



**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. 3105**

Applicant(s): Lawrence J. Allee Trust

Minor Subdivision (Preliminary and Final plats) of a parent tract of 10 +/- acre parcel with Residential Rural (RR) zoning designation to be divided into two (2) 5 +/- acre tracts both to retain Residential Rural (RR) zoning designation.

Initial Meeting Date: July 23, 2024

Tentative Commission Meeting Date: **Wednesday July 31, 2024 at 12 pm** (noon) 3rd Floor Commission meeting room.

Lot(s) Affected: A tract of 10 +/- acres located on a tract of land being part of the NE ¼ of the NE ¼ of Section 36, Township 46, Range 32 and the NW ¼ of the NW ¼ of Section 31, Township 46, Rang 31, Cass County, Missouri and generally located on southeast corner of E 195th St and Meadows Dr, Pleasant Hill, MO 64080.

Districts Effected Water: PWSD #6

Fire: South Metro Fire District
Raymore/Peculiar

School: R-2 –

REVIEW NOTES

Previous use of Location: Location Currently an Agricultural tract

Flood Plain: None

Land Use Tiers: Is located within a Multi Use 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 2023 Tax receipts have been provided.
- 3) Plat of Survey provided as required.
- 4) Letter from PWSD #6 addressing water availability.
- 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

Report of the Cass County Planning Board
Application No. 3105

1. Applicant: Lawrence J Allee Trust
2. Property: generally located on southeast corner of E 195th St and Meadows Dr, Pleasant Hill, MO 64080
3. Present zoning classification: Residential Rural (RR)
4. Classification under the proposed amendment: Residential Rural (RR)
5. Zoning and land use of the properties adjacent to the subject property
 - a. Parcel # 04-07-25-000-000-001.022 – 16103 E 194th St – Two Family Residential District (R-2)
 - b. Parcel # 04-07-25-000-000-001.023 – 16105 E 194th St – Two Family Residential District (R-2)
 - c. Parcel # 03-09-31-000-000-002.000 – 16601 E 195th St – Residential Rural (RR)
 - d. Parcel # 03-09-31-000-000-002.001 – E 195th St (Borders the East) – Agriculture (AG)
 - e. Parcel # 03-09-31-000-000-002.003 & 04-07-36-000-000-001.007 – Meadows Dr (Borders the South) – Residential Rural (RR)
 - f. Parcel # 04-07-36-000-000-001.004 – Meadows Dr (Borders the West) – 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 two (2) tracts consisting of 5 +/- acres are suitable for Residential Rural (RR) zoning designation, because there are residential 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 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. 3105 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 2023 paid Real Estate taxes for parcel of property
 - vii. Letter from PWSD # 6 addressing water availability
 - viii. Certified list of adjacent property owners prepared by Coffelt Land Title.

12. The applicant is seeking to subdivide the Property or replat the Property for the purpose of future construction of a single-family dwelling. Currently there is 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. 3105 for reasons stated in this report.

Approved/Denied by the Planning Board this XX day of XXXX, 20XX.

Planning Board Member	Vote			
	Aye	Nay	Abstain	Absent
Hardin				
Stark				
Clickner				
Carl				
Kohler				
District 3 Vacant				

Attest:

Valerie McCubbin

CASS COUNTY, MISSOURI
Planning and Zoning Department
30508 S. West Outer Rd., Harrisonville, MO. 64701
Tel: 816-380-8134 Fax: 816-380-8130

Appl No: Date:

APPLICATION FOR:
 MINOR SUBDIVISION

INFORMATION REQUIRED

Lawrence J Allee (trust)
Principal Owner

L J Allee
Signature

264 N. Fox Ridge Dr. Raymore MO. 64083 913 3430749
Principal Owner Address Apt 107 City State Zip Telephone

Owner's Representative

Signature

Owner's Representative's Address

City

State

Zip

Telephone

PROPERTY DESCRIPTION

Meadow Dr.
Street Address or General Location of Property

Section Township

Range

Present Zoning

Requested Zoning

Present Use of Property

ATTACHMENTS REQUIRED for APPLICATION (See Information Guide)

Application Must Be Accompanied By the Following Submittals. Applicant to Initial submittals presented:

- Authorization, signed and notarized by all Owners of property, designating a Representative.
- Certified list of adjacent property owners, within 1000 feet, prepared by a title company.
Note: when Application is submitted, the Owner will be provided with a Notification Letter which must be mailed to: each of the adjacent property owners AND to
any municipality within 1.5 miles the local school district
the local water district the local fire protection and ambulance district
- 2 copies 11"x17" and 3 copies 24" x 36" of a Type 2 Plat with structures and septic shown
- 3 copies of 24" x 36" topographic Site Plan
- 3 copies of 24" x 36" construction Site Plan for any improvements
- 3 copies of 24" x 36" Storm Water Plan if any surface areas are to be disturbed
- Evidence of resolution of permitting action if areas of the flood plain are affected.
- Documentation of water and sewer design acceptable to Codes and Health Depts.
- Copy of draft covenants and restrictions for the subdivision
- Copy of approval by MoDOT for any access required to State Routes
- Documentation of any surety as required by the County for the installation of any aspects of the use.
- Copy of paid receipt for real estate taxes for previous year
- Title Report, if required
- Application Fees in the form of cash, check or money order
- Road Impact Fees

REQUIREMENTS FOR BOARD MEETING

Owner or Representative will be notified of the time and location for the Planning Board Meeting and is required to attend. Owner will provide, at the Meeting, certified receipts indicating all notifications above were mailed.

REQUIREMENTS PRIOR TO COMMISSION MEETING

If the Zoning Board recommends approval of the above action, Owner or Representative will be notified of the time and location for the Commission Meeting regarding the action and are required to attend. Final versions of topographic and construction Site Plans and Storm Water Management Plan and Road Impact Fees, if applicable, will be due and payable following the Commission meeting, prior to recording documents. 6 paper and 2 mylar drawings with signature blocks will be required for recording. Allow 2 weeks after Commission approval for recording to be done by applicant.

Certification of Mailing for Zoning Application # ZP3105

By signing below, I Lawrence J Allee, the applicant(s), hereby certify that I/we have mailed the Zoning Notification Letters fifteen (15) days prior to the scheduled hearing set on July 23, 2024, to all those listed on the attached Certified List of Adjoining Property owners prepared by Coffelt Land Title Company as well as Public Water Supply District # 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

City Of Raymore

On this 02 day of July, 2024.

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



Lawrence J. Allee – Applicant



**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)

Lawrence J Allee
(Print)

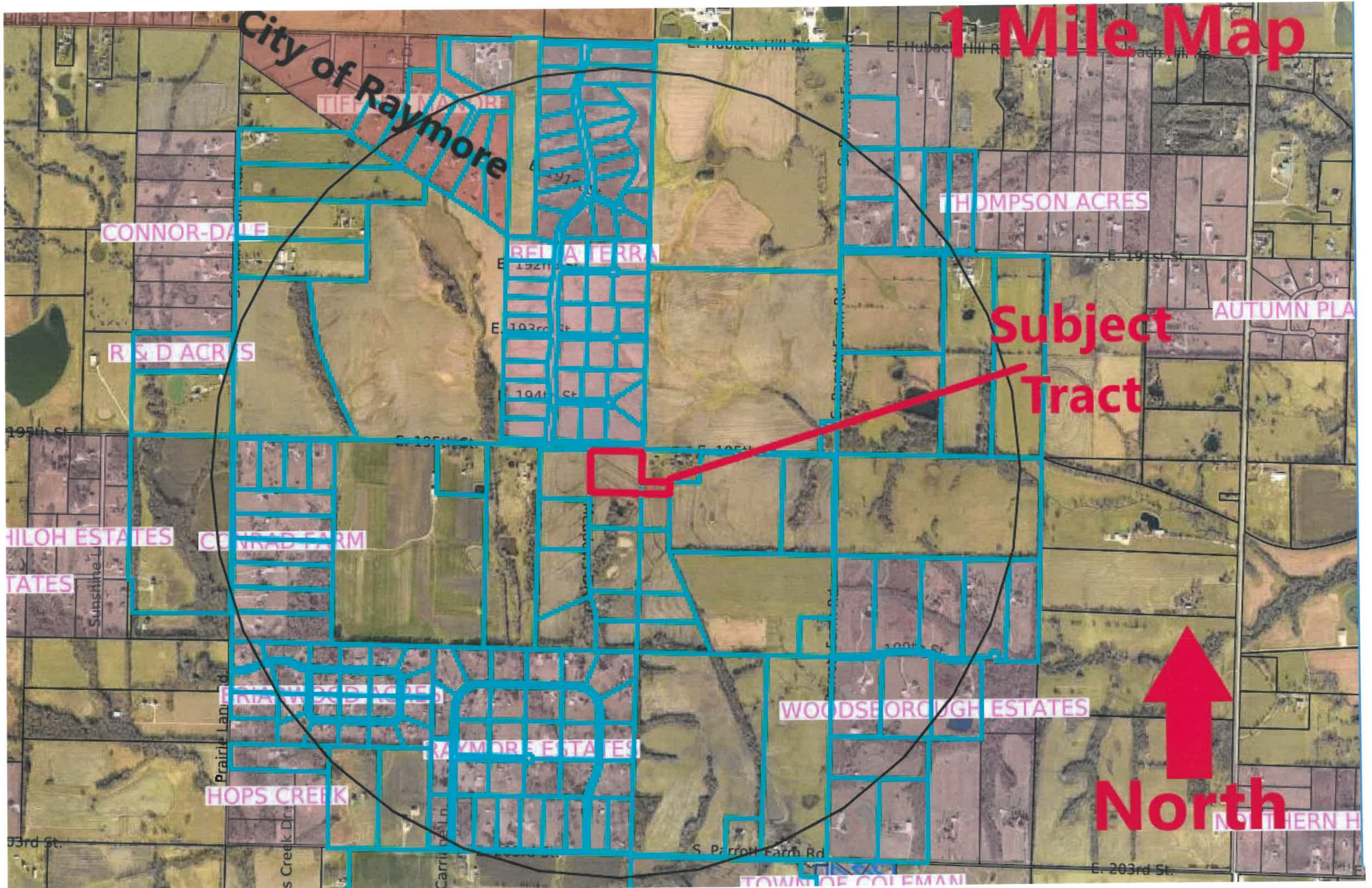
6-3-2024
(Date)

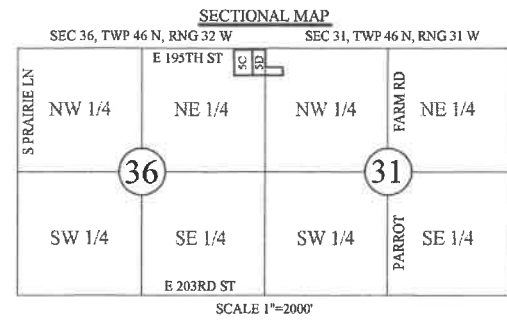
1 Mile Map

City of Raymore

Subject Tract

North





PLAT OF SURVEY - LOT SPLIT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 32 WEST AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 46 NORTH, RANGE 31 WEST CASS COUNTY, MISSOURI

TRACT 5C LAND DESCRIPTION

A tract of land in the Northeast Quarter of Section 36, Township 46 North, Range 32 West of the Fifth Principal Meridian, Cass County, Missouri, more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 02° 00' 14" West, along the East line of said Northeast Quarter, a distance of 30.00 feet to a point on the South right-of-way line of East 195th Street, as now established; thence North 87° 38' 54" West, along said South right-of-way line, a distance of 279.63 feet to the True Point of Beginning; thence South 01° 52' 26" West, a distance of 549.13 feet; thence North 87° 38' 54" West, a distance of 396.49 feet; thence North 01° 52' 26" East, a distance of 549.13 feet to a point on said South right-of-way line; thence South 87° 38' 54" East, along said South right-of-way line, a distance of 396.49 feet to the point of beginning.

Containing 217,719 square feet or 5.00 acres, more or less.

TRACT 5D LAND DESCRIPTION

A tract of land in the Northeast Quarter of Section 36, Township 46 North, Range 32 West of the Fifth Principal Meridian and the Northwest Quarter of Section 31, Township 46 North, Range 31 West of the Fifth Principal Meridian, Cass County, Missouri, more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 02° 00' 14" West, along the West line of said Northwest Quarter, a distance of 30.00 feet to a point on the South right-of-way line of East 195th Street, as now established, said point being the True Point of Beginning; thence continuing South 02° 00' 14" West, along said West line, a distance of 380.00 feet; thence South 88° 15' 12" East, parallel with the North line of said Northwest Quarter, a distance of 376.64 feet; thence South 01° 44' 48" West, a distance of 173.11 feet; thence North 87° 38' 54" West, a distance of 655.80 feet; thence North 01° 52' 26" East, a distance of 549.13 feet to said South right-of-way line; thence South 87° 38' 54" East, along said South right-of-way line, a distance of 279.63 feet to the point of beginning.

Containing 217,721 square feet or 5.00 acres, more or less.

POINT OF COMMENCEMENT

NE CORNER, NE 1/4, SEC 36, TWP 46 N, RNG 32 W
NW CORNER, NW 1/4, SEC 31, TWP 46 N, RNG 31 W

ORDERED BY
LAWRENCE ALLEE
264 N FOX RIDGE DR APT 107
RAYMORE, MO 64083
ATTN: ALLIE ALLEE-LENTZ
MOBILE: (402) 319-6613

FLOOD STATEMENT
THE LAND DESCRIBED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP (FIRM), CASS COUNTY, MISSOURI, PANEL 44 OF 480, MAP NUMBER: 29037C0044F, EFFECTIVE DATE: JANUARY 2, 2013

TITLE COMMITMENT
NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF THIS SURVEY. NO RESEARCH WAS PERFORMED FOR ANY EASEMENTS OF RECORD. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS THAT MAY AFFECT THIS PROPERTY.



- LEGEND**
- FOUND IRON BAR
 - FOUND ALUMINUM CAP
 - FOUND BRASS CAP (COPPER WELD)
 - SET 1/2" IRON BAR W/CAP LS-2268
 - BROKEN SCALE



BASIS OF BEARING
ASSUMED NORTH FROM LOT SPLIT SURVEY PERFORMED BY R.L. BUFORD & ASSOCIATES, LLC, RECORDED AS INSTRUMENT #743576 IN SURVEY BOOK 35 AT PAGE 12, CASS COUNTY, MISSOURI RECORDER OF DEEDS.

EGGERS, TRAVIS & STEPHANIE
BOOK 5023, PAGE 14

EGGERS, TRAVIS & STEPHANIE
BOOK 5023, PAGE 14

I, MICHAEL J. HUFFMAN, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF SURVEY IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING ACTS AS ADOPTED BY THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY PROGRAM AND THE MISSOURI BOARD OF ARCHITECTS AND PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

HUFFMAN LAND SURVEYORS, LLC

PO Box 661
Raymore, MO 64083
Office: (816) 322-4544
Email: huffmanj@att.net
Corporation License 2019002651



DWG: T46 R32 S36 195th Allee.dwg
PLOT: CassCountyT46 R32 S36 195th Allee
TYPE: Rural Property Survey

PLAT OF SURVEY - LOT SPLIT
ALLEE S36 T46 R32
E 195TH ST
PLEASANT HILL, MO 64080

DRAWN BY: RJS
CHECKED BY: MJH
DATE: MAY 31, 2024
SCALE: 1" = 50'
SHT 1 OF 1

CASS COUNTY **** REAL ESTATE **** TAX RECEIPT: 2023

DIME TEN LLC
19801 MEADOWS DR
PECULIAR, MO 64078

TAX YEAR: 2023
ACCT #: 2196100
TOTAL PAID: \$224.55
PAID ON: 11/6/2023

Personal Description

Map Number:

04-07-36-000-000-001-000

Situs Address:

19801 MEADOWS DR
PECULIAR, MO 64078
SEC: 36 TWP: 46
RNG: 32 Book/Page: 4316/78

ACREAGE: 67.54

Legal Description:

BGNWCRE2NES2649.SE1336.69N775W640N823.91E67SETC

Subdivision/Blk/Lot:

Description	Rate	Tax Amt
R-2 RAY-PEC	5.0302	\$163.48
FIRE 2-SO METRO	0.9314	\$30.27
AMB 2-SO METRO	0.3289	\$10.69
STATE	0.0300	\$0.98
CASS CO RD&BRDG	0.2033	\$6.61
CASS CO LIBRARY	0.2240	\$7.28
HOSPITAL MAINT	0.1181	\$3.84
SHELTER WKSHOP	0.0432	\$1.40
Tax Amount:	6.9091	\$224.55

Assessed Values

Residential: \$0.00
TOTAL ACCESED \$3,250.00

PUBLIC WATER SUPPLY DISTRICT NO. 6

18711 J. HWY., P.O. BOX 1082

RAYMORE, MO 64083

331-2455 Mon. – Fri. 9:00-2:00

April 9, 2024

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

RE: Allie Lentz

Cearra,

This is to document the water availability at “The Meadows Subdivision”, at 195th Street and Parrott Farm Road, on the east corner, Lot 5A, Pleasant Hill, Missouri 64080. There is a 6” water main on the north side of west 195th Street that will provide water to the 6” interior water main. There is an 8” water main on the east side of Parrott Farm Road that will provide water to the 8” interior water main.

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

Sincerely,

Janet Burlingame
Office Manager



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:

Lawrence J. Allee Revocable Trust

Prepared For:

Lawrence J. Allee Revocable Trust dated January 31, 2024
264 N Foxridge Dr., Apt 107
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. Bella Terra Development Co LLC
P. O. Box 346
Lees' Summit MO 64063

2 thru 13 are the same as No. 1

14. TW Cattle Company, LLC
P. O. Box 186
Falls City, NE 68355

15. Russell Dale and Kathy Ann Bruton
16601 E 195th St.
Pleasant Hill, MO 64080

16. Dime Ten
70655 648 Ave.
Falls City, NE 68355

17. Patricia Ann Parrott Trust
17000 E 203rd St.
Peculiar, MO 64078-9164

18. Robert G. and Pamela J. Ismert
320 SW Raven Ct.
Lee's Summit, MO 64081

19. Travis and Stephanie Eggers
1546 Brompton Ln.
Raymore, MO 64083

20. same as No. 19

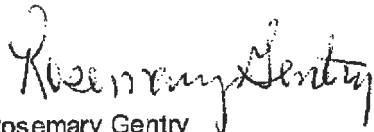
21. Same as No. 18

22. Dimitriy and Jennifer Uzun
12651 Barksdale Way
Rancho Cordova, CA 95742

23. Eric J. Lapietra and Cristina I. Carreon
288 N Winnebago Dr.
Lake Winnebago, MO 64034-9319

24. Jonathan and Heather Wolverton
1509 Hodges Ln.
Raymore, MO 64083

25 Joseph and Kayla Villarreal
15907 E 195th St.
Pleasant Hill, MO 64080-8602



Rosemary Gentry
Coffelt Land Title, Inc.
5/21/2024

Recording Date/Time: 05/09/2024 at 08:13:31 AM

Book: 5054 Page: 90

Instr #: 749107
Type: WD
Pages: 3
Fee: \$30.00 S



Mike Medsker
Recorder of Deeds

Electronically Recorded

LIMITED LIABILITY COMPANY WARRANTY DEED

(Limited Liability Company Conveying to Corp/LLC/Partnership)

FILE NO.: 24069660 – Coffelt Land Title, Inc

THIS INDENTURE, made on May 7, 2024, by and between Dime Ten, LLC, a Missouri limited liability company, a limited liability company duly organized under the laws of the State of Missouri, of the County of Cass, State of Missouri, Grantor, and Lawrence J. Allee Revocable Trust dated January 31, 2024, Grantee.

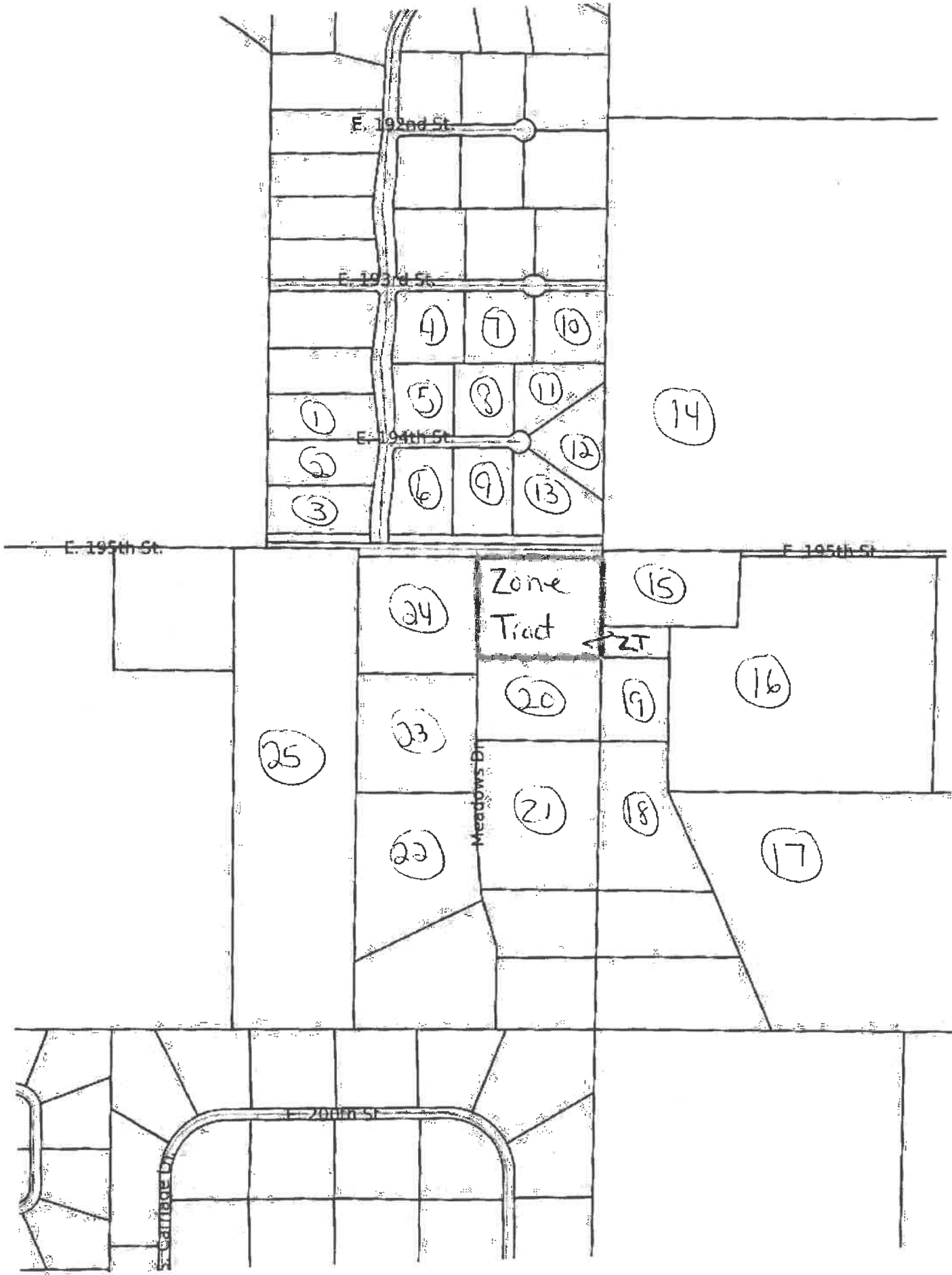
Grantee's mailing address is: 264 N. Foxridge Dr, Apt 107, Raymore MO 64083

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:

See Exhibit A attached hereto and made a part hereof.

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.



E. 192nd St.

E. 193rd St.

E. 194th St.

E. 195th St.

E. 195th St.

Zone Tract

→ ZT

Meadows Dr.

S. Cariboo Dr.

E. 200th St.

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

Dime Ten, LLC, a Missouri limited liability company

BY: [Signature]
Raymond D. Galant
Member

STATE OF Missouri
COUNTY OF Cass

On this May 7, 2024, before me, a Notary Public in and for said state, personally appeared Raymond D. Galant, Member of Dime Ten, LLC, a Missouri limited liability company, 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]
Lisa Hutchings



EXHIBIT A

ALL THAT PART OF TRACT 5 OF THE SURVEY FILED IN BOOK 34 AT PAGE 51 AT THE RECORDER OF DEEDS OFFICE IN CASS COUNTY, MISSOURI BEING PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 32 WEST AND PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 46 NORTH, RANGE 31 WEST ALL IN CASS COUNTY, MISSOURI. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 5, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF E. 195TH STREET; THENCE S87°38'54"E, ALONG THE NORTH LINE OF SAID TRACT 5 AND THE SOUTH RIGHT OF WAY LINE OF SAID E. 195TH STREET, A DISTANCE OF 676.12 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE S02°00'14"W, ALONG AN EASTERLY LINE OF SAID TRACT 5 AND THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 380.00 FEET; THENCE S88°15'12"E, ALONG A NORTHERLY LINE OF SAID TRACT 5, A DISTANCE OF 376.64 FEET TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE S01°44'48"W, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 173.11 FEET, THENCE N87°38'54"W, A DISTANCE OF 1052.29 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5, THENCE N01°52'26"E, ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 549.13 FEET TO THE POINT OF BEGINNING. Shown as Tract 5A on the Survey filed 12/12/2023 as Instrument No. 743576 in Book 35 at Page 12. Description prepared by Robert G. Young, PLS-2007000089.