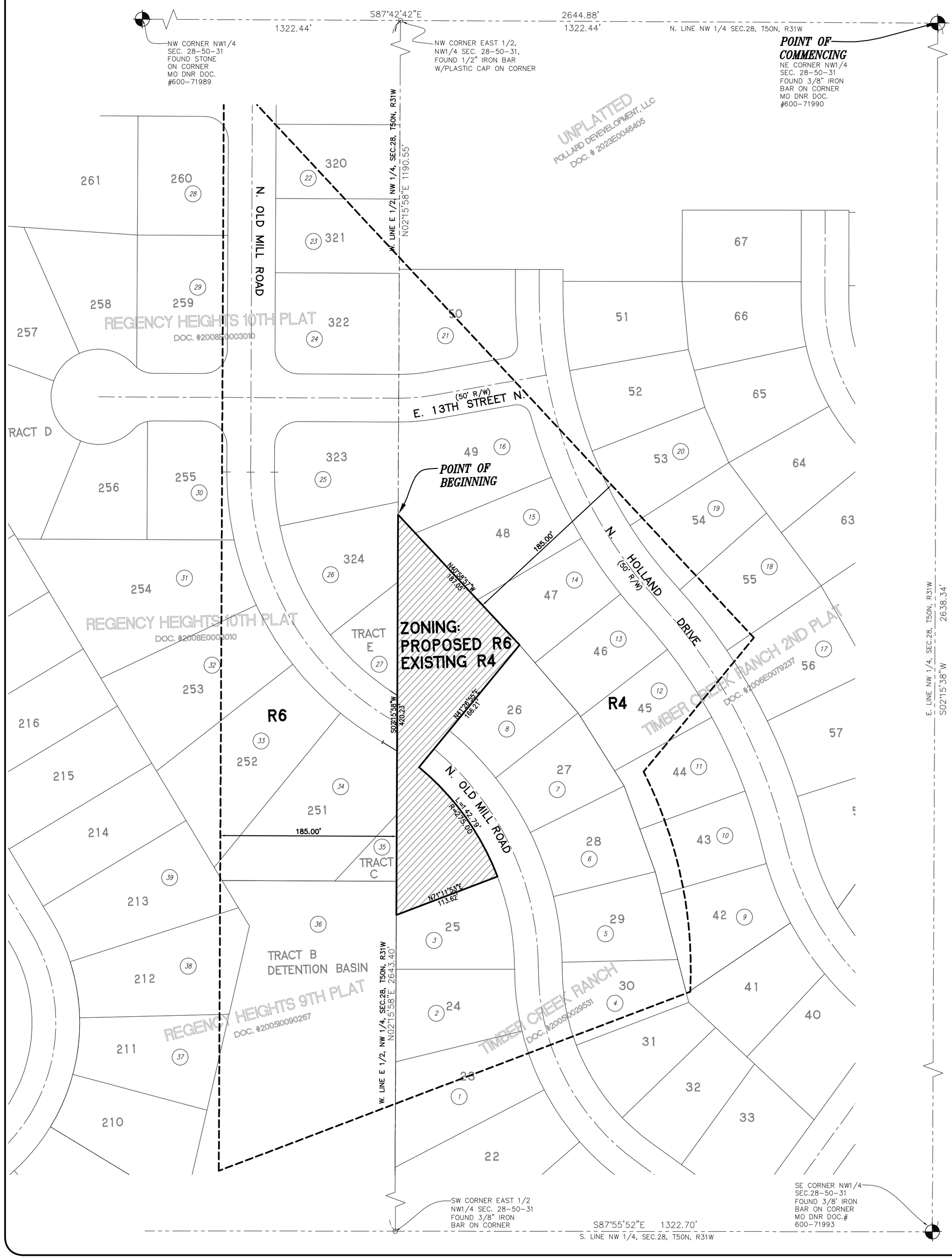
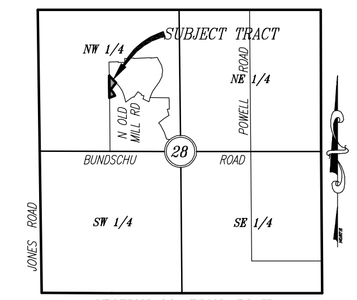
ZONE CHANGE EXHIBIT

REGENCY HEIGHTS 11TH PLAT

BEING PART OF THE EAST 1/2 OF THE NW 1/4 OF SEC 28, T50N, R31W, AND INDEPENDENCE, JACKSON COUNTY, MISSOURI





SECTION 28, T50N, R31W
VICINITY MAP

DESCRIPTION:

That part of the East Half of the Northwest Quarter of Section 28, Township 50 North, Range 31 West of the 5th Principal Meridian, Independence, Jackson County, Missouri, described as follows: COMMENCING at the Northeast corner of said Northwest Quarter; thence North 87 degrees 42 minutes 42 seconds West on the north line of said Northwest Quarter, 1322.44 feet to the Northwest corner of the East Half of said Northwest Quarter; thence South 02 degrees 15 minutes 58 seconds West on the west line of said East Half, 1190.55 feet to the POINT OF BEGINNING, being the angle point in the west line of Lot 49, Timber Creek Ranch 2nd Plat, a Jackson County subdivision of record; thence continuing South 02 degrees 15 minutes 58 seconds West on the west line of said East Half, 420.23 feet to the northwest corner of Lot 25, Timber Creek Ranch, a Jackson County subdivision of record; thence North 71 degrees 11 minutes 53 seconds East on the north line of said Lot 25, 113.62 feet to the northeast corner of said Lot 25 and the west right of way line of North Old Mill Road; thence northwesterly on a curve to the left on said west right of way line (said curve having an initial tangent bearing of North 18 degrees 48 minutes 07 seconds West, a radius of 275.00 feet, a chord bearing of North 33 degrees 40 minutes 36 seconds West, a chord distance of 141.19 feet) an arc length of 142.79 feet to the southwesterly extension of the north line of Lot 26, Timber Creek Ranch; thence North 41 degrees 26 minutes 55 seconds East on said extension and said north line, 166.21 feet to northerly most corner of said Lot 26 and the west line of Lot 47, Timber Creek Ranch 2nd Plat; thence North 40 degrees 58 minutes 57 seconds West on the west line of Lots 47, 48 and 49, Timber Creek Ranch 2nd Plat, 187.05 feet to the POINT OF BEGINNING. Containing 0.663 acres more or less. All bearings herein are referenced to the recorded plat of Timber Creek Ranch, filed as document number 2005I0029531.

NOTES:

1. The subject tract is considered "Urban" as defined by the Minimum Standards for Property Boundary Surveys per the Missouri Code of State Regulations (Division 2030, Chapter 16).

2. The subject property lies within Zone "X" (areas determined to be outside 500 year flood) according to Flood Insurance Rate Map Community-Panel Number 290172-0110E, dated March 21, 2000.

LEGEND

U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
S/E	SANITARY SEWER EASEMENT
B/L	BUILDING LINE
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC LENGTH
ITB	INITIAL TANGENT BEARING
CB	CHORD BEARING
CD	CHORD DISTANCE
delta	CENTRAL ANGLE
(M)	MEASURED DIMENSION
(P)	PLAT DIMENSION
●	SET 1/2" IRON BAR w/PLASTIC CAP
▲	SET 5/8" IRON BAR w/ALUMINUM CAP
○	FOUND 1/2" IRON BAR w/CAP UNLESS NOTED
⊕	FOUND SECTION CORNER MONUMENT AS NOTED
(1)	OWNER / ADDRESS POINT NUMBER

REZONING CONTACT ADDRESS TABLE:

1 Gaudutis, Paul D & Irma L
1128 N Old Mill Rd
Independence, MO 64056
Lot 23, Timber Creek Ranch

2 Speer, Ryan S & Tamera L
1200 N Old Mill Rd
Independence, MO 64056
Lot 24, Timber Creek Ranch

3 Newell, Daniel Partick & Kimberly Suzanne
1204 N Old Mill Rd
Independence, MO 64056
Lot 25, Timber Creek Ranch

4 Holloway, Alaina C
1201 N Old Mill Rd
Independence, MO 64056
Lot 30, Timber Creek Ranch

5 Miller, Donald F & Susan E
1205 N Old Mill Rd
Independence, MO 64056
Lot 29, Timber Creek Ranch

6 Fleeman, Linda Jean
1209 N Old Mill Rd
Independence, MO 64056
Lot 28, Timber Creek Ranch

7 Hendrix, Jeffrey & April
1213 N Old Mill Rd
Independence, MO 64056
Lot 27, Timber Creek Ranch

8 Johnson, Carlos
1217 N Old Mill Rd
Independence, MO 64056
Lot 26, Timber Creek Ranch

9 Fritch, Bradley J & Bonnie D
1118 N Holland Dr
Independence, MO 64056
Lot 42, Timber Creek Ranch 2nd Plat

10 Gutierrez, Angel S
1122 N Holland Dr
Independence, MO 64056
Lot 43, Timber Creek Ranch 2nd Plat

11 Piamonte, Bon Richie & Allyson
1126 N Holland Dr
Independence, MO 64056
Lot 44, Timber Creek Ranch 2nd Plat

12 Highfill, Cody L & Carley
1200 N Holland Dr
Independence, MO 64056
Lot 45, Timber Creek Ranch 2nd Plat

13 Rangel, Felipe C & Julie B
1204 N Holland Dr
Independence, MO 64056
Lot 46, Timber Creek Ranch 2nd Plat

14 Wilson, Eric S & Samantha L
1208 N Holland Dr
Independence, MO 64056
Lot 47, Timber Creek Ranch 2nd Plat

15 Barnhill, Wayne A III & Amanda K
1212 N Holland Dr
Independence, MO 64056
Lot 48, Timber Creek Ranch 2nd Plat

16 Casper, Roy E & Wilma J
1216 N Holland Dr
Independence, MO 64056
Lot 49, Timber Creek Ranch 2nd Plat

17 Cook, Teresa Lynn & Hart, Robert
1201 N Holland Dr
Independence, MO 64056
Lot 56, Timber Creek Ranch 2nd Plat

18 Sheets, Mark E & Beverly S
1205 N Holland Dr
Independence, MO 64056
Lot 55, Timber Creek Ranch 2nd Plat

19 Lathrop, Bruce A & Karen L
1209 N Holland Dr
Independence, MO 64056
Lot 54, Timber Creek Ranch 2nd Plat

20 Zumalt, Brian R & Gwendolyn J
1213 N Holland Dr
Independence, MO 64056
Lot 53, Timber Creek Ranch 2nd Plat

21 Mathews, Joel Al & Michelle L
1300 N Holland Dr
Independence, MO 64056
Lot 50, Timber Creek Ranch 2nd Plat

22 Wilke, Jeffrey L
1253 N Old Mill Rd
Independence, MO 64056
Lot 320, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

23 Wilke, Jeffrey L
1249 N Old Mill Rd
Independence, MO 64056
Lot 321, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

24 Wilke, Jeffrey L
1245 N Old Mill Rd
Independence, MO 64056
Lot 322, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

25 Wilke, Jeffrey L
1239 N Old Mill Rd
Independence, MO 64056
Lot 323, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

26 Wilke, Jeffrey L
1233 N Old Mill Rd
Independence, MO 64056
Lot 324, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

27 Wilke, Jeffrey L
1227 N Old Mill Rd
Independence, MO 64056
Tract E, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

28 Regency Heights LLC
19821 E 13th St N
Independence, MO 64056
Lot 260, Regency Heights 10th Plat
Mail: 509 NW 5th St
Blue Springs, MO 64014

29 Wilke, Jeffrey L
1246 N Old Mill Rd
Independence, MO 64056
Lot 259, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

30 Wilke, Jeffrey L
19811 E 12th Terrace Ct N
Independence, MO 64056
Lot 255, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

31 Wilke, Jeffrey L
1236 N Old Mill Rd
Independence, MO 64056
Lot 254, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

32 Wilke, Jeffrey L
1232 N Old Mill Rd
Independence, MO 64056
Lot 253, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

33 Wilke, Jeffrey L
1228 N Old Mill Rd
Independence, MO 64056
Lot 252, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

34 Wilke, Jeffrey L
1224 N Old Mill Rd
Independence, MO 64056
Lot 251, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

35 Wilke, Jeffrey L
1220 N Old Mill Rd
Independence, MO 64056
Tract C, Regency Heights 10th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

36 Regency Heights Homeowners Association
CA Detention
Tract B, Regency Heights 9th Plat
Mail: 19713 E 11th Ter N
Independence, MO 64056

37 Blue Sky Development
1115 N Belvidere Ave
Independence, MO 64056
Lot 211, Regency Heights, 9th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

38 Blue Sky Development
1119 N Belvidere Ave
Independence, MO 64056
Lot 212, Regency Heights, 9th Plat
Mail: 33412 Pinehurst Ln
Grain Valley, MO 64029

39 BR Homes KCMO LLC
1123 N Belvidere Ave
Independence, MO 64056
Lot 213, Regency Heights 9th Plat
Mail: 6915 N Classen Blvd
Oklahoma City, OK 73116

N

60 0 60
SCALE IN FEET 1" = 60'

OWNER/DEVELOPER

POLLARD DEVELOPMENT, LLC
3324 TEPEE COURT
INDEPENDENCE, MO 64057
Phone: (816) 686-8800

PHOENIX ENGINEERING & SURVEYING, LLC
CIVIL ENGINEERS / SURVEYORS PLANNERS
3855 S. NORTHERN BLVD. INDEPENDENCE, MO 64052
(816) 743-9000 Fax (816) 743-9700

PROJECT NO.	04002B	DATE:	SEPTEMBER 14, 2023
PROJECT NAME	TIMBER CREEK RANCH 3RD PLAT/OLD MILL GAP		
DIR. & DWG. NAME	S:/PROJECTS/04002B/DWG/REZONING EXHIBIT.dwg		

M5031-28 SHEET 1 OF 1