CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, April 13, 2015 @ 7:00 P.M.

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1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.

2) Approval of the Minutes from March 9, 2015.

3) File No. 15-0402, Scott & Nichole Monzyk & Deborah Woods. Applicants are seeking Preliminary Plat approval of Stone Crest Subdivision Plat 8, in a proposed R-1C, Single Family Attached Zoning District.

4) File No. 15-0403, Scott & Nichole Monzyk & Deborah Woods. Applicants are seeking to rezone 4959 & 4963 South Point Rd from R-2, Two Family Residence District to R-1C, Single Family Attached Zoning District.

5) File No. 15-0404, Wilson Construction Co., Inc., James L. Wilson, President. Applicant is seeking Preliminary Plat approval of Autumn Leaf Estates Plat 5/ Highland Meadows, Plat 1.

6) Presentation on Airport – Ray Frankenberg, II

7) Adjournment

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 4-1-15

Applicant Information:

Name Scott, Nichole Monzyk Phone (636) 358-2873

Address 4959 South Point Rd Washington MO 63090

Do you own the subject property? If not, please provide ownership information here:

Name N/A Phone

Address

Name of Proposed Subdivision Stonecrest Plat 8

Number of Lots Proposed 2 Zoning District current R2 proposed R1C

Two Mylar and two 8 ½ by 11 size copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars ($75.00) for the first two lots, plus seven dollars ($7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

APPLICANT'S SIGNATURE:

Nichole Monzyk

Deborah Woods

APPLICANT/COMPANY NAME (Printed):

LANDOWNER SIGNATURE(s):

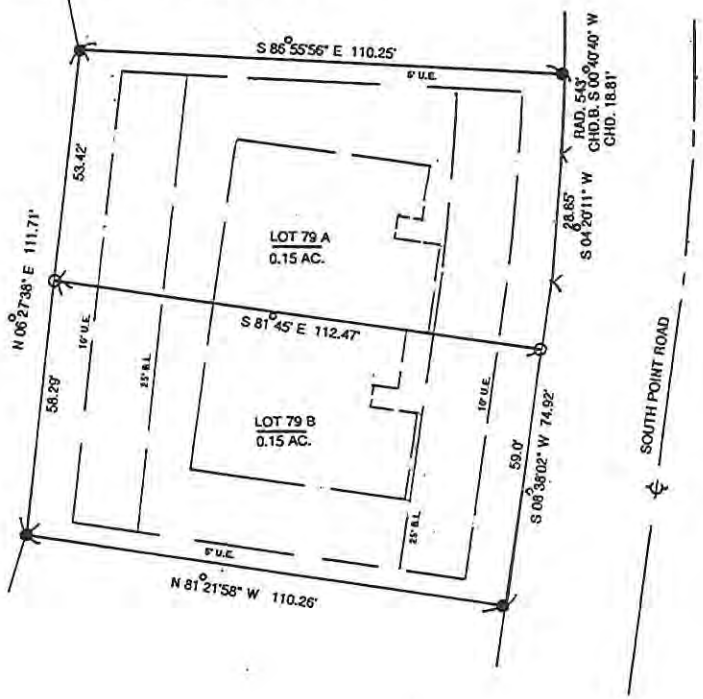
LANDOWNER NAME (Printed):

STONE CREST SUBDIVISION PLAT 8

BEING LOT 79 OF STONE CREST SUBDIVISION PLAT 3

CITY OF WASHINGTON, MO

The undersigned are the owners of Lots 79 A and Lot 79 B "Stone Crest Subdivision Plat 8 " as shown on the plat recorded herewith and do hereby acknowledge and agree that inasmuch as the individual lot owners identified herein share a common wall with adjoining lot owners, they hereby each grant and convey an easement for the common wall with equal rights and responsibilities thereto. Said easements shall run with and attach to the lots identified above.
The owners of each property shall have a perpetual easement in and to that part of the adjoining property on which the common wall is located, for party wall purposes, including mutual support, maintenance, repair and inspection. In the event of damage to or destruction of the common wall from any cause, the owners, at their joint expense, shall repair or rebuild said common wall. Each owner shall have the right to the full use of any common wall so it can be repaired and rebuilt. Notwithstanding anything contained above to the contrary, if the negligence, willful act or omission of any owner or his or her family, or agent or invitee shall cause damage to or destruction of the common wall, such owner shall bear the entire cost of repair or reconstruction. An owner who by his negligent or willful act causes the common wall to be exposed to the elements shall bear the full cost of furnishing the necessary protection against such elements as well as the cost of repairing any degradation and damage to the building or its components.



SCALE: 1" – 20'

We, the undersigned owners of the tract of land herein platted, have caused the same to be surveyed and subdivided in the manner shown and the subdivision platted shall henceforth be known as Stone Crest Subdivision Plat 8.

The building lines and typical easements of record are hereby established and the utility easements may be used for the use, installation and maintenance of public utilities.

IN WITNESS WHEREOF, We have hereunto set our hands on this 2nd day of April 2015.

Scott Monzyk — Nichole Monzyk

Debbie Woods

Scott Monzyk — *Nichole Monzyk*

Debbie Woods

State of Missouri)
SS
County of Franklin)

On this 2nd day of April 2015, before me a Notary Public, appeared Scott Monzyk and Nichole Monzyk his wife, and Debbie Woods , known to me be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal at my office the day and year last above written in the County and State aforesaid.

My commission expires: 11-3-2016

Notary Public

Marlene Skrivan
Notary Public - Notary Seal
State of Missouri
Franklin County
My Commission Expires 11-03-2016
Commission # 12607846

State of Missouri
S
County of Franklin)

I, Jennifer L. Metcalf, Recorder of Deeds within and for said County, do hereby certify that the foregoing instrument was filed for record on the _____ day of _____ 2015 at _____ o'clock __. M. and duly recorded in Document Number : _____, on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal in my office in Union, Missouri
Recorder of Deeds : _____
By : _____

State of Missouri)
SS
County of Franklin)

I, Linda Emmons, Collector of Revenue for Franklin County, Missouri, first being duly sworn deposes and says that she is familiar with the land belonging to Scott and Nichole Monzyk and Debbie Woods and further state that there are no delinquent tax assessments on the aforesaid land due Franklin County or the State of Missouri in her office.

Linda Emmons
Collector of Revenue, Franklin County, Missouri

I, Mary Trentmann, City Clerk for and within the City of Washington, Missouri do hereby certify that the above plat of Stone Crest Subdivision Plat 8, was approved by the City of Washington, Missouri by Ordinance No. _____
Passed and approved the _____ day of _____ 2015.

Mary Trentmann
City Clerk, City of Washington, MO

Description: A tract of land being Lot 79 of Stone Crest Plat 3 in the City of Washington, Missouri to wit: Beginning at an iron rod at the S.E. corner of said Lot 79, thence N 81°21'58" W 110.26' to an iron rod, thence N 06°27'38" E 111.71' to an iron rod, thence S 86°55'56' E 110.25' to an iron rod on the west R/W line of South Point Road, thence along said R/W line along a curve deflecting to the right and having a radius of 543.0' and a chord of S 00°40"40" W 18.81' to a point, thence S 04°20'11' W 28.85' to a point, thence S 08°38'02" W 74.92' to the point of beginning containing 0.30 acres. Subject to any and all easements, restrictions ,conditions, etc. of record.

STATE OF MISSOURI
KURT J. MUSER
NUMBER LS-1852
REGISTERED LAND SURVEYOR

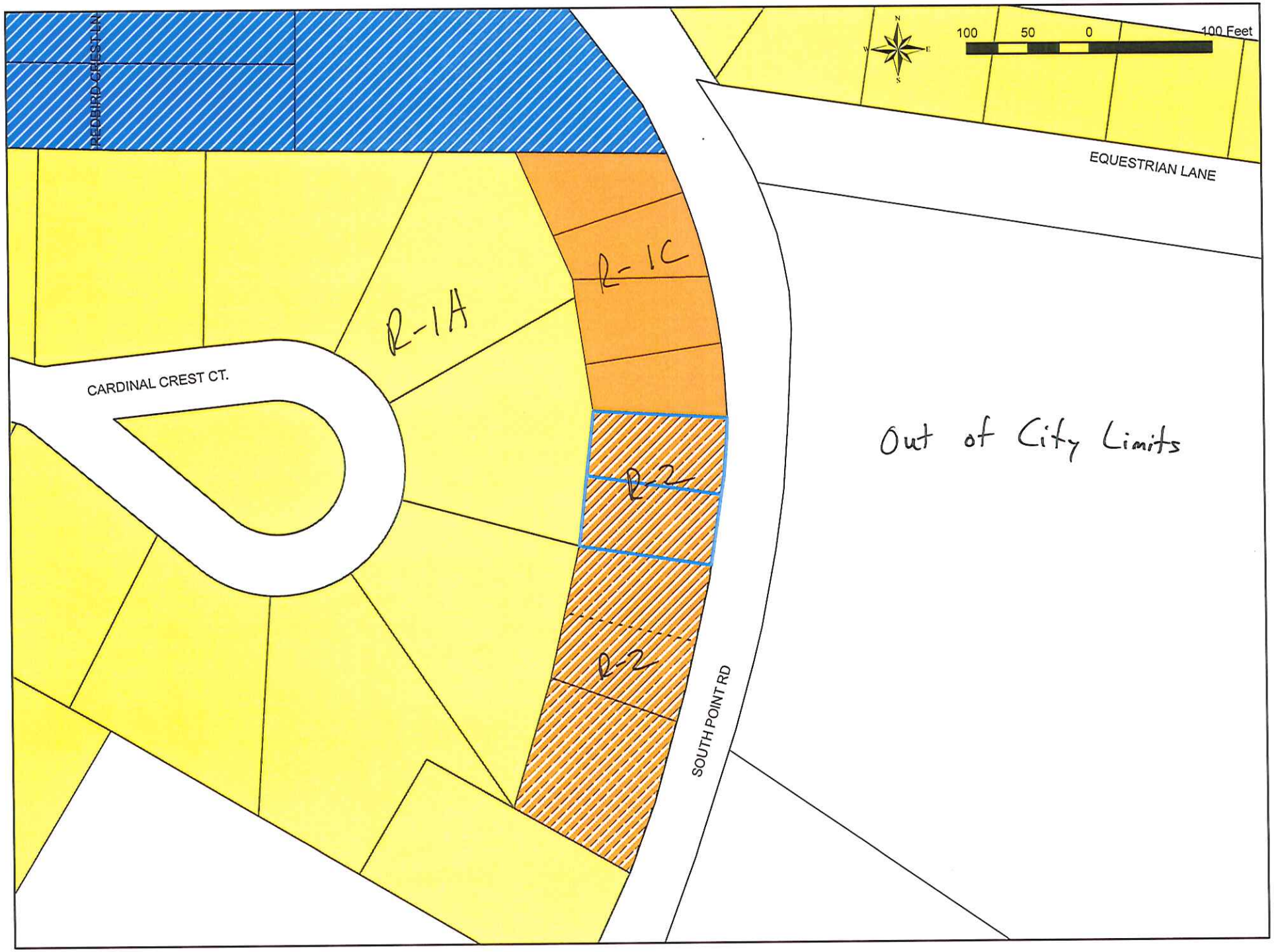
State of Missouri)
SS
County of Franklin)

This is to certify to Scott and Nichole Monzyk and Debbie Woods, that we have during the month of March 2015, executed a survey and subdivision of land being Lot 79 of Stone Crest Subdivision Plat 3 in the City of Washington, MO.In my professional opinion this plat represents a true and accurate record of said survey and was executed in accordance with the current " Minimum Standards for Property Boundary Surveys" adopted by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors.

Kurt J. Muser PLS 1852 636 239 1247

MUSER AND ASSOCIATES
LAND SURVEYING
DWN.BY: K.J.M. DATE: MARCH 28, 2015

100 Feet
100
EQUESTRIAN LANE NE
SOUTH POINT RD
CARDINAL CREST CT.
REDBIRD CREST LN


REDBIRD CREST LN
CARDINAL CREST CT.
R-1A
R-1C
R-2
R-2
SOUTH POINT RD
EQUESTRIAN LANE
Out of City Limits
N
S
E
W
100
50
0
100 Feet

To: Planning and Zoning Commission

From: Engineering Department Staff

Date: April 3, 2015

Re: File #15-0402 Scott & Nichole Monzyk & Deborah Woods
4959/4963 South Point Road.

Synopsis: The applicants are requesting Preliminary Plat Approval of Stone Crest Subdivision Plat 8

The applicants are also requesting to rezone 4959-4963 South Point Rd from R-2, Two-Family Residence District to R-1C Single-Family Attached Residence District.

4959 South Point Rd

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family Attached	R-1C
South	Two Family	R-2
East		Out of City Limits
West	Single Family	R-1A

4963 South Point Rd

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family Attached	R-1C
South	Two Family	R-2
East		Out of City Limits
West	Single Family	R-1A

Staff recommends approval.

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.390.1069 fax

Applicant Information for Rezoning Land

Please print:

Applicant Name Scott & Nichole Monzyk Daytime phone (636) 358-2873

Address of Applicant 4959 South Point Rd. Washington MO 63090

Name of Owner Same Daytime phone _____

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning R-2 Lot Size _____ Sq. Ft. _____ Acre(s)

Existing Land Use: Residential. Two Family Zoning.

Proposed Zoning and Intended Use of Property: R-1C Single Attached Residence Zoning.

Surrounding Land Use

North R-1C South R-2

East Out of the City West R-1A

To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

Nichole Monzyk 4-1-15
Signature of Applicant Date

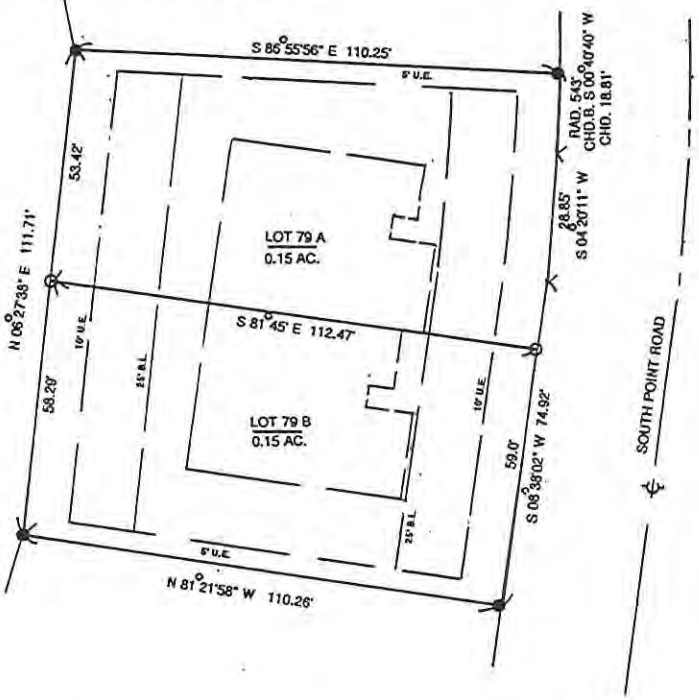
Deborah Woods _____
Signature of Landowner (if different) Date

STONE CREST SUBDIVISION PLAT 8

BEING LOT 79 OF STONE CREST SUBDIVISION PLAT 3

CITY OF WASHINGTON, MO

The undersigned are the owners of Lots 79 A and Lot 79 B "Stone Crest Subdivision Plat 8 " as shown on the plat recorded herewith and do hereby acknowledge and agree that inasmuch as the individual lot owners identified herein share a common wall with adjoining lot owners, they hereby each grant and convey an easement for the common wall with equal rights and responsibilities thereto. Said easements shall run with and attach to the lots identified above.
The owners of each property shall have a perpetual easement in and to that part of the adjoining property on which the common wall is located, for party wall purposes, including mutual support, maintenance, repair and inspection. In the event of damage to or destruction of the common wall from any cause, the owners, at their joint expense, shall repair or rebuild said common wall. Each owner shall have the right to the full use of any common wall so it can be repaired and rebuilt. Notwithstanding anything contained above to the contrary, if the negligence, willful act or omission of any owner or his or her family, or agent or invitee shall cause damage to or destruction of the common wall, such owner shall bear the entire cost of repair or reconstruction. An owner who by his negligent or willful act causes the common wall to be exposed to the elements shall bear the full cost of furnishing the necessary protection against such elements as well as the cost of repairing any degradation and damage to the building or its components.



SCALE: 1" – 20'

We, the undersigned owners of the tract of land herein platted, have caused the same to be surveyed and subdivided in the manner shown and the subdivision platted shall henceforth be known as Stone Crest Subdivision Plat 8.

The building lines and typical easements of record are hereby established and the utility easements may be used for the use, installation and maintenance of public utilities.

IN WITNESS WHEREOF, We have hereunto set our hands on this 2nd day of April 2015.

Scott Monzyk Nichole Monzyk

Scott Monzyk *Nichole Monzyk*

Debbie Woods

Debbie Woods

State of Missouri)
SS
County of Franklin)

On this 2nd day of April 2015, before me a Notary Public, appeared Scott Monzyk and Nichole Monzyk his wife, and Debbie Woods , known to me be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal at my office the day and year last above written in the County and State aforesaid.

My commission expires: 11-3-2016

Marlene Skrivan
Notary Public

Notary Public - Notary Seal
State of Missouri
Franklin County
My Commission Expires 11-03-2016
Commission #12607846

State of Missouri
S
County of Franklin)

I, Jennifer L. Metcalf, Recorder of Deeds within and for said County, do hereby certify that the foregoing instrument was filed for record on the _____ day of _____ 2015 at _____ o'clock __. M. and duly recorded in Document Number : _____, on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal in my office in Union, Missouri
Recorder of Deeds : _____
By : _____

State of Missouri)
SS
County of Franklin)

I, Linda Emmons, Collector of Revenue for Franklin County, Missouri, first being duly sworn deposes and says that she is familiar with the land belonging to Scott and Nichole Monzyk and Debbie Woods and further state that there are no delinquent tax assessments on the aforesaid land due Franklin County or the State of Missouri in her office.

Linda Emmons
Collector of Revenue, Franklin County, Missouri

I, Mary Trentmann, City Clerk for and within the City of Washington, Missouri do hereby certify that the above plat of Stone Crest Subdivision Plat 8, was approved by the City of Washington, Missouri by Ordinance No. _____
Passed and approved the _____ day of _____ 2015.

Mary Trentmann
City Clerk, City of Washington, MO

Description: A tract of land being Lot 79 of Stone Crest Plat 3 in the City of Washington, Missouri to wit: Beginning at an iron rod at the S.E. corner of said Lot 79, thence N 81°21'58" W 110.26' to an iron rod, thence N 06°27'38" E 111.71' to an iron rod, thence S 86°55'56' E 110.25' to an iron rod on the west R/W line of South Point Road, thence along said R/W line along a curve deflecting to the right and having a radius of 543.0' and a chord of S 00°40"40" W 18.81' to a point, thence S 04°20'11' W 28.85' to a point, thence S 08°38'02" W 74.92' to the point of beginning containing 0.30 acres. Subject to any and all easements, restrictions ,conditions, etc. of record.

STATE OF MISSOURI
KURT J. MUSER
NUMBER LS-1852
REGISTERED LAND SURVEYOR

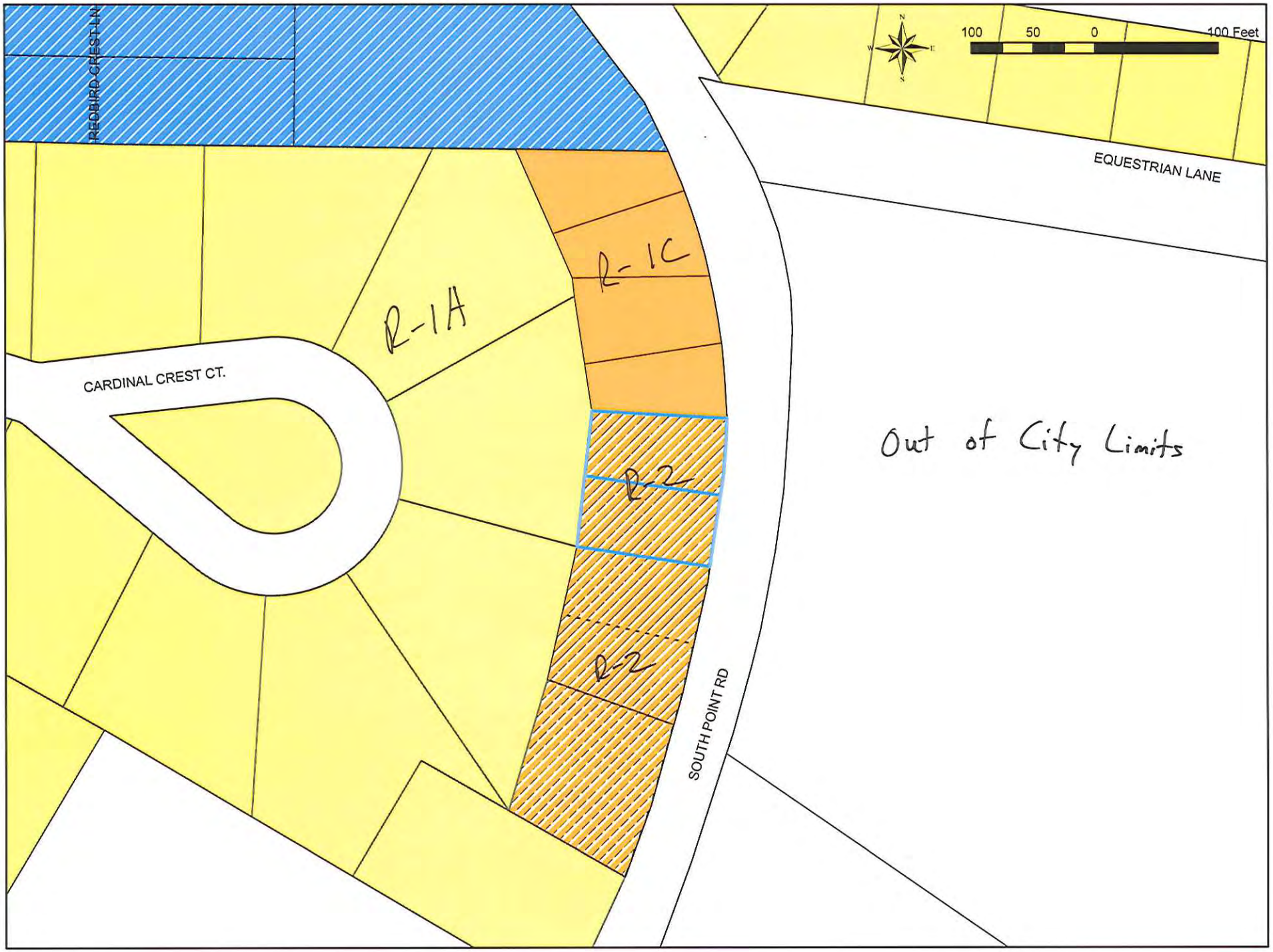
State of Missouri)
SS
County of Franklin)

This is to certify to Scott and Nichole Monzyk and Debbie Woods, that we have during the month of March 2015, executed a survey and subdivision of land being Lot 79 of Stone Crest Subdivision Plat 3 in the City of Washington, MO.In my professional opinion this plat represents a true and accurate record of said survey and was executed in accordance with the current " Minimum Standards for Property Boundary Surveys" adopted by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors.

Kurt J. Muser PLS 1852 636 239 1247

MUSER AND ASSOCIATES
LAND SURVEYING
DWN.BY: K.J.M. DATE: MARCH 28, 2015

100 Feet
100
0
EQUESTRIAN LANE
SOUTH POINT RD
CARDINAL CREST CT.
REDBIRD CREST LN


REDBIRD CREST LN.
CARDINAL CREST CT.
R-1A
R-1C
R-2
R-2
SOUTH POINT RD
EQUESTRIAN LANE
Out of City Limits
100
50
0
100 Feet

To: Planning and Zoning Commission

From: Engineering Department Staff

Date: April 3, 2015

Re: File #15-0403 Scott & Nichole Monzyk & Deborah Woods
4959/4963 South Point Road.

Synopsis: The applicants are requesting to rezone 4959-4963 South Point Rd from R-2, Two-Family Residence District to R-1C Single-Family Attached Residence District.
The applicants are also requesting Preliminary Plat Approval of Stone Crest Subdivision Plat 8

4959 South Point Rd

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family Attached	R-1C
South	Two Family	R-2
East		Out of City Limits
West	Single Family	R-1A

4963 South Point Rd

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family Attached	R-1C
South	Two Family	R-2
East		Out of City Limits
West	Single Family	R-1A

Staff recommends approval.

Notice of Public Hearing

Pursuant to Section 400.180 of the City of Washington Zoning Code, notice is hereby given that a public hearing will be held on Monday, April 20, 2015, at 7:00 p.m. or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to consider the following:

Scott & Nichole Monzyk & Deborah Woods. Applicants are seeking to rezone 4959 & 4963 South Point Road from "R-2" Two-Family Residence District to "R-1C" Single-Family Attached Residence District.

Further information on the application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary K. Trentmann
City Clerk

Please publish in the April 3-4, 2015 weekend edition of the Washington Missourian.

CITY OF

WASHINGTON

MISSOURI

April 3, 2015

Property Owner
Washington, MO 63090

Re: File # 15-0402 Scott & Nichole Monzyk & Deborah Woods Petition

Dear Property Owner:

The City of Washington has received the following request from the above mentioned applicants:

Rezone 4959/4963 South Point Rd from "R-2" Two Family Residence Zoning District to "R-1C" Single Family Attached Residence Zoning District.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, April 13, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, April 20, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,

Daniel E. Boyce

Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090

(636) 390-1010 • FAX: (636) 239-4649 • www.ci.washington.mo.us

Property Owners within radius of 185 ft. of 4959 & 4963 South Point Rd

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	OSCAR R. JR & LAURA J.	LAMPKIN		4967 SOUTH POINT RD	WASHINGTON	MO	63090
2	CRYSTAL L.	JOHNS		4971 SOUTH POINT RD	WASHINGTON	MO	63090
3	DAVE GILDEHAUS DEV LLC		4975/4979 S POINT RD	4950 NORTH LN	WASHINGTON	MO	63090
4	ROBERT E. & JEANNE L.	HOELSCHER	2616 CARDINAL CREST CT	1107 W EIGHTH ST	WASHINGTON	MO	63090
5	DAVE GILDEHAUS DEV LLC		4967/4971 S POINT RD	4950 NORTH LN	WASHINGTON	MO	63090
6	JAMES & ANN	HEINRICH		2617 CARDINAL CREST CT	WASHINGTON	MO	63090
7	DAVID P. &	GUSS & MARISSA C. STOCK		2613 CARDINAL CREST CT	WASHINGTON	MO	63090
8	DAVE GILDEHAUS DEVELOPMENT LLC		4943/4947 S POINT RD	4950 NORTH LN	WASHINGTON	MO	63090
9	RICHARD S. & SHARON	LAPLANTE		2612 CARDINAL CREST CT	WASHINGTON	MO	63090
10	SEAN B. & JODI LYNN	GEISERT		4944 SOUTH POINT RD	WASHINGTON	MO	63090
11	JOHN & JUDITH A.	TRENTMANN		4943 SOUTH POINT RD	WASHINGTON	MO	63090
12	VERNIE C.	PORTER		4947 SOUTH POINT RD	WASHINGTON	MO	63090
13	SCOTT D. & NICHOLE A.	MONZYK		4959 SOUTH POINT RD	WASHINGTON	MO	63090
14	DEBORAH	WOODS		4963 SOUTH POINT RD	WASHINGTON	MO	63090
15	DAVE GILDEHAUS DEV LLC		4959/4963 S POINT RD	4950 NORTH LN	WASHINGTON	MO	63090
16	VIRGINIA C.	KRATZER		4955 SOUTH POINT RD	WASHINGTON	MO	63090
17	DAWN MARIE	WANDS	4951 S POINT RD	10999 WILDWOOD LN	ROLLA	MO	65401
18	D. JOHN ETAL	GEISERT	SOUTH POINT RD	4851 OLD HIGHWAY 100	WASHINGTON	MO	63090

CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 4-8-15

Applicant Information: (Big Elm LLC)

Name Wilson Construction Co. LLC Phone 636-239-2028

Address 4923 South Point Road, Washington, MO 63090

Do you own the subject property? If not, please provide ownership information here:

Name Wilson Construction Co, Inc. Phone 636-239-7482

Address 108 Ruether Ct. Washington, MO 63090

Name of Proposed Subdivision Highland Meadows & Autumn Leaf Estates Plat 5

Number of Lots Proposed 2 Zoning District SCD & R1A

Two Mylar and two 8 ½ by 11 size copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars ($75.00) for the first two lots, plus seven dollars ($7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

APPLICANT'S SIGNATURE: James L Wilson

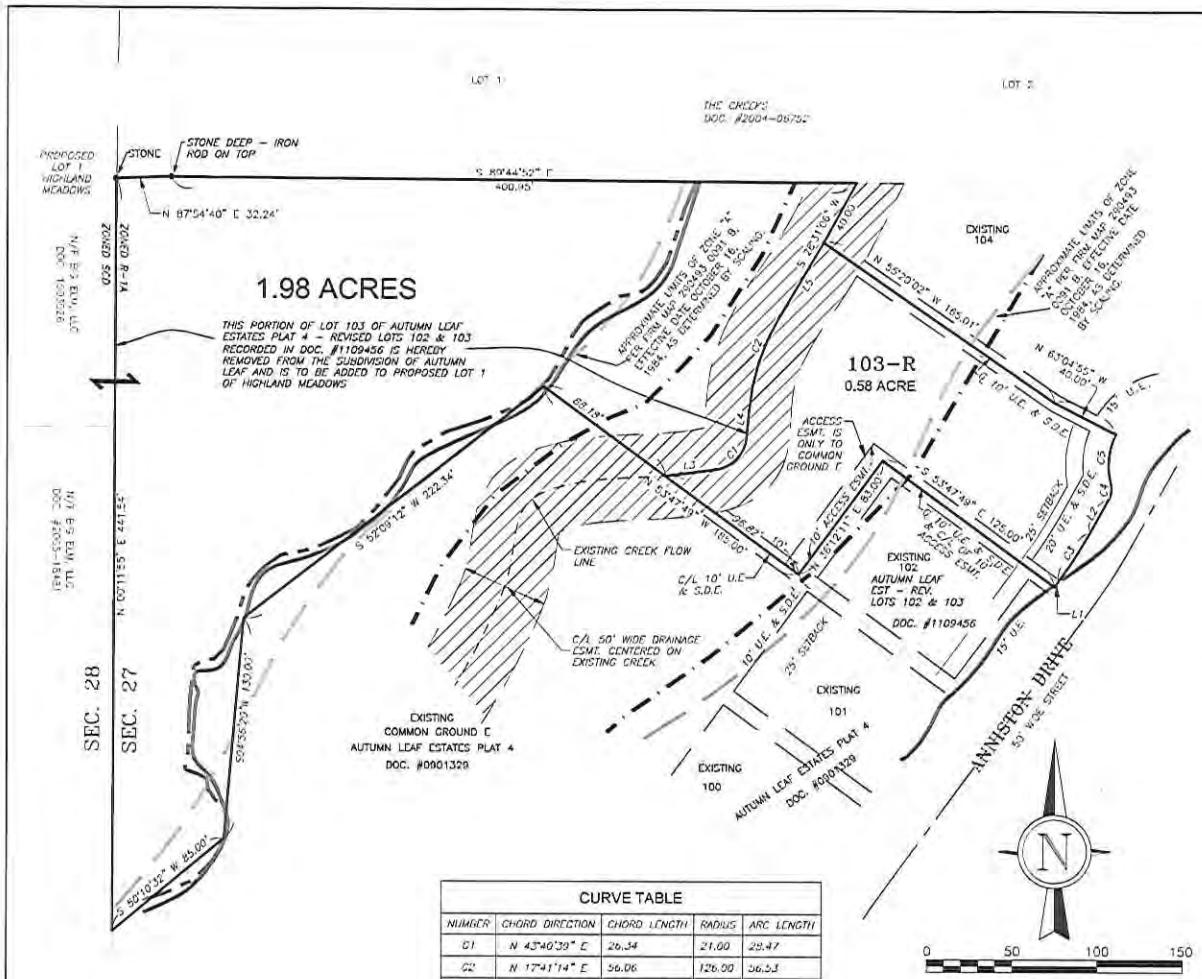
APPLICANT/COMPANY NAME (Printed): Wilson Construction Co. Inc. (Big Elm LLC)

LANDOWNER SIGNATURE(s): James L Wilson

LANDOWNER NAME (Printed): Wilson Construction Co., Inc.

AUTUMN LEAF ESTATES PLAT 5

BEING A RESUBDIVISION OF LOT 103 OF
AUTUMN LEAF PLAT 4 – REVISED LOTS 102 & 103
IN SW 1/4 NW 1/4 SEC/ 27, T44N, R1W IN THE CITY OF WASHINGTON, MO.



CURVE TABLE				
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 43°46'39" E	26.34	21.00	29.47
C2	N 17°41'14" E	56.06	126.00	56.53
C3	N 32°40'14" E	33.89	275.00	33.91
C4	N 06°55'49" E	9.45	12.50	9.69
C5	S 05°49'16" W	28.80	40.00	29.46

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 36°12'11" E	4.00
L2	N 29°08'17" E	22.68
L3	N 82°31'16" E	29.49
L4	N 04°50'02" E	16.25
L5	N 30°32'26" E	52.27

FLOOD ZONE LEGEND

- LIMITS OF FLOODWAY AS DETERMINED BY "URS" IN JUNE, 2003
- LIMITS OF 100 YR BFE AS DETERMINED BY "URS" IN JUNE, 2003
- LIMITS OF 500 YR BFE AS DETERMINED BY "URS" IN JUNE, 2003
- APPROXIMATE LIMITS OF ZONE "A" PER FIRM MAP 290493 0091 B, EFFECTIVE DATE OCTOBER 16, 1984, AN DETERMINED BY SCALING.

●= FOUND MONUMENT
SET 1/2" IRON ROD AT LOT CORNERS
= OWNERSHIP TO BE COMBINED
U.E. = UTILITY EASEMENT
S.D.E. = STORM DRAINAGE EASEMENT

ACCURACY STANDARD – URBAN PROPERTY

DEED REFERENCE DOC# 1410448

BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE(GRID NORTH)

NOTES:

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

Fence line encroachments will not necessarily be shown or line stakes provided unless specifically requested.

Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown hereon are correct.

Anything not visible from the surface is not certified to.

Conveyance by deed shall follow recordation of plat to change ownership.

I, Cameron Lueken, hereby certify to WILSON CONSTRUCTION CO., INC. that this survey was completed under my direct supervision; and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

STATE OF MISSOURI
CAMERON D. LUEKEN
NUMBER
LS-2006016340
REGISTERED LAND SURVEYOR

Cameron Lueken, P.L.S. 2006016340
P.L.S. for Wunderlich Surveying & Engineering, Inc.
Franklin County Surveyor

I, the undersigned President of Wilson Construction Co., Inc., owner of the tract of land shown hereon have caused the same to be surveyed and resubdivided into lots in the manner shown hereon.
Said subdivision shall be known as "AUTUMN LEAF ESTATES PLAT 5". The setback lines are established as shown hereon. The 1.98 acre tract shown hereon that was formerly part of Lot 103 of Autumn Leaf Estates Plat 4 – Revised Lots 102 & 103 is hereby removed from the subdivision and to be added to the adjoining tract owned by Big Elm LLC.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20__.

WILSON CONSTRUCTION CO., INC.

James L. Wilson, President

STATE OF MISSOURI
COUNTY OF FRANKLIN

On this _____ day of _____, 20___, before me personally appeared James L. Wilson, to me personally known, who, being by me duly sworn, did say that he is the President of Wilson Construction Co., Inc., a Corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors; and said James L. Wilson acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires _____

Notary Public

I, Linda Emmons, Collector of Revenue for Franklin County, Missouri, first being duly sworn depose and say that I am familiar with the land belonging to Wilson Construction Co., Inc. and resubdivided as "Autumn Leaf Estates Plat 5" and further state that there are no delinquent tax assessments on the aforesaid land shown due Franklin County.

Linda Emmons
Collector of Revenue
Franklin County, Mo

I, Mary Trentmann, City Clerk for and within the City of Washington, Missouri, do hereby certify that the plat of "Autumn Leaf Estates Plat 5" was approved by the City Council of Washington, Missouri, by Ordinance No. _____, passed and approved the _____ of _____, 20___.

IN TESTIMONY WHEREOF, I, have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this _____ day of _____, _____.

Mary Trentmann, City Clerk, Washington, MO

STATE OF MISSOURI
COUNTY OF FRANKLIN

I, Jennifer L. Metcalf, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument was filed for record on the _____ day of _____, _____, at _____ o'clock ___.M., and duly recorded in Book _____ Page _____ on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Union, the date aforesaid.

_____, Recorder of Deeds

By _____, Deputy

WSE WUNDERLICH SURVEYING & ENGINEERING

AUTUMN LEAF ESTATES PLAT 5

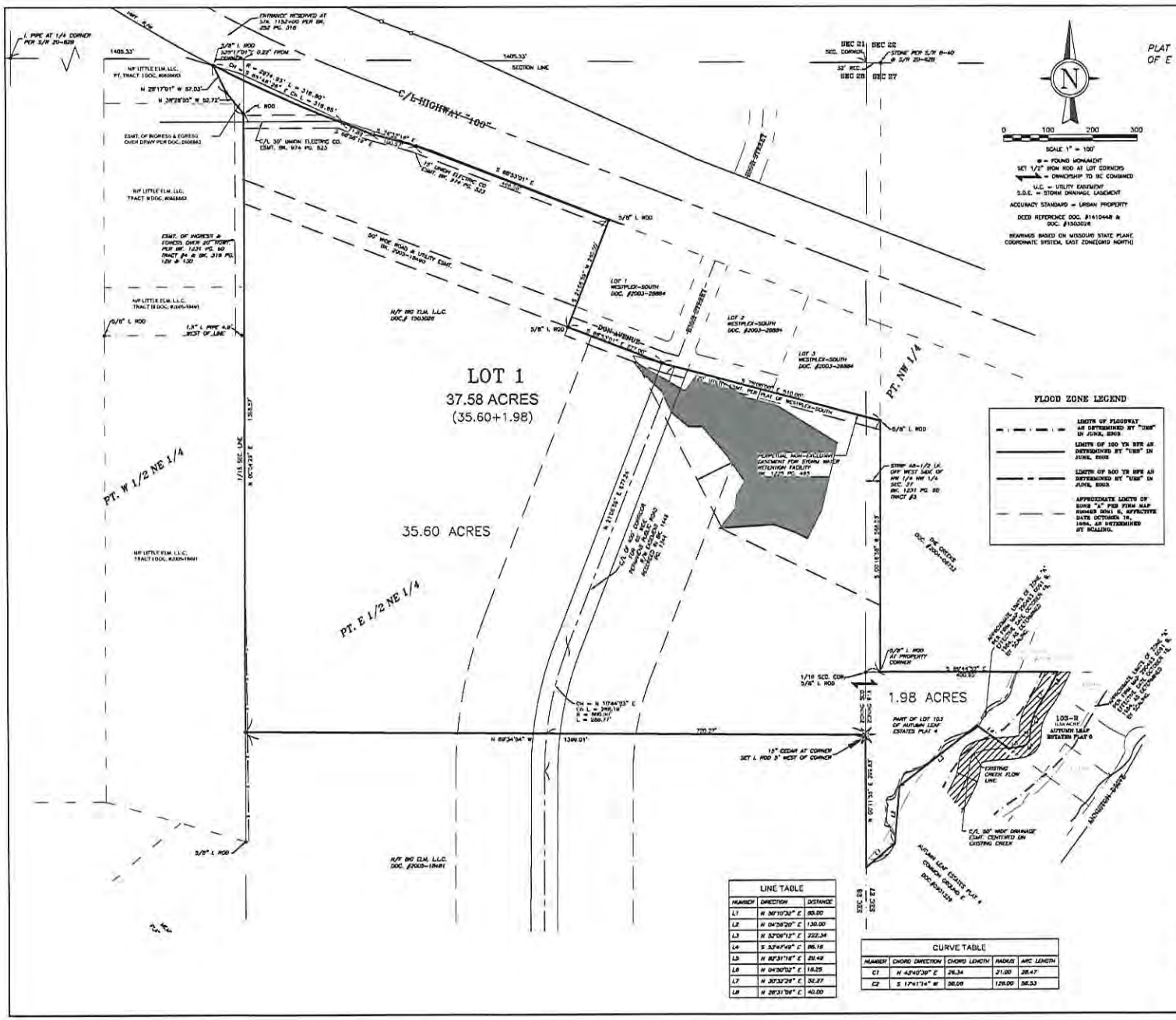
BEING A RESUBDIVISION OF LOT 103 OF AUTUMN LEAF PLAT 4 – REVISED LOTS 102 & 103 IN SW 1/4 NW 1/4 SEC. 27, T44N, R1W IN THE CITY OF WASHINGTON, MO.

WUNDERLICH SURVEYING & ENGINEERING INC.
20 SOUTH CHURCH STREET
UNION, MO 63084 (636) 583-8400

SCALE: 1"=50'	SHEET
JOB: 4038	1 OF 1
DATE: 4-1-2015	
SC:	
KEY:	
S:\4038\DWG C3D\PLATS	

HIGHLAND MEADOWS PLAT 1

BEING A RESUBDIVISION OF LOT 103 OF AUTUMN LEAF PLAT 4 – REVISED LOTS 102 & 103 IN PART OF NW 1/4 SEC. 27 & PART OF E 1/2 NE 1/4 SEC. 28 ALL IN T44N, R1W IN THE CITY OF WASHINGTON, MO.



FLOOD ZONE LEGEND

- LIMITS OF FLOODWAY AS DETERMINED BY "USGS" IN JUNE, 2003
- LIMITS OF 100 YR BFE AS DETERMINED BY "USGS" IN JUNE, 2003
- LIMITS OF 500 YR BFE AS DETERMINED BY "USGS" IN JUNE, 2003
- APPROXIMATE LIMITS OF ZONE "A" PER FIRM MAP NUMBER 29071 C, EFFECTIVE DATE OCTOBER 16, 1984, AS DETERMINED BY ROLLING.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 30°10'32" E	85.00
L2	N 04°58'20" E	130.00
L3	N 52°08'12" E	222.34
L4	S 32°47'49" E	86.18
L5	N 82°31'16" E	21.49
L6	N 04°30'02" E	16.25
L7	N 30°32'24" E	52.27
L8	N 28°31'08" E	40.00

CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 42°40'30" E	26.34	21.00	28.47
C2	S 17°41'14" W	56.05	128.00	56.33

I, Cameron Lueken, hereby certify to WILSON CONSTRUCTION CO., INC. and BIG ELM LLC that this survey was completed under my direct supervision and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

STATE OF MISSOURI
CAMERON LUEKEN
NUMBER
LS-2004-0040
PROFESSIONAL LAND SURVEYOR

Cameron Lueken, P.L.S. 2004004040
P.L.S. for Wunderlich Surveying & Engineering, Inc.
Franklin County Surveyor

We the undersigned President of Wilson Construction Co., Inc., and Member of Big Elm, L.L.C. owners of the tract of land shown hereon have caused the same to be surveyed and resubdivided into lots in the manner shown hereon. Said subdivision shall be known as "HIGHLAND MEADOWS PLAT 1". The setback lines are established as shown hereon. The 1.98 acre tract shown hereon that was formerly part of Lot 103 of Autumn Leaf Estates Plat 4 – Revised Lots 102 & 103 is hereby removed from the subdivision and to be added to the adjoining tract owned by Big Elm LLC.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____ 20__.

WILSON CONSTRUCTION CO., INC. — BIG ELM, L.L.C.

James L. Wilson, President — Kurt Unverzagt, Member

STATE OF MISSOURI
COUNTY OF FRANKLIN

On this ____ day of _____ 20__, before me personally appeared James L. Wilson, to me personally known, who, being by me duly sworn, and say that he is the President of Wilson Construction Co., Inc., a Corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors; and said James L. Wilson acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

STATE OF MISSOURI
COUNTY OF FRANKLIN

On this ____ day of _____ before me personally appeared Kurt Unverzagt, Managing Member of Big Elm, LLC known to me to be the person who executed the within subdivision in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

I, Linda Drummond, Collector of Revenue for Franklin County, Missouri, first being duly sworn depose and say that I am familiar with the land belonging to J & J Wilson, Inc. and resubdivided as "Autumn Leaf Estates Plat 5" and further state that there are no delinquent tax assessments on the aforesaid land shown due Franklin County.

Linda Drummond
Collector of Revenue
Franklin County, Mo

I, Mary Trentmann, City Clerk for and within the City of Washington, Missouri, do hereby certify that the plat of "Autumn Leaf Estates Plat 5" was approved by the City Council of Washington, Missouri, by Ordinance No. _____, passed and approved the ____ day of _____ 20__.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this _____ day of _____.

Mary Trentmann, City Clerk, Washington, MO

STATE OF MISSOURI
COUNTY OF FRANKLIN

I, Jennifer L. Mehrer, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument was filed for record on the ____ day of _____, ____ at _____ o'clock ___M., and duly recorded in Book ____ Page ____ on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Union, the date aforesaid.

_____ Recorder of Deeds

By: _____ Deputy

NOTES:

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

Fence line encroachments will not necessarily be shown or lot stakes provided unless specifically requested.

Furthermore, without a current title report, the land surveyor makes no guarantee the corners as shown hereon are correct.

Anything not visible from the surface is not certified to.

Conveyance by deed shall follow recordation of plat to change ownership.

WSE
WUNDERLICH SURVEYING & ENGINEERING

WUNDERLICH
SURVEYING & ENGINEERING INC
20 SOUTH CHURCH STREET
UNION, MO 63084 (636) 583-5400

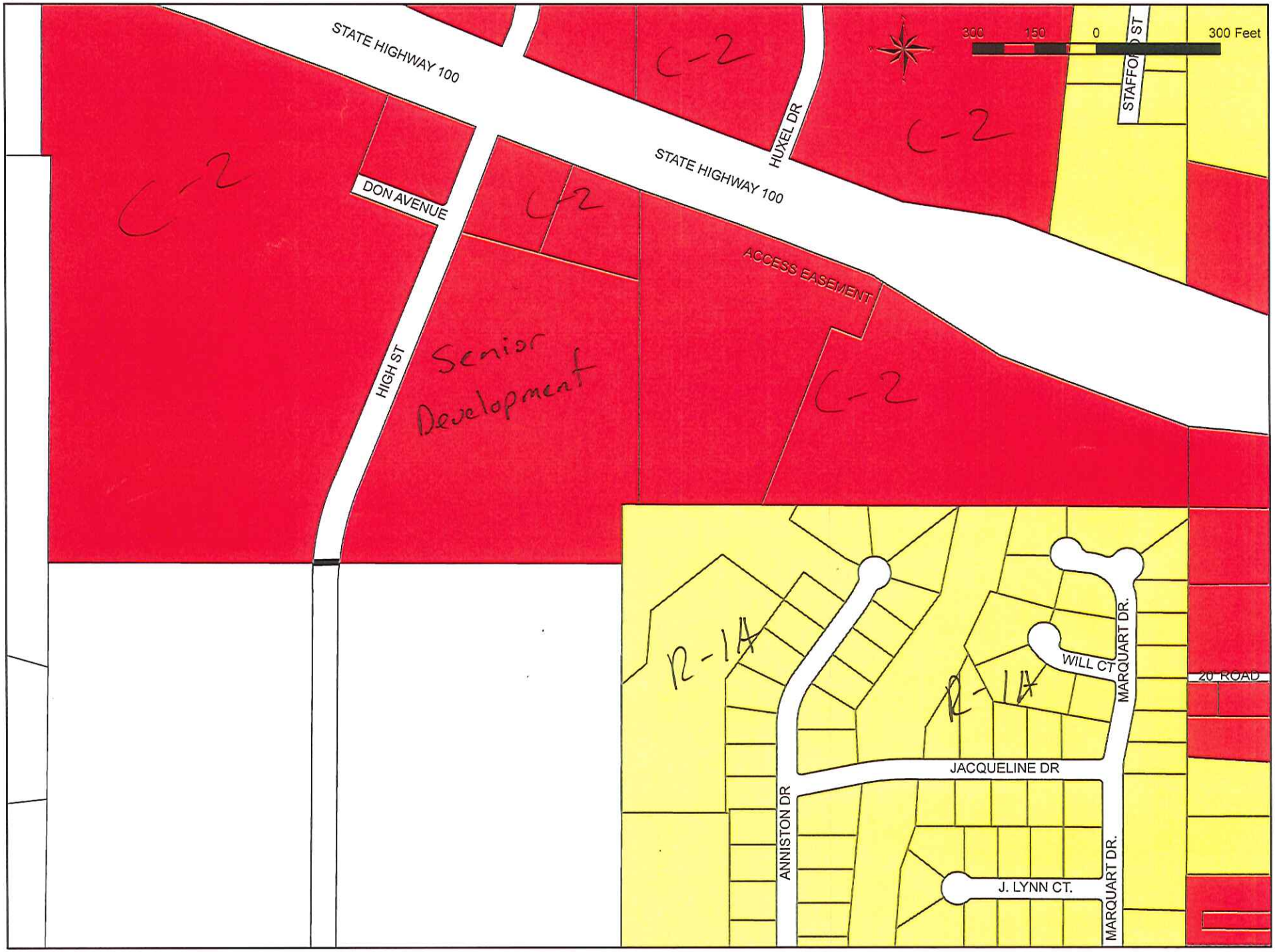
HIGHLAND MEADOWS PLAT 1

A TRACT OF LAND BEING PART OF NW 1/4 SEC. 27 AND E 1/2 NE 1/4 SEC. 28 ALL OF T44N, R1W OF THE 5TH P.M. IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO

SCALE	1"=100'
JOB	4424
DATE	04-07-15
DR.	
REV.	
REV.	

SHEET: 1 OF 1

STATE HIGHWAY 100
STATE HIGHWAY 100
HUXEL DR
DON AVENUE
HIGH ST
ACCESS EASEMENT
STAEFO ST
300 150 300 Feet
WILL CT
MARQUART DR.
JACQUELINE DR
ANNISTON DR
J. LYNN CT.
MARQUART DR.


STATE HIGHWAY 100
STATE HIGHWAY 100
HUXEL DR
STAFFORD ST
300 150 0 300 Feet
C-2
C-2
C-2
C-2
C-2
DON AVENUE
HIGH ST
Senior Development
ACCESS EASEMENT
R-1A
R-1A
WILL CT
MARQUART DR.
20' ROAD
JACQUELINE DR
ANNISTON DR
J. LYNN CT.
MARQUART DR.

To: Planning and Zoning Commission

From: Engineering Department Staff

Date: April 7, 2015

Re: File #15-0404. Wilson Construction Co., James L. Wilson, President

Synopsis: The applicant is requesting Preliminary Plat Approval of Autumn Leaf Estates Plat 5 and Highland Meadows Plat 1, in an R-1 A, Single Family Zoning District

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	General Commercial District	C-2
South	Single Family	R-1A
East	Single Family	R-1A
West	Senior Community District & Out of City Limits	Senior Community District & Out of City Limits

See the attached letter from the City Engineer.

CITY OF
WASHINGTON
MISSOURI

April 7, 2015

Planning & Zoning Commission
405 Jefferson Street
Washington, MO 63090

RE: Autumn Leaf Estates Plat 5

Dear Commission Members:

The intention of this preliminary plat is to create a smaller Lot 103 per the wishes of a prospective buyer. This lot is currently 2.56 acres. The subdivision would create a 0.58 acre Lot 103, and the remaining 1.98 acres would become a part of the neighboring Big Elm, LLC property.

All available information concerning this subdivision is being transmitted.

Staff recommends approval of the described division of property.

Sincerely,

Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090

(636) 390-1010 • FAX: (636) 239-4649 • www.ci.washington.mo.us