

CITY OF WILLARD, MISSOURI

224 W. Jackson Street P.O. Box 187 Willard, MO 65781 417-742-3033 417-742-3080 Fax



MEETING AGENDA AND PACKET

PLANNING AND ZONING COMMISSION

Regular Meeting

August 27, 2019

7:00 p.m.

Willard City Hall

224 W. Jackson Street

PLANNING AND ZONING MEMBERS

Alderman Whitman

Terry Kathcart, Chairman

Valorie Simpson, Secretary

Mayor Corey Hendrickson

Dave Helton

Jose Casanova, Vice-Chairman

Pat Lloyd

Randy Brown, Director of Development

www.cityofwillard.org

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
August 27, 2019
7:00 P.M.

Notice posted on August 21, 2019

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., August 27, 2019 at Willard City Hall, 224 W. Jackson, Willard, Missouri.

The tentative agenda of this meeting includes:

PLEDGE OF ALLEGIANCE

1. Call the meeting to order.
2. Roll Call.
3. Agenda Amendments/Agenda Approval.
4. Approval of the Minutes from the Meeting July 23, 2019.
5. Citizen Input.
6. Public Hearing on Medical Marijuana Code Changes.
7. Discussion/Vote on Medical Marijuana Code Changes.
8. Discussion/Vote for Lot Split for 420 E. Hughes Road.
9. New Business.
10. Unfinished Business.
11. Adjourn.

REPRESENTATIVES OF THE NEWS MEDIA MAY OBTAIN COPIES OF THIS NOTICE BY CONTACTING:

Jennifer Rowe
224 W. Jackson
Willard, Missouri 65781
(417)742-5302

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
July 23, 2019
7:00 P.M.

Staff present: City Administrator, Brad Gray; Director of Development, Randy Brown; and City Clerk, Jennifer Rowe.

City Attorney Ken Reynolds was not present.

Citizens present: Jeremy Bumgarner, Cary Gudde, Wynne Seyl Jacobs, Terry McKee, Derek Lee, and Larry Jonsen.

Meeting opened by Chairman Terry Kathcart at 7:00 P.M.

Mayor Hendrickson led the pledge of allegiance.

Roll Call

Present: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Approval of Agenda

Motion was made by Valorie Simpson with a second by Mayor Hendrickson to approve the Agenda. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Approval of the Minutes from the Meeting June 25, 2019.

Motion was made by Mayor Hendrickson and seconded by Jose Casanova to approve the Minutes from the June 25, 2019 Meeting. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Citizen Input.

None.

Public Hearing for Robertson Estates Phase 2 Preliminary Plat and Development Plan.

Derek Lee, of Lee Engineering, stated he was here as Engineer for the Robertson Estates project. He discussed the stormwater calculations and stated there is a 9% reduction in flow on the East side property and a 30% reduction on the West side of the property. Discussion was then made on lots 32 and 33 and the private drive. He stated the HOA will be responsible for maintaining all easements and the property lines will designate who is responsible for what maintenance.

Discussion/Vote for Robertson Estates Phase 2 Preliminary Plat and Development Plan.

Discussion was made on the street width and the access for Fire and emergency vehicles. Jeremy Bumgarner, Willard Fire, discussed the width needed for their largest vehicle and what requirements the Fire Department has for streets and Cul-de-sacs.

Discussion was then made on lots 32 and 33 again and ensuring that there is no parking allowed on the private drive to allow access to emergency vehicles. It will remain a fire lane.

Motion was made by Mayor Hendrickson and seconded by Terry Kathcart to approve Robertson Estates Phase 2 Preliminary Plat and Development Plan. Motion carried with a vote of 5-0. Voting aye: James McKee, David Helton, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Jose Casanova, Valorie Simpson, and Pat Lloyd abstained.

Discussion/Vote for West Ridge Preliminary Plat.

Director of Development Randy Brown discussed the Preliminary Plat. Discussion was made on the design standards and construction plans. Discussion was then made on the street layout. Motion was made by Mayor Hendrickson and seconded by Valorie Simpson to approve the West Ridge Preliminary Plat. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd. James McKee abstained.

Resolution adopting the 2019 Comprehensive Plan.

City Administrator Brad Gray stated this was just a formality. The Plan was adopted at the June P&Z Meeting, but we needed to get a Resolution signed.

Motion was made by David Helton and seconded by Valorie Simpson to approve the 2019 Comprehensive Plan. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Pat Lloyd abstained.

Discussion/Vote on Proctor Road Lot Split for Right-of-Way.

Director of Development Randy Brown discussed the lot split request. Discussion was made on the Right-of-Way and the requirement to create a new lot with the surveying of the right-of-way. Mr. Brown stated that staff is still waiting on the official final plat with signature lines, but the map in front of them is what the Final Plat will be. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

New Business.

Mr. Gray informed the Commission that staff will be bringing recommendations for code changes to adopt the Medical Marijuana legislation passed at the State level at the next meeting. Discussion was made on the requirements and potential for Willard.

Unfinished Business.

Discussion was made on the status of code changes for residential lots within Willard. Mr. Brown stated that staff was still researching and would be bringing several changes in the near future.

Adjourn.

Motion was made by Terry Kathcart and seconded by Jose Casanova to adjourn. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Meeting adjourned at 7:36 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

First Reading: _____

Second Reading: _____

Council Bill No.: _____

Ordinance No.: _____

AN ORDINANCE

**AN ORDINANCE AMENDING CHAPTER 400 LAND DEVELOPMENT REGULATIONS,
OF THE CITY OF WILLARD, MISSOURI REGARDING MEDICAL MARIJUANA.**

WHEREAS, the City of Willard, Missouri acknowledges voters passed an Amendment to Article XIV of the Missouri Constitution enabling licensed citizens the right to the use, cultivation, manufacturing, dispensing, testing, transportation, administration and storage of Medical Marijuana (MMJ) and Medical Marijuana-Infused Products; and

WHEREAS, the Planning and Zoning Commission of the City of Willard was formed for the purpose of promoting the public health, safety, comfort, morals, convenience, and general welfare of the City; and

WHEREAS, the City desires to protect the public health and safety by establishing reasonable regulations on MMJ related businesses regarding noise, air quality, neighborhood safety, security, other health and safety concerns, and time, place and manner restrictions on MMJ facility operations; and

WHEREAS, the City may from time to time, amend its Zoning Regulations pursuant to Section 400.350; and

WHEREAS, the Planning and Zoning Commission of the City of Willard held a public hearing regarding MMJ related uses on the ____ day of _____, 2019 and recommended approval of this ordinance to the City Council;

NOW THEREFORE, BE IT HEREBY ORDAINED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Section 400.120 "Definitions" of the Code of Willard, Missouri is amended to add the following definitions. If any of the new definitions adopted herein conflict with any preexisting definitions, the definitions in this Ordinance shall supersede any preexisting definitions:

Child day-care center. A child day care center or center, whether known or incorporated under another title or name, is a child care program conducted in a location other than the provider's permanent residence, or separate from the provider's living quarters, and licensed by the Department of Health and Senior Services of the State of Missouri where care is provided for children not related to the child care provider for any part of the twenty-four (24) hour day.

Church. At a minimum, a church includes a body of believers or communicants that assembles regularly in order to worship. Unless the organization is reasonably available to the public in its conduct of worship, its educational instruction, and its promulgation of doctrine, it cannot fulfill the associational role that Courts have increasingly adopted as a threshold for determining when an organization qualifies as a church. Other key factors to consider include whether the organization has a distinct legal existence, recognized creed and form of worship, definite and distinct ecclesiastical government, a formal code of doctrine and discipling, distinct religious history, membership not associated with any other church or denomination, organization of ordained ministers, ordained ministers selected after completing prescribed studies, literature of its own, established places of worship, regular congregations, and regular religious services. No single factor is controlling but having regular meetings with a regular congregation should be weighted more heavily than some of the other factors.

Marijuana or Marihuana. Means Cannabis Indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as seed thereof and resin extracted from the plant and marijuana-infused products. Marijuana does not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

Marijuana-Infused Products. Means products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

Medical Marijuana Cultivation Facility. Means a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical Marijuana-Infused Products Manufacturing Facility.

Medical Marijuana Dispensary Facility. Means a facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient, a primary caregiver, another Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility.

Medical Marijuana-Infused Products Manufacturing Facility. Means a facility licensed by the State of Missouri to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Test Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility.

Medical Marijuana Testing Facility. Means a facility certified by the State of Missouri to acquire, test, certify, and transport marijuana.

Qualifying Patient. Means a Missouri resident diagnosed with at least one qualifying medical condition.

School. Any building which is regularly used as a public, private or parochial elementary and/or secondary school or high school.

Section 2: Section 400.470 "C-2, General Business District", "Permitted Use" of the Code of Willard, Missouri is hereby amended to add to Subsection 400.470.A, which shall hereafter be read as follows:

#35. Medical Marijuana Dispensaries

Section 3: Section 400.480 "M-1, Light Industrial District", "Permitted Use" of the Code of Willard, Missouri is hereby amended to add to Subsection 400.480.A, which shall hereafter be read as follows:

#27. Medical Cultivation Facility and Medical Marijuana-Infused Products Manufacturing Facility.

Section 4: Section 400.470 "C-2, General Business District" of the Code of Willard, Missouri is hereby amended to add new Section 400.470.F "Standards for Medical Marijuana Dispensary Facility", which Subsection shall read as follows:

400.470.F Standard for Medical Marijuana Dispensaries

No building shall be constructed, altered or used for a Medical Marijuana Dispensary without complying with the following regulations of this subchapter.

A. No Medical Marijuana Dispensary shall be located within five hundred (500) feet of a then existing elementary or secondary school, child day care center, or church. Measurements shall be in a method consistent with the City's existing liquor license measurement standard.

B. Onsite Usage Prohibited. No marijuana may be smoked, ingested, or otherwise Consumed on the premises of a Medical Marijuana Dispensary building.

C. House of Operation. All sales or distribution of Medical Marijuana and any other products sold to the public through a Medical Marijuana Dispensary shall take place between the hours of 8:00 AM and 10:00 PM. Medical Marijuana Dispensaries shall be secured and closed to the public after the hours listed in this subsection and no persons not employed by the Medical Marijuana Dispensary may be present ins such a facility at any time it is closed to the public.

D. Display of License Required. The Medical Marijuana Dispensary license issued by the State of Missouri shall be prominently displayed in a highly visible location, easily seen by patients on the dispensary's sales floor.

E. Zoning Limitations. Medical Marijuana Dispensaries shall be limited to C-2 General Business District located in the City of Willard.

F. Site Plan Review. Any plans for a Medical Marijuana Dispensary shall meet the standard construction requirements of all C-2 General Business District construction outlined in this Title.

G. Waste generated by facilities shall be disposed of in accordance to requirements promulgated by the Department of Health and Senior Services and other applicable Federal, State and Local laws, whichever shall be more restrictive, to prevent exposure to the public or create a nuisance.

Section 5: Section 400.480 "M-1 Light Industrial District" of the Code of Willard, Missouri is hereby amended to add a new Section 400.480.G Standards for Medical Marijuana-Infused Products Facilities, which shall state the following:

400.480.G Standards for Medical Marijuana-Infused Products Manufacturing Facility

No building shall be constructed, altered or used for a Medical Marijuana-Infused Products Manufacturing Facility without complying with the following regulations of Section 400.480.G of the Light Industrial District of the City Code of Willard, Missouri.

A. Distance Requirement. No Medical Marijuana-Infused Products Manufacturing Facility using any combustible gases or CO₂ in the extraction process shall be located within five hundred (500) feet of a then existing elementary or secondary school, licensed child day care center, or church. Any other Medical Marijuana-Infused Products Manufacturing Facility may be located in any location where a Medical Marijuana Dispensary may be located as detailed above. Measurements shall be in a method consistent with the City's existing liquor license measurement standard.

B. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or outdoors on the property in an area enclosed by a razor wire fence at least ten (10) feet in height, not including the razor wire.

C. Onsite Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of any Medical Marijuana-Infused Products Manufacturing Facility during regular business hours.

D. Hours of Operation. All Medical Marijuana-Infused Products Manufacturing Facilities shall be closed to the public between the hours of 10:00 PM and 8:00 AM. No persons not employed by the business shall be on the premises at any time without being approved entry and logged in by building security personnel and are required to obtain a visitor pass.

E. Display of License Required. The Medical Marijuana-Infused Products Manufacturing Facility license issued by the State of Missouri shall be displayed in a prominent place in plain view near the front desk of the facility.

F. Site Plan Review Required. Any plans for a Medical Marijuana-Infused Products Facility shall meet the standard construction requirements of the "Light Industrial District" outlined in this Title.

G. Waste generated by facilities shall be disposed of in accordance to requirements promulgated by the Department of Health and Senior Services and other applicable Federal, State and Local laws, whichever shall be more restrictive, to prevent exposure to the public or create a nuisance.

Section 6: Section 400.480 M-1 Light Industrial District of the Code of Willard, Missouri are hereby amended to add a new Section 400.480.H Standards for Medical Marijuana Cultivation Facilities, which shall state the following:

400.480.H Standards for Medical Marijuana Cultivation Facilities

No building shall be constructed, altered or used for a Medical Marijuana Cultivation Facility without complying with the following regulations of subchapter 400.480.H of the Light Industrial District of the City Code of Willard, Missouri.

A. Distance Requirements. No Medical Marijuana Cultivation Facility shall be located within five hundred (500) feet of a then existing elementary or secondary school, state licensed child day care center or church. Measurements shall be consistent with the City's existing liquor license standard.

B. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or

outdoors on the property in an area enclosed by a razor wire fence at least ten (10) feet high, not including the razor wire.

C. Onsite Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of any Medical Marijuana Cultivation Facility during regular business hours.

D. Hours of Operation. All Medical Marijuana Cultivation Facilities shall be closed to the public between the hours of 10:00 PM and 8:00 AM. No persons not employed by the business shall be on the premises at any time without being approved entry and logged in by building security personnel and are required to obtain a visitor pass.

E. Display of License Required. The Medical Marijuana Cultivation Facility license issued by the State of Missouri shall be displayed in a prominent place in plain view near the front entrance of the facility.

F. Site Plan Review Required. Any plans for an indoor "Medical Marijuana Cultivation Facility" shall meet the standard construction requirements of the "Light Industrial District" outlined in this Title.

G. Waste generated by facilities shall be disposed of in accordance to requirements promulgated by the Department of Health and Senior Services and other applicable Federal, State and Local laws, whichever shall be more restrictive, to prevent exposure to the public or create a nuisance.

Section 7: Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a Court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the Court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the Court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with legislative intent.

Section 8: Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 9: It is intended that Sections 1-6 of this ordinance be incorporated into The Code of Ordinances of Willard, Missouri.

Section 10: Effective Date. This ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

READ TWO TIMES AND PASSED AT A MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI ON THE ____ DAY OF _____, 2019.

APPROVED BY:

_____, Mayor

ATTEST: _____, City Clerk

Approved as to form: _____, City Attorney

1st Reading

MEMBERS OF THE BOARD OF ALDERMEN:	YES	NO	ABSTAINED
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_____ BRANDON BOND	_____	_____	_____
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_____ SAMUEL SNIDER	_____	_____	_____
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_____ DONNA STEWART	_____	_____	_____
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_____ LARRY WHITMAN	_____	_____	_____
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_____ SAM BAIRD	_____	_____	_____
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_____ JON JONES	_____	_____	_____
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2nd Reading

MEMBERS OF THE BOARD OF ALDERMEN:	YES	NO	ABSTAINED
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_____ BRANDON BOND	_____	_____	_____
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SAMUEL SNIDER

DONNA STEWART

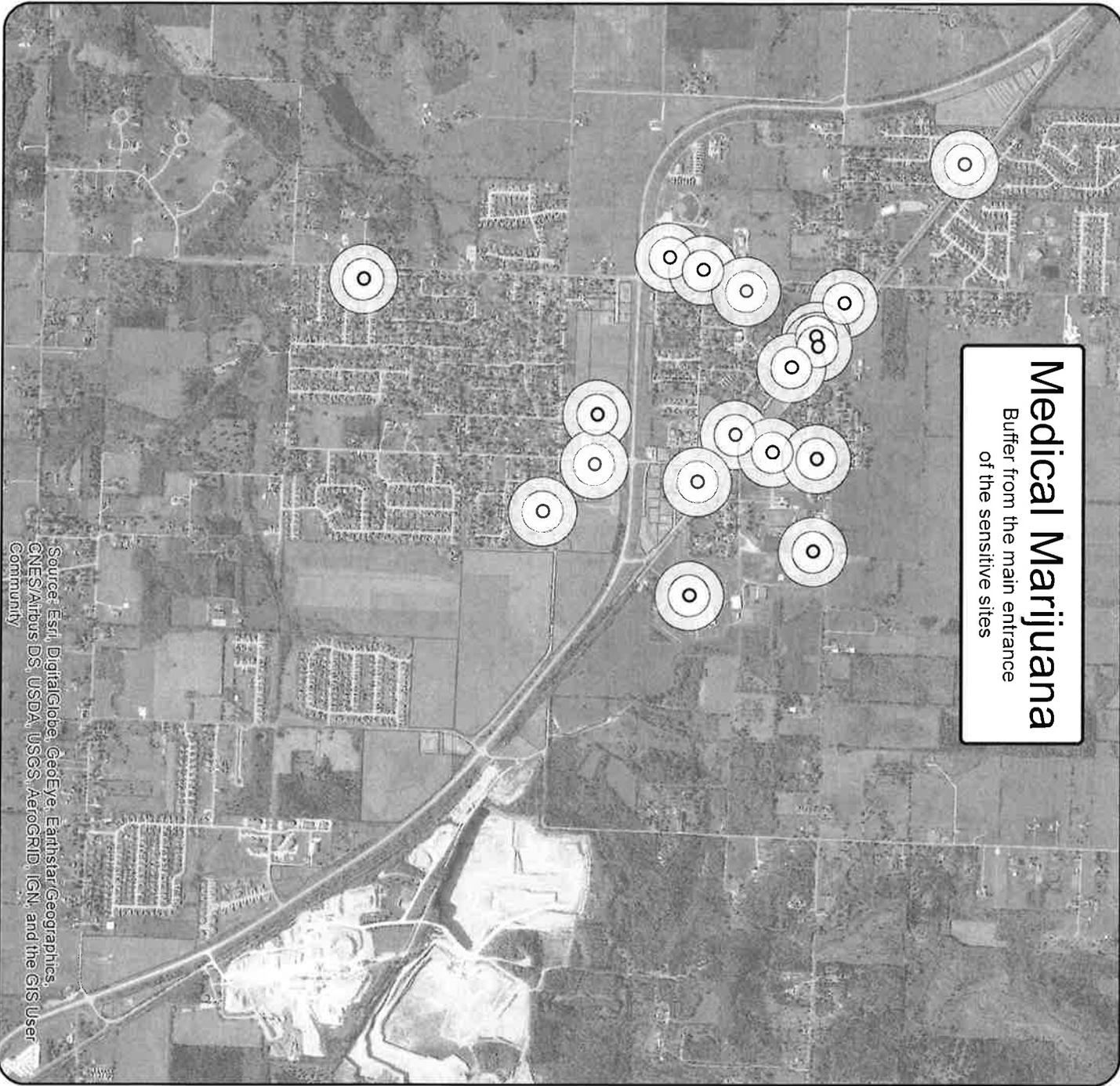
LARRY WHITMAN

SAM BAIRD

JON JONES

Medical Marijuana

Buffer from the main entrance
of the sensitive sites



Source: Esri, DigitalGlobe, GeoEye, Earthstar/Geographics, GNS/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



04/10/16
Willard
MISSOURI

There are a total of 18
Sensitive Sites:

- 11 Churches
- 6 Schools
- 1 Licensed Day Care

Each sensitive site shows a buffer of 300 feet and 500 feet.

The proposed ordinance will suggest a 300 foot buffer from these sites for any medical marijuana dispensary or testing facility, which can be established in General Business (C-2) district.

A 500 foot buffer will be suggested for a cultivation or manufacturing facility, which can be established in any Light Industrial (M-1) district.

- School, Daycare, or Church
- 300' Buffer
- 500' Buffer

Zoning

- C-2
- M-1



Background Report
Logan 12 Minor Subdivision

Date: August 21, 2019

Location: 420 East Hughes Road

Applicant: Keith Logan

Tract Size: 12.48 acres

Proposed Lot Size- Lot #1. 6.24 acres
Lot #2. 6.24 acres

Current Zoning – R-1

Proposed Zoning- R-1

Surrounding Land Uses-

North – Property is bounded by Hughes Rd. on the northeast and is bounded by R-1/Ag on the northwest.

South- R-1/Ag

West – R-1/ Ag

East – R-1/Ag

History : Mr. Logan purchased the property from the Herbert Family. This property was split and recorded by deed prior to current zoning regulations. Mr. Logan request to divide the property into two (2) buildable lots. Municipal Utilities (WATER AND SEWER) are not currently available, however both proposed lots meet the minimum requirements (5 acres) for septic systems and a private well could provide potable water.

Staff Recommendation: Staff has reviewed the sketch plan based on the requirements of Section 400.1170 of the Willard Municipal Code and would ask the Commission's consideration to recommend approval to the Board of Aldermen.

If you have any questions or concerns, please contact me at City Hall.

Randy Brown
Director of Development



Subdivision Case No. _____
Application Date _____
Application Fee \$50.00 _____
Recording Fee _____

**CITY OF WILLARD, MO
APPLICATION
MINOR SUBDIVISION**

We, the undersigned, request the City of Willard, Missouri Planning and Zoning Commission and Board of Aldermen to approve the minor subdivision as described in the attachment to this application, and attest to the truth and correctness of all facts and information for the proposed minor subdivision presented in this application.

Legal Description of Property (attach additional sheet if necessary): _____
see attached

Is a subdivision variance being submitted with this application? Yes _____ No

If yes, applicant is to submit a subdivision variance application with this preliminary plat application.

Property Owner's Name Keith R Logan & Vaunda H Logan

If corporation, Corporate Official: _____

Mailing Address 420 E Hughes Rd Willard MO 65781
Telephone Number 417-840-1169 Fax Number _____

PROPERTY OWNER'S SIGNATURE(S):

Keith R Logan Vaunda J. Logan
(If corporation, signature of corporation official)

KEITH LOGAN

12.48 ACRE TRACT

TRACT 2 REFERENCED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2018 AT PAGE 038181-18 DESCRIBED AS FOLLOWS:

RECORD DESCRIPTION

BEGINNING 183.51 FEET EAST AND 369.44 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE NORTH 923.41 FEET, TO A POINT THAT IS 33.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 36; THENCE EAST 589.54 FEET; THENCE SOUTH 924.08 FEET; THENCE WEST 589.54 FEET, TO THE POINT OF BEGINNING. CONTAINING 12.5 ACRES MORE OR LESS. IN WILLARD, GREENE COUNTY, MISSOURI

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 31 NORTH, RANGE 23 WEST THENCE SOUTH 87°47'34" EAST, 183.51 FEET; THENCE NORTH 01°50'44" EAST, 369.44 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°50'44" EAST, 922.66 FEET, TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID LINE SOUTH 87°47'26" EAST, 589.54 FEET; THENCE SOUTH 01°50'44" WEST, 922.64 FEET; THENCE NORTH 87°47'34" WEST, 589.54 FEET, TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 31 NORTH, RANGE 23 WEST, CITY OF WILLARD, GREENE COUNTY, MISSOURI. AND CONTAINING 12.487 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983 CENTRAL ZONE.

GRAY & ASSOCIATES, LLC

CA # 2007005888

BY



MICHAEL D. GRAY, PLS 1994



8-5-19

DATE