



**CITY OF GRAIN VALLEY
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA**

November 10, 2021 at 6:30 P.M.

OPEN TO THE PUBLIC

*Located in Grain Valley City Hall – Council Chambers
711 Main Street – Grain Valley, Missouri*

ITEM I: CALL TO ORDER

ITEM II: ROLL CALL

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- October 13, 2021 Regular Meeting

ITEM V: CITIZEN PARTICIPATION

- Citizens are asked to please limit their comments to two (2) minutes.

ITEM VI: PUBLIC HEARINGS

1. **Hookers Towing** - Requesting a Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District M-1 (Light Industrial). The 0.5-acre lot is generally located less than ½ mile east of Buckner Tarsney Road on the south side of James Rollo Drive at the end of James Rollo Lane and is legally described as Lot 3 of James Rollo Business Park – 1st Plat lying in Section 35, Township 49, Range 30, Grain Valley, Missouri aka 511 NE James Rollo Drive.

ITEM VII: ACTION ITEMS

- 1) **Hookers Towing** - Requesting a Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District M-1 (Light Industrial). The 0.5-acre lot is generally located less than ½ mile east of Buckner Tarsney Road on the south side of James Rollo Drive at the end of James Rollo Lane and is legally described as Lot 3 of James Rollo Business Park – 1st Plat lying in Section 35, Township 49, Range 30, Grain Valley, Missouri aka 511 NE James Rollo Drive.
- 2) **Final Development Plan/Final Plat**- Requesting Final Development Plan and Final Plat Approval for Greystone Plaza 2nd Plat. Within the proposed development, approximately 5.18 acres is zoned District R-3p (Multi-Family Residential District-Planned Overlay District) and approximately 1.59 acres is zoned District C-2p (General Business-Planned Overlay District). The proposed development will consist of 13 four plex buildings for a total of 52 units and three commercial buildings for a total of 13,800 square feet. The development site is generally located north of NE Greystone Blvd. on the east side of



Buckner Tarsney Road. The Final Plat is a replat of Tract A, Greystone Plaza, a subdivision in Grain Valley to Greystone Plaza 2nd Plat, Lots 1, 2, and Tract A.

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- None

ITEM X: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on December 8, 2021 at 6:30 pm.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.





City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

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ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on October 13, 2021 in the Council Chambers at City Hall.

- The meeting was called to order at 6:30 PM by Vice Chairman Justin Tyson.

ITEM II: ROLL CALL

- *Present: Scott Shafer*
- *Present: Jim Hofstetter*
- *Present: Justin Tyson*
- *Present: Elijah Greene (Arrived at 6:34PM)*
- *Present: Debbie Saffell*
- *Absent: Kevin Browning*
- *Absent: Craig Shelton*
- *Present: Bob Headley (BOA Liaison)*
- *There was a quorum.*

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Shafer motioned to approve the minutes from the September 8, 2021 regular meeting. Commissioner Hofstetter second the motion. The Commission approved the minutes by a vote of 4 to 0.

ITEM V: PUBLIC HEARINGS

1. **Cool Breeze Consultants LLC**. Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to approximately 12-acre tract of land that is generally east of NW Pamela Blvd, north of Jefferson Street, west of NW Valley Ridge Drive. The Future Land Use Map shows this tract as Business Park (Industrial). The map amendment requests that this tract be shown as Commercial/Retail. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.

Commissioners Present

Justin Tyson
Jim Hofstetter
Scott Shafer
Debbie Saffell
Elijah Greene
Bob Headley BOA Liaison

Commissioners Absent

Craig Shelton
Kevin Browning

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer



City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

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2. **Cool Breeze Consultants LLC.** Requesting a change of zoning from District M-1 (Light Industrial) to District C-2 (General Business) on approximately 12 acres that is generally east of NW Pamela Blvd, north of Jefferson Street and west of NW Valley Ridge Drive. The proposed use of land is for an RV Sales and Service Center. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
 - Vice Chair Tyson stated that since items #1 and #2 are the same applicant and involve the same property than if there are no objections, the Public Hearing for both #1 and #2 are open.
 - Director Trosen presented the staff report for #1 pertaining to the request to amend the City’s Comprehensive Plan Future Land Use Map from Business Park to Commercial/Retail. Staff concludes that the request meets the four factors outlined in the City’s zoning regulations and recommends Approval.
 - Director Trosen presented the staff report for #2 pertaining to the request to rezone 11.93 acres from District M-1 (Light Industrial) to District C-2 (General Business). The proposed land use is for an RV sales and Service Center. If the proposed amendment to the Future Land Use Map is recommended for approval, then the rezoning recommendation would be consistent with the Comprehensive Plan. Staff recommends Approval.
 - Commissioner Hofstetter made a motion to close the public hearing pertaining to items #1 and #2. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 5 to 0.

3. **Zoning Regulation – Garages and Accessory Structures.** A Resolution recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings by allowing these structures to be larger on larger residential zone lots.
 - Director Trosen presented the Staff Report regarding this request. He stated that this is the suggested changes to the zoning regulations that were discussed with the Commission at their meeting last month pertaining to garages/accessory buildings. Staff is requesting that the Commission approve Resolution 2021-01 which is a recommendation to the Board of Aldermen to make these changes to the zoning regulations.
 - Commissioner Shafer made a motion to close the public hearing. Commissioner Greene second the motion. The Commission approved the motion by a vote of 5 to 0.

Commissioners Present
 Justin Tyson
 Jim Hofstetter
 Scott Shafer
 Debbie Saffell
 Elijah Greene
 Bob Headley BOA Liaison

Commissioners Absent
 Craig Shelton
 Kevin Browning

Staff Officials Present
 Mark Trosen – CD Director
 Dick Tuttle – City Engineer



City of Grain Valley
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ITEM VI: ACTION ITEMS

1. **Cool Breeze Consultants LLC.** Requesting an amendment to the City's Comprehensive Plan Future Land Use Map pertaining to approximately 12-acre tract of land that is generally east of NW Pamela Blvd, north of Jefferson Street, west of NW Valley Ridge Drive. The Future Land Use Map shows this tract as Business Park (Industrial). The map amendment requests that this tract be shown as Commercial/Retail. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
 - Commissioner Shafer made a motion to recommend approval to the Board of Aldermen on Cool Breeze Consultants LLC request to amend the City's Future Land Use Map in the Comprehensive Plan to Commercial/Retail on the approximate 12-acre tract of land. Commissioner Hofstetter second the motion. The Commission approved the motion by a vote of 5 to 0.

2. **Cool Breeze Consultants LLC.** Requesting a change of zoning from District M-1 (Light Industrial) to District C-2 (General Business) on approximately 12 acres that is generally east of NW Pamela Blvd, north of Jefferson Street and west of NW Valley Ridge Drive. The proposed use of land is for an RV Sales and Service Center. This tract is part of the west half of the southeast quarter of Section 27, Township 49, Range 30 aka 31904 E. Jefferson Street.
 - Commissioner Shafer made a motion to recommend approval to the Board of Aldermen on Cool Breeze Consultants LLC request to change the zoning from District M-1 (Light Industrial) to District C-2 (General Business) on the approximate 12-acre tract. Commissioner Greene second the motion. The Commission approved the motion by a vote of 5 to 0.

3. **Resolution 2021-01 - Zoning Regulation – Garages and Accessory Structures.** A Resolution recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings by allowing these structures to be larger on larger residential zone lots.
 - Commissioner Hofstetter made a motion to approve Resolution 2021-01. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 5 to 0.

Commissioners Present
Justin Tyson
Jim Hofstetter
Scott Shafer
Debbie Saffell
Elijah Greene
Bob Headley BOA Liaison

Commissioners Absent
Craig Shelton
Kevin Browning

Staff Officials Present
Mark Trosen – CD Director
Dick Tuttle – City Engineer



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4. **Final Plat – East Kansas City Industrial Park – 16th Plat** – Requesting approval of the final plat that consists of 14 lots and Tract A and containing approximately 35 acres. The plat is generally east of NW Pamela Blvd, north of Jefferson Street, west of NW Valley Ridge Drive.
- Director Trosen presented the Staff Report. He compared the approved preliminary plat to the proposed final plat. He noted that Lot 43 is the 12-acre lot that has been referenced tonight with the Comprehensive Plan Amendment and the Rezoning. Staff recommends Approval.
 - Vice Chair Tyson stated that basically the only change is the configuration of the street and combining a few lots to make the 12-acre lot. Trosen responded yes. City Engineer Tuttle stated that we prefer this street alignment especially for truck traffic.
 - Commissioner Shafer made a motion to recommend approval to the Board of Aldermen on the Final Plat. Commissioner Greene second the motion. The Commission approved the motion by a vote of 5 to 0.

ITEM VII: PREVIOUS BUSINESS

- **None**

ITEM VIII: NEW BUSINESS

- Commissioner Shafer stated that he was asked by a neighbor what was the City requirement on streetlights in new subdivisions. City Engineer Tuttle responded that we do require streetlights and space them 300 feet apart or it might be a little more or less so it doesn't end up in the middle of a driveway. Tuttle stated that the City leases streetlights from Evergy but charges the Developer the installation cost and 10-year return for the cost of the city to lease the light. Tuttle does not know if Evergy plans to replace wood poles or if City needs to make request.

ITEM IX: ADJOURNMENT

- Commissioner Shafer made a motion to adjourn the meeting. Commissioner Greene second the motion. The Commission approved the motion by a vote of 5 to 0.

-The Regular Meeting Adjourned at 7:01 PM-

Commissioners Present

Justin Tyson
Jim Hofstetter
Scott Shafer
Debbie Saffell
Elijah Greene
Bob Headley BOA Liaison

Commissioners Absent

Craig Shelton
Kevin Browning

Staff Officials Present

Mark Trosen – CD Director
Dick Tuttle – City Engineer



Community Development
Mark Trosen, Director

STAFF REPORT
HOOKERS TOWING
NOVEMBER 10, 2021

PURPOSE: Requesting a Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District M-1 (Light Industrial). The 0.5-acre is generally located less than ½ mile east of Buckner Tarsney Road on the south side of James Rollo Drive at the end of James Rollo Lane, aka 511 NE James Rollo Drive.

ANAYLSIS: The applicant leases the property from Schneider Bailey, Inc. The term if the lease agreement is one year. The lease agreement stipulates that the applicant can use and occupy the property only as a tow lot.

Referencing the applicant's written description of request, he states that primary use of the property will be the business office and dispatching calls to drivers. The applicant would like to store up to 35 towed vehicles or vehicles owned by Hookers Towing LLC. This will be used as a storage facility only.

The applicant further states that most vehicles that are towed to this site with collision damage will be there for a short time waiting on insurance viewing and then towed to another location. He states that they will not be "junking or parting" the vehicles on this property.

The applicant is going to provide a secure 8-foot fence to secure the front of the building from street view. Photographs show the property and the existing chain link fence with barb wire at top.

In Section 400.240 1. ab. (Conditional Uses) of the City's Zoning Regulations, it states that the towing yard must be shielded from view from streets and from adjacent properties in another district by means of a sturdy, sight-obscuring eight (8) foot high fence in good repair and two (2) rows of alternate planted evergreen trees for screening purposes.

The surrounding properties are zoned District M-1 (Light Industrial) therefore, a privacy fence is not required along generally the south, west, and north property lines. The opaque fence is only required along the front property line to shield the view from the street.

Because of the condition of the property not caused by the applicant, it would be difficult to comply with the two (2) rows of alternate planted evergreen trees. Staff suggests that the applicant only be required to plant evergreen trees in the limited grass areas. The evergreen trees must have a minimum height of 5 feet.



*Community Development
Mark Trosen, Director*

**PAGE 2, STAFF REPORT
HOOKERS TOWING
NOVEMBER 10, 2021**

PUBLIC INFORMATION AND PROCESS: Public Notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant's property.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for a Vehicle Tow Yard subject to the following conditions:

- 1) The Conditional Use Permit will expire in 3 years from the date of the Board of Aldermen ordinance. If the applicant wants to continue the tow yard on this property, the applicant will need to apply for a new conditional use permit at that time.
 - 2) The applicant shall install an opaque, sight-obscuring eight (8) foot high fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, replacing the existing chain link fence, shielding view of the tow yard from street.
 - 3) The applicant shall plant evergreen trees every two feet from center of tree within the limited grass areas. The evergreen trees must have a minimum height of 5 feet when planted.
-



711 Main Street
 Grain Valley, MO 64029
 816.847.6220
 816.847.6206 fax
 www.cityofgrainvalley.org

2021 0760

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: 511 James Bollo Drive (0.44 acres)
 Subdivision: James Bollo Business Park Lot #: 3 Zoning District: M-1 (Light Industrial)
 Description of Request: Requesting a Conditional Use Permit for a Vehicle Tow Yard

APPLICANT INFORMATION

Name: Hookers Towing / Andrew Langer
 Company: Hookers Towing
 Address: 511 James Bollo Dr. Grain Valley, MO. 64029
 Telephone: 816-867-5244 Fax: 816-867-5245 E-mail: Hookerstowing816@gmail.com
 Property Owner: Schneider Bailey Inc. 816-562-4047
 Additional Contact(s): Andrew Langer 816-365-2275

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1 Legal description of subject property
<input type="checkbox"/> Ordinance Amendment 10	2 Map depicting general location of site
<input checked="" type="checkbox"/> Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3 Summary Site Analysis depicting current character of site
<input type="checkbox"/> Temporary Use Permit 2 • 10 • 14	4 Preliminary Plat (3 full size copies)
<input type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14	5 Preliminary Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6 Final Plat (6 copies)
<input type="checkbox"/> Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7 Final Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8 Landscaping Plan (6 copies)
<input type="checkbox"/> Site Plan 1 • 7 • 8 • 9 • 12 • 14 • 15	9 Building Elevations (6 copies)
<input type="checkbox"/> Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10 Written description of the proposal
<input type="checkbox"/> Future Land Use Map (Refer to page 9)	11 List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans with all applications.	12 Construction plans for all public works improvements (6 copies)
	13 Copies of tax certificates from City and County
	14 Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15 Off-site easements if necessary
	16 Survey of vacation area
	17 Utility Comment Form - City will provide form

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code:
 Applicant's Signature: [Signature] Date: 10-10-21
 Applicant's Signature: _____ Date: _____

Hookers Towing LLC

511 James Rollo Dr. Grain Valley Mo 64029.

Tel: 816-867-5244

Fax: 816-867-5245

Operating Business: Towing Service

Operating Hours: M-F 9-6pm Sat. 8am-12pm

Primary Business: Office and Dispatching

Storage Lot: 35 cars

This tow lot primary use will be to have office staff operate out of the office. And dispatch calls to drivers. Would like to store up to 35 towed in vehicles or vehicles owned by Hookers Towing LLC. This will be used as a storage facility only. Most vehicles with collision damage only remain on the lot long enough for insurance purposes. Or time for us to obtain a title. No fluids will be stored at this location (oil, gas, diesel). We will not be junking or parting the vehicles out at this lot. We are going to provide a secure 8 ft. fence to secure the front of the building from street view. A lot of renovations have already been made to this location. The office has been completely remodeled, new garage doors on the shop, repairs to the outside of the building, painting to the exterior of the building. When this property was purchased, it was in very rough space. Animals had been left in the building. No repairs had been to the building or garage. No trees had been trimmed in long time. We came in made this place look very professional and actually like an operating business. The owner of Hookers Towing has been in the tow business all his life. With his family in the towing industry over 30+ plus years. The owner of Hookers has 2 other locations that are well maintained and taken care of on daily basis. And he has towing contracts with Independence Police, and many other insurance companies. His business is not like a typical tow service. He holds his self to a higher standard level of professionalism. He will follow all rules and regulations placed by the city.

Commercial Lease Agreement

This Lease is made this 06 day of 21 (Month), 2021 (Year) by and between Schneider Bailey Inc (hereinafter "Landlord") and Andrew Lamer DBA Hookers Towing (hereinafter "Tenant"). In consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises:
511 James B Rollo Dr, Grain Valley, Mo. 64029
2. The term of the Lease shall be for 6-21-2021 commencing _____ and ending 6-21-2022
3. The Tenant shall pay to Landlord as rent \$ ~~1000.00~~ ^{\$18,000.00} per year in equal monthly installments of \$ 1500.00 payable in advance 1st of month (Time Period).
4. This Lease is subject to all present or future mortgages affecting the premises.
5. Tenant shall use and occupy the premises only as a Towing lot (Tenant Rental Status) subject at all times to the approval of the Landlord.
6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written consent of the Landlord.
7. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant:
None
8. The Tenant, at his own expense, shall furnish the following:
Any upgrades all utilities & landscaping.
9. The Tenant shall purchase at his own expense public liability insurance in the amount of \$ 100,000.00 as well as fire and hazard insurance in the amount of \$ 200,000.00 for the premises and shall provide satisfactory evidence thereof to the Landlord and shall continue same in force and effect throughout the Lease term hereof.
10. The Tenant shall not permit or commit waste to the premises.
11. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities having jurisdiction over the premises.
12. The Tenant shall not permit or engage in any activity that will effect an increase in the rate of insurance for the Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon.
13. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without the prior written consent of the Landlord, which consent may not be unreasonably withheld.
14. At the end of the term of this Lease, the Tenant shall surrender and deliver up the premises in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.
15. Upon default in any term or condition of this Lease, the Landlord shall have the right to undertake any or all other remedies permitted by Law.
16. This Lease shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.

Signed this 06 day of 21st (Month) 2021 (Year).

Andrew Lamer

Tenant

Schneider Bailey Inc.

Landlord

Cynthia Elmer Jase
"President"



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

06/24/2021 3:59 PM
COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER
2021E0069186

File No.: 1268063
Stewart Title Company

MISSOURI WARRANTY DEED
(Multiple Grantors Conveying to an Individual Grantee)

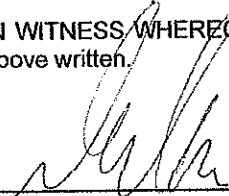
THIS INDENTURE, made on this 21st day of June, 2021, by and between Daniel Harper and Chandra Harper, husband and wife of the County of Jackson, State of Missouri, hereinafter referred to as "Grantors", and Schneider Bailey, Inc., hereinafter referred to as "Grantee". The mailing address of the Grantee is 2803 S. Dillingham Road, Grain Valley, MO 64029.

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

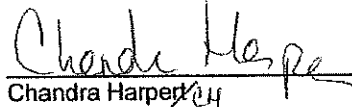
Lot 3, JAMES ROLLO BUSINESS PARK-1ST PLAT, a subdivision in Grain Valley, Jackson County, Missouri.

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 and unto their heirs and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same, that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year above written



Daniel Harper
D.H.

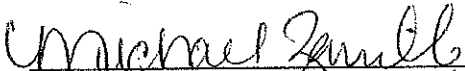


Chandra Harper

State of Missouri
County of Jackson

On this the 21 day of June, 2021, before me, Suzanne Mendoza, a Notary Public in and for said state, personally appeared Daniel Harper and Chandra Harper, a married couple, known to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public ~~Suzanne Mendoza~~ Michael Zarrillo mfg
My Commission Expires: October 25, 2024



June 24, 2021

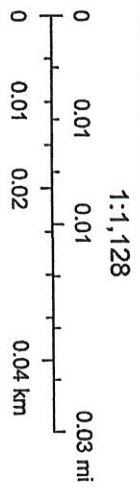
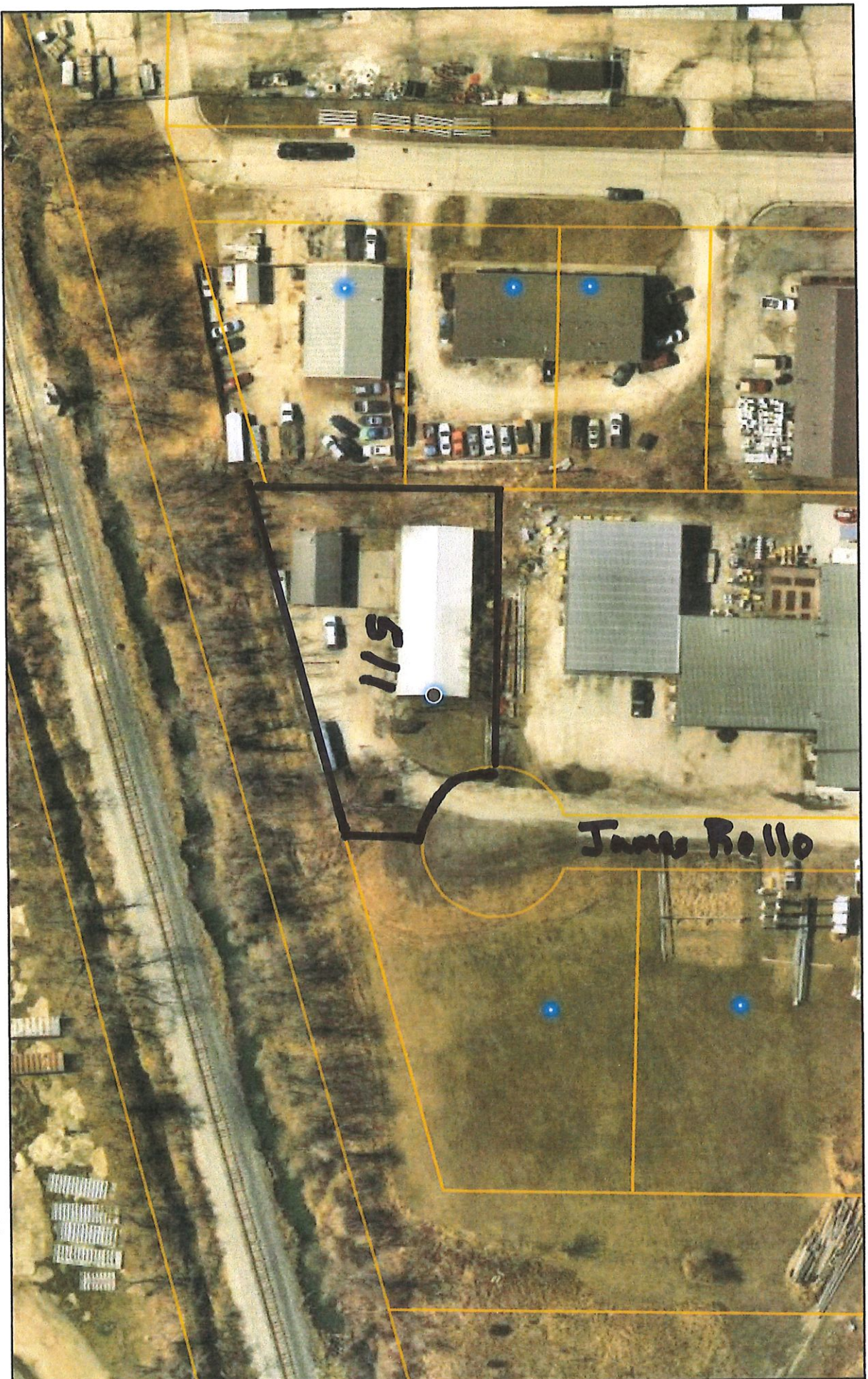
 Tax Parcels

 Addresses

 Green: Band_2

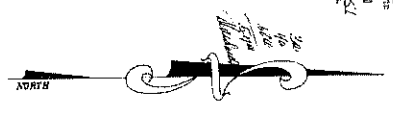
 Red: Band_1

 Blue: Band_3

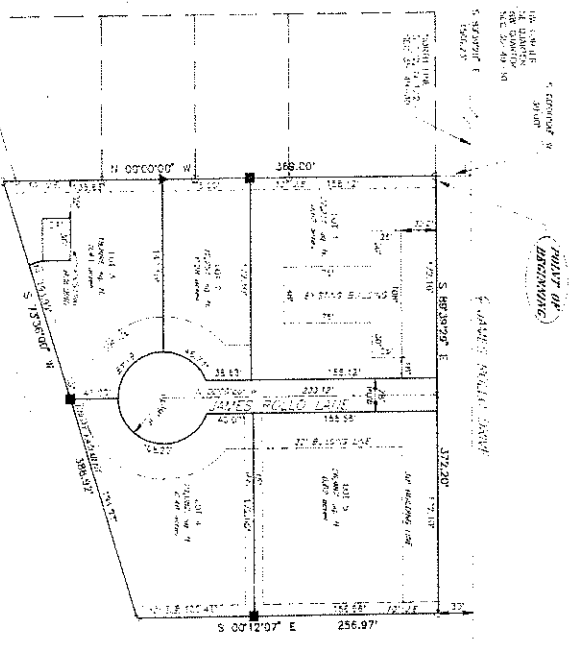


OFFICIAL RECORD
 FEB 16 P 3418
 MISSOURI
 JAMES ROLLO BUSINESS PARK - 1ST PLAT

Final Plat of JAMES ROLLO BUSINESS PARK - 1ST PLAT Lots 1 thru 5 GRAIN VALLEY, JACKSON COUNTY, MISSOURI



GRAPHIC SCALE
 1" = 100'
 1" = 30.48 M



1. The plat is a final plat of a subdivision of land, and the boundaries of the lots are shown by solid lines. The bearings and distances of the boundaries are shown by dashed lines. The plat is subject to the provisions of the Missouri Plat Act, Chapter 145, R.S.Mo., and the provisions of the Missouri Constitution, Article VIII, Section 1, which provides that no plat of a subdivision of land shall be recorded until it has been approved by the county court.

LEGEND:
 - - - - - of street boundaries
 - - - - - of lot boundaries
 - - - - - of easement boundaries
 - - - - - of utility easement boundaries
 - - - - - of other easement boundaries

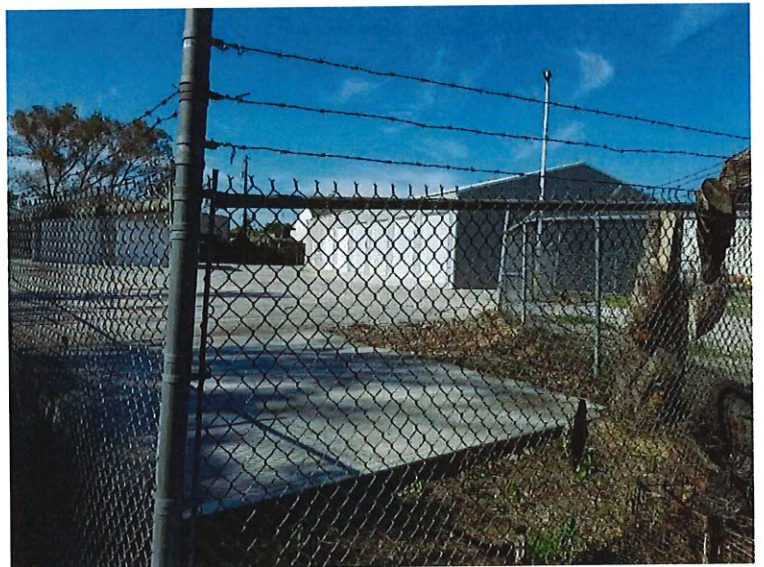
LEGAL DESCRIPTION:
 This plat is a final plat of a subdivision of land, and the boundaries of the lots are shown by solid lines. The bearings and distances of the boundaries are shown by dashed lines. The plat is subject to the provisions of the Missouri Plat Act, Chapter 145, R.S.Mo., and the provisions of the Missouri Constitution, Article VIII, Section 1, which provides that no plat of a subdivision of land shall be recorded until it has been approved by the county court.

ACKNOWLEDGMENT:
 I, the undersigned, being the owner of the land herein described, do hereby certify that the plat is a true and correct copy of the original plat as shown to me, and that the same is in conformity with the provisions of the Missouri Plat Act, Chapter 145, R.S.Mo., and the provisions of the Missouri Constitution, Article VIII, Section 1, which provides that no plat of a subdivision of land shall be recorded until it has been approved by the county court.

NOTICE TO CREDITORS:
 Notice is hereby given that the undersigned, being the owner of the land herein described, do hereby certify that the plat is a true and correct copy of the original plat as shown to me, and that the same is in conformity with the provisions of the Missouri Plat Act, Chapter 145, R.S.Mo., and the provisions of the Missouri Constitution, Article VIII, Section 1, which provides that no plat of a subdivision of land shall be recorded until it has been approved by the county court.



**Hookers Towing
Conditional Use Permit Application for Tow Yard
511 NE James Rollo Drive**





Community Development
Mark Trosen, Director

STAFF REPORT
GREYSTONE PLAZA 2nd PLAT
NOVEMBER 10, 2021

ACTION: Requesting approval of the Final Development Plan and Final Plat for Greystone Plaza 2nd Plat. The property is generally located at the northeast corner of Buckner Tarsney Road and NE Greystone Blvd.

BACKGROUND: The Board of Aldermen approved Ordinance 2548 on June 28, 2021 that changed the zoning on approximately 5.12 acres from District C-2 (General Business) to R-3P (Multi-Family Residential District – Planned Overlay District) and a change of zoning on approximately 1.92 acres from District C-2 (General Business) to District C-2P (General Business – Planned Overlay District) and approval of Preliminary Development Plan for Greystone West Tract A.

The Ordinance included approval of the recommendation and conditions from the Planning and Zoning Commission. The Commission approved the Preliminary Development Plan with the condition that a landscape berm be added on the west side of the four-plex building on Shale Court closest to Buckner Tarsney Road.

The Final Plat is a replat of Tract A, Greystone Plaza, a subdivision in Grain Valley. The property owner is JEHK, LLC.

PURPOSE: The development consists of 13 four plex buildings that will contain a total of 52 units. In District R-3, this development would be required to have 2,680 square feet of play or open space. There will be over 2.5 acres or 112,820 square feet of green space available for play or open space. In addition to the four plex buildings, the applicant is proposing 3 retail/office buildings one 4,200 square foot and two 4,800 square foot buildings for a total of 13,800 square feet of retail space.

ANALYSIS: The final development plan is identical to the preliminary development plan and complies with the requirements of the City's land use regulations.

The final plat, Greystone Plaza 2nd Plat, meets all requirements of the City's subdivision regulations.

STAFF RECOMMENDATION: Staff recommends approval of the Final Development Plan and Final Plat for Greystone Plaza 2nd Plat.



711 Main Street
 Grain Valley, MO 64029
 816.847.6220
 816.847.6206 fax
 www.cityofgrainvalley.org

PLANNING & ZONING APPLICATION

2021-0771

PROJECT INFORMATION

Location: GREYSTONE WEST TRACT A
 Subdivision: Greystone Plaza Lot #: _____ Zoning District: R3-P & C-2P
 Description of Request: Final Development Plan and Site Plan for the area generally described as the northeast corner of Greystone Blvd & Buckner-Tarsney Road, creating Lot 1 (R3-P), Lot 2 (C2-P) and Tract A (detention), including infrastructure improvements, landscaping, and arch. elev.

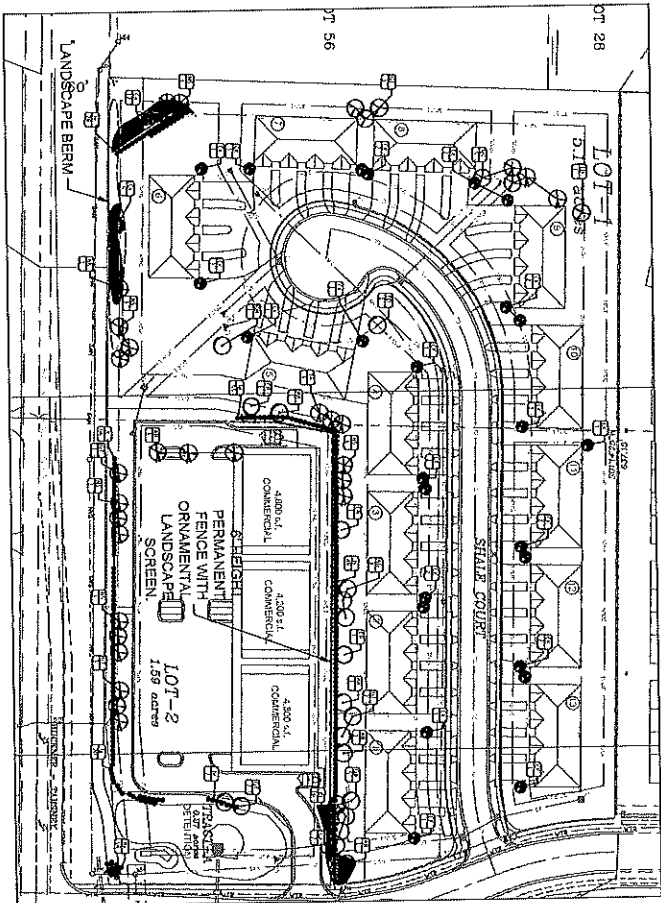
APPLICANT INFORMATION

Name: Andrew Danner
 Company: Windfield Design-Build
 Address: 5775 NW 64th Terr., Kansas City, MO 64151
 Telephone: 816-612-5191 Fax: _____ E-mail: andrew@windfieldrealestate.com
 Property Owner: JEHK, LLC
 Additional Contact(s): Michael McGrew (mike@windfieldrealestate.com)

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	<input checked="" type="checkbox"/> 1 Legal description of subject property
<input type="checkbox"/> Ordinance Amendment 10	2 Map depicting general location of site
<input type="checkbox"/> Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3 Summary Site Analysis depicting current character of site
<input type="checkbox"/> Temporary Use Permit 2 • 10 • 14	4 Preliminary Plat (3 full size copies)
<input type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14	5 Preliminary Development/ Site Plan (6 copies)
<input checked="" type="checkbox"/> Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6 Final Plat (6 copies)
<input type="checkbox"/> Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	<input checked="" type="checkbox"/> 7 Final Development/ Site Plan (6 copies)
<input checked="" type="checkbox"/> Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	<input checked="" type="checkbox"/> 8 Landscaping Plan (6 copies)
<input type="checkbox"/> Site Plan 1 • 7 • 8 • 9 • 12 • 14 • 15	<input checked="" type="checkbox"/> 9 Building Elevations (6 copies)
<input type="checkbox"/> Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10 Written description of the proposal
<input type="checkbox"/> Future Land Use Map (Refer to page 9)	11 List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans with all applications.	12 Construction plans for all public works improvements (6 copies)
	13 Copies of tax certificates from City and County
	<input checked="" type="checkbox"/> 14 Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15 Off-site easements if necessary
	16 Survey of vacation area
	17 Utility Comment Form - City will provide form

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code: _____
 Applicant's Signature: [Signature] Date: 10/15/21
 Applicant's Signature: _____ Date: _____



LANDSCAPE MATERIAL	COMMON NAME	CONT.	CAL.	QTY
1A	ORNAMENTAL TREES			
1B	RED SILVER MAPLE	18.8	2"	8
1C	NORTHERN RED OAK	18.8	2"	8
1D	SHADBLASTER LOCUST	18.8	2"	8
1E	SHADBLASTER	18.8	2"	8
1F	RED BARKED DOGWOOD	18.8	2"	8
1G	DOGWOOD	18.8	2"	8
1H	DOGWOOD	18.8	2"	8
1I	DOGWOOD	18.8	2"	8
1J	DOGWOOD	18.8	2"	8
1K	DOGWOOD	18.8	2"	8
1L	DOGWOOD	18.8	2"	8
1M	DOGWOOD	18.8	2"	8
1N	DOGWOOD	18.8	2"	8
1O	DOGWOOD	18.8	2"	8
1P	DOGWOOD	18.8	2"	8
1Q	DOGWOOD	18.8	2"	8
1R	DOGWOOD	18.8	2"	8
1S	DOGWOOD	18.8	2"	8
1T	DOGWOOD	18.8	2"	8
1U	DOGWOOD	18.8	2"	8
1V	DOGWOOD	18.8	2"	8
1W	DOGWOOD	18.8	2"	8
1X	DOGWOOD	18.8	2"	8
1Y	DOGWOOD	18.8	2"	8
1Z	DOGWOOD	18.8	2"	8
2A	ORNAMENTAL SHRUBS			
2B	SEA GREEN JASMINE	3	5 GAL.	3
2C	SEA GREEN JASMINE	3	5 GAL.	3
2D	SEA GREEN JASMINE	3	5 GAL.	3
2E	SEA GREEN JASMINE	3	5 GAL.	3
2F	SEA GREEN JASMINE	3	5 GAL.	3
2G	SEA GREEN JASMINE	3	5 GAL.	3
2H	SEA GREEN JASMINE	3	5 GAL.	3
2I	SEA GREEN JASMINE	3	5 GAL.	3
2J	SEA GREEN JASMINE	3	5 GAL.	3
2K	SEA GREEN JASMINE	3	5 GAL.	3
2L	SEA GREEN JASMINE	3	5 GAL.	3
2M	SEA GREEN JASMINE	3	5 GAL.	3
2N	SEA GREEN JASMINE	3	5 GAL.	3
2O	SEA GREEN JASMINE	3	5 GAL.	3
2P	SEA GREEN JASMINE	3	5 GAL.	3
2Q	SEA GREEN JASMINE	3	5 GAL.	3
2R	SEA GREEN JASMINE	3	5 GAL.	3
2S	SEA GREEN JASMINE	3	5 GAL.	3
2T	SEA GREEN JASMINE	3	5 GAL.	3
2U	SEA GREEN JASMINE	3	5 GAL.	3
2V	SEA GREEN JASMINE	3	5 GAL.	3
2W	SEA GREEN JASMINE	3	5 GAL.	3
2X	SEA GREEN JASMINE	3	5 GAL.	3
2Y	SEA GREEN JASMINE	3	5 GAL.	3
2Z	SEA GREEN JASMINE	3	5 GAL.	3
3A	ORNAMENTAL TREES			
3B	DOGWOOD	18.8	2"	8
3C	DOGWOOD	18.8	2"	8
3D	DOGWOOD	18.8	2"	8
3E	DOGWOOD	18.8	2"	8
3F	DOGWOOD	18.8	2"	8
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3W	DOGWOOD	18.8	2"	8
3X	DOGWOOD	18.8	2"	8
3Y	DOGWOOD	18.8	2"	8
3Z	DOGWOOD	18.8	2"	8

LANDSCAPING REQUIREMENTS

The minimum landscaping requirements for all uses, including single-family and duplexes, shall be one (1) shade tree and one (1) ornamental tree per building lot. Said trees shall be planted on private property, not on public property. Said shade trees shall be a minimum of one and one-half (1 1/2) inches in diameter. The minimum landscaping requirements for all uses, excluding single-family and duplex developments, shall be one (1) tree and two (2) shrubs per seven thousand (7,500) square feet of total lot area.

TOTAL LAND AREA: 6.77 ACRES + 0.27 ACRES DETENTION TRACT

REV	DATE	DESCRIPTION
1	05/24/21	PRELIMINARY COMMENTS
2	10/22/21	PLAN REVISIONS
3	10/22/21	NOTE ADDITION
4		
5		
6		
7		
8		
9		
10		

GREYSTONE WEST DEVELOPMENT
 NE CORNER GREYSTONE BLVD & BUCKNER-TARNEY ROAD
 GRAIN VALLEY, MO
 LANDSCAPE PLAN

WOODFIELD DESIGN PLLC
 5715 NW 54TH TERRACE, SUITE 200, MIAMI, FL 33155

DATE: 10/21/21
 PROJECT NO.: 1421
 DRAWN BY: WMS
 CHECKED BY: WMS
 SCALE: 1" = 20'
 0 15 30 60

- EXTERIOR ARCHITECTURE NOTES**
1. Each exterior wall within three hundred (300) feet of and visible from the right-of-way of I-70 or Buckner Tarsney Road shall be constructed with one hundred percent (100%) coverage of all exterior visible walls with the following materials: Masonry, Glass walls, Wood as specified in Section 400.200 in the Grain, Missouri Zoning Regulations, or any other material not specifically excluded, provided the material is approved by the Board of Aldermen.
 2. Each exterior wall facing a public street shall consist of no less than twenty percent (20%) coverage of building materials noted in Section 400.200.D.2.6.(1) in the Grain, Missouri Zoning Regulations.
 3. All remaining exterior walls shall be constructed of materials in Note 1 or the following:
 - 3.1. Wood.
 - 3.2. Metal panels with a depth of no less than one (1) inch and a thickness of U.S. Standard 26 gauge or more.

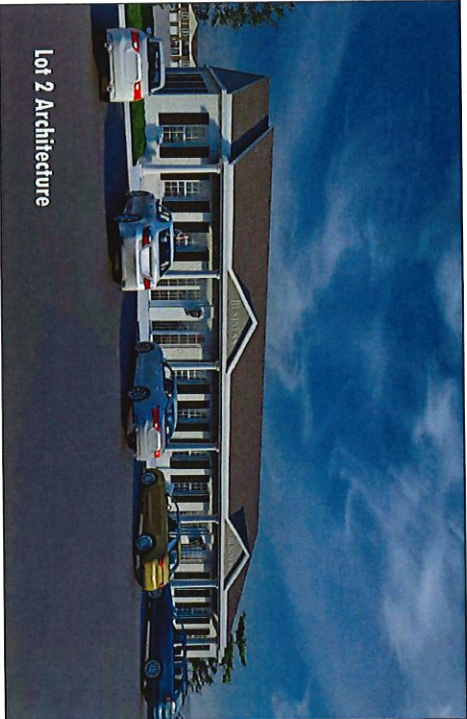
WINDFIELD DESIGN-BUILD
5775 HW 64TH TERRACE, KANSAS CITY, MO 64151



Lot 1 Architecture



Lot 1 Architectural Elevation



Lot 2 Architecture



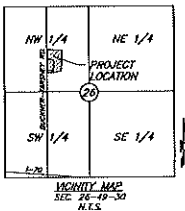
Lot 2 Architectural Elevation

GREYSTONE WEST DEVELOPMENT
NE CORNER GREYSTONE BLVD & BUCKNER-TARSNEY ROAD
GRAIN VALLEY, MO
ARCHITECTURAL ELEVATIONS

REV	DATE	DESCRIPTION
0	04/09/21	ISSUED
1	05/03/21	ADD/STAFF COMMENTS
2	10/19/21	PLAN SUBMIT
3		
4		
5		
6		
7		
8		
9		

TITLE SHEETS
PROJECT NO. 2018022
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: MM
DATE: 10/19/21
SHEET NO. A 1.0

FINAL PLAT
GREYSTONE PLAZA 2ND PLAT
 A REPLAT of Tract A, GREYSTONE PLAZA
 NW 1/4, SECTION 26, TOWNSHIP 49 NORTH, RANGE 30 WEST
 GRAIN VALLEY, JACKSON COUNTY, MISSOURI



CLIENT/DEVELOPER:
 Woodfield Real Estate LLC
 Andrew Danier
 5775 NW 64th Terrace, Suite 203
 Kansas City, MO 64151

PROPERTY LOCATION:
 1601 S. Buckner Terrace West
 Grain Valley, MO 64029

MISSOURI STATE PLANE COORDINATE SYSTEM
 1983 Missouri West Zone (MUTR03)
 Reference Monument: J1-62
 Combined Scale Factor = 0.9999140

SURVEY CONTROL POINTS			
Point #	Northing	Easting	Description
	(m)	(m)	
1	317010.318(m)	875506.820(m)	J1-62
900	317933.389(m)	876257.802(m)	PROPERTY CORNER
901	317934.530(m)	876255.092(m)	PROPERTY CORNER
902	317927.082(m)	876201.745(m)	PROPERTY CORNER
903	318150.040(m)	876205.310(m)	PROPERTY CORNER
904	318144.049(m)	876342.561(m)	PROPERTY CORNER
905	317949.906(m)	876330.350(m)	PROPERTY CORNER
906	317844.206(m)	876304.433(m)	PROPERTY CORNER
907	317938.036(m)	876286.891(m)	PROPERTY CORNER

CITY PLANNING AND ZONING COMMISSION:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI
 ON THIS _____ DAY OF _____, 2021.

CHAIRPERSON: GARY M. SHELTON

SECRETARY: KEVIN BROWNING

BOARD OF ALDERMEN:

THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS DULY SUBMITTED TO AND WAS APPROVED BY THE
 BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI, BY ORDINANCE NO. _____
 DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2021.

MAYOR: CHUCK JOHNSON CITY CLERK: JAMIE LOGAN

APPROVED BY JACKSON COUNTY ASSESSOR:

BY: VINCENT E. BRICE

DATE: _____

PROPERTY DESCRIPTION:

A tract of land being all of Tract A, GREYSTONE PLAZA, a subdivision in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows:
 Beginning at the Northwest corner of said Tract A; Thence South 01°14'25" West, along the East line of said Tract A, 637.15 feet to the Southwest corner of said Tract A; Thence along the South line of said Tract A, the following four courses; Thence on a curve to the left, having an initial tangent bearing North 89°41'28" West, a radius of 330.00 feet and an arc length of 113.43 feet; Thence South 70°36'51" West, 60.89 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 320.00 feet and an arc length of 97.20 feet; Thence North 88°15'35" West, 172.99 feet, to the Southwest corner of said Tract A; Thence North 04°28'13" West, along the West line of said Tract A, 140.04 feet; Thence North 01°14'25" East, continuing along said West line, 567.83 feet to the Northwest corner of said Tract A; Thence South 87°23'48" East, along the North line of said Tract A, 450.11 feet, to the Point of Beginning. Contains 306,958 square feet or 7.04 acres more or less.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS: "GREYSTONE PLAZA 2ND PLAT"

EASEMENT DEDICATION:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF GRAIN VALLEY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATING, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, FOR ANY AND ALL PURPOSES, WATER, GAS, AND SEWER MAINS, POLES, WIRES, ANCHORS, AND APPURTENANCES THEREON, ANY OR ALL OF THEM OVER, UNDER, AND ALONG THE STRIP OF LAND DESIGNATED BY THIS PLAT AND DESIGNATED "UTILITY EASEMENT" ON "1".

BUILDING LINE SETBACK:

BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

MAINTENANCE OF TRACT:

THE OWNERS OF LOT 1 AND 2 SHALL OWN AND MAINTAIN TRACT A. THE OWNERS OF LOT 1 AND 2 MAY TRANSFER THE OWNERSHIP AND MAINTENANCE OF TRACT A TO A HOMEOWNERS ASSOCIATION, AFTER A HOMEOWNERS ASSOCIATION IS PUT IN PLACE.

IN WITNESS WHEREOF:

J&J LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE EXECUTED THIS DAY OF _____, 2021.

J&J LLC
 A MISSOURI LIMITED LIABILITY COMPANY

ANDREW DANIER, MEMBER
 STATE OF MISSOURI
 JSS
 COUNTY OF JACKSON

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ABOVE, GAVE ANDREW DANIER, TO ME PERSONALLY KNOWN TO BE THE SAME, AND SAID ANDREW DANIER ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETOFORE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC BY COMMISSION EXPIRES _____

SHEET 2 OF 2

1	INITIAL SUBMITTAL	9-14-21
2	REVISED PER COMMENTS	9-29-21
3	REVISED PER COMMENTS	10-08-21
4	REVISED PER COMMENTS	10-27-21
5	REVISED PER COMMENTS	10-27-21

Location: S:\20362 - Greystone Tracts, Grain Valley\DRAWINGS\FINAL PLAT 10-08-21.dwg



CERTIFICATION:
 I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 17th day of September, 2021, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

10/06/2020 11:40 AM
COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER
2020E0092095

MISSOURI SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 30th day of September, 2020, between ABR INVESTMENTS, INC., a corporation duly organized under the laws of the State of Missouri, ("Grantor"), and JEHK, LLC ("Grantee"). Mailing address of Grantee is 5775 NW 64th Ter, STE 203, Kansas City, Mo 64151

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor duly paid, the receipt of which is hereby acknowledged, does by these presents SELL and CONVEY unto Grantee and Grantee's successors and assigns, the following-described property, together with all improvements thereon and all appurtenances thereto (the "Property"):

ALL OF TRACTS A AND B, GREYSTONE PLAZA, A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF

SUBJECT TO all matters of record, those matters an accurate survey and inspection of the Property would disclose, zoning regulations and other ordinances and laws of the city, state and county in which the Property lies, and any unpaid taxes and/or assessments.

TO HAVE AND TO HOLD the Property with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, unto Grantee and Grantee's successors and assigns, forever, Grantor hereby covenanting that the Property is free and clear from any encumbrance done or suffered by Grantor except as set forth above, and that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming or to claim the same by, through or under Grantor except as set forth above.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

ABR INVESTMENTS, INC.

By Krystyna Rakowski
Krystyna Rakowski, Authorized Signatory

STATE OF Kansas)
COUNTY OF Johnson)

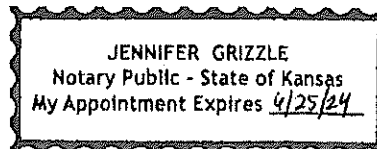
On this 30th day of September, 2020, before me appeared Krystyna Rakowski, to me personally known, who, being by me duly sworn, did say that she is the Authorized Representative of ABR INVESTMENTS, INC., and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said Krystyna Rakowski acknowledged said instrument to be the free act and deed of said corporation.

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

Jennifer Grizzle
Notary Public

My Commission Expires:

6/25/24



PROPERTY DESCRIPTION:

A tract of land being all of Tract A, GREYSTONE PLAZA, a subdivision in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of said Tract A;

Thence South $01^{\circ}14'25''$ West, along the East line of said Tract A, 637.15 feet to the Southeast corner of said Tract A;

Thence along the South line of said Tract A, the following four courses;

Thence on a curve to the left, having an initial tangent bearing North $89^{\circ}41'28''$ West, a radius of 330.00 feet and an arc length of 113.43 feet;

Thence South $70^{\circ}36'51''$ West, 60.99 feet;

Thence on a curve to the right, tangent to the last described course, having a radius of 270.00 feet and an arc length of 97.20 feet;

Thence North $88^{\circ}45'35''$ West, 172.99 feet, to the Southwest corner of said Tract A;

Thence North $04^{\circ}28'13''$ West, along the West line of said Tract A, 140.04 feet;

Thence North $01^{\circ}14'25''$ East, continuing along said West line, 567.63 feet to the Northwest corner of said Tract A;

Thence South $87^{\circ}29'48''$ East, along the North line of said Tract A, 450.11 feet, to the Point of Beginning.
Contains 306,956 square feet or 7.04 acres more or less.

Prepared By: John B. Young, PLS-2006016647