

# LETTER OF PURPOSE

Municipal Services  
City of Independence, Missouri

CC: Timothy Olah  
900 S M 7 Hwy  
Independence, MO 64056

**Subject: Letter of Purpose for Right-of-Way Vacation of E. Coon Road**

Dear Municipal Services,

We provide this Letter of Purpose for the Right-of-Way Vacation of Coon Road as proposed by Timothy Olah. E. Coon Road is a roughly 630' length of dead-end roadway accessed off MO 7 Highway, east of the highway near Lake City Army Ammunition Plant. Mr. Olah's properties border the entire length of Coon Road on both north and south sides of the street. Coon Road provides access his properties exclusively, and the road is not used by any other property owners or users.

Mr. Olah would ask that the road be vacated so that he can assume maintenance of the road as a private drive. The city provides little to no maintenance of Coon Road, and the road has fallen into disrepair. Vacation of the road would allow Mr. Olah to improve the drive and address maintenance issues as they arise.

Please find attached the Right-of-Way Vacation Application, and legal description and right-of-way map exhibits prepared by Atlas Land Consulting.

Sincerely,  
Ryan Hunter, AIA

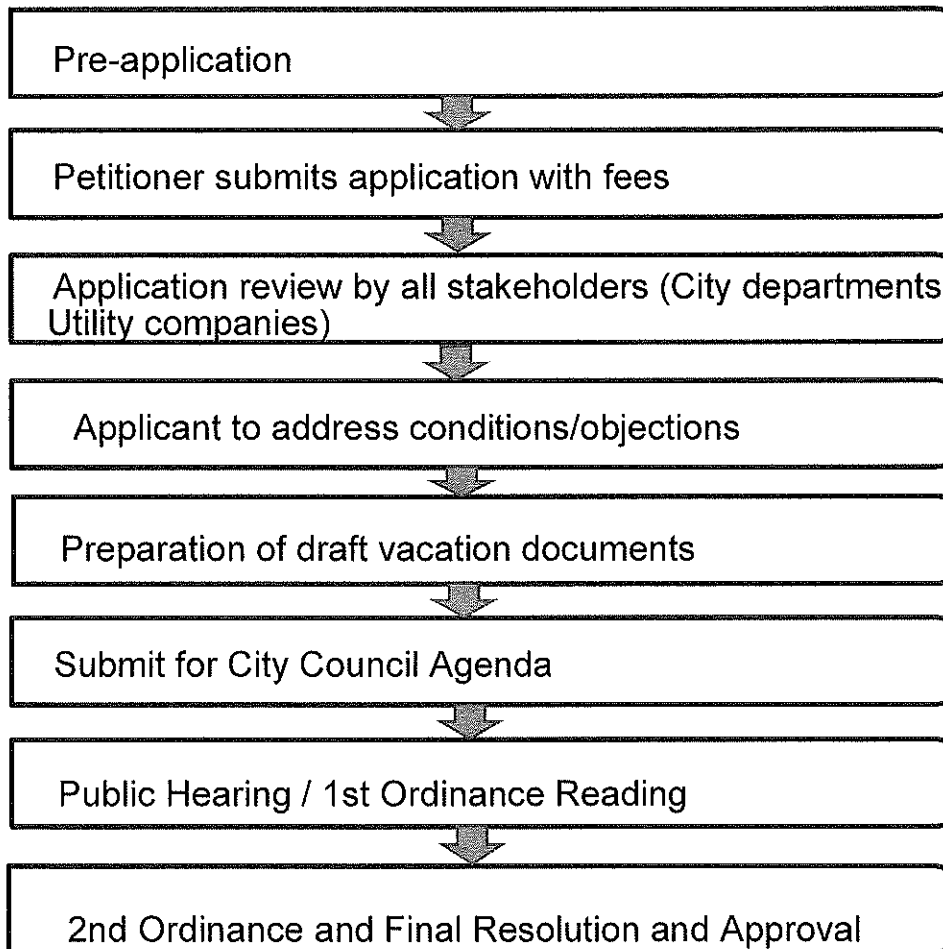
JULY 17, 2023



# INDEPENDENCE

★ MUNICIPAL SERVICES ★

## RIGHT-OF-WAY VACATION PROCESS AND TIMELINE



**Right-Of-Way Vacation or Plat Application**

**City of Independence Municipal Services – Right-of-Way Division  
111 E. Maple Ave., Independence, MO 64050 (816) 325-7617**

(Note: The applicant may be required to administer a petition if vacation is determine to impact multiple properties)

**1. CONTACT INFORMATION**

Applicant Tim Olah Company \_\_\_\_\_  
Address 900 S M 7 Hwy City & State Independence, MO Zip 64056  
Telephone ( 816 ) 985.2308 Email tim.olah@kcstructural.com

Property Owner(s) (if different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_ City & State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone ( \_\_\_\_\_ ) \_\_\_\_\_ Email \_\_\_\_\_

Agent/Contact Ryan Hunter Company Hermanos Design  
Address 812B W 17th St City & State Kansas City, MO Zip 64108  
Telephone ( 816 ) 914.5919 Email rhunter@hermanosdesign.com

**All correspondence should be sent to (check ONE):**

Applicant's Property  Owner  Agent

**2. VACATION LOCATION / ADDRESS**

E Coon Road (east of S MO-7 Hwy)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. REQUIRED ATTACHMENTS**

- Letter of Purpose – Please submit a letter addressed to Municipal Services briefly explaining the purpose of the requested vacation.
- Completed Application
- \$300.00 fee (Payable to City of Independence)
- Map showing right-of-way to be vacated
- Legal description may be required if an easement is to be reserved.

4. **PUBLIC UTILITIES:** An easement must be reserved in the vacation for an; public utility existing within the vacation area. If the applicant chooses to clear the area of these utilities, it is the responsibility of the applicant to make arrangements with the utility companies for the relocation prior to completion of the vacation. All costs in connection with the relocation of these facilities must be borne by the applicant.
5. The information presented with this application is true and correct to the best of the undersigned's knowledge and consists of the required items as listed above, necessary for a complete application.

Signature  \_\_\_\_\_

Printed Name Ryan Hunter Date 07.17.2023

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**Official Use Only – Do Not Write in this Area**

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<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved
Vacation Approved by _____ Date _____
Notes:

# EXHIBIT A

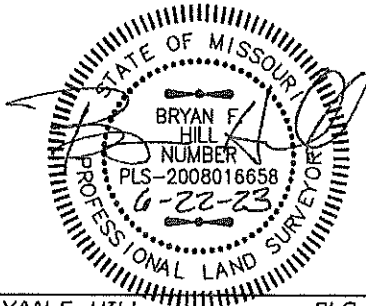
SHEET 1 OF 2

**ROAD TO BE VACATED DESCRIPTION:**

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 49 NORTH, RANGE 31 WEST, OF THE 5TH P.M., IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL PLS 2008016658 DATED JUNE 21ST, 2023; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°59'14" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1293.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 87°39'24" WEST, 26.10 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MISSOURI 7 HIGHWAY AS IT NOW EXISTS, ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°59'14" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 25.00 FEET; THENCE NORTH 87°39'24" WEST, 630.71 FEET; THENCE NORTH 02°03'11" EAST, 25.00 FEET; THENCE SOUTH 87°39'24" EAST, 630.68 FEET TO THE POINT OF BEGINNING.  
CONTAINING 15,767.47 SQUARE FEET MORE OR LESS.

I DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



BRYAN F. HILL

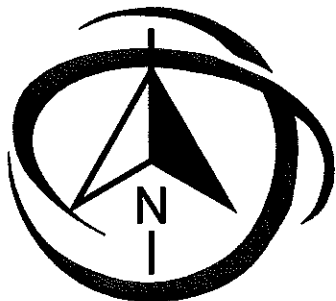
PLS 2008016658

	E COON ROAD INDEPENDENCE, MO		
	COUNTY	TRACT NO.	PRD. NO. 23-135
	JACKSON COUNTY		DATE CHANGE

# EXHIBIT A

SHEET 2 OF 2

THIS SKETCH HAS BEEN PREPARED FOR EASEMENT EXHIBIT PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. DISTANCES AND BEARINGS ARE BASED ON NAD-83 MISSOURI WEST ZONE STATE PLANE DATUM.



P.O.C  
NE COR, NW 1/4,  
SEC. 1-T 49-R 31

COON ROAD  
(CRESCENT DRIVE-BY PLAT)  
VACATED BY CITY ORDINANCE NO  
4316 - OCTOBER 14, 1976

EAST LINE NW 1/4,  
SEC. 1-T 49-R 31

TIMOTHY OLAH  
2015E0075912

NORTH LINE, SE 1/4, NW 1/4,  
SEC. 1-T 49-R 31

MO 7 HIGHWAY  
80' R/W

1293.15'

N87°39'24"W  
26.10'

NE COR OF SE 1/4  
OF NW 1-4  
SEC. 1-T 49-R 31

N02°03'11"E  
25.00'

GEORGE & JOYCE  
POWERS  
TRACT A  
2736-2232

S87°39'24"E 630.68'

P.O.B

E COON ROAD

N87°39'24"W 630.71'

S01°59'14"W  
25.00'

LAKE CITY HEIGHTS

80'  
R/W

VACATED BY ORDINANCE NO. 4316 - OCTOBER 4TH, 1976

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

1316.85'

TIMOTHY OLAH  
2006E0136765

WEST R/W  
MO 7 HIGHWAY

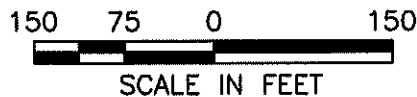
S01°59'14"W 2610.00'

NE COR, SW 1/4,  
SEC 1-T 49-R 31

**LEGEND:**

- ROAD R/W LINE
- PROPERTY LINE
- ▬ ROAD TO BE VACATED

P.O.C POINT OF COMMENCEMENT  
P.O.B POINT OF BEGINNING



<p><b>ALC</b> ATLAS LAND CONSULTING INCORPORATED 1000 N. GARDEN ST. JACKSON, MISSOURI 64501</p>	E COON ROAD INDEPENDENCE, MO		
	COUNTY	TRACT NO.	PROJ NO: 23-135
	JACKSON COUNTY		DATE: JUNE 21ST, 2023

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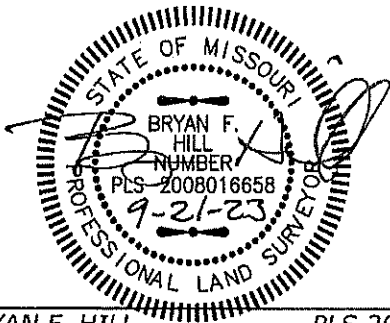
SHEET 1 OF 2

**UTILITY EASEMENT DESCRIPTION:**

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BRYAN F. HILL

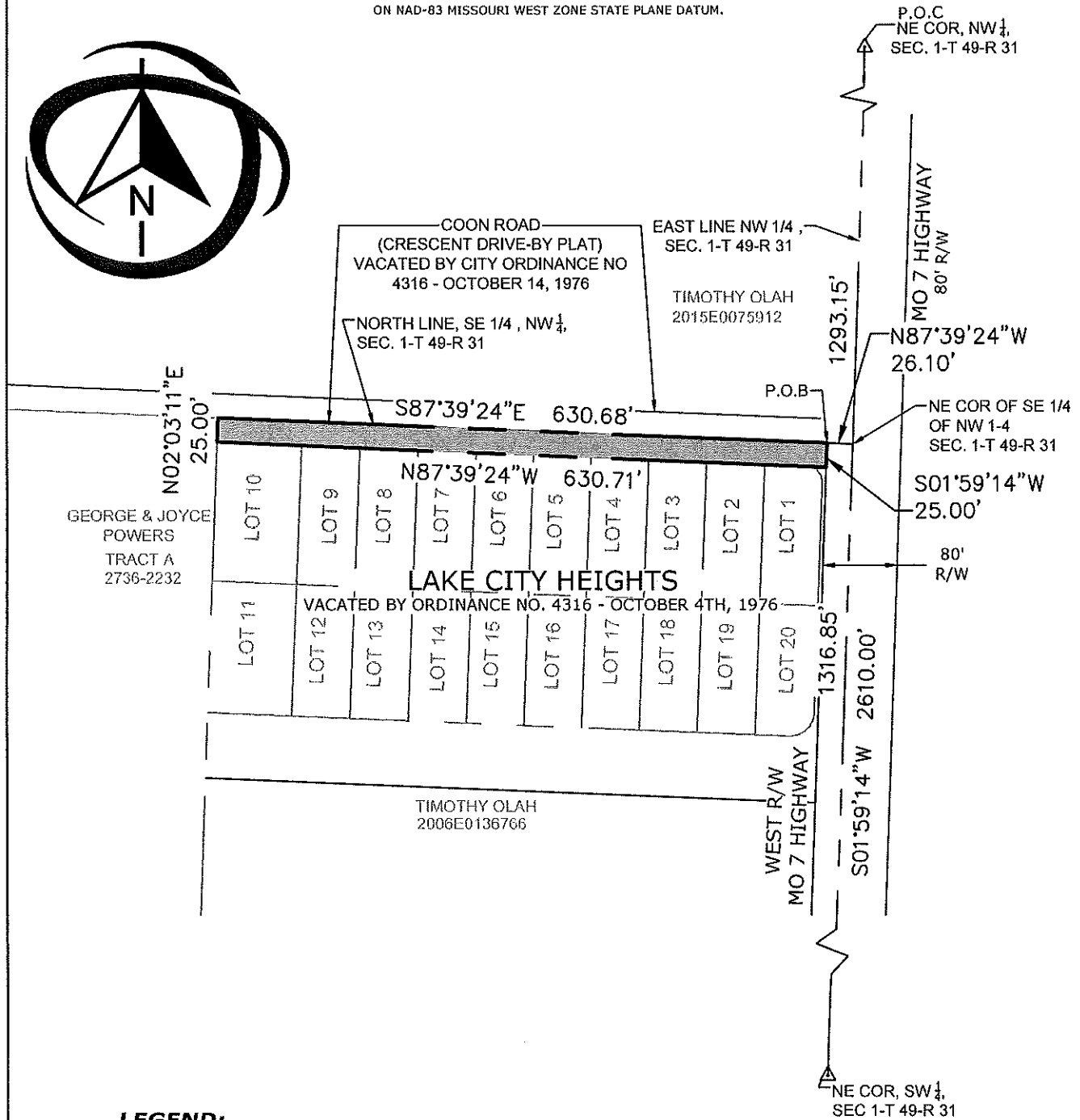
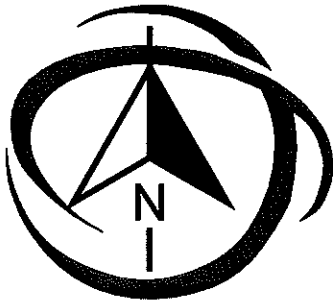
PLS 2008016658

	E COON ROAD INDEPENDENCE, MO		
	COUNTY	TRACT NO.	PROJ ID: 23-135
	JACKSON COUNTY		DATE: SEPTEMBER 20, 2023

# EXHIBIT A

SHEET 2 OF 2

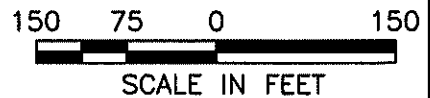
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**LEGEND:**

- ROAD R/W LINE
- PROPERTY LINE
- UTILITY EASEMENT

P.O.C POINT OF COMMENCEMENT  
 P.O.B POINT OF BEGINNING



SCALE IN FEET



E COON ROAD INDEPENDENCE, MO		
COUNTY	TRACT NO.	PROJ NO: 23-135
JACKSON COUNTY		DATE: SEPTEMBER 20, 2023