as **provisionally suitable** according to subsection (7)(K).
- An **unsuitable** site may be used for soil absorption systems, provided engineering, hydrogeologic and soil studies indicate to the administrative authority that a conventional or alternative system could be expected to function satisfactorily. These sites may be reclassified as **provisionally suitable** upon meeting the requirements of the administrative authority according to subsection (6)(K).

Recommendations* associated with Provisionally Suitable or Unsuitable classifications:

- Trenches must not be dug when wet to prevent damaging soil/trench surfaces.
- Surface water diversion is needed.
- An interceptor drain should be installed upslope at a depth of _____ inches.
- Shallow or modified shallow placed trenches should be installed at a depth of _____ inches.
- An alternative/engineered system is needed to overcome site limitations.

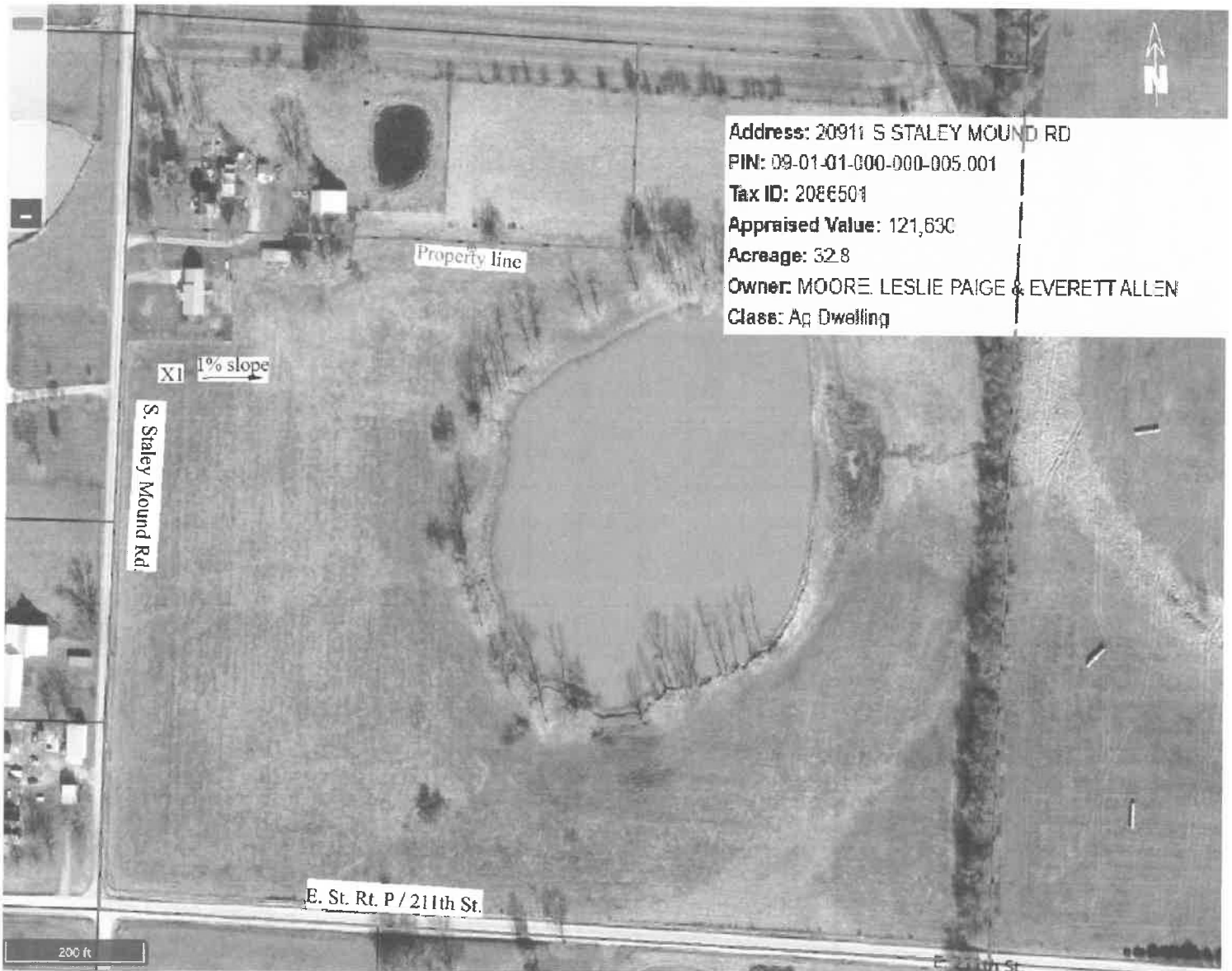
Although there are bright mottles in the A1 layer, the seasonal water table is determined to be at 21". An LPP field with an overlay could be installed on this site with trenches no deeper than 9" below the current ground level with an application rate of .2 GPD/Ft^2



STATE OF MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES
 BUREAU OF ENVIRONMENTAL HEALTH SERVICES
 ONSITE WASTEWATER TREATMENT PROGRAM
SITE EVALUATION for ONSITE WASTEWATER TREATMENT SYSTEM

APPLICATION # _____

Property Owner: Moore, Allen		Date: 11/26/2025	
Site Address: 20911 S. Staley Mound Rd		Mailing Address :	
Pleasant Hill, MO 64080			
Subdivision, Lot: None		Phone #	
County: Cass		Legal Location: 1/4 1/4 1/4 ,S 1 ,T 45N ,R 30W	
Residence - # Bedrooms: 3	# People	Latitude: 38.732518	Longitude: -94.197292
Business - Type:	Design flow: 450 gpd;	Systemis: New <input type="radio"/>	Replacement <input checked="" type="radio"/> Repair <input type="radio"/>





STATE OF MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES
 BUREAU OF ENVIRONMENTAL HEALTH SERVICES
 ONSITE WASTEWATER TREATMENT PROGRAM
SITE EVALUATION for ONSITE WASTEWATER TREATMENT SYSTEM

SITE CLASSIFICATION for ONSITE SEWAGE SYSTEM – 19 CSR 20-3.060(2) & (7)

Owner: Moore, Allen

Pit/Core #: X1

Date: 11/26/2025

Suitability See recommendations below S – Suitable; PS – Provisionally Suitable; U – Unsuitable; for conventional system.

S	LANDSCAPE POSITION: <u>Shoulder</u>		Slope aspect: <u>W</u>	
	Flooding frequency: None <input checked="" type="radio"/> Rare <input type="radio"/> Occasional <input type="radio"/> Frequent <input type="radio"/>		Surface depression(s) in evaluated area? <u>N</u>	
	& TOPOGRAPHY Percent Slope: <u>2</u>		Slope Type: Uniform <input checked="" type="radio"/> Complex <input type="radio"/>	
	Shape across (contour): <u>linear</u>		Shape down (profile): <u>linear</u>	
U	SOIL CHARACTERISTICS (See Profile Description for details)			
U	TEXTURE to a depth of <u>21</u> inches		Depth of unsuitable texture <u>>21</u> inches	
U	STRUCTURE to a depth of <u>21</u> inches		Depth of unsuitable structure <u>>21</u> inches	
U	SOIL DRAINAGE Type of water table: <u>seasonal</u>		Depth to water table <u>21</u> inches	
	Surface drainage limitations: <u>-</u>		Runoff slope length <u>>100</u> feet	
S	SOIL THICKNESS Depth of bedrock: <u>>48</u> inches		Rock outcrops? <u>None</u>	
S	RESTRICTIVE HORIZON Type: <u>None</u>		Depth: <u>-</u> Thickness: <u>-</u>	
S	AVAILABLE SPACE Estimated space available: <u>>10000</u> sq ft			
	Adequate for a conventional system? <u>Y</u>		An alternative system? <u>Y</u> Replacement area? <u>Y</u>	
	OTHER FACTORS Note any environmental hazards: <u>-</u>			
	High groundwater contamination potential? (If yes, indicate reason): <u>-</u>			
	Sinkhole <input type="checkbox"/> Rapid permeability <input type="checkbox"/> Depth to highly permeable bedrock <input type="checkbox"/> Fill material/depth <input type="checkbox"/>			
U	OVERALL Notes: <u>-</u>			

Overall site classification will be determined by the lowest of the uncorrectable characteristics.

- **S** An overall site classification of **suitable** indicates soil and site conditions favorable for the operation of a conventional absorption system.
- **PS** Sites classified as **provisionally suitable** require some modifications and careful planning, design, and installation for a conventional system or alternative system to function satisfactorily.
- **U** Sites originally classified as **unsuitable** may possibly be reclassified as **provisionally suitable** according to subsection (7)(K).
- An **unsuitable** site may be used for soil absorption systems, provided engineering, hydrogeologic and soil studies indicate to the administrative authority that a conventional or alternative system could be expected to function satisfactorily. These sites may be reclassified as **provisionally suitable** upon meeting the requirements of the administrative authority according to subsection (6)(K).

Recommendations* associated with Provisionally Suitable or Unsuitable classifications:

- Trenches must not be dug when wet to prevent damaging soil/trench surfaces.
- Surface water diversion is needed.
- An interceptor drain should be installed upslope at a depth of _____ inches.
- Shallow or modified shallow placed trenches should be installed at a depth of _____ inches.
- An alternative/engineered system is needed to overcome site limitations.

The seasonal water table is determined to be at 21" where 4b clay is encountered. An LPP field with an overlay could be installed on this site with trenches no deeper than 9" below the current ground level with an application rate of .2 GPD/Ft^2



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

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Leslie Paige Moore and Everett Allen Moore

Prepared For:

Allen and Paige Moore
15301 Kelley Rd.
Kansas City, MO 64149

To whom it may concern:

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

1. Parris Farms Properties LLC
21611 S State Route K
Pleasant Hill, MO 64080-8176

2. Jeffrey C. and Cheryl L. Miller
20721 S Staley Mound Rd.
Pleasant Hill, MO 64080

3. same as No. 2

4. James Earl and Kimberly Renee Elliott Trust
19609 S Elliott Rd.
Pleasant Hill, MO 64080-8623

5. Terry L. and Vicki A. Hartsell
34707 E 211th St.
Pleasant Hill, MO 64080

6. Christopher C. Tompkins and Carrie D. Pierson-Tompkins
34509 E 211th St.
Pleasant Hill, MO 64080-8632

7. Robert Travis and Laura B Ross
34401 E 211th St.
Pleasant Hill, MO 64080-8678

8. same as No. 7

9. Sylvia Babylon Trust
21113 S Staley Mound Rd.
Pleasant Hill, MO 64080-7210

10. same as No. 9

11. Fleda V King
21219 S Staley Mound Rd.
Pleasant Hill, MO 64080-8213

12. Max and Kathryn Schmoll Trust
23116 S State Route K
Pleasant Hill, MO 64080-8161

13. Joseph N and Jenny Jennings
33803 E State Route P
Pleasant Hill, MO 64080-1597

14. Justin and Rebecca McConville
33901 E State Route P
Pleasant Hill, MO 64080-8214

15. Rachael Hummel
33910 E State Route P
Pleasant Hill, MO 64080-8214

16. David C and Brenda Parris Trust
21010 S Staley Mound Rd.
Pleasant Hill, MO 64080-7223

17. same as zone tract

Rosemary Gentry
Coffelt Land Title, Inc.
12/9/2025

Recorded in Cass County, Missouri

Recording Date/Time: 10/30/2025 at 01:24:55 PM

Book: 5232 Page: 52

Instr #: 774837
Type: WD
Pages: 2
Fee: \$27.00 S



Mike Medsker
Recorder of Deeds

Electronically Recorded

TRUSTEE'S DEED

(Missouri)
(Joint Tenants)

File No.: 25079985 – Coffelt Land Title, Inc

THIS INDENTURE, made as of October 29, 2025, by and between Rebecca Ann Clutter, surviving Co-Trustee of the the Donald A. Sousley Revocable Living Trust dated April 13, 2022 a/k/a the Donald A. Sousley Revocable Living Trust dated March 10, 2022; as amended April 26, 2022 Trust Grantor(s), and, Leslie Paige Moore and Everett Allen Moore, a married couple, as tenants by the entirety, Grantee(s)

(Whose mailing address is 15301 Kelley Rd, Kansas City MO 64149)

WITNESSETH, That the said Grantor(s), pursuant to the power and authority vested in the trustee(s) to distribute the real estate hereinafter described, and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it paid as trustee(s) aforesaid, does by these presents SELL and CONVEY unto the said Grantee(s), and the survivor of them, as joint tenants, and not as tenants in common, the survivor's heirs, successors and assigns the following described real estate situate in the County of Cass, State of Missouri, to-wit:

Tract 1

Part of the East Half of the Southeast Quarter of Section 2 and part of the West Half of the Southwest Quarter of Section 1, all in Township 45, Range 30 in Cass County, Missouri, described as beginning at the Southwest Corner of Section 1, aforesaid, and running thence West, 17.0 feet; thence North 00°14'43" seconds East, 1249.61 feet; thence South 88°16'56" East, 1327.83 feet to a point in the East line of the West Half of the Southwest Quarter of Section 1; thence South 00°27" West, 1249.0 feet to the Southeast Corner of the West Half of the Southwest Quarter of Section 1; thence North 88°16'56" West, along the South line of the Southwest Quarter of Section 1, 1306.37 feet to the Point of Beginning, subject to any part thereof lying within the right-of-way of Missouri State Route "P", and subject to the existing County Roads along the South and West sides thereof, except roads.

Grantor herein states that no Donald A. Sousley Revocable Living Trust dated March 10, 2022 ever existed and that the only Trust for which Donald A. Sousley was ever the grantor of was the Donald A. Sousley Revocable Living Trust dated April 13, 2022, amended April 26, 2022, and that the warranty recorded 4/14/2022 in Book 4843 at Page 93 contained an erroneously date on the Grantee name.

Donald A. Sousley, Original Trustee(s) of the Donald A. Sousley Revocable Living Trust dated April 13, 2022 a/k/a the Donald A. Sousley Revocable Living Trust dated March 10, 2022; as amended April 26, 2022 passed away on June 5th, 2025 in Cass County, Missouri.

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

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

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

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

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

Donald A. Sousley Revocable Living Trust dated April 13, 2022 a/k/a the Donald A. Sousley Revocable Living Trust dated March 10, 2022; as amended April 26, 2022.

BY Rebecca Ann Clutter surviving Co-Trustee
Rebecca Ann Clutter
surviving Co-Trustee

STATE OF Missouri
COUNTY OF Cass

On this October 29, 2025, before me, the undersigned, a Notary Public within and for said County and State appeared Rebecca Ann Clutter, surviving Co-Trustee of the the Donald A. Sousley Revocable Living Trust dated April 13, 2022 a/k/a the Donald A. Sousley Revocable Living Trust dated March 10, 2022; as amended April 26, 2022, under the aforesaid Trust Agreement, to me personally know or affirmed to be the person(s) described in and who executed the within instrument as Trustee(s) of said Trust, and who acknowledged to me that he/she/they executed the within Trustee's Deed in behalf of the aforesaid Trust and that he/she/they executed the same as his/her/their free act and deed as Trustee(s) for the purposes therein stated.

Lisa Hutchings

LISA HUTCHINGS
Notary Public - Notary Seal
STATE OF MISSOURI - CASS COUNTY
My Commission Expires: March 5, 2028
Commission# 13407630





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

**PLANNING AGENDA
Application Review Comments
For Application No. 3173**

Applicant(s): Ben Bruton, on behalf of Bruton Revocable Trust

Subdivision (Preliminary) to be known as “Prairie Ridge Acres” a parent tract of 40 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into seven (7) lots consisting of five (5) 5.2 +/- acre tracts and two (2) 6.8 +/- acre tracts all to obtain Residential Rural (RR) zoning designation.

Initial Meeting Date: February 24, 2026

Tentative Commission Meeting Date: **Wednesday, March 4, 2026 12:00 pm** 3rd Floor Commission meeting room.

Lot(s) Affected: a tract of land being 40 +/- acres with the Zoning Designation of Agriculture (AG) located on a tract of land located in part of the SE ¼ of Section 35, Township 46, Range 32, Cass County, Missouri and generally located on the North side of E 203rd St and ¼ of a mile West of S Prairie Lane Rd, Peculiar, MO 64078.

Districts Effected Water: PWSD # 6

Fire: South Metro Fire District
Raymore/Peculiar

School: R-2 --

REVIEW NOTES

Previous use of Location: Location Currently used as agriculture.

Flood Plain: None

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

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

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

Zoning Order Review:

- 1) Copy of 2025 paid Real Estate taxes for parcel of property
- 2) Letter from PWSD #6 addressing water availability
- 3) Plat of Survey provided as required.
- 4) Certified list of adjacent property owners prepared by Alliance Title.
- 5) Correspondence from the City of Raymore
- 6) Correspondence from the City of Peculiar
- 7) Stormwater Analysis Plan
- 8) Draft Covenants and Restrictions
- 9) Property surrounded by Agriculture tracts with and without residences, residential tracts and Residential Subdivisions.

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

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



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

Zoning Action Process

1. Submit application with all required documentation and application fee. Ask questions either at this point or prior to application.
2. An in house review will be performed and documents prepared for the Planning Board Meeting.
3. You will be notified of the Meeting Date and Time.
4. You will receive a notification letter from the Zoning Department.
 - a. You must send the Notification letter by mail no later than 15 days prior to the Planning Board meeting date to all those listed on the Certified List of Adjacent property owners within 1000' of the property boundaries. Once mailed provide the Affidavit of mailing to the Zoning Office ASAP. You may scan and email or deliver to the office
 - b. You must also send the Notification letter by mail to your water district, school district, fire district and any jurisdiction within 1.5 miles of the boundary of the property.
 - c. On the evening of the Planning Board Meeting you must bring the original affidavit of mailing and any returned letters.
 - i. If a letter was not mailed your hearing may be delayed to another date.
5. Your presence is **REQUIRED** at the Planning Board Meeting.

Planning Board Meeting

1. Show up no less than 10 min prior to the meeting time.
2. There will be an Introduction of the meeting.
3. The Chairman will take the floor and call the meeting to Order.
4. When your application is called upon you will come to the front of the Planning Board.
 - a. You will present your application to the board. Be accurate in your statements, be brief and to the point.
 - b. The board may ask questions about your action.
 - c. You may then be seated.
 - d. The Chairman will ask for anyone that would like to speak in favor of the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - e. The Chairman will ask for anyone that would like to speak against the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - f. The Chairman will ask that you address any concerns that were presented.
 - You will return to the front and address any concerns or questions. Address your comments to the board.

OVER 



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

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

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

County Commission/ Board of Zoning Adjustment Meeting

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

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

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

(Signature)

Benjamin Bruton

(Print)

11/8/2020

(Date)

Certification of Mailing for Zoning Application # ZP3173

By signing below, I Ben Bruton the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters fifteen (15) days prior to the scheduled hearing set on February 24, 2026, to all those listed on the attached Certified List of Adjoining Property owners prepared by Alliance Land Title Company as well as Public Water Supply District # 6, South Metro Fire Protection District, Public School District R-2 – Raymore Peculiar and the following City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property.

City of Peculiar

On this 5th day of Feb, 20 26.

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



Ben Bruton – Applicant

Report of the Cass County Planning Board

Application No. 3173

1. Applicant: Ben Bruton, on behalf of Bruton Revocable Trust
2. Property location: Generally located on the North side of E 203rd St and ¼ of a mile West of S Prairie Lane Rd, Peculiar, MO 64078
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 04-07-35-000-000-009.000 – 20018 S Prairie Lane Rd – Agriculture (AG)
 - b. Parcel # 04-07-35-000-000-008.001 – E 203rd St (Borders the East) – Agriculture (AG)
 - c. Parcel # 07-01-02-000-000-001.000 – 14601 E 203rd St – Agriculture (AG)
 - d. Parcel # 07-01-02-000-000-002.000 – 14007 E 203rd St – Agriculture (AG)
 - e. Parcel # 04-07-35-000-000-007.010 – 13904 E 203rd St – Residential Rural (RR)
 - f. Parcel # 04-07-35-000-000-006.000 – S State Route J (Borders the Northwest) – Agriculture (AG)

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

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the seven (7) lots consisting of five (5) 5.2 +/- acre tracts and the two (2) 6.8 +/- acre tracts are suitable for Residential Rural zoning because there are residential subdivisions, residential tracts and agriculture use properties with residences within one (1) Mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District No. #6. The Property is located within South Metro Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
- a. Planning Board Agenda/ Application Review Comments for Application No. 3173 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts indicated.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any)
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD #6 addressing water availability
 - viii. Stormwater Analysis Plan
 - ix. Correspondence from the City of Raymore
 - x. Correspondence from the City of Peculiar
 - xi. Draft Covenants and Restrictions
 - xii. Certified list of adjacent property owners prepared by Alliance Title.
12. The applicant is seeking to subdivide the Property for the purpose of future construction of single-family dwellings. Currently there are no known areas of impervious surface proposed.
13. The Planning Board concludes that access management approvals will be required as access is determined and needed for each newly created tract prior to any construction activities.
14. The Planning Board recommends APPROVAL/DENIAL of Application No. 3173 for reasons stated in this report.

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

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

Attest:

Valerie McCubbin

North

**Subject
Tract**

Floodplain



04-07-35-000-000-009.000

04-07-35-000-000-008.000

7-35-000-000-007.008

10



CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

BRUTON REVOCABLE TRUST
0 E 203RD ST
PECULIAR, MO 64078

TAX YEAR: 2025
ACCT #: 2194900
TOTAL PAID: \$95.00
PAID ON: 12/4/2025

Personal Description

Map Number:

04-07-35-000-000-008-000

Situs Address:

0 E 203RD ST
PECULIAR, MO 64078
SEC: 35 TWP: 46
RNG: 32 Book/Page: 5242/122

ACREAGE: 40.57

Legal Description:

BG1324.9W SECRSE W1326.18 N1333.1 E1324.05
S1334.4TB

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-2 RAY-PEC	5.0302	\$69.42
FIRE 2-SO METRO	0.9414	\$12.99
AMB 2-SO METRO	0.3100	\$4.28
STATE	0.0300	\$0.41
CASS CO RD&BRDG	0.1918	\$2.65
CASS CO LIBRARY	0.2281	\$3.15
HOSPITAL MAINT	0.1113	\$1.54
SHELTER WKSHOP	0.0407	\$0.56
Tax Amount:	6.8835	\$95.00

Assessed Values

Residential: \$0.00
TOTAL ACSESSED \$1,380.00

PUBLIC WATER SUPPLY DISTRICT NO. 6

**18711 J. HWY., P.O. BOX 1082
RAYMORE, MO 64083
331-2455 Mon. – Fri. 9:00-2:00**

November 21, 2025

*Cearra Watson
Zoning Officer/Administrative Assistant
30508 S West Outer Road
Harrisonville, MO 64701*

Cearra,

This is to document the water availability for Angie Maynard, at address unknown, location between Prairie Lane and J Highway on 203rd Street. There is currently a 3" water main on the south side of 203rd Street and a 4" water line on the west side of Prairie Lane that can provide water service to this location.

Please feel free to contact the office if further information is needed.

Sincerely,

*Janet Burlingame
Office Manager
Public Water Supply District No.6*

1 STORMWATER ANALYSIS PLAN
SCALE: 1" = 10'

C2.0

1 RECORD DESCRIPTION (BY SURVEYOR)
SCALE: 1" = 10'

C2.0

PLAT DESCRIPTION
A tract of land in the Southwest Quarter of Section 35, Township 46 North, Range 22, East of the 5th Principal Meridian, in the County of Clark, State of Missouri, was surveyed and recorded by the Missouri State Survey Co., L.L.C., recorded July 15, 2025, as Plat No. 150,000,000, Book 37 at Page 18, Clark County, Missouri Recorder of Deeds, more particularly described as follows:
Beginning at the Southwest corner of said Southeast Quarter, and corner being the True Point of Beginning, thence North 0° 00' 00" East, 131.00 feet to the North line of said Southeast Quarter, a distance of 131.00 feet; thence North 88° 42' 49" East, along the North line of said Southeast Quarter, a distance of 1324.05 feet to the Northeast corner of said Tract 1, a distance South 01° 20' 23" West, along the East line of said Tract 1, a distance of 1254.00 feet to a point on the South line of said Southeast Quarter; thence South 01° 20' 23" West, along the South line, a distance of 1318.10 feet to the point of Beginning. Containing 46.57 acres, more or less.

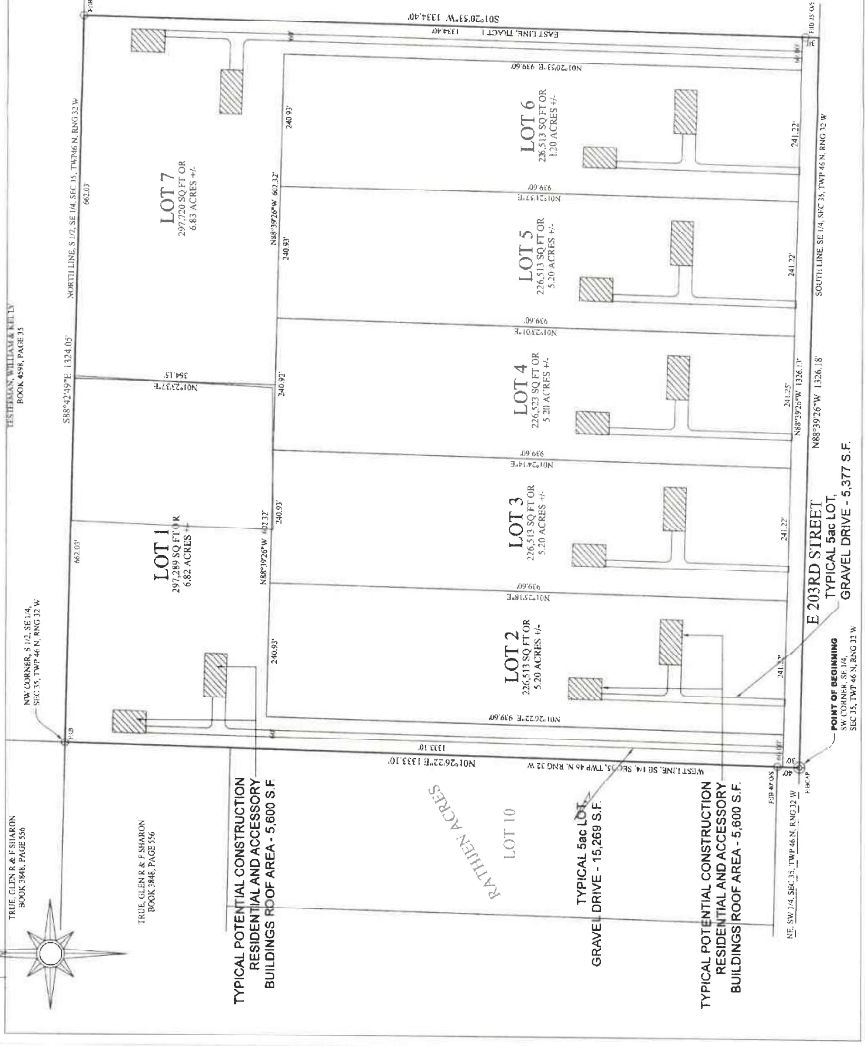
NO.	DATE	DESCRIPTION	BY
1	01-19-25	TRIST MASON	MMO

ORIGINAL CONDITIONS:		REVISED CONDITIONS BASED ON POTENTIAL RESIDENCE AND ACCESSORY STRUCTURE:	
CROP / PASTURE: UNDEVELOPED THROUGHOUT		IMPERVIOUS (BUILDINGS)	= 0.90 CFS
SINGLE 6.83AC LOT ONLY (297,720 SQ. FT.)		GRAVEL DRIVEWAY	= 2.08 CFS
RUNOFF COEFFICIENT, 'C' VALUE (RANGE 0.12 - 0.62)	~ 0.37	MAINTAINED LAWN ESTATE YARDS	= 9.38 CFS
RAINFALL INTENSITY 'I'	~ 7.4 IN/HR	UNIMPROVED ORIGINAL CONDITIONS	= 5.97 CFS
DRAINAGE AREA (LOT 6 & 7)	~ 297,720 SQ. FT.	'C' - 0.37, AREA - 95,000 S.F.	= 18.33
PEAK DISCHARGE (TRACT 'E'), Q	= 16.71 CFS	REV. PEAK DISCHARGE	

EXISTING SITE CONSISTS OF CROP / HAY FIELD CONDITIONS. UNIMPROVED RUNOFF CONDITIONS ESTIMATED AT C=0.37 (RANGE 0.12 - 0.62). ABOVE ANALYSIS OF 5 - 5.2 ACRE ESTATE LOTS, OUTSIDE OF STANDARD RESIDENTIAL RUNOFF ASSUMPTIONS (1/2 AC LOTS W/ SINGLE FAM), ASSUMED SINGLE FAMILY CONSTRUCTION WITH SINGLE LARGE OUTBUILDING. MINOR AREA OF ORIGINAL CONDITIONS (ADJACENT TO DRAINAGE SWALE) ASSUMED. ALL OTHER AREA ASSUMED TO BE IMPROVED TO A MAINTAINED LAWN WITH C=0.30 (RANGE OF 0.05 - 0.35), CONSISTENT WITH LOWER RUNOFF VALUES. A REDUCED IMPACT TO DOWNSTREAM FLOODZONE OR EXISTING IMPROVEMENT STRUCTURES IS EXPECTED FROM PROPOSED RESIDENTIAL SINGLE-FAMILY DEVELOPMENT.

ORIGINAL CONDITIONS:		REVISED CONDITIONS BASED ON POTENTIAL RESIDENCE AND ACCESSORY STRUCTURE:	
CROP / PASTURE THROUGHOUT DEVELOPMENT AREA		IMPERVIOUS (BUILDINGS)	= 0.90 CFS
BASED ON 5.2 ACRE UNITS TO ESTABLISH ORIGINAL RUNOFF CONDITIONS TO COMPARE TO DEVELOPED CONDITIONS (RANGE 0.12 - 0.62)	~ 0.37	GRAVEL DRIVEWAY	= 0.73 CFS
RUNOFF COEFFICIENT, 'C' VALUE (RANGE 0.12 - 0.62)	~ 0.37	MAINTAINED LAWN ESTATE YARDS	= 10.98 CFS
RAINFALL INTENSITY 'I'	~ 7.4 IN/HR	'C' - 0.30, AREA - 215,536 S.F.	= 12.61 CFS
DRAINAGE AREA (6.2 ac LOTS), A	~ 226,513 SQ. FT.	REV. PEAK DISCHARGE	
PEAK DISCHARGE (PER 5.1 ac UNIT), Q	= 14.24 CFS		

EXISTING SITE CONSISTS OF CROP / HAY FIELD CONDITIONS. UNIMPROVED RUNOFF CONDITIONS ESTIMATED AT C=0.37 (RANGE 0.12 - 0.62). ABOVE ANALYSIS OF 5 - 5.2 ACRE ESTATE LOTS, OUTSIDE OF STANDARD RESIDENTIAL RUNOFF ASSUMPTIONS (1/2 AC LOTS W/ SINGLE FAM), ASSUMED SINGLE FAMILY CONSTRUCTION WITH SINGLE LARGE OUTBUILDING. EXISTING PASTURE LAND AT EACH ESTATE LOT (1-5 AC) WOULD BE IMPROVED TO A MAINTAINED LAWN (THROUGHOUT LOT) WITH C=0.30 (RANGE OF 0.05 - 0.35), CONSISTENT WITH LOWER RUNOFF VALUES. A REDUCED IMPACT TO DOWNSTREAM FLOODZONE OR EXISTING IMPROVEMENT STRUCTURES IS EXPECTED FROM PROPOSED RESIDENTIAL SINGLE-FAMILY DEVELOPMENT.



PRAIRIE RIDGE ACRES
203rd STREET
CLARK COUNTY, MO
AG-USE CONVERSION TO
SINGLE FAMILY RES - ESTATE
STORMWATER ANALYSIS

CIVIL ENGINEERING, P.C.
1987 WATERS ROAD, MARSHFIELD, MISSOURI 64501
PH: 417-882-5140 FAX: 417-882-5141
WWW.CIVIL-ENGINEERING-PC.COM
MO. CERTIFICATE OF AUTHORITY: 000000187



AWARD B. GIBBONIER
2023
PROJECT NUMBER
245-020
DATE
01-16-26
SHEET
C.1.0



12/31/2025

Ben Bruton
Electrical Connections
816.820.7182

RE: Residential Subdivision Land Annexation Interest

Ben,

The City of Raymore uses the Intent to Annex Map of the Raymore Blueprint 2045, Comprehensive Plan, to guide future outward growth of the community. As it pertains to the property northwest of 203rd and S Prairie Lane Road, the City has no desire to extend municipal services that far south. Most of the area planned to be annexed as illustrated in the comprehensive plan is east of the city towards MO-291 Highway.

In addition, the State of Missouri prohibits municipalities from annexing land that is not contiguous to its existing boundaries.

Should you have any questions feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave McCumber", with a long horizontal flourish extending to the right.

Dave McCumber | Senior Planner

City of Raymore | 100 Municipal Circle
(816) 892.3016 | dmccumber@raymore.com



City Administrator
Don Shepard

Deputy City Clerk
Cama Suess

Finance Director
Alexa Williams

Public Works Director
Jill Bruss



Development Services Director
Dylan Eppert

Chief of Police
Don Shepard

City Attorney
Carl Scarborough

Parks & Recreation Director
Jason Long

Municipal Offices
250 S. Main Street ~ Peculiar, MO 64078
Phone: (816)779-2200 ~ Facsimile: (816)779-1004
Web: www.cityofpeculiar.com

January 5, 2026

Dear Mr. Bruton,

This letter is in response to your inquiry regarding the potential 80-acre development located at the northwest corner of 203rd Street and S. Prairie Lane Road. While the City of Peculiar remains interested in the possibility of annexing this area in the future, we hereby formally notify you that there are no plans to annex the referenced property at this time.

Please consider this correspondence as official notice for submission to Cass County. Should you or Cass County representatives have any questions or require additional information, you may contact me directly at your convenience.

Dylan M. Eppert
Development Services Director
816-779-2204
deppert@cityofpeculiar.com

DECLARATION OF RESTRICTIONS OF
PRAIRIE RIDGE ACRES

WHEREAS a plat of land known as Prairie Ridge Acres has been filed with the Recorder of Deeds of Cass County, Missouri at Plat Book _____, Page____; and
WHEREAS, said plate creates Prairie Ridge Acres, composed of lots and tracts described on Exhibit "A" attached hereto; and

NOW, THEREFORE, in consideration of the premises, the developer for itself and its successors, grantees and assigns hereby agree that all the lots, tracts and land shown described on Exhibit "A" shall be and they are hereby restricted as to their use in the manner hereinafter set forth.

1. No residence shall be more than 3 stories in height, except that split-level construction shall be permitted.

2. No trailer, basement, tent, shack, garage, barn, or outbuilding shall at any time be used as a residence, temporary or permanently, nor shall any residence of temporary character be permitted.

3. No dwelling or residence shall be occupied until fully completed, except for exterior painting, sod, landscaping, and minor trim details. In the event of fire, windstorm, or other damage, no building shall be permitted to remain in a damaged condition longer than three (3) months

4. No school or other buses, motor homes, mobile homes, autos, campers.
Camper-trailers, recreational vehicles, tractors, or trucks shall be parked at the curb for more than twenty-four (24) hours at any one time. No major repair work shall be done

on any car, truck, trailer, or other vehicle while parked outside the garage or on the street. No autos, buses, boats, trucks, race cars, wrecked cars, modified stock cars, trailers, or vehicles that are not in operational condition, are not registered or whose presence might create an unsightly appearance or create a nuisance or be a hazard to life or health shall be allowed to be parked or left on any lot or at the curb. No trash, old appliances, junk, or other refuse shall be allowed to accumulate on any lots.

5. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Outside trash burning shall be prohibited.
6. No trash, ashes, or other refuse shall be thrown, dumped, or placed upon any undeveloped portion of the subdivision.
7. Lawns shall be kept in good condition as soil, climate and other natural conditions permit, and grass shall not be permitted to reach a height of six (6) inches or more or otherwise create an unsightly appearance.

Before me appeared:

Benjamin Bruton



Planning and Zoning Commission

REQUESTED FOR PARCEL: 04-07-35-000-000-008.000

Owner: BRUTON REVOCABLE TRUST

Prepared for:

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 1000 feet of above-captioned parcel are as listed below.

Alliance Title provides to its customers this report of information contained in the public record as of the date of the report and it shall in no way be construed as an abstract of title, title guarantee, or title insurance policy. Alliance Nationwide Title Agency, LLC assumes no Liability of any information not contained in, or readily discernable from, a review of public record . The below is a certified list as records are shown on the Recorders office as of the date of research on 01/05/2026.

1. Gary D & Rebecca S Lowery
20002 S PRAIRIE LN
PECULIAR, MO 64078-9183

2. WILLIAM & KELLY TESTERMAN
20018 S PRAIRIE LANE RD
PECULIAR, MO 64078-9183

3. CHARLES & DIANNA PARROTT TRUST
254 PALM LN
GARDEN CITY, MO 64747-9202

4. BILLY RAY WOLF
31037 MARK TRAIL
AFTON, OK 74331-0000

5. JOHN E & FREDERICK WICKERT TRUST
7301 MAYWOOD AVE
RAYTOWN, MO 64133-6737

6. CAROLINE M GRAY TRUST
13904 E 203RD ST
PECULIAR, MO 64078

7. BRIAN & MELLISA MATTINGLY
13900 E 203RD ST
PECULIAR, MO 64078

8. WESTON & KAYLA SCHAPER
13708 E 203RD ST
PECULIAR, MO 64078

9. LINDA N & ROBERT L HYER
1403 SANDWICK
RAYMORE, MO 64083

10. GLEN R & F SHARON TRUE
PO BOX 317
RAYMORE, MO 64083



Alisha Brooks
Alliance Nationwide Title Agency, LLC
816-381-2804
alisha@alliancetitlenow.com
01/05/2026

Search Fee: \$200
\$10/Property Fee \$100
Total Fee Payable to Alliance Title: \$300

PARCEL #	OWNER	MAILING ADDRESS
04-07-35-000-000-010.000	GARY D & REBECCA S LOWERY	20002 S PRAIRIE LN PECULIAR, MO 64078-9183
04-07-35-000-000-009.000	WILLIAM & KELLY TESTERMAN	20018 S PRAIRIE LANE RD PECULIAR, MO 64078-9183
04-07-35-000-000-008.001	CHARLES & DIANNA PARROTT TRUST	254 PALM LN GARDEN CITY, MO 64747-9202
07-01-02-000-000-002.000	BILLY RAY WOLF	31037 MARK TRAIL AFTON, OK 74331-0000
07-01-02-000-000-001.000	JOHN E & FREDERICK WICKERT TRUST	7301 MAYWOOD AVE RAYTOWN, MO 64133-6737
04-07-35-000-000-007.010	CAROLINE M GRAY TRUST	13904 E 203RD ST PECULIAR, MO 64078
04-07-35-000-000-007.009	BRIAN & MELLISA MATTINGLY	13900 E 203RD ST PECULIAR, MO 64078
04-07-35-000-000-007.008	WESTON & KAYLA SCHAPER	13708 E 203RD ST PECULIAR, MO 64078
04-07-35-000-000-007.007	LINDA N & ROBERT L HYER	1408 SANDWICK RAYMORE, MO 64083
04-07-35-000-000-006.000	GLEN R & F SHARON TRUE	PO BOX 317 RAYMORE, MO 64083



Address: E 203RD ST
PIN: 04-07-35-000-000-008.000
Tax ID: 2194900
Appraised Value: 11,460
Acreage: 40.57
Owner: BRUTON REVOCABLE TRUST
Class: Ag Land



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

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

**PLANNING AGENDA
Application Review Comments
For Application No. 3174**

Applicant(s): Keith Wehmeir

Minor Subdivision (Preliminary and Final plats) of a parent tract of 40.8 +/- acre parcel with Agriculture (AG) zoning designation to be divided into four (4) tracts each consisting of 10.2 +/- acres, all to obtain Residential Rural (RR) zoning designation.

Initial Meeting Date: February 24, 2026

Tentative Commission Meeting Date: **Wednesday March 4, 2026 at 12 pm** (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: A tract of 40.8 +/- acres located on a tract land located in the NW ¼ of the SE ¼ of Section 4, Township 45, Range 30, Cass County, Missouri and generally located on the West side of S Pryor Rd and ¼ mile North of State Route P, Pleasant Hill, MO 64080.

Districts Effected Water: PWSD # 9

Fire: Pleasant Hill Fire District

School: R-3 – Pleasant Hill

REVIEW NOTES

Previous use of Location: Location Currently an Agricultural tract

Flood Plain: None

Land Use Tiers: Is not located within any Land Use Tier.

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

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

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid 2025 Tax receipts have been provided.
- 3) Plat of Survey provided as required.
- 4) Hydraulic Analysis for PWSD #9 to accommodate 4 new houses
- 5) Property surrounded by Agriculture and Residential tracts with and without residences.

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

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



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

Zoning Action Process

1. Submit application with all required documentation and application fee. Ask questions either at this point or prior to application.
2. An in house review will be performed and documents prepared for the Planning Board Meeting.
3. You will be notified of the Meeting Date and Time.
4. You will receive a notification letter from the Zoning Department.
 - a. You must send the Notification letter by mail no later than 15 days prior to the Planning Board meeting date to all those listed on the Certified List of Adjacent property owners within 1000' of the property boundaries. Once mailed provide the Affidavit of mailing to the Zoning Office ASAP. You may scan and email or deliver to the office
 - b. You must also send the Notification letter by mail to your water district, school district, fire district and any jurisdiction within 1.5 miles of the boundary of the property.
 - c. On the evening of the Planning Board Meeting you must bring the original affidavit of mailing and any returned letters.
 - i. If a letter was not mailed your hearing may be delayed to another date.
5. Your presence is **REQUIRED** at the Planning Board Meeting.

Planning Board Meeting

1. Show up no less than 10 min prior to the meeting time.
2. There will be an Introduction of the meeting.
3. The Chairman will take the floor and call the meeting to Order.
4. When your application is called upon you will come to the front of the Planning Board.
 - a. You will present your application to the board. Be accurate in your statements, be brief and to the point.
 - b. The board may ask questions about your action.
 - c. You may then be seated.
 - d. The Chairman will ask for anyone that would like to speak in favor of the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - e. The Chairman will ask for anyone that would like to speak against the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - f. The Chairman will ask that you address any concerns that were presented.
 - You will return to the front and address any concerns or questions. Address your comments to the board.

OVER 



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

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

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

County Commission/ Board of Zoning Adjustment Meeting

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

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

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

Keith Wehmer
(Signature)

KEITH WEHMER
(Print)

1/8/26
(Date)

Certification of Mailing for Zoning Application # ZP3174

By signing below, I Keith Wehmeir the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters fifteen (15) days prior to the scheduled hearing set on February 24, 2025, to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Title Company as well as Public Water Supply District # 9, Pleasant Hill Fire Protection District, Public School District R-3 – Pleasant Hill and there are no City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property.

On this 6 day of Feb, 2026.

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

Keith Wehmeir
Keith Wehmeir – Applicant

Report of the Cass County Planning Board
Application No. 3174

1. Applicant: Keith Wehmeir
2. Property: Generally located on the West side of S Pryor Rd and ¼ mile North of State Route P, Pleasant Hill, MO 64080
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 09-02-04-000-000-009.000 – 20704 S Pryor Rd – Agriculture (AG)
 - b. Parcel # 09-02-04-000-000-012.000 – S Pryor Rd (Borders the Northeast) – Agriculture (AG)
 - c. Parcel # 09-02-04-000-000-011.000 – S Pryor Rd (Borders the East) – Agriculture (AG)
 - d. Parcel # 09-02-04-000-000-008.000 – E State Route P (Borders the South and West) – Agriculture (AG)

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

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the four (4) tracts all consisting of 10.2 +/- acres are all suitable for Residential Rural (RR) zoning designation because there are residential and agriculture use properties with Residences within a one (1) Mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District No. #9. The Property is located within Pleasant Hill Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:

- a. Planning Board Agenda/ Application Review Comments for Application No. 3174 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts indicated.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any)
 - v. Overview map from Cass County GIS map showing existing floodplain and adjacent properties in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. Hydraulic Analysis for PWS# 9 to accommodate 4 new houses
 - viii. Certified list of adjacent property owners prepared by Coffelt Land Title.

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

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

14. The Planning Board recommends approval/denial of Application No. 3174 for reasons stated in this report.

Approved/Denied by the Planning Board this XX day of XXXX, 202X.

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

Attest:

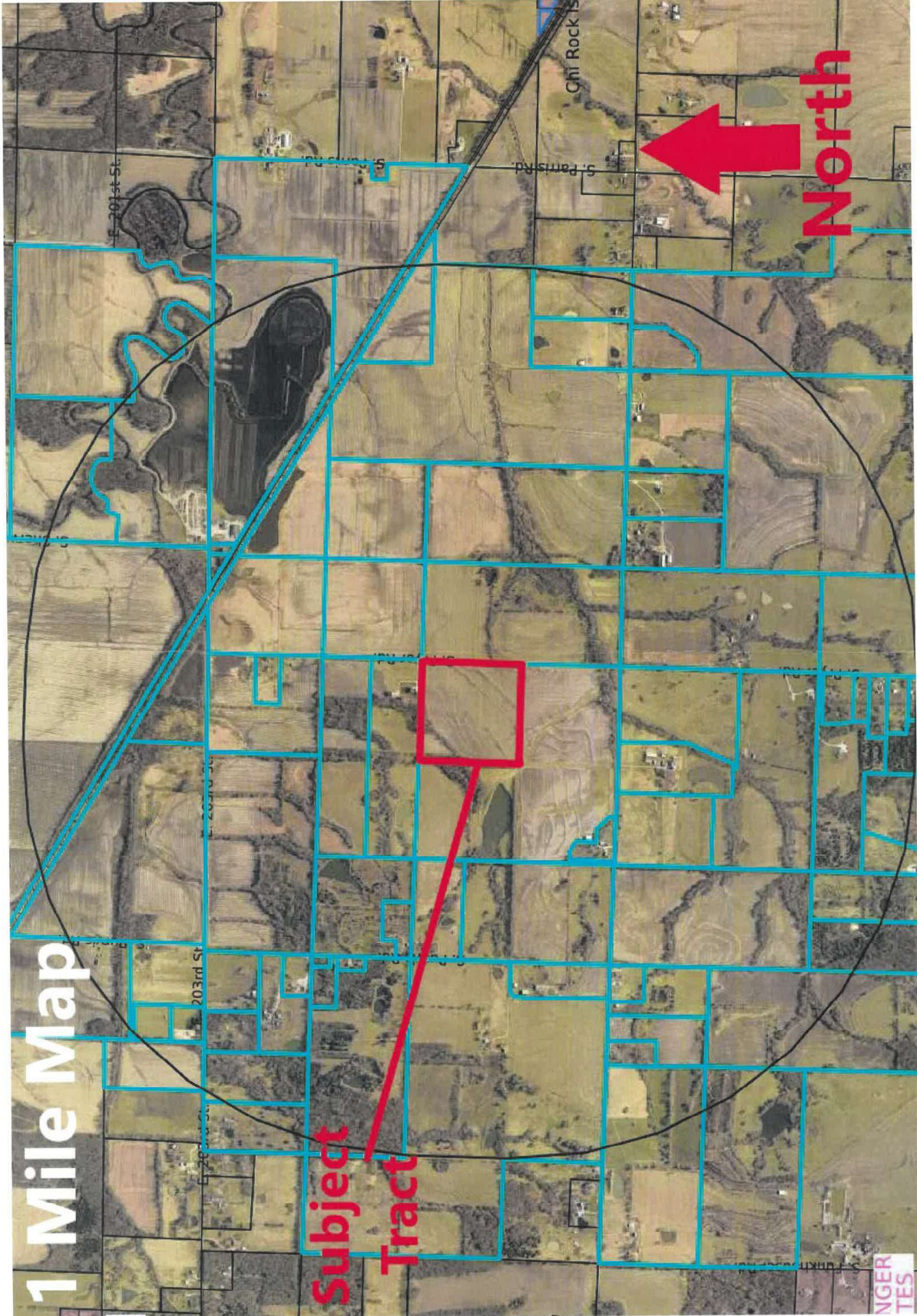
Valerie McCubbin

1 Mile Map

Subject Tract



North





North



**Subject
Tract**

09-02-04-000-000-008.001



Floodplain

09-02-04-000-000-011.000

008.000

Pryor R

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

WEHMEIR, KEITH
0 S PRYOR RD
PLEASANT HILL, MO 64080

TAX YEAR: 2025
ACCT #: 1792701
TOTAL PAID: \$106.22
PAID ON: 11/7/2025

Personal Description

Map Number:

09-02-04-000-000-008-001

Situs Address:

0 S PRYOR RD
PLEASANT HILL, MO 64080
SEC: 4 TWP: 45
RNG: 30 Book/Page: 5234/109

ACREAGE: 40.00

Legal Description:

NW SE

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-3 PLEAS HILL	4.5971	\$81.83
FIRE 10-P-HILL	0.5181	\$9.22
AMB 10-PI Hill	0.2509	\$4.47
STATE	0.0300	\$0.53
CASS CO RD&BRDG	0.1918	\$3.41
CASS CO LIBRARY	0.2281	\$4.06
HOSPITAL MAINT	0.1113	\$1.98
SHELTER WKSHOP	0.0407	\$0.72
Tax Amount:	5.9680	\$106.22

Assessed Values

Residential: \$0.00
TOTAL ACCESED \$1,780.00

October 2, 2025

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

Mr. Rick McGee
P.W.S.D. No. 9, Cass County
25902 S. Southwood Road
Harrisonville, MO 64701

REFERENCE: Pryor Road Development
P.W.S.D. No. 9, Cass County, MO

Mr. McGee:


We have completed a hydraulic analysis for adding four new homes along S. Pryor Road that would be fed from the existing 2-inch waterline. The demand for these water meters was added to new junction within the hydraulic model on that existing 2-inch waterline. The junction elevation was taken from Google Earth. The hydraulic analysis was performed with the tower elevation at 20 feet below overflow, pumps off, and peak hour demands. Based on other demands within the system, this was set at 0.39 gpm per new home.

The model indicated that the pressures at the connection point would be above 100 psi. The hydraulic model indicated all junctions within the distribution system would remain over the Department of Natural Resources Design Guide's recommendation of 35 psi.

A copy of the junction report is enclosed. The affected junctions are highlighted on the report. If we can be of further assistance with this project, please contact me at (816)-823-7203.

Sincerely,

LAMP RYNEARSON



Chad Harrington
Enclosures

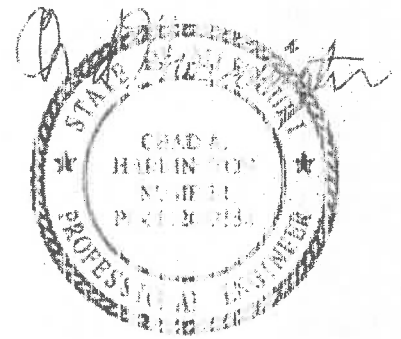
C: Project File w/Enclosures

Steady State Analysis

Peak Hour

Junction Report

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
OJ285	998.2	3.18	1,081.18	36
J-73	906	25	996.01	39
OJ388	986.4	0.78	1,080.88	41
SW Tank Dis.	979	1.98	1,082.95	45
OJ284	971.7	0.78	1,080.77	47
OJ380	1,053.60	0.39	1,163.75	48
OJ381	1,053.60	1.59	1,164.50	48
OJ16	1,026.50	4.74	1,137.87	48
OJ378	1,045.50	0	1,162.34	50
OJ369	1,045.50	0.39	1,162.31	51
OJ272	959.4	1.59	1,080.65	52
OJ90	1,014.60	3.96	1,136.59	53
OJ361	1,042.90	0	1,165.00	53
J-67	1,028.00	1.04	1,150.27	53
OJ348	1,038.10	0	1,162.18	54
OJ286	956.6	2.76	1,081.16	54
#2230, Moreland	1,015.20	9.6	1,140.02	54
OJ57	1,010.00	0	1,136.47	55
OJ35	953.9	0	1,080.70	55
#5136, H.H	1,034.90	1.2	1,161.82	55
OJ363	1,034.00	0.39	1,161.36	55
OJ11	1,013.60	1.59	1,141.02	55
J-69	1,022.00	1.04	1,150.27	55
OJ264	954.6	3.96	1,082.96	56
OJ379	1,033.00	0	1,161.45	56
OJ12	1,011.20	0.78	1,139.77	56
OJ359	1,035.90	4.35	1,165.00	56
OJ294	1,021.00	0.39	1,150.27	56
OJ88	1,006.80	2.37	1,136.59	56
OJ329	1,018.10	0.39	1,147.98	56
J-62	1,032.00	3.9	1,161.89	56
OJ281	951.3	2.76	1,081.56	56
OJ180	1,010.40	0.78	1,141.02	57
J-61	1,031.00	0	1,161.90	57
OJ340	1,030.20	0.78	1,161.82	57
OJ370	1,028.10	5.55	1,150.00	57
OJ39	1,004.60	8.7	1,136.67	57
OJ78	995.7	3.18	1,127.81	57



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OJ254	950.4	4.35	1,082.95	57
OJ395	1,004.70	1.59	1,138.31	58
J-68	1,016.00	0	1,150.27	58
J-65	1,016.00	0	1,150.27	58
OJ345	1,025.50	1.59	1,160.20	58
OJ344	1,027.10	1.59	1,161.44	58
OJ347	1,027.10	1.59	1,162.14	58
J-70	1,014.00	1.04	1,150.27	59
OJ334	1,013.50	1.59	1,150.11	59
J-60	1,025.00	1.04	1,161.94	59
OJ279	943.7	6.72	1,082.01	60
OJ341	1,022.30	2.76	1,161.82	60
OJ55	996.7	0	1,135.40	60
OJ366	965.7	0.39	1,105.50	60
OJ26	996.4	3.57	1,136.62	61
OJ325	1,008.50	2.76	1,149.64	61
J-49	1,009.00	0	1,150.27	61
OJ365	963.7	1.59	1,135.51	61
OJ72	1,005.50	0.39	1,147.93	62
OJ22	993.3	2.76	1,133.26	62
OJ346	1,018.30	0.78	1,161.44	62
OJ405	973.4	4.74	1,117.42	62
OJ62	981.9	4.74	1,126.27	62
OJ235	985	1.2	1,123.81	63
OJ262	936.5	4.35	1,081.97	63
OJ58	982.5	1.2	1,123.07	63
OJ213	984.8	0	1,130.41	63
OJ333	1,004.10	0.39	1,150.01	63
#5052, Crown Care	1,013.10	23.64	1,159.07	63
J-52	1,004.00	9.75	1,150.27	63
OJ337	1,015.20	1.59	1,161.61	63
OJ60	980.8	1.59	1,127.46	63
OJ282	934.7	3.18	1,081.47	63
OJ14	990.6	3.18	1,133.01	64
City 1	1,002.30	7.14	1,149.88	64
OJ275	932.9	1.59	1,080.73	64
OJ327	1,001.60	1.2	1,149.55	64
OJ68	979.5	2.37	1,127.92	64
OJ269	932.1	1.98	1,080.69	64
OJ302	917.6	1.59	1,065.22	64
OJ364	1,009.20	0	1,157.98	64
OJ283	932.3	0.39	1,081.46	65
OJ373	1,000.70	0.78	1,150.11	65
OJ377	999.2	0.39	1,149.88	65

OJ372	999.2	0	1,150.27	65
OJ393	990.2	0.39	1,141.68	65
J-58	1,010.00	0	1,161.94	65
J-57	1,010.00	0	1,161.94	65
OJ354	1,007.50	1.2	1,150.19	65
OJ64	973.6	7.92	1,125.92	66
OJ74	974.5	0.78	1,126.94	66
OJ93	972.2	3.96	1,124.80	66
OJ229	975.2	1.98	1,128.14	66
J-51	997	0	1,150.27	66
OJ33	927.4	0.36	1,080.70	66
OJ324	995.4	0.38	1,149.88	67
OJ394	983.7	0.38	1,133.30	67
OJ41	985.4	1.58	1,141.02	67
OJ376	995	1.2	1,149.97	67
OJ367	1,004.20	0	1,169.54	67
OJ314	983.4	2.37	1,133.95	67
J-59	1,005.00	0.4	1,161.94	68
OJ75	968	4.74	1,125.22	68
OJ53	977.9	1.2	1,135.35	69
OJ368	1,000.50	1.2	1,159.52	69
OJ18	977.7	1.2	1,135.62	69
OJ278	926.5	4.74	1,086.06	69
OJ88	968.9	3.18	1,128.50	69
OJ28	987.5	1.59	1,147.78	69
OJ338	996.9	0	1,159.07	70
OJ313	975.4	1.59	1,133.29	70
OJ291	942.3	3.18	1,105.61	71
OJ246	960.5	7.14	1,124.00	71
J-53	986	0	1,150.27	71
OJ263	918.9	0.78	1,083.71	71
OJ81	916.2	1.2	1,081.05	71
OJ391	901.9	1.2	1,065.96	71
OJ39	981.2	0.39	1,147.73	72
OJ349	993.3	1.98	1,165.00	72
OJ51	969	1.59	1,135.32	72
Shaffer PS Dis.	983.1	0	1,150.68	73
OJ232	983.5	0	1,151.46	73
OJ382	982.6	0	1,150.67	73
OJ343	993.8	1.59	1,152.04	73
OJ163	970	1.2	1,133.29	73
OJ323	970.7	1.2	1,139.58	73
OJ308	897.6	1.59	1,093.83	73
OJ383	981.3	0	1,150.70	73

OJ355	980.1	0	1,149.95	73
OJ24	965.5	0.39	1,136.23	74
OJ248	964.7	2.76	1,135.45	74
OJ13	973.6	1.2	1,144.90	74
OJ258	895.5	0	1,066.96	74
OJ316	967.8	2.76	1,139.44	74
OJ32	955.6	5.16	1,127.30	74
OJ271	907.9	3.18	1,080.69	75
OJ392	910.8	1.2	1,083.77	75
OJ255	894.8	3.18	1,067.94	75
OJ237	955.8	0.39	1,129.70	75
OJ181	962.3	3.18	1,136.44	75
OJ310	892.7	1.59	1,066.96	75
J-48	975	0	1,149.94	76
OJ315	963.6	1.98	1,133.79	76
OJ231	960.5	2.37	1,135.83	76
OJ87	960.9	3.57	1,135.69	76
OJ17	974.3	0.78	1,150.28	76
OJ27	973.6	0.78	1,150.28	76
OJ36	971	1.98	1,147.89	77
OJ351	982.5	0.39	1,160.17	77
OJ20	953.6	2.76	1,136.31	77
OJ273	902.6	1.2	1,080.75	77
OJ141	926.9	0.78	1,105.11	77
OJ241	944.9	1.98	1,123.48	77
OJ321	960.9	0.78	1,139.71	77
OJ3	904.5	1.98	1,083.39	77
OJ357	947.8	1.59	1,126.72	77
OJ352	879.3	0	1,153.24	77
OJ25	971.2	0.39	1,150.28	77
OJ153	963.9	0	1,143.58	78
OJ156	967.9	1.2	1,147.74	78
OJ234	949.5	3.51	1,129.88	78
OJ56	950.7	1.59	1,131.64	78
OJ243	943.7	1.2	1,129.84	78
OJ135	964.9	4.35	1,146.64	79
OJ319	966.4	0.78	1,149.05	79
OJ31	953.5	4.35	1,136.16	79
OJ157	965	4.74	1,147.69	79
OJ342	973.8	3.18	1,152.04	79
OJ59	952.4	2.76	1,136.35	80
OJ23	966.3	0.39	1,150.28	80
OJ73	946.1	3.96	1,130.13	80
OJ270	895.7	1.98	1,080.76	80

OJ21	965.2	0.78	1,150.28	80
OJ233	966.2	0	1,151.47	80
OJ330	964.8	1.2	1,150.28	80
OJ257	881.8	0.39	1,067.93	81
OJ19	964.1	0	1,150.28	81
OJ94	950.2	0.39	1,136.62	81
OJ322	954.9	1.98	1,141.53	81
OJ139	918.5	1.2	1,105.19	81
OJ5	895.5	2.76	1,082.97	81
Cass Reg. 1	962.2	12.42	1,149.94	81
J-83	935	0	1,123.09	81
OJ47	943.4	5.16	1,131.50	81
OJ187	916.6	1.2	1,105.15	82
OJ358	946.7	2.76	1,135.45	82
OJ162	940.9	1.59	1,129.97	82
OJ1	894.7	3.57	1,083.96	82
OJ339	963.8	2.37	1,153.40	82
OJ128	966.9	2.76	1,157.33	82
OJ146	913	0.78	1,103.59	82
OJ259	891.1	1.2	1,083.27	83
#7160, Nell	874	2.37	1,067.20	84
OJ274	887.5	1.98	1,080.75	84
OJ15	951.2	3.57	1,144.89	84
City 3	911.6	0.78	1,105.49	84
OJ280	887.8	0.78	1,082.01	84
OJ9	953.7	1.59	1,143.12	84
OJ228	934.1	3.57	1,123.64	84
OJ402	941.7	1.59	1,136.64	84
OJ164	952.7	0	1,147.89	84
OJ307	871.8	1.2	1,053.99	84
OJ253	869.3	1.59	1,064.61	84
OJ227	929.6	3.57	1,125.01	85
OJ189	910.2	2.76	1,105.83	85
OJ70	935.8	6.33	1,131.49	85
OJ160	955.2	1.59	1,151.46	85
OJ121	909.6	2.37	1,105.94	85
OJ336	961.9	3.57	1,153.71	85
OJ140	903.2	1.59	1,105.12	85
OJ159	954.4	1.98	1,151.47	85
OJ138	907.8	1.2	1,105.17	85
OJ95	932.2	5.13	1,130.15	85
OJ66	924.4	1.2	1,123.09	85
OJ300	903.7	0	1,103.14	85
OJ134	948	1.59	1,147.71	85

OJ238	927.8	2.37	1,127.70	86
J-39	860.9	3.18	1,061.31	87
OJ326	947.9	3.18	1,149.03	87
OJ261	672.6	2.37	1,073.82	87
OJ79	924.5	2.76	1,125.90	87
OJ48	866.2	0.78	1,067.92	87
OJ292	903.4	0.78	1,105.50	87
OJ137	903	4.35	1,105.28	88
OJ190	902.9	0.39	1,105.19	88
CASS 4	938.8	81	1,141.46	88
OJ320	938.7	1.59	1,141.54	88
OJ260	881.3	1.59	1,084.18	88
OJ309	663.9	1.2	1,033.95	88
J-41	873.9	1.59	1,082.57	88
OJ244	925.5	2.37	1,129.78	88
OJ151	911.8	3.57	1,125.25	88
OJ299	904.5	0.78	1,103.97	88
OJ303	861.5	4.35	1,066.47	89
OJ32	859.5	5.16	1,064.98	89
OJ265	871.3	5.94	1,077.16	89
OJ236	923.6	0.39	1,129.70	89
OJ268	874.3	1.98	1,081.05	89
OJ193	893.3	0.78	1,105.50	90
OJ266	869.5	1.2	1,077.02	90
OJ118	897.5	0.78	1,105.04	90
OJ304	858	2.37	1,063.01	90
OJ301	860.3	3.18	1,063.59	90
OJ143	839.9	3.18	1,143.58	90
OJ332	914.7	2.76	1,123.65	90
OJ277	882	2.37	1,091.16	90
J-40	849.6	3.96	1,059.50	91
OJ214	916	0.39	1,125.97	91
OJ399	893.2	1.59	1,103.63	91
OJ161	940.8	1.59	1,151.36	91
Cass Reg. 2	938.6	12.42	1,149.94	91
OJ46	850.7	1.98	1,062.16	91
OJ2	919.2	1.2	1,130.93	92
OJ375	894	0.78	1,105.79	92
OJ188	892.2	2.76	1,104.14	92
OJ305	854.1	2.76	1,063.08	92
OJ240	911.1	1.98	1,123.69	92
OJ362	937.2	0.39	1,149.94	92
OJ6	917.4	0.39	1,130.38	92
OJ403	916.4	0.78	1,129.94	92

OJ172	847.4	1.2	1,061.13	92
OJ317	925.3	1.59	1,139.26	93
OJ177	845.8	1.59	1,059.83	93
OJ404	903.2	0.78	1,117.84	93
OJ230	921	2.76	1,136.39	93
J-54	901.62	0	1,117.12	93
OJ288	889.5	0.39	1,105.79	94
OJ296	871.5	1.2	1,087.92	94
OJ239	911	1.59	1,127.48	94
OJ66	909.3	4.35	1,126.07	94
OJ83	906.2	4.35	1,123.03	94
OJ125	907.2	2.76	1,124.14	94
OJ176	842.4	3.18	1,059.89	94
OJ306	850.2	2.76	1,067.70	94
OJ276	865.3	2.37	1,083.16	94
OJ212	912.3	0	1,130.41	94
OJ8	912	0.78	1,130.48	95
OJ185	885.1	1.2	1,104.58	95
J-71	919.6	1.2	1,139.23	95
OJ44	842.2	0.39	1,062.23	95
OJ196	822.9	2.76	1,143.12	95
OJ117	884.7	1.2	1,105.17	95
OJ290	884.6	1.2	1,105.60	95
OJ127	930.5	2.76	1,151.63	96
OJ197	902.4	0.78	1,123.66	96
OJ52	907.7	2.37	1,129.67	96
OJ142	894.2	3.18	1,116.39	96
OJ171	839.7	0	1,062.07	96
OJ40	838	2.37	1,060.85	96
OJ145	920.1	0.39	1,143.07	96
OJ169	894.8	2.76	1,117.84	96
OJ406	927.3	0.39	1,150.38	97
OJ34	839.3	1.98	1,062.57	97
J-55	892	0	1,115.74	97
OJ105	883.9	4.35	1,107.70	97
OJ331	906	1.59	1,129.97	97
Cass Reg. 3	925.7	11.22	1,149.94	97
OJ7	858	1.2	1,082.32	97
OJ397	913.3	2.37	1,137.92	97
OJ149	883.3	0.78	1,113.14	97
OJ120	879.6	1.2	1,104.57	97
OJ103	904.4	6.72	1,129.48	97
City 2	922.6	4.74	1,147.82	97
J-72	912	0	1,139.22	98

OJ37	890	1.2	1,117.25	98
OJ221	890.4	0.78	1,117.84	98
J-75	876.78	0	1,104.41	98
OJ175	832.3	0.39	1,060.22	99
OJ242	902	0.39	1,129.96	99
OJ371	889.2	1.2	1,117.23	99
OJ104	884.8	2.76	1,113.15	99
J-50	922	0	1,150.27	99
OJ150	887.4	0.39	1,115.80	99
OJ54	850.1	4.74	1,073.53	99
OJ69	906.8	0.78	1,135.58	99
OJ252	886.4	0.78	1,115.74	99
J-44	892	1.98	1,121.35	99
OJ30	839.6	8.7	1,058.99	99
OJ158	924.6	5.16	1,154.10	99
OJ194	913.3	0.78	1,143.08	99
OJ251	885.7	3.18	1,115.75	100
OJ124	885.8	3.18	1,117.59	100
OJ297	877.2	1.98	1,103.14	100
OJ400	872	1.2	1,103.25	100
OJ217	893.5	1.59	1,124.91	100
OJ119	872.8	3.18	1,104.52	100
OJ208	918.4	0	1,150.23	100
OJ199	916.3	2.37	1,143.22	100
OJ356	918.3	0.39	1,150.39	100
OJ133	918.1	1.59	1,150.23	100
OJ390	875.3	1.98	1,107.67	101
OJ38	873.3	9.51	1,105.92	101
OJ42	823.2	0.78	1,060.84	101
OJ401	917.7	1.59	1,150.36	101
OJ396	904	4.35	1,136.72	101
J-56	883	0	1,115.74	101
OJ186	871.2	1.59	1,104.40	101
OJ152	915.3	0	1,143.58	101
OJ289	871.9	1.59	1,105.59	101
OJ136	903.3	0.39	1,137.91	102
OJ207	894.9	0.78	1,129.94	102
OJ111	882.6	3.18	1,117.85	102
OJ225	883.3	1.2	1,124.20	102
OJ312	830.6	1.59	1,063.89	102
OJ43	900.6	4.74	1,136.98	102
OJ49	893.6	1.2	1,130.08	102
OJ256	823.1	1.2	1,064.84	102
OJ250	878.8	1.2	1,115.72	103

OJ84	885.9	5.13	1,123.00	103
OJ182	867.5	0.78	1,105.38	103
OJ29	827.7	0.78	1,066.08	103
OJ45	894.1	4.74	1,132.58	103
OJ226	886.5	4.74	1,125.64	103
OJ144	903.8	2.37	1,143.40	104
OJ198	883.9	0.78	1,123.63	104
OJ245	884.9	2.76	1,124.86	104
OJ350	913.9	0	1,153.90	104
OJ267	836.5	1.2	1,076.77	104
OJ311	826.6	0.39	1,066.88	104
OJ247	881.9	2.37	1,123.33	104
J-46	931.39	0	1,123.61	105
OJ184	861.7	1.98	1,105.07	105
OJ179	817.2	1.98	1,060.65	105
OJ50	886.1	1.98	1,129.96	106
OJ107	863.8	1.2	1,107.98	106
OJ174	816.9	0.39	1,061.65	106
OJ298	864.1	0.39	1,103.97	106
OJ109	863.6	0.78	1,103.47	106
OJ195	898.1	1.2	1,143.00	106
OJ178	814.5	1.98	1,059.42	106
OJ209	902.2	1.2	1,147.56	106
OJ123	867.1	2.37	1,112.46	106
OJ295	842.1	1.98	1,083.00	106
OJ360	862.4	0	1,109.34	107
OJ210	890.6	1.59	1,137.68	107
OJ108	860.7	0	1,108.18	107
OJ165	881	0	1,130.08	108
OJ115	856.8	3.96	1,106.13	108
E. LYNNE	855.6	36	1,105.22	108
OJ65	859.2	0	1,109.15	108
OJ76	873.3	1.59	1,123.60	108
OJ131	893.4	0.39	1,143.80	108
J-74	854	0.39	1,104.40	108
OJ193	894.2	0	1,145.02	109
OJ148	861.9	1.59	1,112.91	109
OJ126	893.9	3.18	1,145.02	109
OJ61	854.6	0.39	1,106.02	109
OJ10	893.2	0.39	1,149.87	109
OJ398	870	2.37	1,121.84	109
DREXEL/CASS BATES 12	881.5	160.5	1,133.49	109
OJ113	853.8	3.18	1,110.97	109
OJ4	878.7	1.98	1,130.96	109

OJ130	896	1.2	1,148.77	109
J-76	870	1.56	1,123.32	110
OJ204	854.3	0.78	1,107.71	110
OJ389	852.2	0.39	1,105.67	110
J-38	860.7	3.18	1,114.21	110
OJ287	852.3	0	1,105.84	110
OJ132	896.1	4.74	1,150.82	110
OJ32	868.2	2.37	1,123.03	110
OJ173	806.8	3.96	1,051.66	110
Cass 11/CREIGHTON	890.9	1.59	1,145.56	111
OJ129	892.9	2.37	1,143.58	111
OJ205	850.8	1.59	1,107.37	111
OJ89	863.3	0	1,120.35	111
OJ191	849.3	1.98	1,103.99	111
OJ147	853.4	1.2	1,112.49	112
OJ374	890.7	1.2	1,149.94	112
OJ122	847.7	5.16	1,107.32	112
OJ216	864.1	0	1,124.98	113
OJ203	849.3	1.2	1,110.66	113
J-43	873.1	2.37	1,141.71	114
J-42	834.1	0.78	1,093.92	115
OJ168	862.5	1.2	1,123.79	115
OJ224	857.9	0.76	1,124.28	115
OJ85	863.4	3.18	1,129.82	115
OJ167	862.3	1.2	1,123.75	115
OJ112	844.9	2.37	1,111.65	115
OJ106	840.5	1.59	1,107.72	116
OJ30	856.7	0.78	1,124.32	116
OJ215	855.5	1.2	1,124.91	117
OJ97	852.3	5.94	1,121.89	117
OJ155	867.9	0.39	1,137.68	117
J-65	852.05	0	1,121.94	117
OJ200	843.6	3.57	1,113.82	117
OJ219	852.6	2.37	1,123.06	117
OJ211	867	0.39	1,137.67	117
OJ249	831.3	1.59	1,103.03	118
J-64	850	0	1,121.94	118
OJ102	859.3	4.74	1,132.20	118
OJ170	831.9	1.98	1,105.11	118
OJ166	855.5	1.59	1,123.86	118
OJ81	847.6	2.37	1,123.04	119
OJ183	829.3	1.2	1,105.43	119
OJ71	831.5	3.57	1,107.76	120
OJ110	833.2	1.2	1,111.15	120



Coffelt Land Title, Inc
(P) (816)380-3441 (F) (816)380-3448

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Keith Wehmeir

Prepared For:

Keith Wehmeir
16701 S State Route E Highway
Pleasant Hill, MO 64080

To whom it may concern:

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

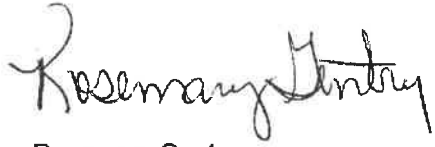
1. Thomas Andrew and Debra M. Nichols Trust
20919 S Purvis Rd.
Pleasant Hill, MO 64080

2. Patrick and Tonya Lichte
20704 S Pryor Rd.
Pleasant Hill, MO 64080

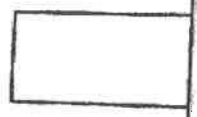
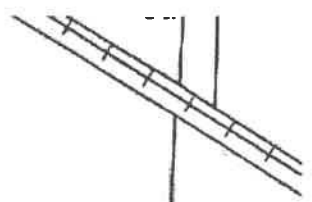
3. Parrish Farms Properties LLC
21010 S Staley Mound Rd.
Pleasant Hill, MO 64080-7223

4. Michael R. and Beverly D. Kircher
30901 S State Route P
Pleasant Hill, MO 64080

5, Melvin M. and Frances M. Hesse Trust
19515 S Parris Rd.
Pleasant Hill, MO 64080

A handwritten signature in cursive script that reads "Rosemary Gentry".

Rosemary Gentry
Coffelt Land Title, Inc.
11/19/2025



①

③

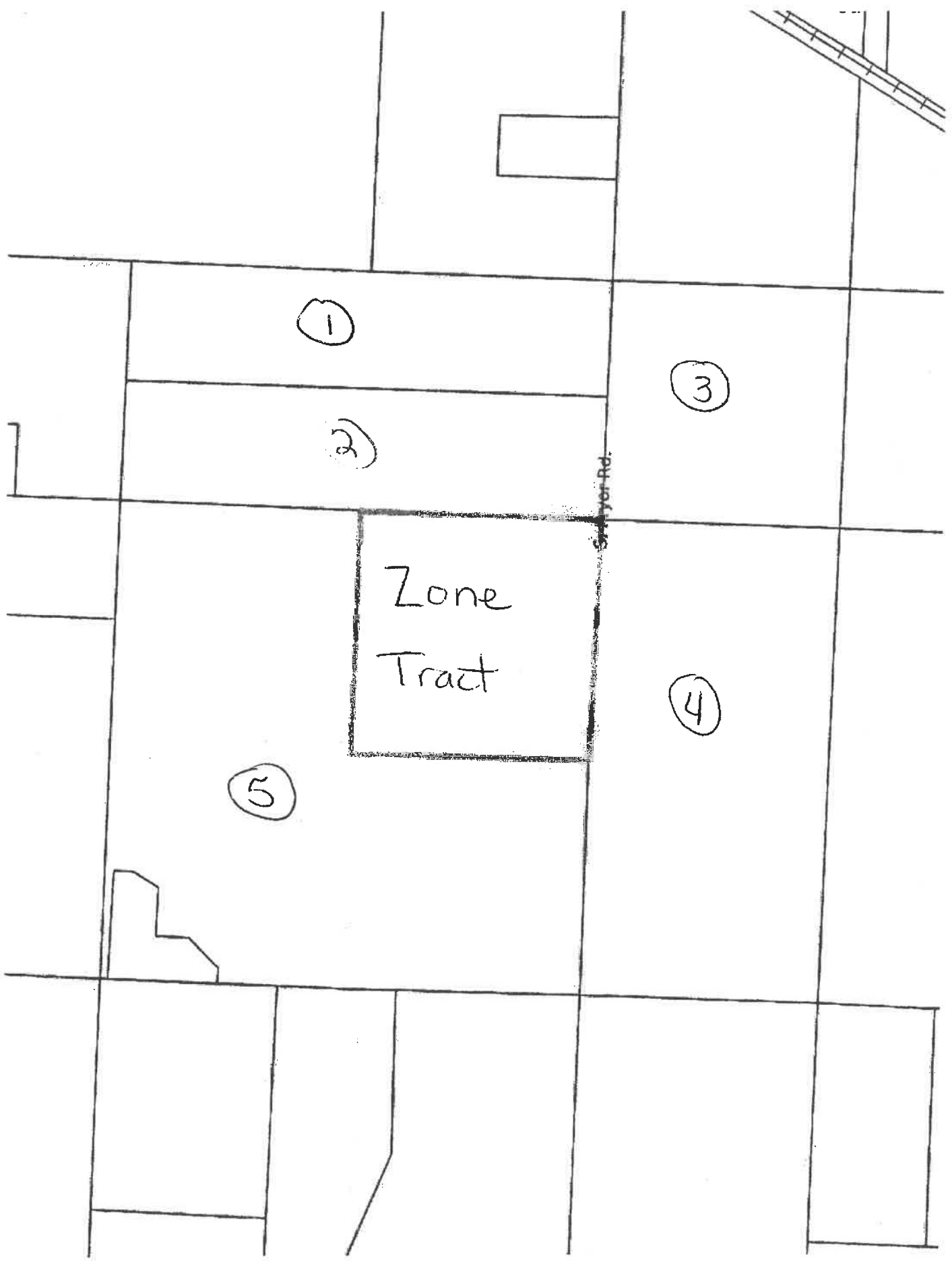
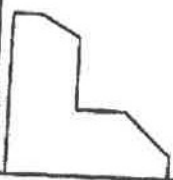
②

Spryer Rd.

Zone
Tract

④

⑤





Mike Medsker
Recorder of Deeds

Electronically Recorded

TRUSTEE'S DEED
(Missouri)

File No.: 25081847 – Coffelt Land Title, Inc

THIS INDENTURE, made as of Oct 31, 2025, by and between Debra M. Nicholls Trustee of The Debra M. Nicholls Trust under the Thomas Andrew and Debra M. Nicholls Trust dated July 19, 2013 and amended June 26, 2017 and amended July 11, 2025, the trust was formally known as the Thomas Andrew and Debra M. Nicholls Trust, originally dated July 19, 2013, Grantor and, Kelth Wehmeir, a married person, Grantee

Grantee's mailing address is: 16701 S. State Rt E Hwy, Pleasant Hill, MO 64080

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

The Northwest Quarter of the Southeast Quarter of Section 4, Township 45, Range 30, in Cass County, Missouri, subject to that part thereof in road.

Grantor herein states Thomas Andrew Nicholls, trustee of the Thomas Andrew and Debra M. Nicholls Trust, originally dated July 19, 2013 died on February 13, 2014 in Jackson County, Missouri.

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

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

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

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

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

The Debra M. Nicholls Trust under the Thomas Andrew and Debra M. Nicholls Trust dated July 19, 2013 and amended June 26, 2017 and amended July 11, 2025

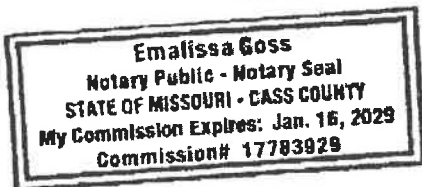
BY: Debra M. Nicholls
Debra M. Nichols
Trustee

STATE OF Missouri
COUNTY OF Cass

On this Oct. 31, 2025, before me, the undersigned, a Notary Public within and for said County and State appeared Debra M. Nicholls Trustee of The Debra M. Nicholls Trust under the Thomas Andrew and Debra M. Nicholls Trust dated July 19, 2013 and amended June 26, 2017 and amended July 11, 2025 under the aforesaid Trust Agreement, to me personally know or affirmed to be the person(s) described in and who executed the within Instrument as Trustee(s) of said Trust, and who acknowledged to me that he/she/they executed the within Trustee's Deed in behalf of the aforesaid Trust and that he/she/they executed the same as his/her/their free act and deed as Trustee(s) for the purposes therein stated.

Emalissa Goss
Notary Public, _____

My Commission Expires: _____





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

**PLANNING BOARD AGENDA
Application Review Comments
For Application No. 3175**

Applicant(s): Zachary Dale & Jasmine Reasoner

Lot Split and Rezoning of a parent tract of 32.14 +/- acres with the Zoning Designation of Agriculture (AG) into a 5 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and the remaining 27.14 +/- acre tract to retain Agriculture (AG) Zoning Designation.

Initial Meeting Date: February 24, 2026

Tentative Commission Meeting Date: Wednesday, March 4, 2026, at 12:00 pm (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: Tract of 32.14 +/- acres with the Zoning Designation of Agriculture (AG) on a tract of land located in part of the NE ¼ of the NE ¼ of Section 17, Township 43, Range 29, Cass County, Missouri and generally located on the Southeast corner of S State Route 7 and E 323rd St, Creighton, MO 64739.

REVIEW NOTES

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

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

Flood Plain: None

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

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

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

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid Tax receipts for 2025 have been provided.
- 3) Plat of Survey provided as required.
- 4) Letter from PWSD 11 regarding water availability.
- 5) Property surrounded by Residential tracts and Agriculture tracts with and without residences.

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

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

Required Attachments for Application:

The following shall be required at time of application in order to be placed on the agenda for the next scheduled Planning Board meeting.

- ❖ Completed Application form
- ❖ One Copy of legal description of Parent Parcel or Tract(s) of land to be Split and Rezoned
- ❖ A certified list and map of adjacent property owners within 1000 feet of the parcel boundaries, prepared by a land title company. You will be provided with a notification letter which must be mailed to each of those listed as well as any municipality within 1.5 miles, local school district, and local water district, any mortgagor with an interest in the property and local fire protection and ambulance district. **Letters must be mailed out 15 days prior to scheduled hearing date.**
- ❖ Authorization form signed and notarized by all owners of property, if designating a Representative.
- ❖ 2 copies of 11"X17" and 3 copies of 24"X36" of Type 1 Plat (if land is vacant) or Type 2 Plat (if land contains structures) showing the following: (Poster board or cardboard will not be accepted for plans. Plans shall be drawn to scale and the scale to which plans are prepared shall be indicated on each sheet.)
 - North Arrow
 - Property lines with dimensions.
 - Total area of the property.
 - Any easements with their boundaries and dimensions
 - The location of any drainage ditches, creeks, streams or rivers, and the location of any designated floodplain that is located on the property.
 - Locations of all existing structures and septic systems with set-back dimensions shown
 - All proposed newly created property boundaries
- ❖ Letter from the water district pertaining to water availability to serve the intended use on each proposed lot.
- ❖ ~~If any proposed tract is to be less than five (5) acres in area, a soil morphology test is required to address the soil capabilities of having an in-ground on-site wastewater system to service a new dwelling. The test must be performed by a Missouri Licensed Soil Scientist.~~
- ❖ ~~If there is an existing on-site wastewater system an inspection must be performed by a Missouri Licensed Septic Inspector for verification that the system is working properly.~~
- ❖ ~~If accessing a State Route, a copy of the entrance approval from MODot for the intended use will be required.~~
- ❖ Copy of Previous Year's PAID Real Estate tax receipt for parcel which rezoning is being requested.
- ❖ Application Fees in the form of Cash, Check, Money Order, or Cashier's Check. \$700⁰⁰
- ❖ ~~2 copies of a preliminary 24" x 36" Storm Water Management Plan if Zoning Action involves any designated Commercial or Industrial uses or if any tract is proposed to be less than five (5) acres in area.~~
- ❖ Provide and correspondence that you have had with any property owner located within 1,000 feet.

Applications that are determined to be incomplete will not be accepted. Applications must be made in person. Any submittals sent via mail, e-mail or any electronic means will not be accepted.

Requirements for Planning Board hearing:

- ❖ Owner or Representative will be notified of the time and location for the Planning Board hearing and will be required to attend.
- ❖ Owner will provide, at or prior to the hearing, affidavit of mailing, indicating all notifications were mailed.
- ❖ The Zoning officer shall be responsible for having an official notice for public hearing published in a newspaper of general circulation at least fifteen days prior to the hearing.
- ❖ At the public hearing citizens and parties of interest shall have an opportunity to be heard.
- ❖ Upon the conclusion of the public hearing the Planning Board shall prepare and submit its recommendation with or without changes to the County Commission.

Requirements Prior to Commission Meeting:

The Planning Boards recommendation of the above action will be provided to the Commission for the Commission Meeting regarding the action. The applicants presence is required at the Commission Meeting.



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

Zoning Action Process

1. Submit application with all required documentation and application fee. Ask questions either at this point or prior to application.
2. An in house review will be performed and documents prepared for the Planning Board Meeting.
3. You will be notified of the Meeting Date and Time.
4. You will receive a notification letter from the Zoning Department.
 - a. You must send the Notification letter by mail no later than 15 days prior to the Planning Board meeting date to all those listed on the Certified List of Adjacent property owners within 1000' of the property boundaries. Once mailed provide the Affidavit of mailing to the Zoning Office ASAP. You may scan and email or deliver to the office
 - b. You must also send the Notification letter by mail to your water district, school district, fire district and any jurisdiction within 1.5 miles of the boundary of the property.
 - c. On the evening of the Planning Board Meeting you must bring the original affidavit of mailing and any returned letters.
 - i. If a letter was not mailed your hearing may be delayed to another date.
5. Your presence is **REQUIRED** at the Planning Board Meeting.

Planning Board Meeting

1. Show up no less than 10 min prior to the meeting time.
2. There will be an Introduction of the meeting.
3. The Chairman will take the floor and call the meeting to Order.
4. When your application is called upon you will come to the front of the Planning Board.
 - a. You will present your application to the board. Be accurate in your statements, be brief and to the point.
 - b. The board may ask questions about your action.
 - c. You may then be seated.
 - d. The Chairman will ask for anyone that would like to speak in favor of the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - e. The Chairman will ask for anyone that would like to speak against the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - f. The Chairman will ask that you address any concerns that were presented.
 - You will return to the front and address any concerns or questions. Address your comments to the board.

OVER 




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

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

County Commission/ Board of Zoning Adjustment Meeting
(Your presence is **REQUIRED** at the Planning Board Meeting)

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

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


(Signature)

Zan Reason
(Print)

1-14-26
(Date)

Certification of Mailing for Zoning Application # ZP3175

By signing below, I Zachary & Jasmine Reasoner the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters 15 days prior to the scheduled hearing set on February 24, 2026, to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Title Company as well as Public Water Supply District 11, Garden City Fire Protection District, Public School District R-8 – Sherwood, and there are no City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property;

On this 3 day of February, 2026.

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


Zachary & Jasmine Reasoner - Signature

Report of the Cass County Planning Board

Application No. 3175

1. Applicant: Zachary Dale & Jasmine Reasoner
2. Property locations: Generally located on the Southeast corner of S State Route 7 and E 323rd St, Creighton, MO 64739
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)/Agriculture (AG)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 20-03-08-000-000-009.001 – 39600 E 323rd St – Agriculture (AG)
 - b. Parcel # 20-03-08-000-000-009.000 – 39906 E 323rd St – Residential Rural (RR)
 - c. Parcel # 20-02-09-000-000-004.000 – E 323rd St (Borders the Northeast corner) – Agriculture (AG)
 - d. Parcel # 20-05-16-000-000-003.001 – 40007 E 323rd St – Residential Rural (RR)
 - e. Parcel # 20-05-16-000-000-003.002 – E 323rd St (Borders the East) – Residential Rural (RR)
 - f. Parcel # 20-04-17-000-000-001.000 – S State Route 7 (Borders the South) – Residential Rural (RR)
 - g. Parcel # 20-04-17-000-000-008.000 – 32921 S Byler Rd – Agriculture (AG)
 - h. Parcel # 20-04-17-000-000-002.000 – S Byler Rd (Borders the West) – Agriculture (AG)

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

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the 5 +/- acre tract is suitable for Residential Rural (RR) zoning designation and the 27.14 +/- acre tract is suitable for Agriculture (AG) Zoning Designation because there are residential and agricultural properties with residences within a one (1) mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District 11 of Cass County. The Property is located within Garden City Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
 - a. Planning Board Agenda/ Application Review Comments for Application No. 3175 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any). There is a subdivisions within 1 mile of the subject property.
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property sizes in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD 11 regarding water availability.
 - viii. Certified list of adjacent property owners prepared by Coffelt Title.

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

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

 14. The Planning Board recommends approval/denial of Application No. 3175 for reasons stated in this report.
- Approved/Denied by the Planning Board this XX day of XXXX, 202X.

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

Attest:

Valerie McCubbin

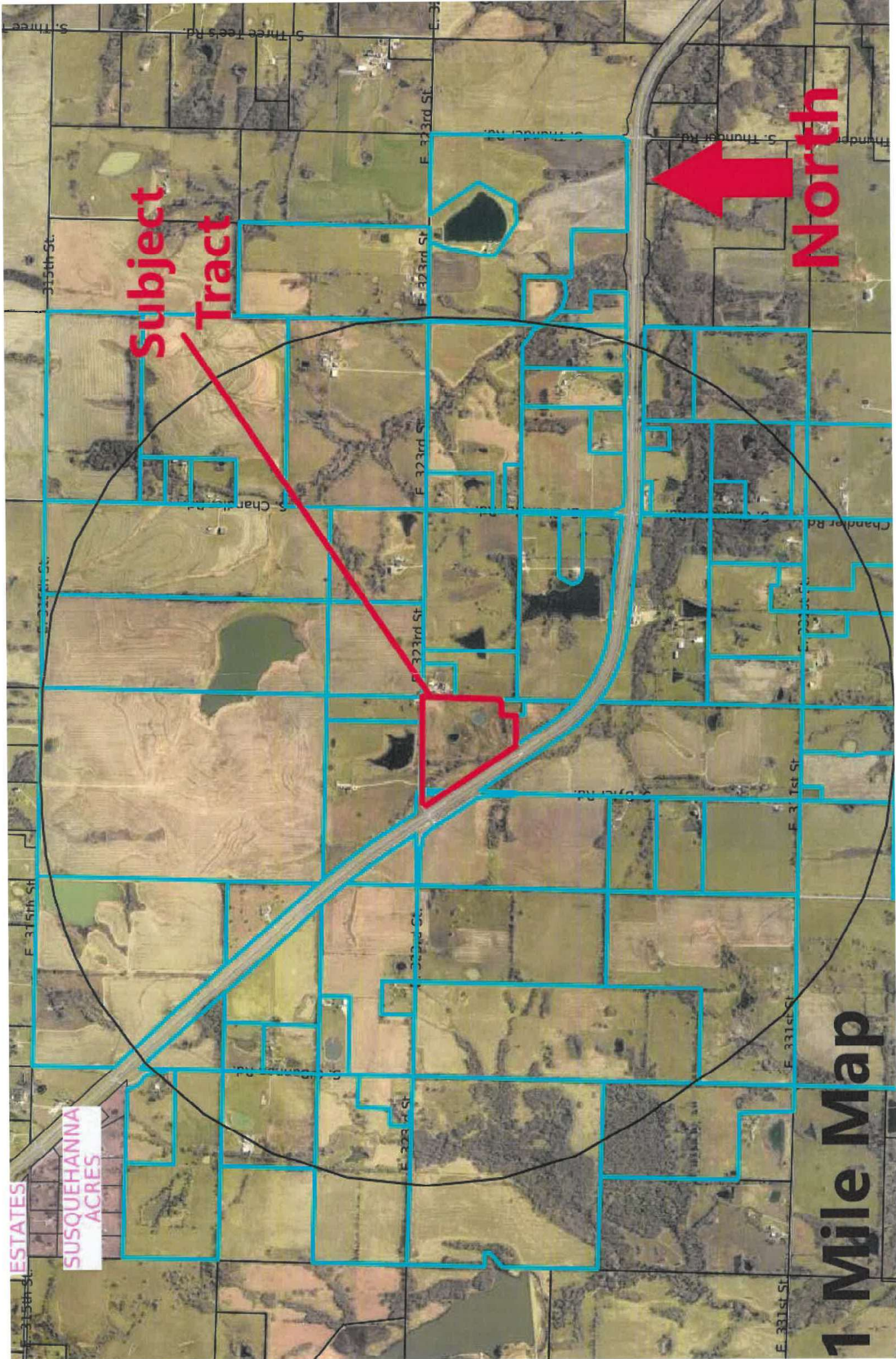
ESTATES

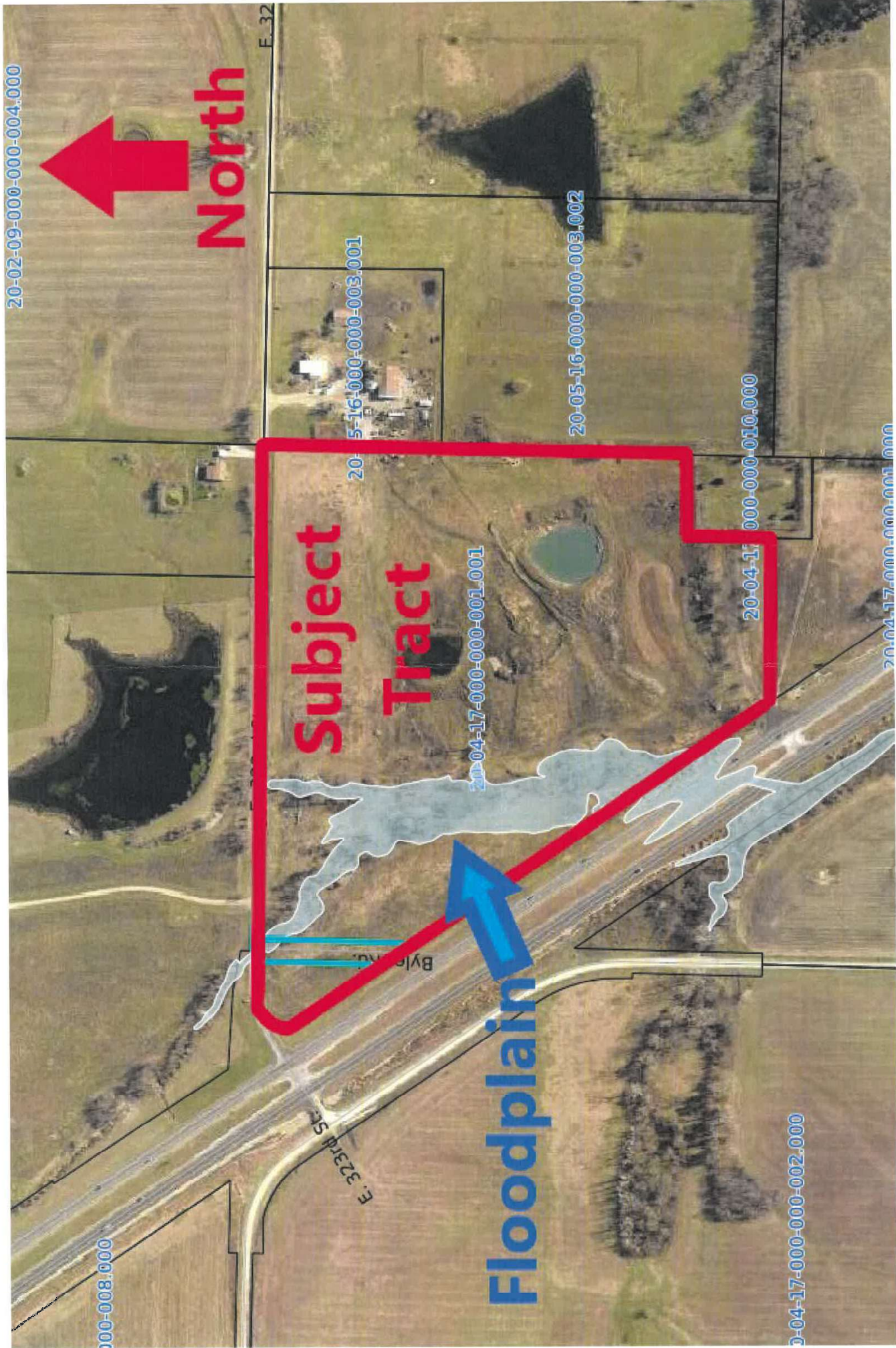
SUSQUEHANNA
ACRES

Subject
Tract

North

1 Mile Map





North

Subject Tract

Floodplain

20-02-09-000-000-004.000

20-05-16-000-000-003.001

20-05-16-000-000-003.002

20-04-17-000-000-001.001

20-04-17-000-000-010.000

20-04-17-000-000-002.000

20-04-17-000-000-001.000

20-00-008.000

E. 323rd St

Byline No.

F. 32

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

REASONER, ZACHARY DALE & JASMINE
 0 S STATE ROUTE 7
 CREIGHTON, MO 64739

TAX YEAR: 2025
 ACCT #: 2446501
 TOTAL PAID: \$54.18
 PAID ON: 1/14/2026

Personal Description

Map Number:

20-04-17-000-000-001-001

Situs Address:

0 S STATE ROUTE 7
 CREIGHTON, MO 64739
 SEC: 17 TWP: 43
 RNG: 29 Book/Page: 4230/79

ACREAGE: 30.26

Legal Description:

PT NENE N&E HWY7 EX USA & PT NWNE N&E
 HWY7 EX HWY7

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-8 SHERWOOD	4.6549	\$37.70
FIRE 4-GAR CITY	0.5010	\$4.06
AMB 4-GARD CITY	0.2609	\$2.11
STATE	0.0300	\$0.24
CASS CO RD&BRDG	0.1918	\$1.55
CASS CO LIBRARY	0.2281	\$1.85
HOSPITAL MAINT	0.1113	\$0.90
SHELTER WKSHOP	0.0407	\$0.33
Tax Amount:	6.0187	\$48.74

Late Charges \$5.44

Assessed Values

Residential: \$0.00
TOTAL ACSESSED **\$810.00**

**PUBLIC WATER SUPPLY DISTRICT NO 11
OF CASS COUNTY, MISSOURI**

**82 Old 7 Highway, P O Box 648
Garden City, MO 64747
816-773-8510 or FAX 816-862-8318
e-mail: info@pwsd11casscounty.com**

January 14, 2026

Zackary D & Jasmine Reasoner
40007 E 323rd St
Creighton, MO 64739

Re: 40007 E 323rd St, Creighton, MO 64739

To whom it concerns:

Public Water Supply District #11 is able to provide water service to the property owned by Zackary D & Jasmine Reasoner. The property is West of 40007 E 323rd St, Creighton, MO 64739, Tax ID #2446501.

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

Sincerely,

Kathy Edwards

Kathy Edwards
District Manager

kle



COFFELT
Land Title, Inc.
"The Name of Good Deeds"

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

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Zachary Dale Reasoner and Jasmine Reasoner a/k/a Jasmine Nicole Reasoner

Prepared For:

Zachary Reasoner
40007 E 323rd St.
Creighton, MO 64739
zeekslanding@gmail.com
816-200-8197

To whom it may concern:

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

1. Ronald and Nancy Danahy
39600 E 323rd St.
Creighton, MO 64739

2. Ronald Elliott Danahy, Jr. and Emmalea Ruth-Ann Danahy
39906 E 323rd St.
Creighton, MO 64739-9186

3. Vincent and Jody Freemyer Trust
16550 E 227th St.
Harrisonville, MO 64701-3700

4. same as zone tract

5. Lee's Landing Properties LLC
613 NW Alexa Ln.
Lee's Summit, MO 64081

6. same as No. 5

7. Robert T. and Betty LeAnn Schumacher et al
32406 S Chandler Rd.
Creighton, MO 64739-9667

8. Gary C. Anderson
6393 NE Business 49 Loop
Butler, MO 64730

9. same as No. 7

10. Renner and Sandra L. Gilkeson
32921 S Byler Rd.
Creighton, MO 64739

11. James W. and Carolyn J. Yoss Trust
6 Willow Green Dr.
Butler, MO 64730

12. Mark Lewis and Loretta Kay Hunziker
42005 E 315th St.
Creighton, MO 64739-9179



Rosemary Gentry
Coffelt Land Title, Inc.
12/17/2025



Recording Date/Time: 03/26/2018 at 02:49:38 PM

Book: 4230 Page: 79

Instr #: 623129
Type: WD
Pages: 2
Fee: \$27.00 S



Mike Medsker
Recorder of Deeds

Electronically Recorded

MISSOURI WARRANTY DEED
(Single Grantor Conveying to Multiple Grantees)

File No.: 17020476 - CLT

THIS INDENTURE, made on March 26, 2018, by and between John R. Hopkins and Katherine E. Hopkins, husband and wife, of the County of Cass, State of Missouri, Grantor, and Zachary Dale Reasoner and Jasmine Reasoner a/k/a Jasmine Nicole Reasoner, husband and wife, Grantees. Grantees' mailing address is: 40007 E. 323rd St, Creighton, MO 64739

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

That part of the Northeast Quarter of the Northeast Quarter of Section 17, lying North and East of Missouri State Highway No. 7, except therefrom that part conveyed to the United States of America as shown by instrument appearing in Book 464 at Page 576 and that part of the Northwest Quarter of the Northeast Quarter of Section 17, lying North and East of Missouri State Highway No. 7, all in Township 43, Range 29 in Cass County, Missouri.

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

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

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her hand the day and year above written.

John R. Hopkins
John R. Hopkins

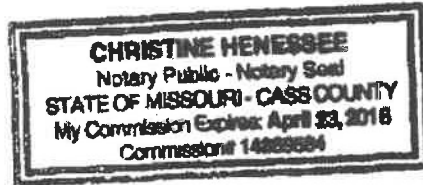
Katherine E. Hopkins
Katherine E. Hopkins

STATE OF MISSOURI
COUNTY OF CASS

On this March 26 2018, before me, ^{*Christine Hennessee*} ~~Janelle D. Vergouven~~ a Notary Public in and for said state, personally appeared John R. Hopkins and Katherine E. Hopkins, husband and wife, known to me to be the person who executed the within Warranty Deed, and acknowledged to me that he/she executed the same as his/her free act and deed.

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

Christine Hennessee
Notary Public ~~Janelle D. Vergouven~~ *Christine Hennessee*
My Commission Expires: ~~October 2, 2018~~ *4/23/18*





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

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

**PLANNING BOARD AGENDA
Application Review Comments
For Application No. 3176**

Applicant(s): Jennifer L. Thomas

Lot Split and Rezoning of a parent tract of 80 +/- acres with the Zoning Designation of Agriculture (AG) into a 5 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and the remaining 75 +/- acre tract to retain Agriculture (AG) Zoning Designation.

Initial Meeting Date: February 24, 2026

Tentative Commission Meeting Date: **Wednesday, March 4, 2026, at 12:00 pm** (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: Tract of 80 +/- acres with the Zoning Designation of Agriculture (AG) on a tract of land located in part of the NE ¼ of Section 13, Township 43, Range 33, Cass County, Missouri and commonly known as 32408 S State Route O, Drexel, MO 64742.

REVIEW NOTES

Districts Effected: Water: PWSD # 12 Fire: Drexel Fire District School: R-4 Drexel

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

Flood Plain: See attached floodplain map

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

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

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

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid Tax receipts for 2025 have been provided.
- 3) Plat of Survey provided as required.
- 4) Letter from PWSD 12 regarding water availability.
- 5) Property surrounded by Residential tracts and Agriculture tracts with and without residences.

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

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



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

Zoning Action Process

1. Submit application with all required documentation and application fee. Ask questions either at this point or prior to application.
2. An in house review will be performed and documents prepared for the Planning Board Meeting.
3. You will be notified of the Meeting Date and Time.
4. You will receive a notification letter from the Zoning Department.
 - a. You must send the Notification letter by mail no later than 15 days prior to the Planning Board meeting date to all those listed on the Certified List of Adjacent property owners within 1000' of the property boundaries. Once mailed provide the Affidavit of mailing to the Zoning Office ASAP. You may scan and email or deliver to the office
 - b. You must also send the Notification letter by mail to your water district, school district, fire district and any jurisdiction within 1.5 miles of the boundary of the property.
 - c. On the evening of the Planning Board Meeting you must bring the original affidavit of mailing and any returned letters.
 - i. If a letter was not mailed your hearing may be delayed to another date.
5. Your presence is **REQUIRED** at the Planning Board Meeting.

Planning Board Meeting

1. Show up no less than 10 min prior to the meeting time.
2. There will be an Introduction of the meeting.
3. The Chairman will take the floor and call the meeting to Order.
4. When your application is called upon you will come to the front of the Planning Board.
 - a. You will present your application to the board. Be accurate in your statements, be brief and to the point.
 - b. The board may ask questions about your action.
 - c. You may then be seated.
 - d. The Chairman will ask for anyone that would like to speak in favor of the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - e. The Chairman will ask for anyone that would like to speak against the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - f. The Chairman will ask that you address any concerns that were presented.
 - You will return to the front and address any concerns or questions. Address your comments to the board.

OVER 

Feb
24
6pm



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

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

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

March 11th
Noon

County Commission/ Board of Zoning Adjustment Meeting

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

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

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


(Signature)

Jennifer Thomas
(Print)


1-16-26
(Date)

Certification of Mailing for Zoning Application # ZP3176

By signing below, I Jennifer L Thomas the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters 15 days prior to the scheduled hearing set on February 24, 2026, to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Title Company as well as Public Water Supply District 12, Drexel Fire Protection District, Public School District R-4 – Drexel, and there are no City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property;

On this 3 day of Feb, 2026.

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



Jennifer L. Thomas - Signature

Report of the Cass County Planning Board

Application No. 3176

1. Applicant: Jennifer L Thomas, on behalf of Robert S Thomas and herself
2. Property locations: 32408 S State Route O, Drexel, MO 64742
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)/Agriculture (AG)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 16-01-12-000-000-005.001 – 8211 E 319th St – Agriculture (AG)
 - b. Parcel # 16-01-12-000-000-006.001 – 32200 S State Route O – Residential Rural (RR)
 - c. Parcel # 17-04-18-000-000-002.000 – 32525 S State Route O – Agriculture (AG)
 - d. Parcel # 17-04-18-000-000-002.002 – 32409 S State Route O – Residential Rural (RR)
 - e. Parcel # 16-06-13-000-000-008.000 – S State Route O (Borders the South) – Agriculture (AG)
 - f. Parcel # 16-06-13-000-000-006.000 & 16-06-13-000-000-003.000 – 8112 E 331st St – Agriculture (AG)
 - g. Parcel # 16-06-13-000-000-004.001 – 7801 & 7803 E 325th St – Agriculture (AG)
 - h. Parcel # 16-06-13-000-000-004.000 – 32303 & 32302 Timber Creek Ln – Agriculture (AG)
 - i. Parcel # 16-01-12-000-000-005.002 – E 319th St (Borders the Northwest corner) – Agriculture (AG)

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

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the 5 +/- acre tract is suitable for Residential Rural (RR) zoning designation and the 75 +/- acre tract is suitable for Agriculture (AG) Zoning Designation because there are residential and agricultural properties with residences within a one (1) mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District 12 of Cass County. The Property is located within Drexel Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
 - a. Planning Board Agenda/ Application Review Comments for Application No. 3176 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any). There is a subdivisions within 1 mile of the subject property.
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property sizes in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD 12 regarding water availability.
 - viii. Certified list of adjacent property owners prepared by Coffelt Title.

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

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

14. The Planning Board recommends approval/denial of Application No. 3176 for reasons stated in this report.

Approved/Denied by the Planning Board this XX day of XXXX, 202X.

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

Attest:

Valerie McCubbin

1 Mile Map

Subject Tract

North



WHITMAN ACRES

RIDGEVIEW FARMS

E-323rd St

E-329TH ST

S- Main City Rd

S- Main City Rd

S- Main City Rd

Main City Rd

W Farms Rd

E-327th St

E-319th St

331st St

S- Lacy Rd

S- Lacy Rd

E-319th St

E-323rd St

S- Southfork Dr

S- Southfork Rd

E-319th St

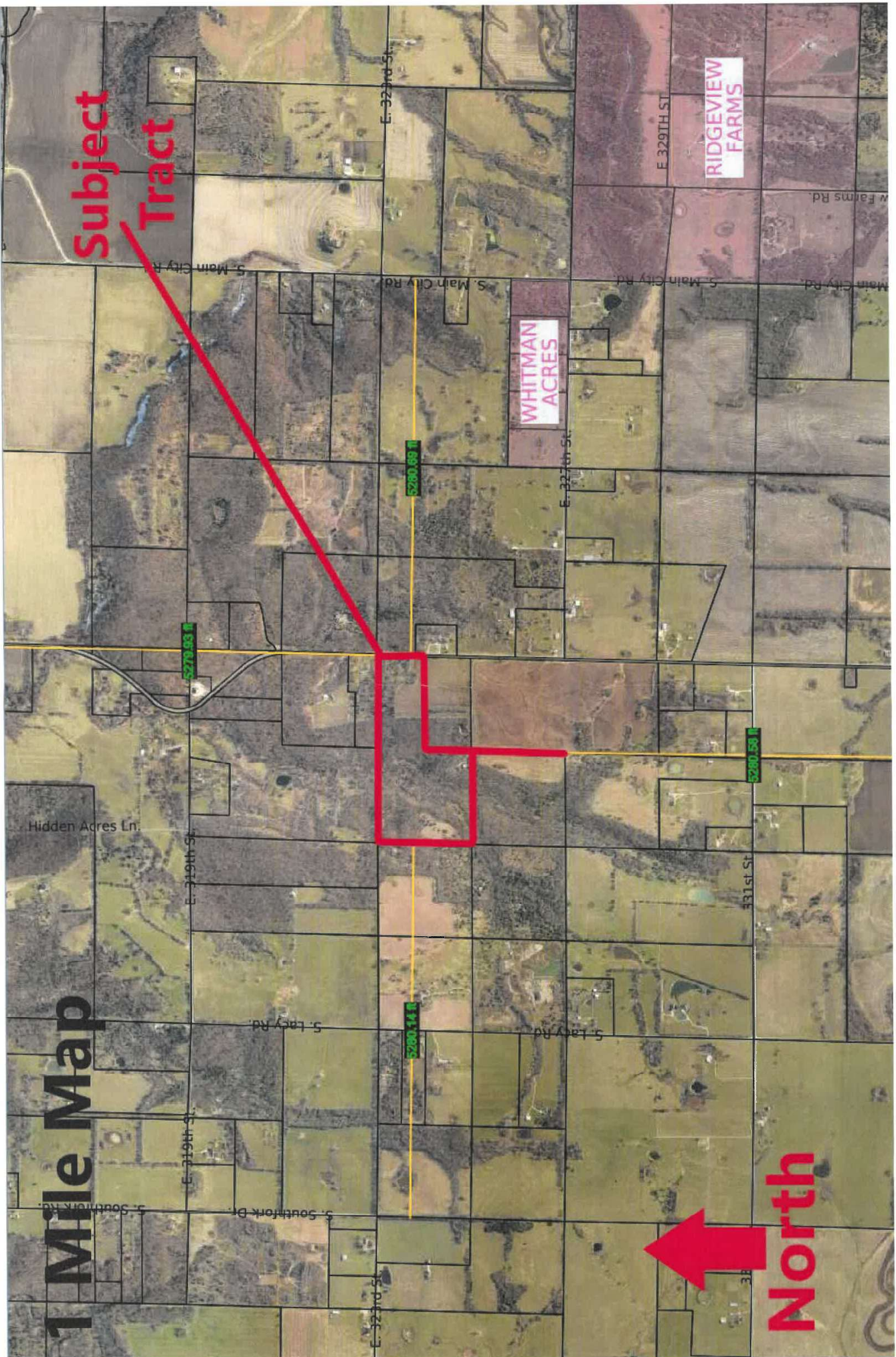
5280.88 ft

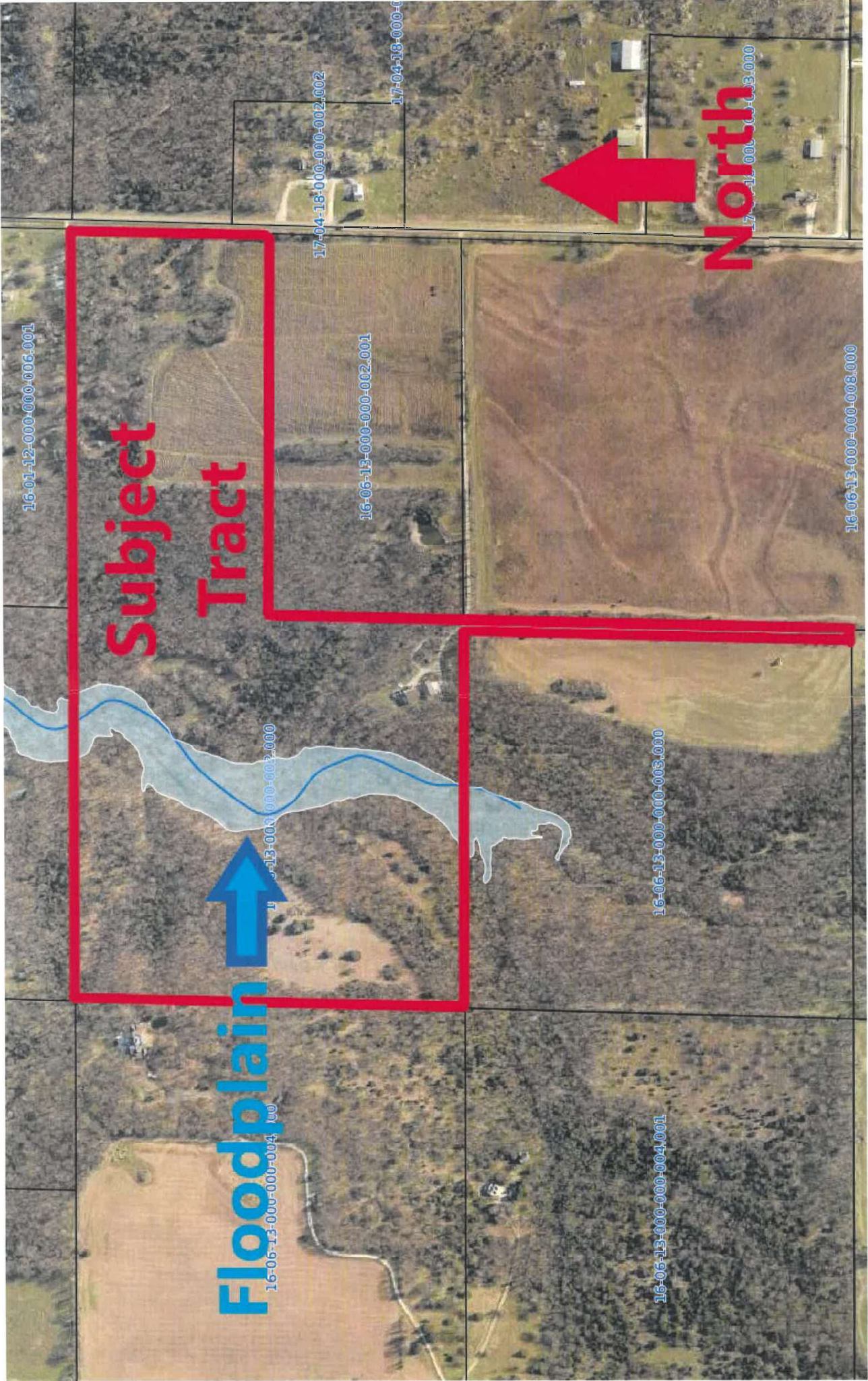
5270.83 ft

5280.14 ft

5280.59 ft

Hidden Acres Ln





Subject Tract

Floodplain

North

16-01-12-000-000-006-001

16-06-13-000-000-002-001

16-06-13-000-000-003-000

16-06-13-000-000-002-000

16-06-13-000-000-005-000

16-06-13-000-000-004-001

16-06-13-000-000-004-001

17-04-16-000-000-002-002

17-04-18-000-000-000-000

17-04-11-000-000-003-000

Year
2025

Account
0440201

010526

023052

DUPLICATE

REAL ESTATE

CASS COUNTY TAX RECEIPT

COLLECTOR of REVENUE, CHRIS MOLENDORP

2725 Cantrell Rd

Harrisonville, Missouri 64701-4004

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

www.casscountycollector.com

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

THOMAS, ROBERT S & JENNIFER L
32408 S STATE ROUTE O
DREXEL, MO 64742

Description	Rate	Amount
R-4 DREXEL	5.2198	29.75
FIRE 11-DREXEL	.3282	1.87
AMB 12-Drexel	.3836	2.19
STATE	.0300	.17
CASS CO RD&BRDG	.1918	1.09
CASS CO LIBRARY	.2281	1.30
HOSPITAL MAINT	.1113	.63
SHELTER WKSHOP	.0407	.23
TAX AMOUNT	6.5335	37.23
Date Paid		12/09/25
TOTAL PAID		37.23

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

Property Description

Map Number: 16-06-13-000-000-002.001

Site Address: S STATE ROUTE O
DREXEL, MO 64742

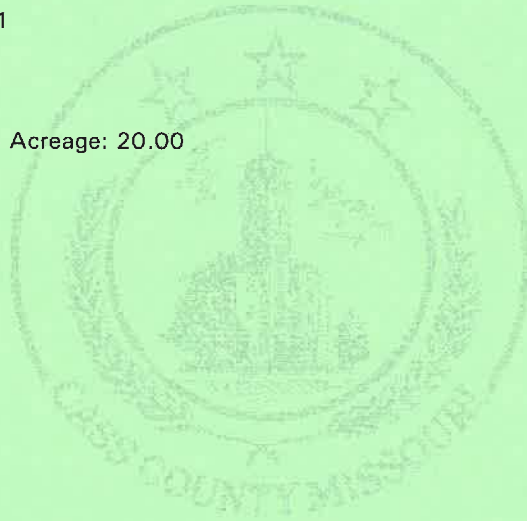
Sec: 13 Twp: 43 Rng: 33 Book/Page4209/134 Acreage: 20.00

Legal Description:
S2 NE NE

Loan Company: 277-277

Assessed Values

Agricultural 570
TOTAL ASSESSED: 570



Visit our website at www.casscountycollector.com

Please retain this receipt for your records.

Year
2025

Account
0440200

010526

023052

DUPLICATE

REAL ESTATE

CASS COUNTY TAX RECEIPT

COLLECTOR of REVENUE, CHRIS MOLENDORP

2725 Cantrell Rd

Harrisonville, Missouri 64701-4004

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

www.casscountycollector.com

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

THOMAS, ROBERT S & JENNIFER L
32408 S STATE ROUTE O
DREXEL, MO 64742-6213

Description	Rate	Amount
R-4 DREXEL	5.2198	1,619.18
FIRE 11-DREXEL	.3282	101.81
AMB 12-Drexel	.3836	118.99
STATE	.0300	9.31
CASS CO RD&BRDG	.1918	59.50
CASS CO LIBRARY	.2281	70.76
HOSPITAL MAINT	.1113	34.53
SHELTER WKSHOP	.0407	12.63
TAX AMOUNT	6.5335	2,026.71
Date Paid		12/09/25
TOTAL PAID		2,026.71

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

Property Description

Map Number: 16-06-13-000-000-002.000

Site Address: 32408 S STATE ROUTE O
DREXEL, MO 64742-6213

Sec: 13 Twp: 43 Rng: 33 Book/Page4209/134 Acreage: 60.75

Legal Description:
NW NE & E.75A SW NE & N2 NE NE

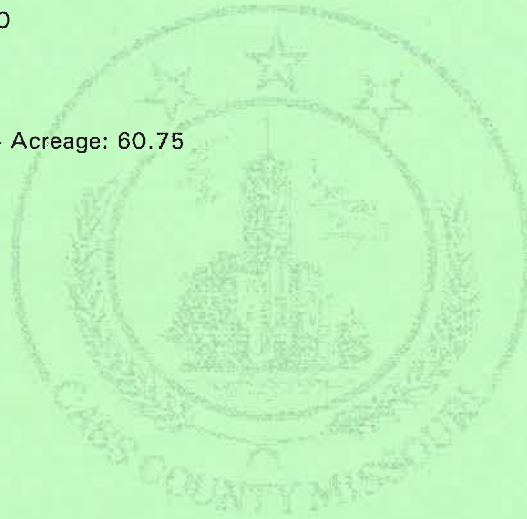
Loan Company: 277-277

Assessed Values

Residential 29,450

Agricultural 1,570

TOTAL ASSESSED: 31,020



Visit our website at www.casscountycollector.com

Please retain this receipt for your records.

Public Water Supply District #12
Cass/Bates Counties, MO

100 E. Walnut
PO Box 215
Drexel, MO 64742

Telephone (816)-657-4706
Fax (816)-657-3403

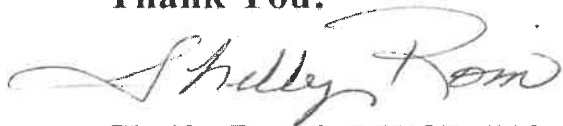
January 5, 2026

To Whom It May Concern:

This letter is to state that water is available from Public Water Supply District #12 Cass/Bates Counties Missouri to property 32300 St. Rt O Hwy, Drexel, Mo.

If you have any questions, please call.

Thank You!



Shelly Romi, PWSD #12
816-657-4706



COFFELT
Land Title, Inc.
"The Home of Good Deeds"

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

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Robert S. Thomas a/k/a Robert Thomas and Jennifer L. Thomas a/k/a Jennifer Thomas

Prepared For:

Jennifer Thomas
32408 S State Route O
Drexel, MO 64742-6213

To whom it may concern:

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

1. Donald J. Chatfield
8211 E 319th St.
Drexel, MO 64742-9266
2. same as No. 1
3. same as No. 1
4. Brian Samuel Hoover and Brittney Smith
32122 S State Route O
Drexel, MO 64742-9307
5. David E. and Kathleen M. Winn
32200 State Route O
Drexel, MO 64742-9268
6. Keith A. and Christal D. Chapman
150 Jamar
Peculiar, MO 64078-9600

7. Ronald S. and Laura A. Royster
32525 S State Route O
Drexel, MO 64742

8. Douglas and Aimee Spence
32409 S State Route O
Drexel, MO 64742

9. same as zone tract

10. Pearl Holdings LLC
17616 S Miller Rd.
Belton, MO 64012-9518

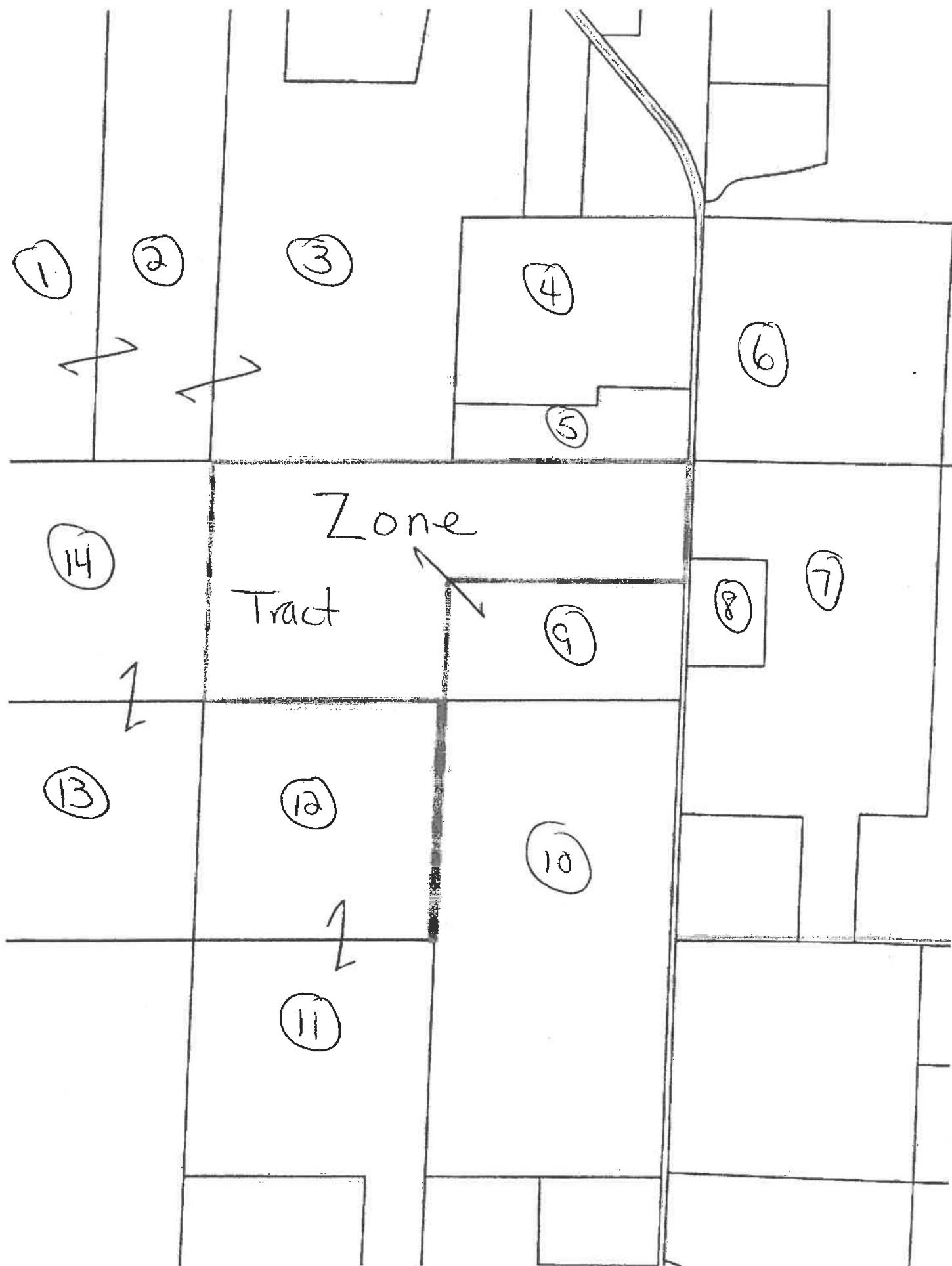
11. B & C Ranch LLC
32909 Lacy Rd.
Drexel, MO 64742

12. same as No. 11

13. Timber Creek House of Prayer Inc.
32303 Timber Creek Rd.
Drexel, MO 64742-8350

14. same as No. 13


Rosemary Gentry
Coffelt Land Title, Inc.
1/6/2026



Recording Date/Time: 01/12/2018 at 11:45:26 AM

Book: 4209 Page: 134

Instr #: 619600
Type: WD
Pages: 2
Fee: \$27.00 S



Mike Medsker
Recorder of Deeds

Electronically Recorded

TRUSTEE'S DEED
(Missouri)

File No.: 17020547 - CLT

THIS INDENTURE, made as of Jan 4, 2018, by and between Daniel B. Ross, Co-Trustee and Laura Ross Wingfield, Co-Trustee of the Jean M. Ross Trust under Trust Agreement dated February 12, 1988 also known as Jean M. Ross Trust UAD February 12, 1988 and as amended, Grantor(s), and, Robert S. Thomas a/k/a Robert Thomas and Jennifer L. Thomas a/k/a Jennifer Thomas, husband and wife, Grantee(s)

Grantee(s) address: 304 Aspen St., Drexel, MO 64742

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

The Northwest Quarter of the Northeast Quarter AND the East 3/4 of an acre of the Southwest Quarter of the Northeast Quarter of Section 13, Township 43, Range 33, in Cass County, Missouri, AND
An appurtenant easement for ingress and egress over the South 2 rods of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 43, Range 33.

And

The North Half of the Northeast Quarter of the Northeast Quarter of Section 13, Township 43, Range 33, in Cass County, Missouri,

And

The South Half of the Northeast Quarter of the Northeast Quarter of Section 13, Township 43, Range 33, in Cass County, Missouri.

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

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

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

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

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

Jean M. Ross Trust under Trust Agreement dated February 12, 1988 and as amended

BY: *Daniel R. Ross*

Daniel R. Ross B.
Co-Trustee

BY: *Laura Ross Wingfield*

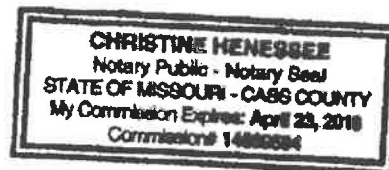
Laura Ross Wingfield
Co-Trustee

STATE OF MISSOURI
COUNTY OF CASS

On this 1/4/18, before me, the undersigned, a Notary Public within and for said County and State appeared Daniel R. Ross, Co-Trustee and Laura Ross Wingfield, Co-Trustee of the Jean M. Ross Trust under Trust Agreement dated February 12, 1988 and as amended under the aforesaid Trust Agreement, to me personally know or affirmed to be the person(s) described in and who executed the within instrument as Trustee(s) of said Trust, and who acknowledged to me that he/she/they executed the within Trustee's Deed in behalf of the aforesaid Trust and that he/she/they executed the same as his/her/their free act and deed as Trustee(s) for the purposes therein stated.

Christine Hennesse
Notary Public, ~~Janelle D. Vergouwen~~ *Christine Hennesse*

My Commission Expires: ~~October 2, 2010~~ *4/23/18*





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

**PLANNING BOARD AGENDA
Application Review Comments
For Application No. 3177**

Applicant(s): Robert Mayo, on behalf of The Estate of Curtis Davidson

Rezoning of a 9.4 +/- acre tract with the Zoning Designation of Residential Rural (RR) to obtain Light Commercial (C-1) Zoning Designation.

Initial Meeting Date: February 24, 2026

Tentative Commission Meeting Date: **Wednesday, March 4, 2026, at 12:00 pm** (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: Tract of 9.4 +/- acre tract with the Zoning Designation of Residential Rural (RR) on Lot 1 of Brown Acres in Section 25, Township 46, Range 33, Cass County, Missouri and commonly known as 19105 S State Route y, Belton, MO 64012.

REVIEW NOTES

Districts Effected: Water: PWSD # 2 Fire: Mt. Pleasant Fire District School: 124 - Belton

Previous use of Location: Location Currently has a residence on it.

Flood Plain: None

Land Use Tiers: The tract is located within the Urban Service land use tier.

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

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

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid Tax receipts for 2025 have been provided.
- 3) Plat of Survey provided as required.
- 4) Email correspondence with MODOT for entrance widening
- 5) Property surrounded by Residential tracts and Agriculture tracts with and without residences.

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

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



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BUILDING CODES, ENVIRONMENTAL HEALTH
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30508 S. West Outer Road, Harrisonville, MO 64701
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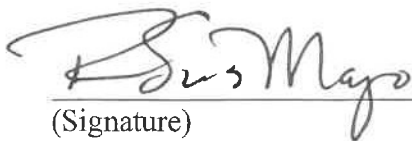
- g. The Board then may ask you more questions.
 - h. You may then be seated
 - i. The Chairman will ask for a staff report and it will be given.
 - j. The Chairman will then ask if there are any comments, questions, or discussion for the application.
 - k. The Chairman will then accept a motion for the application.
 - The application may be approved, denied, tabled, or continued until a later date.
 - a. If approved or denied you will be given a hearing date for the County Commission or the Board of Zoning Adjustment as the Planning Board is a recommending body only.
 - b. If tabled or continued you will be given a date and time of the next Planning Board hearing for your application. You must be present at this hearing as well.
5. After a motion has been carried you are free to leave if you so wish.

County Commission/ Board of Zoning Adjustment Meeting

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

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

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


(Signature)

Robert Mayo
(Print)

1/16/26
(Date)

Report of the Cass County Planning Board

Application No. 3177

1. Applicant: Robert Mayo, on behalf of The Estate of Curtis Davidson
2. Property locations: 19105 S State Route Y, Belton, MO 64012
3. Present zoning classification: Residential Rural (RR)
4. Classification under the proposed amendment: Light Commercial (C-1)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 05-07-25-200-000-054.002 – 19021 S State Route Y – Residential Rural (RR)
 - b. Parcel # 05-07-25-200-000-054.000 – 19015 S State Route Y – Residential Rural (RR)
 - c. Parcel # 05-07-25-000-000-040.000 – S Mullen Rd (Borders the East) – Agriculture (AG)
 - d. Parcel # 05-07-25-000-000-049.000 – 19111 S State Route Y – Residential Rural (RR)
 - e. Parcel # 05-07-26-000-000-035.125 – 19114 & 19112 S State Route Y – Residential Rural (RR)
 - f. Parcel # 05-07-26-000-000-035.129 – S State Route Y (Borders the West) – Agriculture (AG)

All other properties within one-thousand (1,000) feet of the subject property appear to be agriculture or residential in nature.
6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the 5 +/- acre tract is suitable for Light Commercial (C-1) zoning designation because it is on a State Route.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District 2 of Cass County. The Property is located within Mt. Pleasant Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
 - a. Planning Board Agenda/ Application Review Comments for Application No. 3177 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any). There is a subdivisions within 1 mile of the subject property.
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property sizes in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. Email correspondence with MODOT for entrance widening
 - viii. Certified list of adjacent property owners prepared by Coffelt Title.

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

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

14. The Planning Board recommends approval/denial of Application No. 3177 for reasons stated in this report.

Approved/Denied by the Planning Board this XX day of XXXX, 202X.

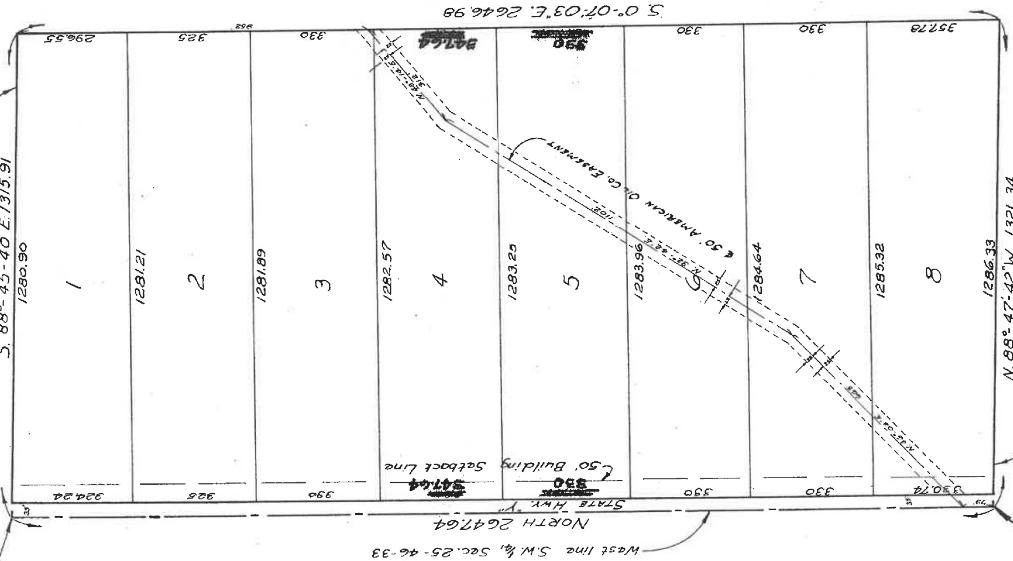
Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Knox				
Carl				
Kohler				
Gerant				

Attest:

Valerie McCubbin

BROWN A C UNOFFICIAL COPY

Cass County, Missouri
JEROLD LEDBETTER - SURVEYOR
N.W. Cor. S.W. 1/4, Sec. 25-46-33
North-therly line West 1/2, S.W. 1/4, Sec. 25-46-33



SCALE - 1"=200'

STATE OF MISSOURI | Recorder's Office
I have certified that this instrument was filed
in the office of the recorder of deeds for
Cass County, Missouri, on this 23rd day of
June, 1961, at 10:00 A.M. and officially
recorded in Book 31, Page 5245.

DESCRIPTION: This is a subdivision of that part of the west one-half of the Southwest one-quarter of Section 25, Township 46-Range 31, Cass County, Missouri, described as follows: Beginning at the Southwest corner of the Southwest one-quarter of said Section 25, thence North along the West line of the Southwest one-quarter of said Section 25, thence East along the North line of the Southwest one-quarter of said Section 25, thence South 88 degrees-45 minutes-40 seconds East 1289.21 feet to the intersection of the westerly line of the west one-half of the Southwest one-quarter of said Section 25, thence South 0 degrees-07 minutes-03 seconds East 246.98 feet to a point on the Southern line of the west one-half of said one-quarter of section thence North 88 degrees-47 minutes-42 seconds West 1321.34 feet to the point of beginning.

The undivided proprietors of the above described land have caused the same to be subdivided in the manner as shown by this plat which subdivision and plat shall hereafter be known as "BROWN ACRES".

The roads and streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

An easement or license is hereby granted to Cass County to locate, construct and maintain or to substitute therefor, on easements of conduits, water, gas and sewer lines, and to install thereon poles and wires and all or any of them upon those areas in the subdivision outlined on this plat and designated by the words "UTILITY EASEMENT".

IN TESTIMONY WHEREOF:
We have hereunto set our hands this 23rd day of June 1961.

STATE OF MISSOURI }
COUNTY OF CASS }
Robert Jones
Margaret B. Jones

On this 30th day of June 1961, before me personally appeared Robert Jones and Margaret B. Jones, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my notarial seal at my office in Bates, Mo. the day and year last above written.

D. Edgar E. Miller
Notary Public in and for Cass County, Missouri.

My commission expires September 4, 1961

APPROVED: AS TO ROAD LOCATIONS AND VIDIUS BY _____ DATE _____

APPROVED: AS TO PLANNING AND ZONING CASS COUNTY PLANNING COMMISSION: _____ DATE _____

APPROVED: ASSESSOR'S OFFICE _____ DATE _____

I HEREBY CERTIFY THE DETAILS OF THIS PLAT TO BE CORRECT THIS 20th DAY OF JUNE 1961
Jerrold Ledbetter
Land Surveyor No. 53



Mike Medsker, Recorder of Deeds
Cass County, Missouri



North



Subject
Tract
05-07-25-000-050.000



Floodplain

05-07-26-000-000.025

05-07-25-200-000-053.000

05-07-25-200-000-048.000

05-07-25-000-000-044.000

05-07-26-000-000-035.014

05-07-26-000-000-035.018

05-07-25-200-000-054.002

05-07-25-200-000-054.000

05-07-25-000-000-049.000

000-035.133

000-035.131

29

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

DAVIDSON, CURT
 19105 S STATE ROUTE Y
 BELTON, MO 64012

TAX YEAR: 2025
 ACCT #: 1275600
 TOTAL PAID: \$2,887.15
 PAID ON: 1/5/2026

Personal Description

Map Number:
 05-07-25-000-000-050-000

Situs Address:
 19105 S STATE ROUTE Y
 BELTON, MO 64012
 SEC: 25 TWP: 46
 RNG: 33 Book/Page: 3841/576

ACREAGE: 9.55

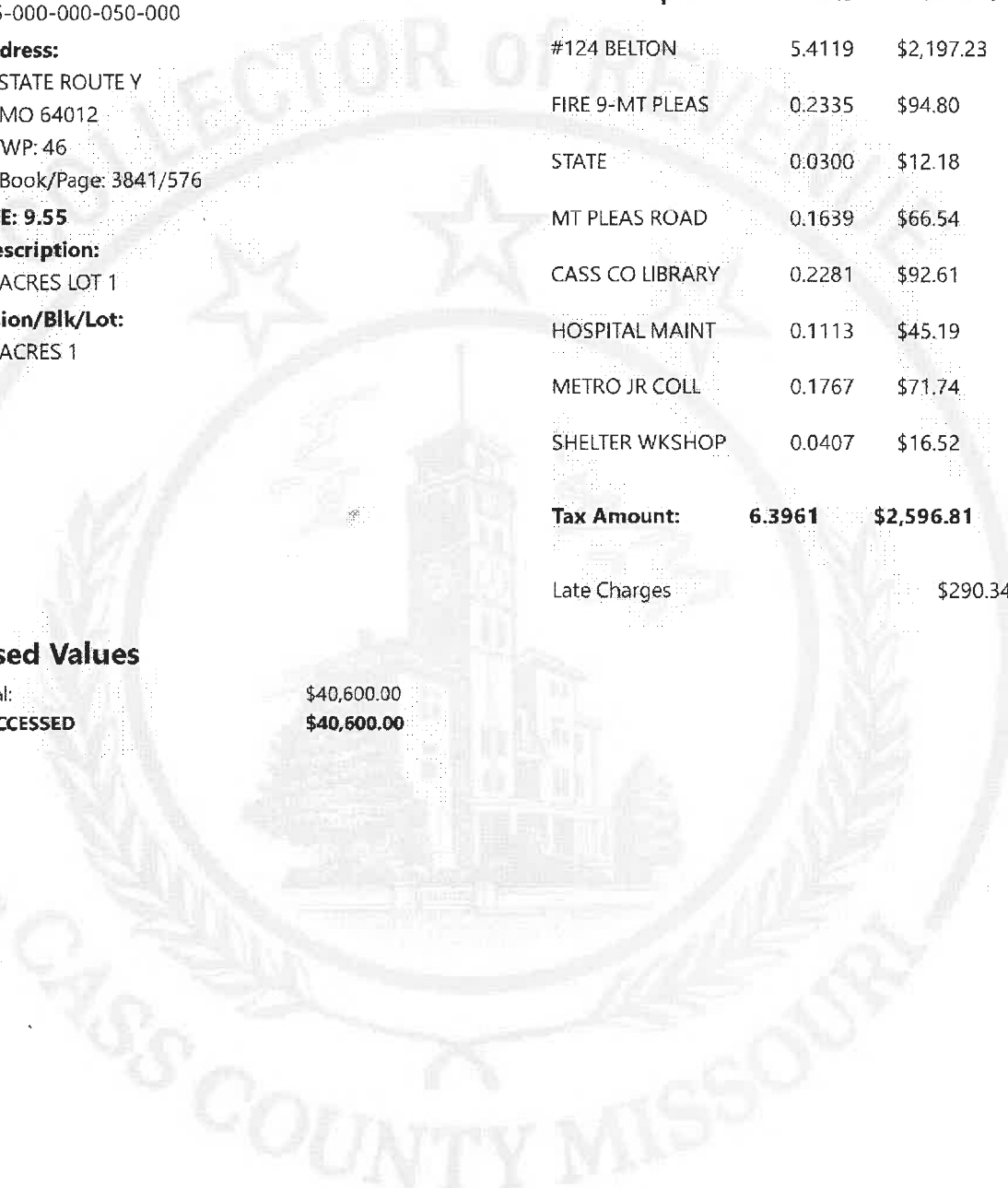
Legal Description:
 BROWN ACRES LOT 1

Subdivision/Blk/Lot:
 BROWN ACRES 1

Description	Rate	Tax Amt
#124 BELTON	5.4119	\$2,197.23
FIRE 9-MT PLEAS	0.2335	\$94.80
STATE	0.0300	\$12.18
MT PLEAS ROAD	0.1639	\$66.54
CASS CO LIBRARY	0.2281	\$92.61
HOSPITAL MAINT	0.1113	\$45.19
METRO JR COLL	0.1767	\$71.74
SHELTER WKSHOP	0.0407	\$16.52
Tax Amount:	6.3961	\$2,596.81
Late Charges		\$290.34

Assessed Values

Residential: \$40,600.00
TOTAL ACCESED \$40,600.00



=====
From : Bradley.Elwell@modot.mo.gov
To :
Date : Fri, 16 Jan 2026 08:57:33 -0600
Subject : Driveway Widening
=====

Robert,

I performed a site distance study at 19105 S. State route Y in Belton. Per MODOT standards this will meet our requirements to be widened allowing for it to be a commercial property. When you are ready to do the work contact me & I will get you a permit for that work.

Thanks,

Brad Elwell
Traffic Specialist
MoDOT-KC District
600 NE Colbern Road
Lee's Summit, MO 64086
Mobile: 816-835-5615
Bradley.Elwell@modot.mo.gov



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

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Curt Davidson

Prepared For:

Robert Mayo
Mayo Auction and Realty
816-699-9883
robert@auctionbymayo.com

To whom it may concern:

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

1. Aracelis Scarbrough Trust
8229 Brookside
Kansas City, MO 64114
2. Donald D. and Sharon A. Saultz Trust
19203 S State Route Y
Belton, MO 64012
3. Ronald W. Conger
P. O. Box 1608
Belton, MO 64012-1178
4. Harry V. Bland, Jr and Gail Bland
5600 E 194th St.
Belton, MO 64012
5. same as No. 4

6. John Walsh Good and Elizabeth Christell
19114 S State Route Y
Belton, MO 64012

7. same as No. 6

8. James M. and Jessica L. Littleton
1518 Riverpark Parkway
Dayton, NV 89403-6375

9. same as No. 8

10. same as No. 8

11. same as No. 8

12. same as No. 8

13. same as No. 8

14. same as No. 8

15. same as No. 8

16. same as No. 8

17. same as No. 8

18. same as No. 8

19. same as No. 8

20. same as No. 8

21. same as No. 8

22. same as No. 8

23. same as No. 8

24. same as No. 8

25. same as No. 8

26. same as No. 8

27. same as No. 8

28. same as No. 8

29. same as No. 8

30. same as No. 8

31. same as No. 8
32. same as No. 8
33. same as No. 8
34. same as No. 8
35. Christ Refuge Community Church
10501 Oakland Ave.
Kansas City, MO 64134
36. same as No. 35
37. same as No. 35
38. Gregory and Sandra Drake Trust
19005 S Oak St.
Belton, MO 64012-9125
39. Lance O. and Patricia D. Carlson
19003 S Oak St.
Belton, MO 64012-9125
40. Vicki Robinson
18935 S Oak St.
Belton, MO 64012-9136
41. Susan Claerhout
18931 S Oak St.
Belton, MO 64012
42. Mark and Robin Drouin
18929 S Oak St.
Belton, MO 64012
43. Leonard M. and Amanda D. Rawlins
18915 S Oak St.
Belton, MO 64012-9136
44. Edna Vinzant
18911 S Oak St.
Belton, MO 64012-9136
45. Joshua and Rachel E. Welch
18908 S Ash St.
Belton, MO 64012
46. Curtis and Nicole Aga etal
18912 S Ash St.
Belton, MO 64012-8900

47. Conrex ML SMA 2019-01 Operating Co., LLC
Maymont Homes % Ryan LLC
P.O. Box 4900
Scottsdale, AZ 85261-4900

48. Bernado Barrientos
18920 S Ash St.
Belton, MO 64012

49. Barten A. Vollmer
18903 S Ash St.
Belton, MO 64012

50. Jacob M. Devins
18932 S Ash St.
Belton, MO 64012

51. Robert Gibson & 18936 S Ash LLC
208 SE Williamsburg Dr.
Bleu Springs, MO 64014-5556

52. Stacy Marie Aubuchon Underwood
19002 Ash St.
Belton, MO 64012

53. Corrina E. Davis and Curtis E. Reeves
19006 S. Ash St.
Belton, MO 64012

54. Brian Scott
19010 S Ash St.
Belton, MO 64012

55. same as No. 54

56. Charlene Daniels Trust
711 Bristol Dr.
Raymore, MO 64083-9053

57. Voyager Properties, LLC
%Northwest Registered Agent Service
117 S Lexington St. Ste 100
Harrisonville, MO 64701-2444

58. Pendragon Properties LLC
3604 W 140th St.
Leawood, KS 66224

59. DGIKC, LLC
17 N. Tamarack Dr.
Brielle, NJ 08730-1248

60. same as No. 59

61. Melissa L. Walsh
19005 S Ash St.
Belton, MO 64012

62. RH Partners Ownerco 2 LLC
401 Congress Ave. FL 33
Austin, TX 78701-3792

63. VC Oldtown 2550 LLC
202 cherry Hill Dr.,
Belton, MO 64012-4214

64. FKH SFR Propco B-HLD LP
600 Galleria Pkwy SE Ste 300
Atlanta, GA 30339-8146

65. Leon and Claudia Arreola-Arellano
18927 S Ash St.
Belton, MO 64012-8900

66. Gary W. and Sherri L. Delaney
18915 S Ash St.
Belton, MO 64012

67. Jesina Livingston
18911 S Ash St.
Belton, MO 64012

68. Brent Tavernaro
18907 S Ash St.
Belton, MO 64012

69. James E and Bridgette E. Gregory
19009 S State Route Y
Belton, MO 64012

70. Gavin Oliver
8205 E 79th St.
Kansas City, MO 64013-1324

71. Parrise H. and Barbara J. Black
5808 E. Trott Rd.
Belton, MO 64012

72. Kevin Wiese
16102 Lawrence Ave.
Belton, MO 64012-1537

73. Jose A. Chavez Pascual
5904 E Trott Rd.
Belton, MO 64012-8316

74. Jamie E. and David R. Perkins
600 E Trott Rd.
Belton, MO 64012

75. Deborah M. Linton and David J. Schaffner
6006 E Trott Rd.
Belton, MO 64012

76. Max Q. Blankenship
6010 E Trott Rd.
Belton, MO 64012-8315

77. Robert M. and Alice R. Eckles
6102 E Trott Rd.
Belton, MO 64012

78. Kenny Sipes
6104 E Trott Rd.
Belton, MO 64012

79. Charles M. and Laura L. Zimmer
5801 E Trott Rd.
Belton, MO 64012

80. James R. Deakins
5809 E Trott Rd.
Belton, MO 64012

81. William Kincaid
5901 E Trott Rd.
Belton, MO 64012

82. John D. and Susan K. Long
5905 E Trott Rd.
Belton, MO 64012

83. David E. and Sandra L. Smith
6001 E Trott Rd.
Belton, MO 64012

84. Kasey M. and Billy D. Hurtie
6007 E Trott Rd.
Belton, MO 64012

85. Shirley Dwanye Branstetter and spouse
6101 E Trott Rd.
Belton, MO 64012

86. Frank C. and Dixie R. Brink Trust
6103 E Trott Rd.
Belton, MO 64012

87. Denaye Johnson
6109 E Trott Rd.
Belton, MO 64012-8961

88. G. W. Burks Trust
%Phyllis Peterson
19015 S State Route Y
Belton, MO 64012-9613

89. Christina A. and Loren T. Shcleich
19021 S State Route Y
Belton, MO 64012

90. United State of America
S. Mullen Rd.
Belton, MO 64012

91. Karen Ellen Johnson
19502 S Mullen Rd.
Belton, MO 64012-9679

92. Pauline J. Leveridge
6201 E. Trott Rd.
Belton, MO 64012

93. Barry Kogovsek
6211 E Trott Rd.
Belton, MO 64012-8962

94. same as No. 93

95. Gene and Trina Wielert
6303 E Trott Rd.
Belton, MO 64012

96. Ronald V. and Joyce Keeler
6307 E Trott Rd.
Belton, MO 64012

97. Taylor Douglass and Zachary Ferguson
6313 E Trott Rd.
Belton, MO 64012-8307

98. Richard S. Smith
6405 E Trott Rd.
Belton, MO 64012

99. Colleen F. Dorrell
6409 E Trott Rd.
Belton, MO 64012

100. Richard L. and Karen D. Keesling
6202 E Trott Rd.
Belton, MO 64012

101. Mark and Carol See
6206 E Trott Rd.
Belton, MO 64012

102. Leslie and Connie Cox Trust
6210 E Trott Rd.
Belton, MO 64012-8313

103. Holly and Dalton Pennington
6304 E Trott Rd.
Belton, MO 64012-8312

104. Kevin L. and Sheryl A. Clark
6306 E Trott Rd.
Belton, MO 64012

105. Karen S. Murphy
6400 E Trott Rd.
Belton, MO 64012

Rosemary Gentry
Coffelt Land Title, Inc.
12/3/2025



FILE NUMBER 553207
OR BK 3841 PG 576
RECORDED 10/30/2014 03:15:32 PM
RECORDING FEE 33.00
MIKE MEDSKER, RECORDER OF DEEDS
CASS COUNTY, MISSOURI
SG

CONTINENTAL
14072288

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

DATE OF INSTRUMENT: OCTOBER 27, 2014

GRANTOR: Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America

GRANTOR ADDRESS: P.O. Box 650043, Dallas, TX 75265-0043

GRANTEE: CURT DAVIDSON, a married person

GRANTEE ADDRESS: 1910S S State Route Y, Belton MO 64012

EFFECTED INSTRUMENT IF APPLICABLE: None

ATTACHMENTS: None

LEGAL DESCRIPTION: CASS COUNTY, MISSOURI (CONTINUED ON NEXT PAGE IF APPLICABLE):

All of Lot 1, BROWN ACRES, a subdivision of land in Cass County, Missouri, as shown by the recorded plat thereof, appearing in Plat Book 3, Page 23.

File No.
Loan No.

SPECIAL WARRANTY DEED

Date: October 27, 2014

WITNESSETH: Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, THE GRANTOR, whose address is P.O. Box 650043, Dallas, TX 75265-0043, in consideration of the sum of One Dollar and other valuable consideration to it paid by CURT DAVIDSON, a married person, GRANTEE (whether one or more), the receipt of which is acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the GRANTEE, its successors and assigns, the lots, tracts or parcels of land, described on the first page of this instrument, commonly known as 19105 S State Route Y, Belton, Missouri 64012 (the "Property").

Grantee Mailing Address: 19105 S State Route Y Belton MO
64012

Legal Description: All of Lot 1, BROWN ACRES, a subdivision of land in Cass County, Missouri, as shown by the recorded plat thereof, appearing in Plat Book 3, Page 23.

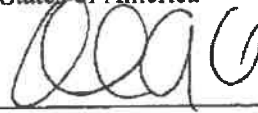
Subject to all prior easements, restrictions, reservations and covenants now of record, if any.

TO HAVE AND TO HOLD the premises with all and singular, the rights, privileges, appurtenances and immunities belonging or in anywise appertaining unto the GRANTEE and unto its successors and assigns forever. GRANTOR covenanting that the premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to the premises unto the GRANTEE and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under it.

File No.

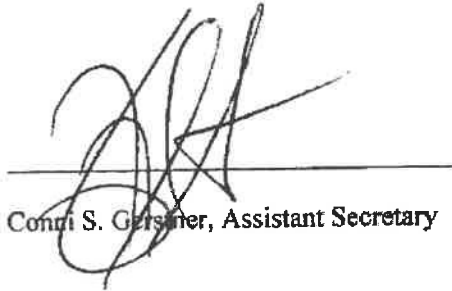
IN WITNESS, the GRANTOR has caused these presents to be signed by South & Associates, P.C., its Attorney In Fact, by its Vice President and attested by its Assistant Secretary.

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America



Douglas A. Hick, Vice President of South & Associates, P.C., Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America,

Under Limited Power of Attorney executed November 13, 2013, and filed for record on 12-31-13, as Document No. 537328, in Book 3764 at Page 4 in the Department of Records of Cass County, Missouri.



Conni S. Gersmer, Assistant Secretary

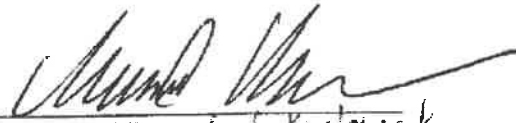
File No.

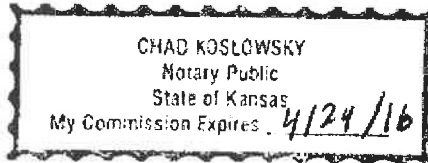
CORPORATION ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this 27th day of October, 2014, before me, appeared ^{DOB 6145}
A. H. W., to me personally known, who being by me duly sworn, did say that he/she is the Vice President of South & Associates, P.C., Attorney In Fact for Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, and that the corporate seal attached is the corporate seal of the Corporation, and that the instrument was signed and sealed in behalf of the corporation by authority of South & Associates, P.C., and he/she acknowledged the instrument to be the free act and deed of the corporation.

IN WITNESS, I have set my hand and affixed my official seal the day and year last above written.


Notary Public Chad Koslowsky
State of Kansas
County of Johnson



File No.



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

**PLANNING AGENDA
Application Review Comments
For Application No. 3178**

Applicant(s): Daniel W & Linda C Marcum

Minor Subdivision (Preliminary and Final plats) of a parent tract of 93 +/- acre parcel with Agriculture (AG) zoning designation to be divided into four (4) tracts consisting of a 11.81 +/- acre tract, two (2) 6.79 +/- acre tracts all to obtain Residential Rural (RR) zoning designation and a 67.67 +/- acre tract to retain Agriculture (AG) zoning designation.

Initial Meeting Date: February 24, 2026

Tentative Commission Meeting Date: **Wednesday March 4, 2026 at 12 pm** (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: A tract of 93 +/- acres located on a tract land located in the S ½ of Section 22, Township 44, Range 32, Cass County, Missouri and commonly known as 28706 S Grand River Rd, Freeman, MO 64746.

Districts Effected Water: PWSD # 9

Fire: Centrtral Cass Fire District

School: R-9 – Harrisonville

REVIEW NOTES

Previous use of Location: Location Currently an Agricultural tract with a residence

Flood Plain: See attached flood plain map

Land Use Tiers: Is not located within any Land Use Tier.

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

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

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid 2025 Tax receipts have been provided.
- 3) Plat of Survey provided as required.
- 4) Hydraulic Analysis for PWSD #9 to accommodate 2 new houses
- 5) Property surrounded by Agriculture and Residential tracts with and without residences.

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

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



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

30508 S. West Outer Road, Harrisonville, MO 64701

P- (816) 380-8134 F- (816) 380-8130

Zoning Action Process

1. Submit application with all required documentation and application fee. Ask questions either at this point or prior to application.
2. An in house review will be performed and documents prepared for the Planning Board Meeting.
3. You will be notified of the Meeting Date and Time.
4. You will receive a notification letter from the Zoning Department.
 - a. You must send the Notification letter by mail no later than 15 days prior to the Planning Board meeting date to all those listed on the Certified List of Adjacent property owners within 1000' of the property boundaries. Once mailed provide the Affidavit of mailing to the Zoning Office ASAP. You may scan and email or deliver to the office
 - b. You must also send the Notification letter by mail to your water district, school district, fire district and any jurisdiction within 1.5 miles of the boundary of the property.
 - c. On the evening of the Planning Board Meeting you must bring the original affidavit of mailing and any returned letters.
 - i. If a letter was not mailed your hearing may be delayed to another date.
5. Your presence is **REQUIRED** at the Planning Board Meeting.

Planning Board Meeting

1. Show up no less than 10 min prior to the meeting time.
2. There will be an Introduction of the meeting.
3. The Chairman will take the floor and call the meeting to Order.
4. When your application is called upon you will come to the front of the Planning Board.
 - a. You will present your application to the board. Be accurate in your statements, be brief and to the point.
 - b. The board may ask questions about your action.
 - c. You may then be seated.
 - d. The Chairman will ask for anyone that would like to speak in favor of the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - e. The Chairman will ask for anyone that would like to speak against the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - f. The Chairman will ask that you address any concerns that were presented.
 - You will return to the front and address any concerns or questions. Address your comments to the board.

OVER





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

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

County Commission/ Board of Zoning Adjustment Meeting

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

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

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


 (Signature)

Linda C. Marcum
 (Print)

1-16-24
 (Date)

Certification of Mailing for Zoning Application # ZP3178

By signing below, I Daniel & Linda Marcum the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters fifteen (15) days prior to the scheduled hearing set on February 24, 2025 ^{2:40 PM} to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Title Company as well as Public Water Supply District # 9, Central Cass Fire Protection District, Public School District R-9 – Harrisonville and there are no City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property.

On this 3rd day of February, 2024.

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



Daniel & Linda Marcum – Applicant

Report of the Cass County Planning Board
Application No. 3178

1. Applicant: Daniel W & Linda C Marcum
2. Property: 28706 S Grand River Rd, Freeman, MO 64746
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)/ Agriculture (AG)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 14-05-22-000-000-005.000 – 28520 S Grand River Rd – Agriculture (AG)
 - b. Parcel # 14-05-22-000-000-003.000 – S Grand River Rd (Boarders the Northeast) – Agriculture (AG)
 - c. Parcel # 14-05-22-000-000-009.000 – S Grand River Rd (Boarders the East) – Agriculture (AG)
 - d. Parcel # 14-05-22-000-000-009.001 & 14-08-27-000-000-004.001 – S Grand River Rd (Boarders the East) – Agriculture (AG)
 - e. Parcel # 14-08-27-000-000-005.000 – 13804 E Morgan Rd – Grand River Baptist Church
 - f. Parcel # 14-08-27-000-000-006.000 – 13709 E Morgan Rd – Residential Rural (RR)
 - g. Parcel # 14-08-27-000-000-007.000 & 14-05-22-000-000-007.000 – S Grand River Rd (Boarders the West) – Agriculture (AG)

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

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the three (3) tracts consisting of an 11.81 +/- acre tract and two (2) 6.79 are all suitable for Residential Rural (RR) zoning designation and the 67.67 +/- acre tract is suitable for Agriculture (AG) zoning designation because there are residential and agriculture use properties with Residences within a one (1) Mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District No. #9. The Property is located within Central Cass Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.
10. The Planning Board finds that the proposed amendments are necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.

11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:

- a. Planning Board Agenda/ Application Review Comments for Application No. 3178 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts indicated.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any)
 - v. Overview map from Cass County GIS map showing existing floodplain and adjacent properties in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. Hydraulic Analysis for PWSD #9 to accommodate 3 new houses
 - viii. Certified list of adjacent property owners prepared by Coffelt Land Title.

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

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

14. The Planning Board recommends approval/denial of Application No. 3178 for reasons stated in this report.

Approved/Denied by the Planning Board this XX day of XXXX, 202X.

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

Attest:

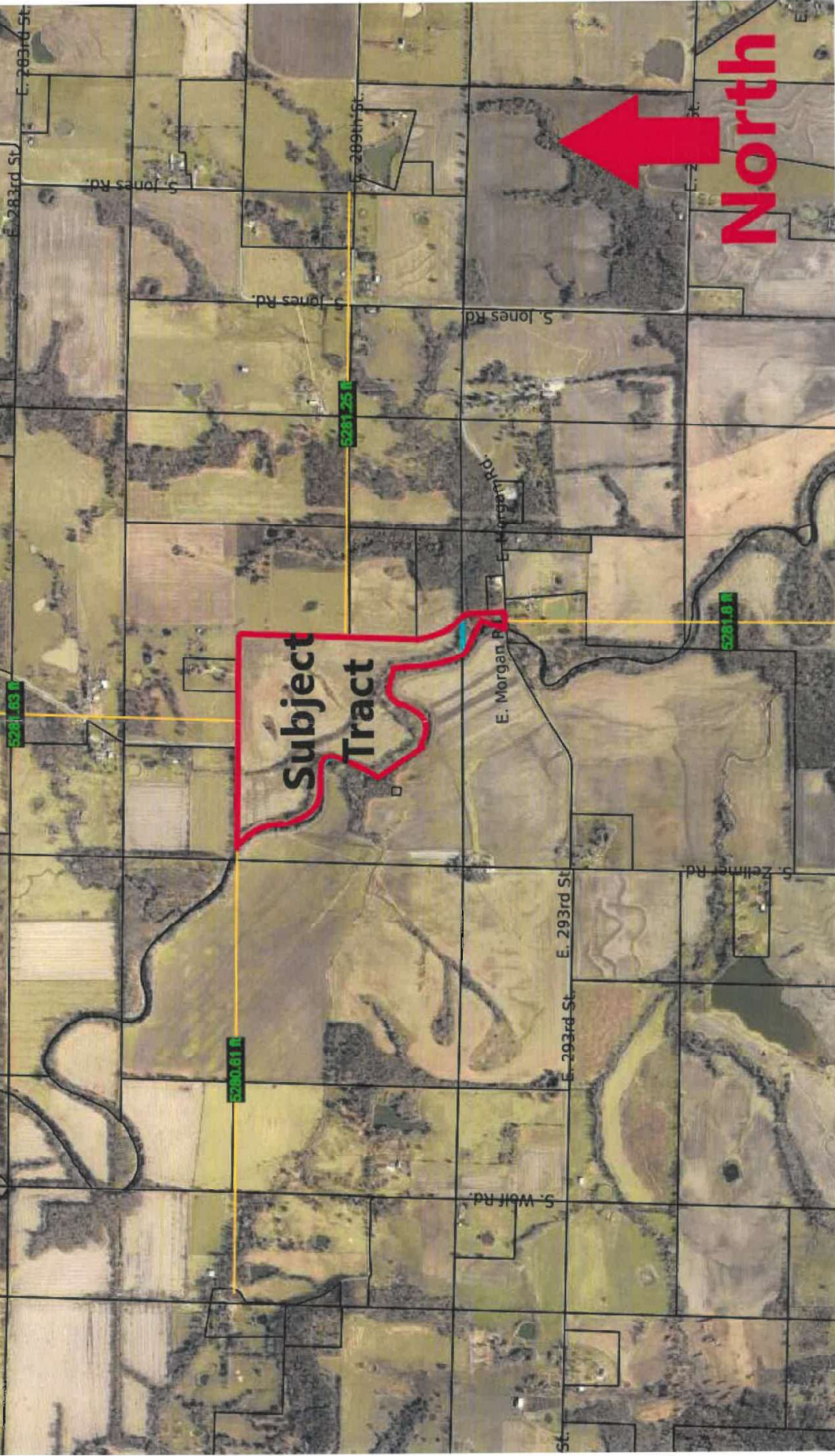
Valerie McCubbin

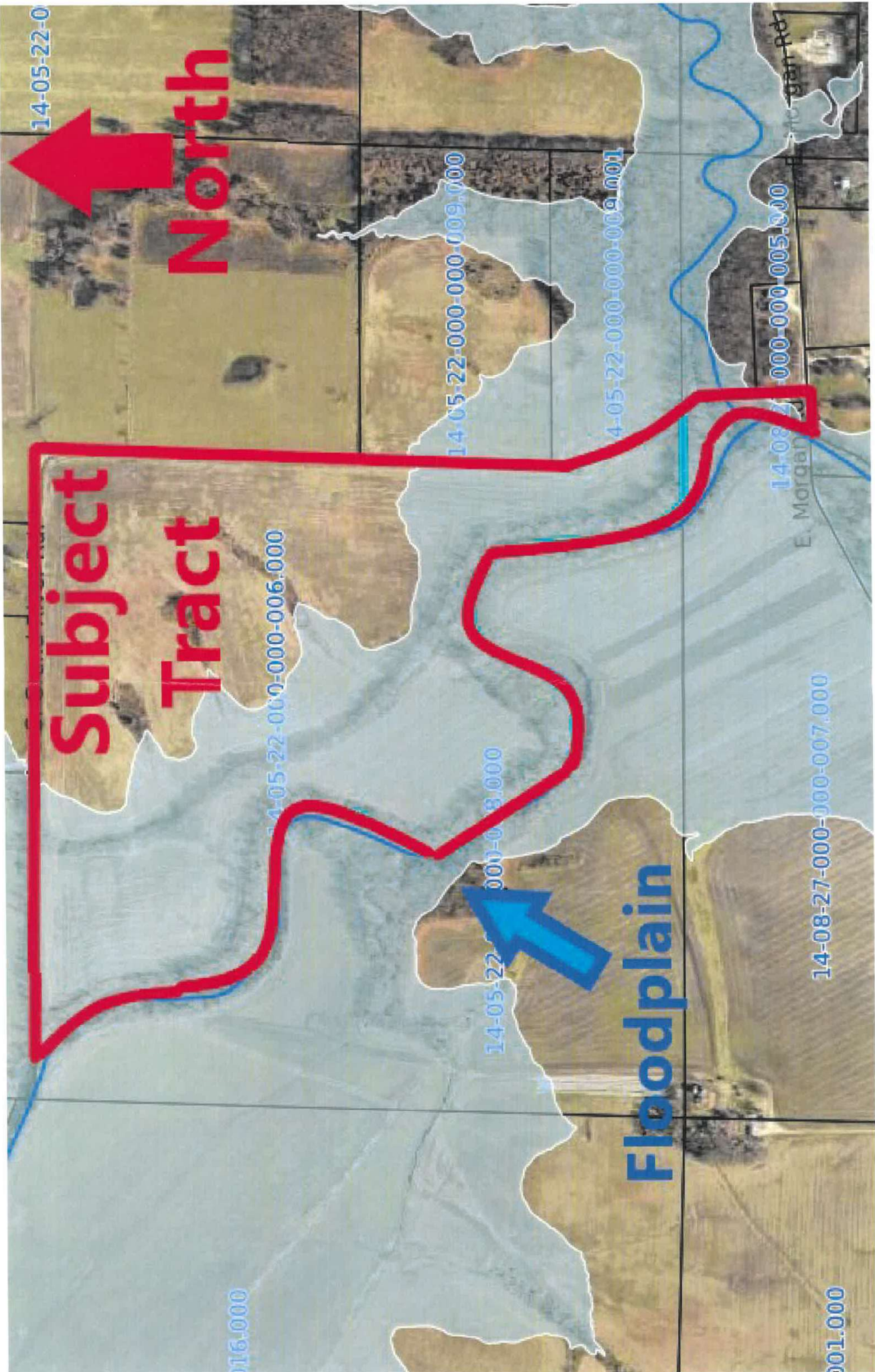
1 Mile Map

L & B
ESTATES

North

Subject
Tract





14-05-22-0



North

Subject

Tract

14-05-22-000-006,000

14-05-22-000-009,000

14-05-22-000-009,001

14-08-27-000-005,000

E. Morgan

14-08-27-000-007,000

14-05-22-000-03,000

Floodplain

016,000

001,000

14-05-22-0

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

MARCUM, DANIEL W JR & LINDA C
0 E MORGAN RD
ARCHIE, MO 64725

TAX YEAR: 2025
ACCT #: 858000
TOTAL PAID: \$2.16
PAID ON: 12/11/2025

Personal Description

Map Number:

14-08-27-000-000-004-000

Situs Address:

0 E MORGAN RD
ARCHIE, MO 64725
SEC: 27 TWP: 44
RNG: 32 Book/Page: 5247/12

ACREAGE: 1.84

Legal Description:

NW NE N OF RD EX 2A TO CH&EX PT W RIV & EX
PT E OF RD

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-9 H-VILLE	5.4772	\$1.64
FIRE 3-CEN CASS	0.6389	\$0.19
AMB 3-CENT CASS	0.4866	\$0.15
STATE	0.0300	\$0.01
CASS CO RD&BRDG	0.1918	\$0.06
CASS CO LIBRARY	0.2281	\$0.07
HOSPITAL MAINT	0.1113	\$0.03
SHELTER WKSHOP	0.0407	\$0.01
Tax Amount:	7.2046	\$2.16

Assessed Values

Residential: \$0.00
TOTAL ACCESED \$30.00

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

MARCUM, DANIEL W JR & LINDA C
28706 S GRAND RIVER RD
FREEMAN, MO 64746

TAX YEAR: 2025
ACCT #: 849400
TOTAL PAID: \$298.27
PAID ON: 12/10/2025

Personal Description

Map Number:

14-05-22-000-006-000

Situs Address:

28706 S GRAND RIVER RD

FREEMAN, MO 64746

SEC: 22 TWP: 44

RNG: 32 Book/Page: 5247/12

ACREAGE: 88.00

Legal Description:

SW N&E G RIVER & SE CR SW W OF RD

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-9 H-VILLE	5.4772	\$226.76
FIRE 3-CEN CASS	0.6389	\$26.45
AMB 3-CENT CASS	0.4866	\$20.15
STATE	0.0300	\$1.24
CASS CO RD&BRDG	0.1918	\$7.94
CASS CO LIBRARY	0.2281	\$9.44
HOSPITAL MAINT	0.1113	\$4.61
SHELTER WKSHOP	0.0407	\$1.68
Tax Amount:	7.2046	\$298.27

Assessed Values

Residential: \$0.00
TOTAL ACCESED \$4,140.00

Public Water Supply District No. 9

Cass County, Missouri

25902 S Southwood Road, Harrisonville, MO 64701

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

January 15, 2026

To Whom It May Concern:

RE: Water service for Tract A-2 & Tract A-3 on Grand River Rd

Owner: Daniel & Linda Marcum

This letter serves to confirm that Public Water Supply District No. 9 can provide water to the properties (Tract A-2 {6.79 Acres} & Tract A3 {6.79 Acres}) and the residences that will be built on them. There is an existing meter on Tract 1 of the property.

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

Sincerely,

Sarah Shelton

Public Water Supply District No. 9

Cass County, Missouri

December 4, 2025

Mr. Rick McGee
P.W.S.D. No. 9, Cass County
25902 S. Southwood Road
Harrisonville, MO 64701

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

REFERENCE: Marcum Construction
P.W.S.D. No. 9, Cass County, MO
0325163.01.01

Mr. McGee:

We have completed a hydraulic analysis for adding four new homes along S. Grand River Rd north of E. Morgan Road. Based upon a phone conversation with Marcum Construction, we have inserted the demands for these three houses at a junction (J-106 – see figure) within the District's model. The hydraulic analysis was performed with tower elevations at 12 feet below overflow, pump station turned off, and peak hour demands (0.39 gpm/customer). The model indicated that the pressures along this portion of S. Grand River Rd would be above 90 psi and the existing pressures would drop by less than 2 psi.

A copy of the junction report is enclosed along with the aforementioned figure. The affected junctions are highlighted on the report. If we can be of further assistance with this project, please contact me at (816)-823-7203.

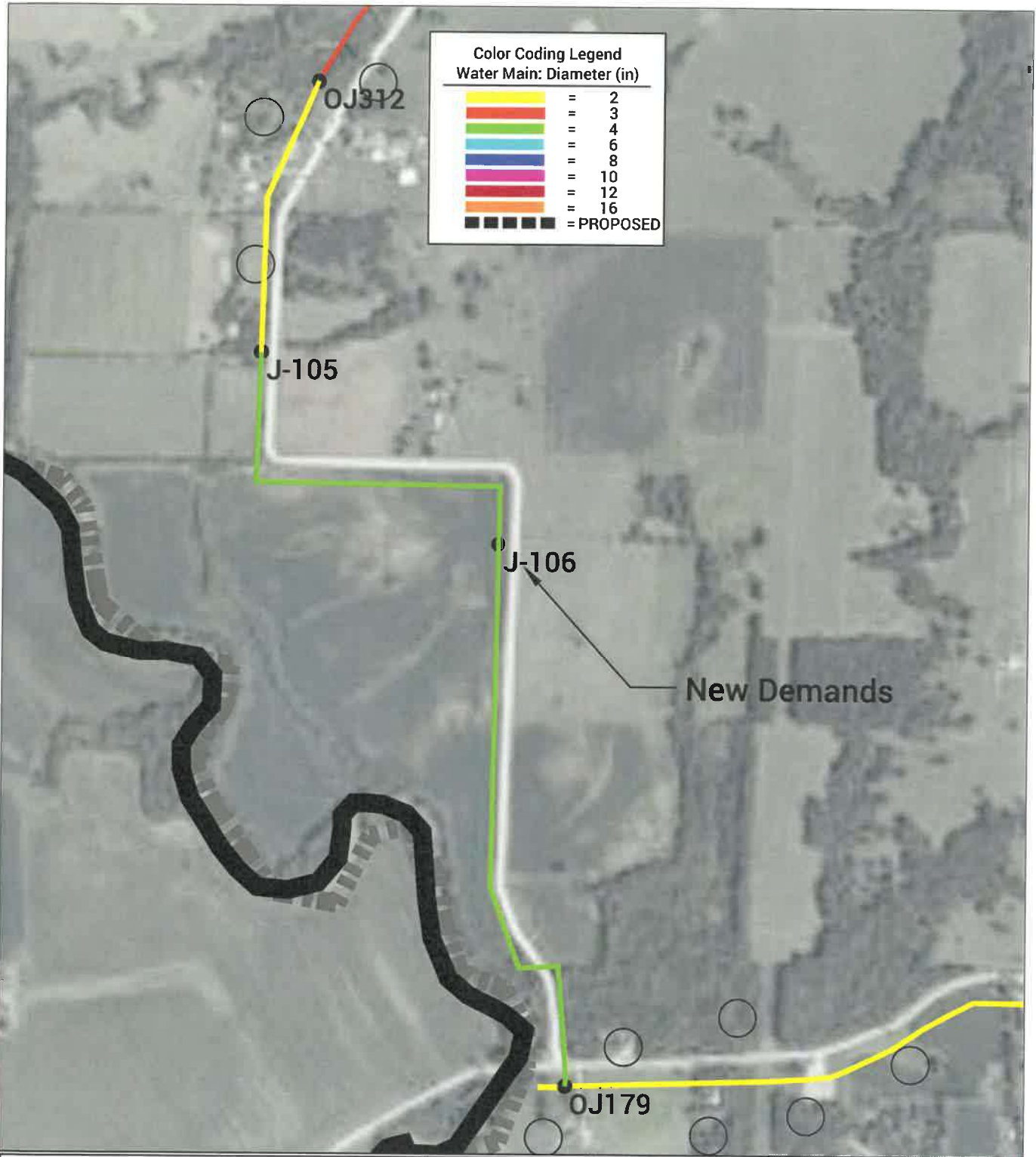
Sincerely,

LAMP RYNEARSON



Chad Harrington
Enclosures

C: Project File w/Enclosures
L:\Temp\ChadH\cass 9\marcum.doc



Color Coding Legend	
Water Main: Diameter (in)	
	= 2
	= 3
	= 4
	= 6
	= 8
	= 10
	= 12
	= 16
	= PROPOSED

**LAMP
RYNEARSON**

DESIGNER / DRAFTER CAH
REVIEWER CAH
PROJECT NUMBER 0325163.01
DATE 12/4/2025
SURFACE LOCATION
BOOK AND PAGE

Marcum Construction
DISTRIBUTION SYSTEM

PWSD NO. 9, CASS CO.

Steady State Analysis

Peak Hour

Junction Report

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
OJ386	1,004.00	3.96	1,081.50	34
OJ285	998.1	3.18	1,080.82	36
J-73	906	25	995.85	39
OJ388	986.4	0.78	1,080.51	41
SW Tank Dis.	979	1.98	1,082.54	45
OJ284	971.7	0.78	1,080.40	47
OJ380	1,053.60	0.39	1,163.69	48
OJ381	1,053.80	1.59	1,164.48	48
OJ16	1,026.50	4.74	1,137.71	48
OJ378	1,045.90	0	1,162.22	50
OJ369	1,045.50	0.39	1,162.19	50
OJ272	959.4	1.59	1,080.28	52
OJ90	1,014.60	3.96	1,136.43	53
OJ361	1,042.90	0	1,165.00	53
J-67	1,028.00	1.04	1,150.11	53
J-86	1,039.00	3.9	1,161.58	53
J-85	1,038.00	5.46	1,161.58	53
OJ348	1,038.10	0	1,162.03	54
OJ286	956.6	2.76	1,080.80	54
#2238, Moreland	1,015.20	9.6	1,139.86	54
#5036, H.H.	1,036.00	1.2	1,161.54	54
J-95	1,036.00	0	1,161.57	54
OJ57	1,010.00	0	1,136.31	55
OJ35	953.9	0	1,080.32	55
J-77	1,035.00	0	1,161.56	55
J-96	1,035.00	0	1,161.57	55
OJ363	1,034.00	0.39	1,161.24	55
OJ11	1,013.60	1.59	1,140.86	55
J-104	1,034.00	0	1,161.57	55
OJ264	954.6	3.96	1,082.55	55
J-69	1,022.00	1.04	1,150.11	55
OJ379	1,033.00	0	1,161.33	56
J-99	1,033.00	0	1,161.35	56
OJ12	1,011.20	0.78	1,139.61	56
OJ359	1,035.90	4.35	1,165.00	56
OJ294	1,021.00	0.39	1,150.11	56
J-61	1,032.00	0	1,161.63	56



12/3/2025

OJ88	1,006.80	2.37	1,136.43	56
OJ329	1,018.10	0.39	1,147.82	56
OJ281	951.3	2.76	1,081.21	56
OJ180	1,010.40	0.78	1,140.86	56
J-89	1,031.00	0.78	1,161.59	56
J-97	1,030.00	0	1,161.42	57
J-80	1,030.00	0	1,161.58	57
J-62	1,030.00	2.73	1,161.58	57
OJ370	1,028.10	5.55	1,159.87	57
OJ89	1,004.60	8.7	1,136.51	57
OJ78	995.7	3.18	1,127.64	57
OJ254	950.4	4.35	1,082.54	57
OJ395	1,004.70	1.59	1,138.15	58
J-92	1,028.00	3.9	1,161.58	58
J-68	1,016.00	0	1,150.11	58
J-66	1,016.00	0	1,150.11	58
OJ345	1,025.90	1.59	1,160.04	58
OJ344	1,027.10	1.59	1,161.28	58
J-98	1,027.00	0	1,161.35	58
J-93	1,027.00	0	1,161.58	58
J-91	1,027.00	1.56	1,161.58	58
OJ340	1,027.00	0.78	1,161.60	58
J-84	1,027.00	0	1,161.61	58
OJ347	1,027.10	1.59	1,161.99	58
J-70	1,014.00	1.04	1,150.11	59
J-81	1,025.17	0	1,161.58	59
OJ334	1,013.50	1.59	1,149.95	59
J-87	1,025.00	3.51	1,161.59	59
OJ279	943.7	6.72	1,081.66	60
OJ55	996.7	0	1,136.24	60
OJ366	965.7	0.39	1,105.45	60
OJ26	996.4	3.57	1,136.46	61
OJ325	1,008.50	2.76	1,149.48	61
J-49	1,009.00	0	1,150.11	61
J-79	1,020.00	3.9	1,161.57	61
OJ365	963.7	1.59	1,105.46	61
OJ72	1,005.50	0.39	1,147.77	62
OJ22	993.3	2.76	1,136.10	62
OJ346	1,018.10	0.78	1,161.29	62
OJ405	973.4	4.74	1,117.25	62
OJ62	981.9	4.74	1,126.11	62
OJ235	985	1.2	1,129.64	63
OJ262	936.5	4.35	1,081.44	63
OJ337	1,016.00	1.59	1,161.28	63

OJ58	982.5	1.2	1,127.91	63
OJ213	984.8	0	1,130.25	63
OJ333	1,004.10	0.39	1,149.85	63
J-52	1,004.00	9.75	1,150.11	63
OJ282	934.7	3.18	1,081.11	63
OJ60	980.8	1.59	1,127.30	63
OJ302	917.6	1.59	1,064.24	63
#5052, Crown Care	1,013.10	23.64	1,159.86	63
OJ14	990.6	3.18	1,137.85	64
City 1	1,002.30	7.14	1,149.72	64
OJ275	932.9	1.59	1,080.35	64
OJ327	1,001.60	1.2	1,149.39	64
OJ269	932.1	1.98	1,080.32	64
OJ68	979.5	2.37	1,127.76	64
OJ364	1,009.20	0	1,157.84	64
OJ283	932.3	0.39	1,081.11	64
OJ373	1,000.70	0.78	1,149.95	65
OJ377	999.2	0.39	1,149.72	65
OJ372	999.2	0	1,150.11	65
OJ393	990.2	0.39	1,141.52	65
J-78	1,010.00	4.29	1,161.57	66
J-57	1,010.00	0	1,161.70	66
OJ354	1,007.90	1.2	1,160.03	66
OJ64	973.6	7.92	1,125.76	66
OJ74	974.5	0.78	1,126.77	66
OJ93	972.2	3.96	1,124.64	66
OJ229	975.2	1.98	1,127.97	66
OJ33	927.4	0.39	1,080.32	66
J-51	997	0	1,150.11	66
OJ324	995.4	0.39	1,149.72	67
OJ394	983.7	0.39	1,138.14	67
OJ41	986.4	1.59	1,140.86	67
OJ376	995	1.2	1,149.81	67
OJ367	1,004.20	0	1,159.41	67
OJ314	983.4	2.37	1,138.79	67
J-82	1,006.00	4.68	1,161.57	67
OJ75	968	4.74	1,126.06	68
OJ53	977.9	1.2	1,136.19	68
OJ368	1,000.90	1.2	1,159.39	69
OJ18	977.7	1.2	1,136.46	69
OJ278	926.5	4.74	1,085.73	69
OJ86	968.9	3.18	1,128.34	69
J-90	1,002.00	2.34	1,161.59	69
OJ28	987.5	1.59	1,147.62	69

OJ391	901.9	1.2	1,064.49	70
OJ313	975.4	1.59	1,138.13	70
OJ338	996.9	0	1,159.86	71
OJ291	942.3	3.18	1,105.56	71
OJ246	960.5	7.14	1,123.84	71
J-53	986	0	1,150.11	71
OJ263	918.9	0.78	1,083.33	71
OJ31	916.2	1.2	1,080.66	71
J-83	996	1.95	1,161.57	72
OJ39	981.2	0.39	1,147.58	72
OJ308	897.6	1.59	1,064.28	72
OJ349	998.3	1.98	1,165.00	72
OJ51	969	1.59	1,136.16	72
Shaffer PS Dis.	983.1	0	1,150.52	72
OJ232	983.5	0	1,151.25	73
OJ382	982.6	0	1,150.51	73
OJ343	993.8	1.59	1,161.83	73
OJ163	970	1.2	1,138.13	73
OJ323	970.7	1.2	1,139.42	73
OJ258	895.5	0	1,064.49	73
OJ383	981.3	0	1,150.54	73
OJ355	980.1	0	1,149.79	73
OJ24	965.5	0.39	1,136.07	74
OJ248	964.7	2.76	1,135.29	74
OJ13	973.6	1.2	1,144.74	74
OJ316	967.8	2.76	1,139.28	74
OJ92	955.6	5.16	1,127.14	74
OJ310	892.7	1.59	1,064.48	74
OJ255	894.8	3.18	1,067.19	75
OJ271	907.9	3.18	1,080.32	75
OJ392	910.8	1.2	1,083.39	75
OJ237	955.8	0.39	1,129.53	75
OJ181	962.3	3.18	1,136.28	75
J-48	975	0	1,149.79	76
OJ315	963.6	1.98	1,138.63	76
OJ231	960.5	2.37	1,135.67	76
OJ87	960.9	3.57	1,136.53	76
OJ17	974.3	0.78	1,150.12	76
OJ27	973.6	0.78	1,150.12	76
OJ36	971	1.98	1,147.74	76
OJ351	982.5	0.39	1,160.01	77
OJ20	958.6	2.76	1,136.15	77
OJ273	902.6	1.2	1,080.37	77
OJ141	926.9	0.78	1,104.95	77

OJ241	944.9	1.98	1,123.32	77
OJ3	904.5	1.98	1,083.07	77
OJ321	960.9	0.78	1,139.55	77
OJ357	947.8	1.59	1,126.56	77
OJ352	979.3	0	1,158.11	77
OJ25	971.2	0.39	1,150.12	77
OJ153	968.9	0	1,148.39	78
OJ156	967.9	1.2	1,147.58	78
OJ234	949.5	3.51	1,129.71	78
OJ56	950.7	1.59	1,131.48	78
OJ243	948.7	1.2	1,129.68	78
OJ135	964.9	4.35	1,146.48	79
OJ319	966.4	0.78	1,148.89	79
OJ91	953.5	4.35	1,136.00	79
OJ157	965	4.74	1,147.53	79
OJ342	978.8	3.18	1,161.83	79
OJ59	952.4	2.76	1,136.19	80
OJ23	966.3	0.39	1,150.12	80
OJ73	946.1	3.96	1,129.97	80
OJ270	895.7	1.98	1,080.38	80
OJ21	965.2	0.78	1,150.12	80
OJ233	966.2	0	1,151.26	80
OJ330	964.8	1.2	1,150.12	80
OJ257	881.8	0.39	1,067.18	80
OJ19	964.1	0	1,150.12	80
OJ94	950.2	0.39	1,136.46	81
OJ322	954.9	1.98	1,141.37	81
OJ139	918.5	1.2	1,105.02	81
OJ5	895.5	2.76	1,082.69	81
Cass Reg. 1	962.2	12.42	1,149.78	81
J-63	935	0	1,122.93	81
OJ47	943.4	5.16	1,131.34	81
OJ187	916.6	1.2	1,104.98	82
OJ358	946.7	2.76	1,135.29	82
OJ1	894.7	3.57	1,083.61	82
OJ162	940.9	1.59	1,129.81	82
OJ339	968.8	2.37	1,158.13	82
OJ128	966.9	2.76	1,157.09	82
OJ146	913	0.78	1,103.42	82
#7160, Neill	874	2.37	1,064.77	83
OJ259	891.1	1.2	1,082.95	83
OJ307	871.8	1.2	1,064.44	83
OJ274	887.5	1.98	1,080.38	83
OJ15	951.2	3.57	1,144.74	84

City 3	911.6	0.78	1,105.44	84
OJ280	887.8	0.78	1,081.66	84
OJ9	953.7	1.59	1,147.96	84
OJ228	934.1	3.57	1,128.47	84
OJ402	941.7	1.59	1,136.48	84
OJ164	952.7	0	1,147.74	84
OJ227	929.6	3.57	1,124.85	84
OJ189	910.2	2.76	1,105.66	85
OJ70	935.8	6.33	1,131.33	85
OJ253	869.3	1.59	1,065.09	85
OJ160	955.2	1.59	1,151.25	85
OJ121	909.6	2.37	1,105.78	85
OJ336	961.9	3.57	1,158.44	85
OJ140	908.2	1.59	1,104.95	85
OJ159	954.4	1.98	1,151.26	85
OJ138	907.8	1.2	1,105.00	85
OJ95	932.2	5.13	1,129.98	86
OJ96	924.4	1.2	1,122.93	86
OJ300	908.7	0	1,108.13	86
OJ134	948	1.59	1,147.55	86
OJ238	927.8	2.37	1,127.53	86
OJ261	872.6	2.37	1,072.43	86
OJ326	947.9	3.18	1,148.87	87
OJ48	866.2	0.78	1,067.17	87
OJ309	863.3	1.2	1,064.35	87
OJ79	924.5	2.76	1,125.74	87
J-39	860.9	3.18	1,062.91	87
OJ292	903.4	0.78	1,105.46	87
OJ137	903	4.35	1,105.11	87
OJ190	902.9	0.39	1,105.02	87
CASS 4	938.8	81	1,141.24	88
OJ260	881.3	1.59	1,083.80	88
OJ320	938.7	1.59	1,141.38	88
OJ303	861.5	4.35	1,064.49	88
J-41	878.9	1.59	1,082.33	88
OJ244	925.5	2.37	1,129.62	88
OJ151	911.8	3.57	1,116.09	88
OJ299	904.5	0.78	1,108.96	88
OJ265	871.3	5.94	1,076.99	89
OJ236	923.6	0.39	1,129.54	89
OJ32	859.5	5.16	1,065.47	89
OJ304	858	2.37	1,064.03	89
OJ301	860.3	3.18	1,066.61	89
OJ268	874.3	1.98	1,080.66	89

OJ293	898.3	0.78	1,105.45	90
OJ266	869.5	1.2	1,076.84	90
OJ118	897.5	0.78	1,104.88	90
OJ143	939.9	3.18	1,148.41	90
OJ332	914.7	2.76	1,123.49	90
OJ277	882	2.37	1,090.91	90
OJ214	916	0.39	1,125.81	91
OJ305	854.1	2.76	1,064.10	91
OJ399	893.2	1.59	1,103.46	91
OJ161	940.8	1.59	1,151.15	91
J-40	849.6	3.96	1,060.39	91
Cass Reg. 2	938.6	12.42	1,149.78	91
OJ2	919.2	1.2	1,130.77	92
OJ375	894	0.78	1,105.74	92
OJ188	892.2	2.76	1,103.98	92
J-106	851	1.56	1,063.01	92
OJ240	911.1	1.98	1,123.52	92
OJ46	850.7	1.98	1,063.20	92
OJ362	937.2	0.39	1,149.78	92
OJ6	917.4	0.39	1,130.22	92
OJ403	916.4	0.78	1,129.78	92
OJ317	925.3	1.59	1,139.10	93
OJ404	903.2	0.78	1,117.68	93
OJ177	845.8	1.59	1,060.72	93
OJ230	921	2.76	1,136.23	93
OJ306	850.2	2.76	1,065.47	93
J-54	901.61	0	1,116.95	93
OJ172	847.4	1.2	1,062.90	93
OJ288	889.5	0.39	1,105.74	94
OJ296	871.5	1.2	1,087.75	94
OJ239	911	1.59	1,127.32	94
OJ66	909.3	4.35	1,125.90	94
OJ83	906.2	4.35	1,122.87	94
OJ125	907.1	2.76	1,123.98	94
OJ276	865.3	2.37	1,082.80	94
OJ212	912.3	0	1,130.25	94
OJ8	912	0.78	1,130.29	94
OJ176	842.4	3.18	1,060.78	94
OJ185	885.1	1.2	1,104.42	95
J-71	919.6	1.2	1,139.07	95
OJ196	922.9	2.76	1,142.96	95
OJ117	884.7	1.2	1,105.01	95
OJ290	884.6	1.2	1,105.55	96
OJ127	930.5	2.76	1,151.47	96

OJ44	842.2	0.39	1,063.24	96
OJ197	902.4	0.78	1,123.50	96
OJ52	907.7	2.37	1,129.50	96
OJ142	894.2	3.18	1,116.23	96
OJ145	920.1	0.39	1,142.92	96
OJ169	894.8	2.76	1,117.68	96
OJ406	927.3	0.39	1,150.22	96
OJ171	839.7	0	1,063.17	97
J-55	892	0	1,115.58	97
OJ105	883.9	4.35	1,107.54	97
OJ40	838	2.37	1,061.74	97
OJ331	906	1.59	1,129.81	97
Cass Reg. 3	925.7	11.22	1,149.78	97
OJ7	858	1.2	1,082.10	97
OJ34	839.3	1.98	1,063.46	97
OJ397	913.3	2.37	1,137.75	97
OJ149	888.3	0.78	1,112.98	97
OJ120	879.6	1.2	1,104.40	97
OJ103	904.4	6.72	1,129.32	97
City 2	922.6	4.74	1,147.66	97
J-72	912	0	1,139.06	98
OJ37	890	1.2	1,117.09	98
OJ221	890.4	0.78	1,117.68	98
J-75	876.78	0	1,104.25	98
OJ242	902	0.39	1,129.80	99
OJ371	889.2	1.2	1,117.06	99
OJ104	884.9	2.76	1,112.99	99
J-50	922	0	1,150.11	99
OJ150	887.4	0.39	1,115.63	99
OJ54	850.1	4.74	1,078.35	99
OJ69	906.9	0.78	1,135.33	99
OJ175	832.3	0.39	1,061.11	99
OJ252	886.4	0.78	1,115.58	99
J-44	892	1.98	1,121.19	99
OJ158	924.6	5.16	1,153.89	99
OJ30	839.6	8.7	1,068.94	99
OJ194	913.3	0.78	1,142.92	99
OJ251	885.7	3.18	1,115.59	99
OJ124	886.8	3.18	1,117.43	100
OJ297	877.2	1.98	1,108.13	100
OJ400	872	1.2	1,103.09	100
OJ217	893.5	1.59	1,124.74	100
OJ119	872.8	3.18	1,104.36	100
OJ208	918.4	0	1,150.07	100

OJ199	916.3	2.37	1,148.07	100
OJ356	918.3	0.39	1,150.23	100
OJ133	918.1	1.59	1,150.07	100
OJ390	875.3	1.98	1,107.65	101
OJ38	873.3	9.51	1,105.76	101
OJ401	917.7	1.59	1,150.20	101
OJ396	904	4.35	1,136.55	101
J-56	883	0	1,115.58	101
OJ186	871.2	1.59	1,104.24	101
OJ152	915.3	0	1,148.39	101
OJ312	830.6	1.59	1,063.86	101
OJ42	828.2	0.78	1,061.73	101
OJ289	871.9	1.59	1,105.54	101
OJ136	903.3	0.39	1,137.74	101
OJ207	894.9	0.78	1,129.78	102
OJ111	882.6	3.18	1,117.69	102
OJ225	888.3	1.2	1,124.04	102
OJ43	900.6	4.74	1,136.82	102
OJ49	893.6	1.2	1,129.92	102
OJ29	827.7	0.78	1,064.10	102
OJ250	878.8	1.2	1,115.56	102
OJ84	885.9	5.13	1,122.84	103
OJ256	828.1	1.2	1,065.32	103
OJ182	867.5	0.78	1,105.22	103
J-105	825	0	1,063.06	103
OJ45	894.1	4.74	1,132.41	103
OJ226	886.5	4.74	1,125.48	103
OJ144	903.8	2.37	1,143.24	104
OJ198	883.9	0.78	1,123.47	104
OJ245	884.9	2.76	1,124.70	104
OJ350	913.9	0	1,153.75	104
OJ267	836.5	1.2	1,076.59	104
OJ247	881.9	2.37	1,123.17	104
J-46	881.39	0	1,123.45	105
OJ184	861.7	1.98	1,104.90	105
OJ50	886.1	1.98	1,129.80	105
OJ107	863.8	1.2	1,107.82	106
OJ109	863.6	0.78	1,108.31	106
OJ195	898.1	1.2	1,142.85	106
OJ298	864.1	0.39	1,108.96	106
OJ123	867.1	2.37	1,112.30	106
OJ209	902.2	1.2	1,147.40	106
OJ295	842.1	1.98	1,087.83	106
OJ179	817.2	1.98	1,062.99	106

OJ174	816.9	0.39	1,062.69	106
OJ178	814.5	1.98	1,060.31	106
OJ210	890.6	1.59	1,137.50	107
OJ360	862.4	0	1,109.34	107
OJ108	860.7	0	1,108.02	107
OJ165	881	0	1,129.92	108
OJ115	856.8	3.96	1,105.96	108
E. LYNNE	855.6	36	1,105.06	108
OJ65	859.2	0	1,109.14	108
OJ76	873.3	1.59	1,123.44	108
OJ131	898.4	0.39	1,148.62	108
J-74	854	0.39	1,104.24	108
OJ193	894.2	0	1,144.86	108
OJ148	861.9	1.59	1,112.75	109
OJ126	893.9	3.18	1,144.86	109
OJ61	854.6	0.39	1,105.97	109
OJ10	898.2	0.39	1,149.71	109
OJ398	870	2.37	1,121.68	109
DREXEL/CASS BATES 12	881.5	160.5	1,133.23	109
OJ113	858.8	3.18	1,110.80	109
OJ4	878.7	1.98	1,130.77	109
OJ130	896	1.2	1,148.59	109
J-76	870	1.56	1,123.15	110
OJ204	854.3	0.78	1,107.55	110
J-38	860.7	3.18	1,114.04	110
OJ389	852.2	0.39	1,105.62	110
OJ287	852.3	0	1,105.79	110
OJ132	896.1	4.74	1,150.65	110
OJ82	868.2	2.37	1,122.87	110
OJ129	892.9	2.37	1,148.39	111
Cass 11/CREIGHTON	890.9	153	1,146.43	111
OJ173	806.8	3.96	1,062.70	111
OJ205	850.8	1.59	1,107.21	111
OJ99	863.3	0	1,120.18	111
OJ191	849.3	1.98	1,106.83	111
OJ147	853.4	1.2	1,112.33	112
OJ374	890.7	1.2	1,149.78	112
OJ122	847.7	5.16	1,107.16	112
OJ216	864.1	0	1,124.82	113
OJ203	849.3	1.2	1,110.49	113
J-43	878.1	2.37	1,141.53	114
J-42	834.1	0.78	1,098.78	115
OJ168	862.5	1.2	1,128.62	115
OJ224	857.9	0.78	1,124.11	115

OJ85	863.4	3.18	1,129.66	115
OJ167	862.3	1.2	1,128.59	115
OJ112	844.9	2.37	1,111.49	115
OJ106	840.5	1.59	1,107.55	116
OJ80	856.7	0.78	1,124.16	116
OJ215	855.5	1.2	1,124.75	116
OJ97	852.3	5.94	1,121.72	117
OJ155	867.9	0.39	1,137.50	117
J-65	852.05	0	1,121.78	117
OJ200	843.6	3.57	1,113.65	117
OJ219	852.6	2.37	1,122.89	117
OJ211	867	0.39	1,137.50	117
OJ249	831.3	1.59	1,102.87	117
J-64	850	0	1,121.78	118
OJ102	859.3	4.74	1,132.04	118
OJ170	831.9	1.98	1,104.95	118
OJ166	855.5	1.59	1,128.69	118
OJ81	847.6	2.37	1,122.87	119
OJ183	829.3	1.2	1,105.27	119
OJ71	831.5	3.57	1,107.60	119
OJ110	833.2	1.2	1,110.98	120
OJ223	843.6	1.98	1,122.66	121
OJ77	845.7	2.37	1,125.48	121
OJ353	851.2	2.76	1,132.50	122
OJ192	826.4	0.78	1,107.75	122
OJ116	823.6	0	1,105.26	122
OJ201	831.2	1.59	1,113.63	122
OJ218	839.9	0.78	1,125.45	124
OJ100	833.7	0.78	1,119.80	124
OJ222	833.7	0.39	1,121.69	125
OJ202	833.8	2.37	1,122.15	125
OJ67	861.3	2.76	1,149.78	125
OJ206	818.1	1.98	1,106.77	125
OJ98	832.1	1.2	1,121.32	125
OJ220	829.5	1.98	1,122.15	127
OJ114	815.5	2.37	1,109.89	127
OJ154	849.5	3.18	1,146.70	129
OJ384	852.5	0	1,149.78	129
OJ385	852.5	0.39	1,149.78	129
OJ63	852.5	0.39	1,149.78	129
J-45	817.2	1.98	1,119.67	131
OJ101	814.8	0.78	1,119.66	132



COFFELT
Land Title, Inc.
"The House of Good Deeds"

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

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Daniel W. Marcum, Jr. and Linda C. Marcum

Prepared For:

Daniel Marcum
P. O. Box 128
Harrisonville, MO 64071

To whom it may concern:

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

1. 4K Plus Properties, LLC
P. O. Box 166
Drexel, MO 64742-0166
2. same as No. 1
3. Larry and Sundra Duncan Trust
28414 S Grand River Rd.
Freeman, MO 64746-6254
4. Travis Allen Parris
1500 Ann Ave.
Harrisonville, Mo 64701-3408
5. same as No. 3
6. Sears Family
P. O. Box 38
El Reno, OK 73036-0038

7. Rick and April McGee
18700 E 267th St.
Harrisonville, MO 64701

8. same as No. 7

9. Grand River Baptist Church
13804 E Morgan Rd.
Freeman, MO 64746

10. Sterling Ajay Witt
13905 E Morgan Rd.
Freeman, Mo 64746

11. John M. Anderson etal
15309 E 295th St.
Harrisonville, MO 64701-8385

12. James R. Wood
13709 E Morgan Rd.
Freeman, MO 64746

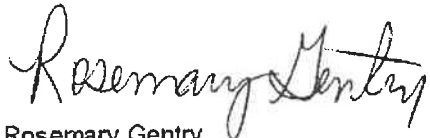
13. Gregory L and Linda K. Durnell
13101 E 299th St.
Archie, MO 64725-7104

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

15. same as No. 1

16. same as No. 1

17. Dice Family Cemetery
S Grand River Rd.
Freeman, MO 64746



Rosemary Gentry
Coffelt Land Title, Inc.
1/16/2026

Recording Date/Time: 12/09/2025 at 01:43:18 PM

Book: 5247 Page: 12

Instr #: 776802
Type: WD
Pages: 4
Fee: \$33.00 S



Mike Medsker
Recorder of Deeds

Electronically Recorded

LIMITED LIABILITY COMPANY WARRANTY DEED
(Limited Liability Company Conveying to Multiple Grantees)

FILE NO.: 25081882 – Coffelt Land Title, Inc.

THIS INDENTURE, made on 12-05-25, by and between Sears Family, L.L.C., a Oklahoma Limited Liability Company, a limited liability company duly organized under the laws of the State of Oklahoma, of the County of Cass, State of Missouri, Grantor, and Daniel W Marcum, Jr and Linda C Marcum, a married couple, Grantees.

Grantees' mailing address is: PO BOX 128, Harrisonville, MO 64701.

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

ATTACHED EXHIBIT A

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

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

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their hand(s) the day and year last above written.

Sears Family, L.L.C.

BY: [Signature]
Katie Jo. Tippens
Manager

BY: [Signature]
Jennifer Louise White
Manager

BY: [Signature]
Jeffrey Michael Sears
Manager

BY: [Signature]
James Ryan Sears
Manager

STATE OF Oklahoma
COUNTY OF Oklahoma

On this 12-05-25, before me, Steven Bennett, a Notary Public in and for said state, personally appeared Katie Jo. Tippens, Manager, Jennifer Louise White, Manager, Jeffrey Michael Sears, Manager, James Ryan Sears, Manager, known to me to be the person(s) who executed the within Limited Liability Company Warranty Deed in behalf of said limited liability company and acknowledged to me that he/she/they executed the same as the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year last above written.

[Signature]
Notary Public Steven Bennett
My Commission Expires: 08-04-29

STEVEN BENNETT
Notary Public, State of Oklahoma
Commission # 25009162
My Commission Expires 08-04-2029

Exhibit A

Tract I:

A TRACT OF LAND LOCATED IN PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON BAR WITH ALUMINUM CAP AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 22; THENCE S00°00'21"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2188.62 FEET TO A NON-TANGENT CURVE TO THE LEFT IN THE CENTERLINE OF SOUTH GRAND RIVER ROAD; THENCE LEAVING SAID EAST LINE AND RUNNING SOUTHEASTERLY ALONG SAID CENTERLINE HAVING A RADIUS OF 508.40 FEET AND A CHORD BEARING OF S15°17'07"E (CHORD DISTANCE: 115.35 FEET), AN ARC DISTANCE OF 115.60 FEET TO A TANGENT COMPOUND CURVE TO THE LEFT; THENCE RUNNING SOUTHEASTERLY ALONG SAID CENTERLINE HAVING A RADIUS OF 1167.48 FEET AND A CHORD BEARING OF S31°17'13"E (CHORD DISTANCE: 383.85 FEET), AN ARC DISTANCE OF 385.60 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S88°44'37"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 433.38 FEET TO THE CENTERLINE OF SOUTH GRAND RIVER; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22 AND RUNNING NORTHWESTERLY ALONG THE CENTERLINE OF SAID SOUTH GRAND RIVER, A DISTANCE OF 5015 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, AT A POINT THAT IS N42°23'01"W, A DISTANCE OF 3486.61 FEET FROM THE LAST DESCRIBED POINT; THENCE N88°36'31"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2554.79 FEET TO THE POINT OF BEGINNING. AS SHOWN AS "TRACT A" ON PLAT OF SURVEY PREPARED BY WHITEHEAD CONSULTANTS, INC. AS JOB NO. 25-150.1 RECORDED 11/10/2025 AS DOCUMENT NO. 775387 IN BOOK 37 AT PAGE 66. SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Tract II:

All that part of the following described Tract EXCEPT that part lying West of Grand River

That part of the Northwest Quarter (NW¼) of Section Twenty-seven (27) lying North of the public road as now located and established in said Quarter Section, and all that part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twenty-seven (27), lying North of the public road running East and West through said Quarter Section, EXCEPTING THEREFROM the tract conveyed to the Trustees of the Grand River Baptist Church, by Deed dated October 16, 1883, and recorded in Book 50, Page 606, of the Deed Records of Cass County aforesaid, which tract is bounded and described as follows: Beginning at a point North 79 degrees East, 1.53 chains from a stone described on Page 128, of Book "D", Survey Records of Cass County, Missouri, as being South 20-1/3 degrees East, 8.85 chains from the Quarter Section corner on the North line of said Section Twenty-seven (27) aforesaid; and running thence North 84-½ degrees East, 6.67 chains to a stone; thence North 12-3/4 degrees East, 3 chains to a stone; thence South 84-½ degrees West, 6.67 chains to a stone; thence South 12-3/4 degrees West 3 chains to the place of beginning, all being in Township Forty-four (44), of Range Thirty-two (32), in Cass County, Missouri, except roads.

AND FURTHER EXCEPT that part of the Southwest Quarter of the Southeast Quarter of Section 22, and the Northwest Quarter of the Northeast quarter of Section 27, in Township 44 North, Range 32 West of the 5th Principal Meridian in Cass County, Missouri, described as follows: Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 22, Thence on an assumed bearing of North 00°14'38" West along West line of said Quarter Quarter Section, a distance of 533.16 feet to the point of beginning of the Land to be described; thence East a distance of 779.28 feet; thence South 00°47'22" East a distance of 619.62 feet to a point in the South line of said quarter Quarter Section; thence continuing on South 00°47'22" East a distance of 303.78 feet; thence South 84° 20' 18" West a distance of 459.27 feet; thence North 05°15'00" West a distance of 199.94 feet; thence North 32°33'53" a distance of 166.40 feet to a point in the South line of said Southwest Quarter of the Southeast Quarter of Section 22; thence continuing on North 32°33'53" West a distance of 329.89 feet; thence North 10°51'09" West a distance 255.84 feet to the point of beginning. Subject to easement for a public road off of the West and all other easements of record AND: That part of the Southwest Quarter of the Southeast Quarter of Section 22 and the Northwest Quarter of the Northeast Quarter of Section 27, in Township 44 North, Range 32 West of the 5th Principal Meridian in Cass County, Missouri, described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section

Exhibit A
(Continued)

22; thence on an assumed bearing of North 00°14'38" West along West line of said Quarter-Quarter Section a distance of 533.16 feet; thence East a distance of 779.28 feet to the point of beginning of the land to be described; thence continuing on east a distance of 544.31 feet to a point in the East line of said Quarter Quarter section, thence South 00°05'02" East a distance of 510.26 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 22, Thence continuing on South 00°05'02" East along the East line of the Northwest quarter of the Northeast Quarter of Section 27, a distance of 466.02 feet; thence South 84°40'00" West a distance of 533.92 feet; thence North 00°47'22" West a distance of 606.38 feet to a point in the South line of the Southwest Quarter of the Southeast Quarter of section 22; thence continuing on North 00°47'22" West a distance of 519.62 feet to the point of beginning. Subject to easement for a public road off of the South and all other easements of record.



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

**PLANNING BOARD AGENDA
Application Review Comments
For Application No. 3179**

Applicant(s): Corey T & Sally Anne Johnson

Lot Split and Rezoning of a parent tract of 20.64 +/- acres with the Zoning Designation of Agriculture (AG) into a 10.9 +/- acre tract and a 9.74 +/- acre tract both to obtain Residential Rural (RR) Zoning Designation.

Initial Meeting Date: February 24, 2026

Tentative Commission Meeting Date: **Wednesday, March 4, 2026, at 12:00 pm** (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: Tract of 20.64 +/- acres with the Zoning Designation of Agriculture (AG) on a tract of land located in part of the SE ¼ of the SE ¼ of Section 18 and part of the NE ¼ of the NE ¼ of Section 19, both in Township 46, Range 31, Cass County, Missouri and commonly known as 17821 Deer Creek Ln, Raymore, MO 64083.

REVIEW NOTES

Districts Effected: Water: PWSD # 6 Fire: South Metro Fire District School: R-2 Raymore/Peculiar

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

Flood Plain: None

Land Use Tiers: The tract is located within the Multi Use land use tier.

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

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

Zoning Order Review:

- 1) Certified list of adjacent property owners within 1000' of property boundaries has been submitted.
- 2) Paid Tax receipts for 2025 have been provided.
- 3) Plat of Survey provided as required.
- 4) Letter from PWSD 6 regarding water availability.
- 5) Property surrounded by Residential tracts and Agriculture tracts with and without residences.

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

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

Required Attachments for Application:

The following shall be required at time of application in order to be placed on the agenda for the next scheduled Planning Board meeting.

- ❖ Completed Application form
- ❖ One Copy of legal description of Parent Parcel or Tract(s) of land to be Split and Rezoned
- ❖ A certified list and map of adjacent property owners within 1000 feet of the parcel boundaries, prepared by a land title company. You will be provided with a notification letter which must be mailed to each of those listed as well as any municipality within 1.5 miles, local school district, and local water district, any mortgagor with an interest in the property and local fire protection and ambulance district.

- ❖ Authorization form signed and notarized by all owners of property, if designating a Representative.
- ❖ 2 copies of 11"X17" and 3 copies of 24"X36" of Type 1 Plat (if land is vacant) or Type 2 Plat (if land contains structures) showing the following: (Poster board or cardboard will not be accepted for plans. Plans shall be drawn to scale and the scale to which plans are prepared shall be indicated on each sheet.)
 - North Arrow
 - Property lines with dimensions.
 - Total area of the property.
 - Any easements with their boundaries and dimensions
 - The location of any drainage ditches, creeks, streams or rivers, and the location of any designated floodplain that is located on the property.
 - Locations of all existing structures and septic systems with set-back dimensions shown
 - All proposed newly created property boundaries
- ❖ Letter from the water district pertaining to water availability to serve the intended use on each proposed lot.
- ❖ ~~If any proposed tract is to be less than five (5) acres in area, a soil morphology test is required to address the soil capabilities of having an in-ground on-site wastewater system to service a new dwelling. The test must be performed by a Missouri Licensed Soil Scientist.~~
- ❖ ~~If there is an existing on-site wastewater system an inspection must be performed by a Missouri Licensed Septic Inspector for verification that the system is working properly.~~
- ❖ ~~If accessing a State Route, a copy of the entrance approval from MODot for the intended use will be required.~~
- ❖ Copy of Previous Year's PAID Real Estate tax receipt for parcel which rezoning is being requested.
- ❖ Application Fees in the form of Cash, Check, Money Order, or Cashier's Check. ^{700.00}
- ❖ ~~2 copies of a preliminary 24" x 36" Storm Water Management Plan if Zoning Action involves any designated Commercial or Industrial uses or if any tract is proposed to be less than five (5) acres in area.~~
- ❖ Provide and correspondence that you have had with any property owner located within 1,000 feet.

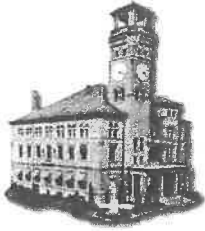
Applications that are determined to be incomplete will not be accepted. Applications must be made in person. Any submittals sent via mail, e-mail or any electronic means will not be accepted.

Requirements for Planning Board hearing:

- ❖ Owner or Representative will be notified of the time and location for the Planning Board hearing and will be required to attend.
- ❖ Owner will provide, at or prior to the hearing, affidavit of mailing, indicating all notifications were mailed.
- ❖ The Zoning officer shall be responsible for having an official notice for public hearing published in a newspaper of general circulation at least fifteen days prior to the hearing.
- ❖ At the public hearing citizens and parties of interest shall have an opportunity to be heard.
- ❖ Upon the conclusion of the public hearing the Planning Board shall prepare and submit its recommendation with or without changes to the County Commission.

Requirements Prior to Commission Meeting:

The Planning Boards recommendation of the above action will be provided to the Commission for the Commission Meeting regarding the action. The applicants presence is required at the Commission Meeting.



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Zoning Action Process

1. Submit application with all required documentation and application fee. Ask questions either at this point or prior to application.
2. An in house review will be performed and documents prepared for the Planning Board Meeting.
3. You will be notified of the Meeting Date and Time.
4. You will receive a notification letter from the Zoning Department.
 - a. You must send the Notification letter by mail no later than 15 days prior to the Planning Board meeting date to all those listed on the Certified List of Adjacent property owners within 1000' of the property boundaries. Once mailed provide the Affidavit of mailing to the Zoning Office ASAP. You may scan and email or deliver to the office
 - b. You must also send the Notification letter by mail to your water district, school district, fire district and any jurisdiction within 1.5 miles of the boundary of the property.
 - c. On the evening of the Planning Board Meeting you must bring the original affidavit of mailing and any returned letters.
 - i. If a letter was not mailed your hearing may be delayed to another date.
5. Your presence is **REQUIRED** at the Planning Board Meeting.

Planning Board Meeting

1. Show up no less than 10 min prior to the meeting time.
2. There will be an Introduction of the meeting.
3. The Chairman will take the floor and call the meeting to Order.
4. When your application is called upon you will come to the front of the Planning Board.
 - a. You will present your application to the board. Be accurate in your statements, be brief and to the point.
 - b. The board may ask questions about your action.
 - c. You may then be seated.
 - d. The Chairman will ask for anyone that would like to speak in favor of the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - e. The Chairman will ask for anyone that would like to speak against the application from the audience.
 - If any they will come forward and make their statements to the Board.
 - f. The Chairman will ask that you address any concerns that were presented.
 - You will return to the front and address any concerns or questions. Address your comments to the board.

OVER





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

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

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

County Commission/ Board of Zoning Adjustment Meeting

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

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

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


(Signature)

Corey Johnson
(Print)

1/16/2026
(Date)

SALY

SALLY JOHNSON

Certification of Mailing for Zoning Application # ZP3179


By signing below, I Corey & Sally Johnson the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters 15 days prior to the scheduled hearing set on February 24, 2026, to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Title Company as well as Public Water Supply District 6, South Metro Fire Protection District, Public School District R-2 – Raymore/Peculiar, and the following City/Village/Towns located within one and one half miles (1.5) from the boundaries of the property;

City of Lake Winnebago

City of Raymore

On this 2 day of February, 20 26.

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



Corey & Sally Johnson- Signature

Report of the Cass County Planning Board

Application No. 3179

1. Applicant: Corey T & Sally Anne Johnson
2. Property locations: 17821 Deer Creek Ln, Raymore, MO 64083
3. Present zoning classification: Agriculture (AG)
4. Classification under the proposed amendment: Residential Rural (RR)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 03-04-18-000-000-020.002 –S Parrott Farm Rd (Borders the North) – Agriculture (AG)
 - b. Parcel # 03-04-17-000-000-013.002 – 18015 E State Route 58 – Residential Rural (RR)
 - c. Parcel # 03-04-20-000-000-008.011 – 17918 S Fieldview Ln – Residential Rural (RR)
 - d. Parcel # 03-04-20-000-000-008.012 – 18000 S Fieldview Ln – Residential Rural (RR)
 - e. Parcel # 03-04-19-000-000-001.009 – 18009 Deer Creek Ln – Agriculture (AG)
 - f. Parcel # 03-04-19-000-000-001.011 – Deer Creek Ln (Borders the West) – Residential Rural (RR) Zoning File # 3078
 - g. Parcel # 03-04-19-000-000-001.000 – 18000 Deer Creek Ln – Residential Rural (RR) Zoning File # 3078
 - h. Parcel # 03-04-18-000-000-020.001 & 03-04-19-000-000-001.012 – 17800 Deer Creek Ln– Agriculture (AG)

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

6. The Planning Board finds that the proposed changes in classification would be consistent with the intent and purpose of the County's adopted Comprehensive Plan and Zoning Order/Subdivision Regulations.
7. The Planning Board finds that the 10.9 +/- acre tract and 9.74 +/- acre tract are suitable for Residential Rural (RR) zoning designation because there are residential and agricultural properties with residences within a one (1) mile radius of the subject tract.
8. The Planning Board finds that sewer, water (domestic and fire protection needs), and public services either adequately exist or reasonably can be provided to these uses, consistent with existing use conditions. The Property is located within Public Water Supply District 6 of Cass County. The Property is located within South Metro Fire Protection District.
9. The Planning Board finds that the proposed amendments do not relate to any error in the application of the County's zoning regulations.

10. The Planning Board finds that the proposed amendments are made necessary because of changed and changing conditions in the area. The proposed amendment does not provide a disproportionate loss to the individual landowner as it relates to the public gain because the proposed amendment will enable the Property to be put to productive use.
11. The following documents/exhibits on file with the Zoning Office and are incorporated herein as if fully set forth:
 - a. Planning Board Agenda/ Application Review Comments for Application No. 3179 including its following attachments:
 - i. Copy of applications
 - ii. Application Review Comments
 - iii. Copy of Survey indicating the existing boundaries of the parcel and proposed lay out of tracts.
 - iv. Overview map from Cass County GIS map showing one (1) mile distance from subject property indicating existing subdivisions and city/village limits (if any). There is a subdivisions within 1 mile of the subject property.
 - v. Overview map from Cass County GIS showing existing Flood Plain and adjacent property sizes in relation to subject property
 - vi. Copy of 2025 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD 6 regarding water availability.
 - viii. Certified list of adjacent property owners prepared by Coffelt Title.
12. The applicant is seeking to subdivide the Property or replat the Property for the purpose of future construction of a new single-family dwelling. Currently there are no known areas of impervious surface proposed. All Stormwater management shall be handled prior to any construction.
13. The Planning Board concludes that access management approvals will be required as access is determined and needed for each newly created tract prior to any construction activities.
14. The Planning Board recommends approval/denial of Application No. 3179 for reasons stated in this report.

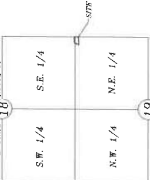
Approved/Denied by the Planning Board this XX day of XXXX, 202X.

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

Attest:

Valerie McCubbin

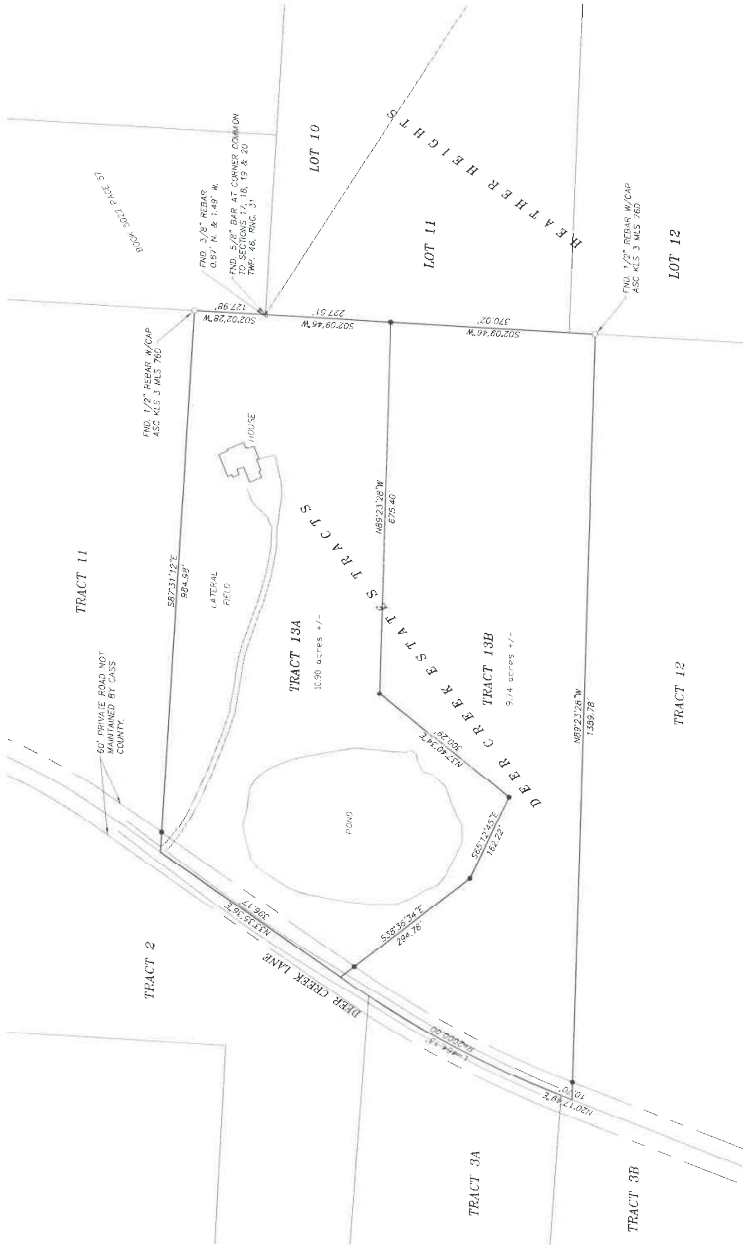
SECTION MAP
AS SHOWN TO DEFINE THE



FINAL PLAT

DEER CREEK ESTATES TRACTS, 4TH PLAT

a replat of Tract 13, Deer Creek Estates Tracts



Property Description:
 All of Tract 13, Deer Creek Estates Tracts, a subdivision in Cass County, Missouri, according to the recorded Plat thereof.

Dedication:

The undersigned proprietors of the herein described tract have caused the same to be resubdivided as shown hereon, which subdivision shall now be known as DEER CREEK ESTATES TRACTS, 4TH PLAT.

In testimony whereof,
 I have subscribed their names this _____ day of _____, 2026

STATE OF MISSOURI)
) SS
 COUNTY OF CASS)

Carey T. Johnson

Sally Anne Johnson

On this _____ day of _____, 2026 before me, a Notary Public in and for the State of Missouri, personally appeared before me the above persons, known to me to be the same whom I caused to be subscribed and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and they have hereunto set my hand and affixed my seal this day and date first written above.

My commission expires _____

Notary Public

Notes:

- No Title Commitment was provided at the time of this survey, therefore all easements and the dimensions are considered unknown. Unless noted, this survey does not reflect any of the following: drainage facilities, buildings or other improvements, subsurface conditions, existing utility lines, restrictive covenants, subdivision instructions, zoning or other land use regulations, and/or any other facts which a current title search may disclose.
- Accuracy Standard for this Survey is "Type B" as per the National Standard of Accuracy following the NAD 83 Missouri State Plane Coordinate System 1449 Zone per GPS observation following the NAD 83 US GTS Network.
- Recent chain corners may not be located on the plat lines. They may represent division lines and should be located or replated without referring to chapter 242 of the Missouri Revised Statutes.



LEGEND

- See 1/2" x 18" solid rebar wrap #15, 2000/16559 Unless otherwise noted.
- Power Monument as noted
- Fence
- Power Pole



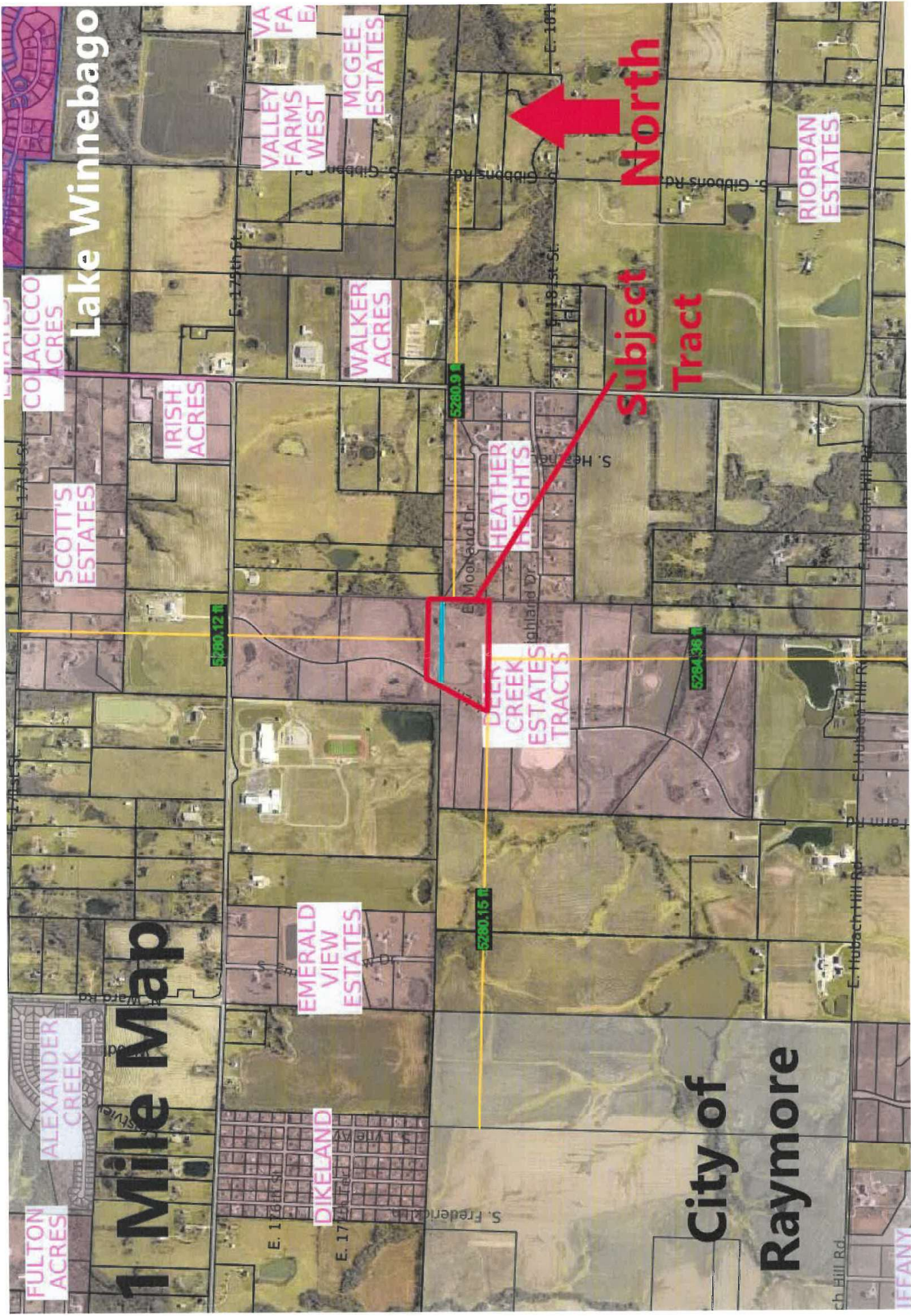
Prepared for:
 Carey Johnson
 1515 S. 1st Street
 Pleasant Hill, MO 64080

SECTION 18 & 19, TWP 46 N, RANGE 31 W

CASS COUNTY, MISSOURI

FINAL PLAT

Bryan Hill, PLS
 1515 S. 1st Street | Pleasant Hill, MO 64080
 bhill@bryanhill.com



Lake Winnebago

1 Mile Map

City of Raymore

North

Subject Tract

FULTON ACRES

ALEXANDER CREEK

SCOTT'S ESTATES

COLACICCO ACRES

IRISH ACRES

WALKER ACRES

VALLEY FARMS WEST

MC GEE ESTATES

EMERALD VIEW ESTATES

DIKELAND

DEEN CREEK ESTATES TRACTS

HEATHER HEIGHTS

RIORDAN ESTATES

JEFFANY

5280.12 ft

5280.15 ft

5280.9 ft

5284.36 ft

E. 174th St

E. 175th St

E. 176th St

E. 177th St

E. Moonend Dr

Highland Dr

E. 181st St

E. 181st St

Ch Hill Rd

E. Hubach Hill Rd

E. Hubach Hill Rd

E. Hubach Hill Rd

S. Gibbons Rd

S. Gibbons Rd

S. Hear Rd

S. Frederick



03-04-18-000-000-020.004

Subject Tract

03-04-19-000-000-001.010

03-04-19-000-000-001.009

DEER CREEK ESTATES TRACTS

03-04-19-000-000-001.008

03-04-19-000-000-001.012

3A
03-04-19-000-000-001.000

Floodplain
3B
03-04-19-000-000-001.011

4
03-04-19-000-000-001.001

000-000-002.000

11
03-04-20-000-000

12

13

14
03-04-20-000-000

15
03-04-20-000-000

E. Highland

North

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2025

JOHNSON, COREY T & SALLY ANNE
0 DEER CREEK LN
PLEASANT HILL, MO 64080

TAX YEAR: 2025
ACCT #: 146810
TOTAL PAID: \$34.19
PAID ON: 12/9/2025

Personal Description

Map Number:

03-04-19-000-000-001-010

Situs Address:

0 DEER CREEK LN
PLEASANT HILL, MO 64080
SEC: 19 TWP: 46
RNG: 31 Book/Page: 4852/18

ACREAGE: 16.30

Legal Description:

DEER CREEK ESTATES TRACTS TRACT 13 SEC 19

Subdivision/Blk/Lot:

DEER CREEK ESTATES 13

Description	Rate	Tax Amt
R-3 PLEAS HILL	4.5971	\$24.36
FIRE 2-SO METRO	0.9414	\$4.99
AMB 2-SO METRO	0.3100	\$1.64
STATE	0.0300	\$0.16
CASS CO RD&BRDG	0.1918	\$1.02
CASS CO LIBRARY	0.2281	\$1.21
HOSPITAL MAINT	0.1113	\$0.59
SHELTER WKSHOP	0.0407	\$0.22
Tax Amount:	6.4504	\$34.19

Assessed Values

Residential: \$0.00
TOTAL ACCESED \$530.00

CASS COUNTY ** REAL ESTATE **** TAX RECEIPT: 2025**

JOHNSON, COREY T & SALLY ANNE
17821 DEER CREEK LN
RAYMORE, MO 64083

TAX YEAR: 2025
ACCT #: 144704
TOTAL PAID: \$7,008.78
PAID ON: 12/9/2025

Personal Description

Map Number:

03-04-18-000-000-020-004

Situs Address:

17821 DEER CREEK LN
RAYMORE, MO 64083
SEC: 18 TWP: 46
RNG: 31 Book/Page: 4852/18

ACREAGE: 4.34

Legal Description:

DEER CREEK ESTATES TRACT TRACT 13 SEC 18

Subdivision/Blk/Lot:

DEER CREEK ESTATES 13

Description	Rate	Tax Amt
R-2 RAY-PEC	5.0302	\$5,121.75
FIRE 2-SO METRO	0.9414	\$958.53
AMB 2-SO METRO	0.3100	\$315.64
STATE	0.0300	\$30.55
CASS CO RD&BRDG	0.1918	\$195.29
CASS CO LIBRARY	0.2281	\$232.25
HOSPITAL MAINT	0.1113	\$113.33
SHELTER WKSHOP	0.0407	\$41.44
Tax Amount:	6.8835	\$7,008.78

Assessed Values

Residential: \$101,820.00
TOTAL ACSESSED \$101,820.00

PUBLIC WATER SUPPLY DISTRICT NO. 6

18711 J. HWY., P.O. BOX 1082
RAYMORE, MO 64083
331-2455 Mon. – Fri. 9:00-2:00

January 14, 2026

*Cearra Watson
Zoning Officer/Administrative Assistant
30508 S West Outer Road
Harrisonville, MO 64701*

Cearra,

This is to document the water availability for Corey Johnson at 17821 Deer Creek Lane, Pleasant Hill, Missouri. There is a 12" water main installed on the east side of Deer Creek Lane. This would supply water to 17821 Deer Creek Lane, Pleasant Hill, Missouri. And any property connected with 10 acres.

Please feel free to contact the office if further information is needed.

Sincerely,

*Janet Burlingame
Office Manager
Public Water Supply District No. 6*



COFFELT
Land Title Inc.
"The Heart of Good Deeds"

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

Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Corey T Johnson and Sally Anne Johnson a/k/a Sally A Johnson

Prepared For:

Keller Williams Southland Partners, LLC
1006 W. Foxwood Dr.
Raymore, MO 64083

To whom it may concern:

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

1. Reorganized School Dist. R-2
P. O. Box 366
Peculiar, MO 64078-0366

2. Robert L. and Tiffany L. Van Voorst
17800 Deer Creek Ln.
Raymore, MO 64083

3. Brian and Malissa Kagarice
809 S Washington St.
Raymore, MO 64083-9205

4. Jared and Caitlin Kirker
P. O. Box 700
Blue Springs, MO 64013-0700

5. Damion Collins
18101 E State Route 58
Raymore, MO 64083-8129

6. Danny Keith Carroll Trust
1100 E Walnut St.
Raymore, MO 64083-9050

7. Thomas C. and Christina S. Brown
18208 E Moorland
Pleasant Hill, MO 64080

8. Rodney and Summer Arlint
18209 E Moorland
Pleasant Hill, MO 64080

9. McCarty Family Trust
18108 E Moorland
Pleasant Hill, MO 64080-7510

10. Benjamin William Stewart et ux
17918 S Fieldview Ln.
Pleasant Hill, MO 64080-7573

11. James A. and Mary J. Beck
18000 S Fieldview Ln.
Pleasant Hill, MO 64080

12. Jimmie L. and Carmen G. Coates
18008 S Fieldview Ln.
Pleasant Hill, MO 64080

13. Brian and Letitia Bennett
18108 E Highland Dr.
Pleasant Hill, MO 64080

14. Ryan and Stephanie Finn Trust
18009 Deer Creek Ln.
Pleasant Hill, Mo 64080-8743

15. same as zone Tract

16. Kyle and Ashley Wellensiek
21612 S Prospect Ave.
Cleveland, MO 74734-9295

17. Christopher C. and Laura E. Barnett
18000 Deer Creek
Pleasant Hill, MO 64080

18. same as No. 2

19. Jangeo Enterprises, LLC
P. O. Box 616
Raymore, MO 64083

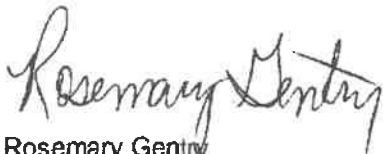
20. Michael J. and Christy Curely
4500 SW Aft Dr.
Lee's Summit, MO 64082-4890

21. Allen W. and Dawn M. Cassity
18011 E Highland Dr.
Pleasant Hill, MO 64080

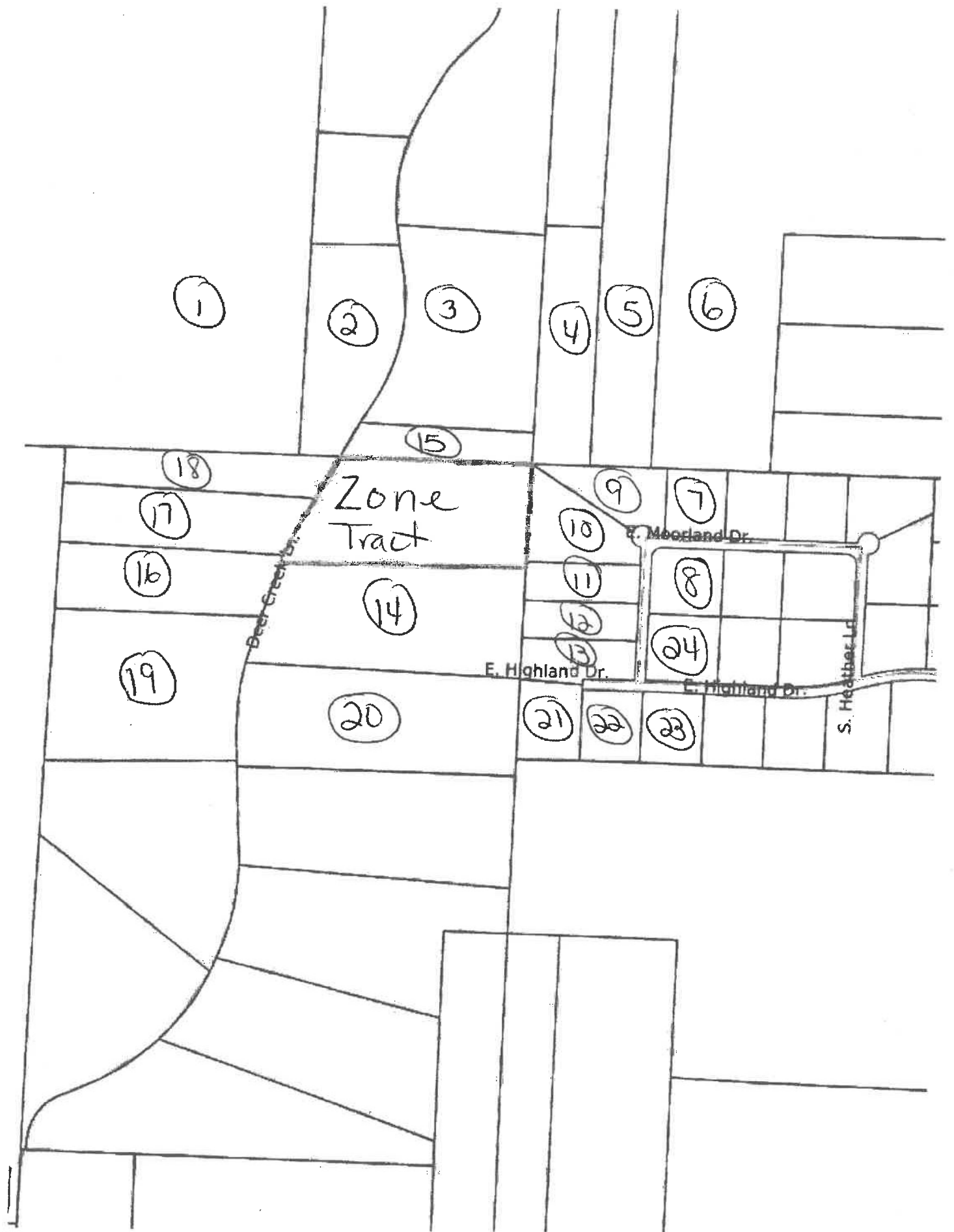
22. Howard L. Grubaugh
18109 E Highland Dr.
Pleasant Hill, MO 64080

23. Ronald D. and Lisa D. Gregg
18207 E Highland Dr.
Pleasant Hill, MO 64080

24. J. Todd and Cheryl Marshall
18210 E Highland Dr.
Pleasant Hill, MO 64080



Rosemary Gentry
Coffelt Land title, Inc.
1/15/2026



Recorded in Cass County, Missouri

Recording Date/Time: 05/10/2022 at 10:10:41 AM

Book: 4852 Page: 18

Instr #: 716100
Type: WD
Pages: 2
Fee: \$27.00 S



Electronically Recorded

Mike Medsker
Recorder of Deeds

Secured Title of Kansas City - Lee's Summit
File No. SKC0070247

MISSOURI WARRANTY DEED

(Individual/Tenants in Common/Tenants by Entirety)

THIS DEED, is made this 4 day of May, 2022 by and between JANGEO Enterprises LLC, a Missouri Limited Liability Company, as Grantor(s), and Corey T Johnson and Sally Anne Johnson a/k/a Sally A Johnson, Husband and wife, as Grantee(s), whose mailing address is: 605 Duncan Cir., Raymore, MO 64083

Property address is Lot 13 Deer Creek Estates, Raymore MO 64083.

WITNESSETH, that the Grantor(s), for and in consideration of the sum of One Dollar and other good and valuable consideration paid by the Grantee(s), the receipt and sufficiency of which is hereby acknowledged by Grantor(s), do/does by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the Grantee(s), the following described Real Estate, situated in the County of **Cass**, and State of **Missouri**, to-wit:

Tract 13, DEER CREEK ESTATES TRACTS, a subdivision in Cass County, Missouri.

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

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s), and to the heirs and assigns of such Grantee(s) forever.

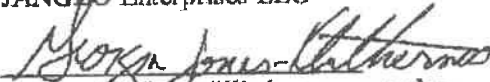
The Grantor(s) hereby covenanting that the Grantor(s), and the heirs, executors, administrators and assigns of the Grantor(s), shall and will **WARRANT AND DEFEND** the title to the premises unto the Grantee(s), and to the heirs and assigns of Grantee(s) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the current calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

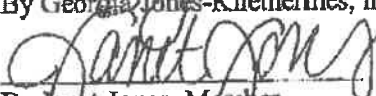


Secured Title of Kansas City
1465 NE Douglas St.
Lee's Summit, MO 64086

IN WITNESS WHEREOF, the Grantor(s) has or have hereunto set their hand or hands the day and year first above written.

JANGEO Enterprises LLC


By Georgia Jones-Kliethermes, member


By Janet Jones, Member

MISSOURI ACKNOWLEDGEMENT

State of Missouri

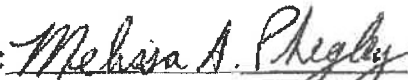
County of Jackson

§

On this 14th day of May, 2022, before me personally appeared Georgia Jones-Kliethermes and Janet Jones, members, of JANGEO Enterprises LLC, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged in behalf of said limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in County and State aforesaid, the day and year first above written.

Melissa A Phegley
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
Jackson County
COMMISSION # 08653729
MY COMMISSION EXPIRES: June 3, 2022

By: 
Notary Public

My Commission expires: SKC0070247