



**AGENDA**  
**CITY OF BELTON**  
**PLANNING COMMISSION MEETING**  
**TUESDAY, JANUARY 16, 2024 - 6:00 P.M.**  
**CITY HALL ANNEX, 520 MAIN STREET**  
[www.belton.org/watch](http://www.belton.org/watch)

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**I. CALL MEETING TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF THE MINUTES OF THE JANUARY 2, 2024, PLANNING COMMISSION MEETING**

**IV. PUBLIC HEARINGS**

**V. NON-PUBLIC HEARINGS**

- A.** FP-2023-06: Application for a Final Plat for Autumn Ridge 5<sup>th</sup> Plat, a 57-lot single-family subdivision, located west of Autumn Ridge 4<sup>th</sup> Plat and east of Emerson Park 2<sup>nd</sup> Plat.  
(Presented by Jenna Fernandez, City Planner)

**VI. COMPREHENSIVE PLAN UPDATE**

**VII. DIRECTOR'S REPORT**

**VIII. NEXT MEETING DATE:** Tuesday, February 6, 2024

**IX. ADJOURNMENT**

Citizens are encouraged to email [planning@belton.org](mailto:planning@belton.org) if they have questions regarding development projects or current or past Planning Commission agenda items.

Helpful links:

[Upcoming Public Hearings](#)

[Current Development Projects Map](#)

*A quorum of the City Council may be in attendance; however, no City Council votes will be taken.  
Agenda posted at 506 Main Street, Belton, MO, and on the City's website on January 12, 2024  
– Madison Rust, Development Technician*



## MEETING PROCEDURES

### Public Hearing Agenda Items

*The following procedures apply to public hearing agenda items:*

1. Chair will read the case number from the agenda item and open the public hearing.
2. Staff will present the staff report and supporting information provided for the record. The Board/Commission may ask questions.
3. Applicant will present their request and respond to any questions from the Board/Commission. Applicant must provide their name and address for their record.
4. Chair will call for any attendees who wish to speak in favor of the request. Each speaker must provide their name and address for the record. Each speaker may speak for up to 5 minutes and are encouraged to not repeat testimony already provided.
5. Chair will call for any attendees who wish to speak in opposition to the request, or who may have questions about the request. Each speaker must provide their name and address for the record. Each speaker may speak for up to 5 minutes and are encouraged to not repeat testimony already provided.
6. After all attendees have been given the opportunity to speak, the Chair may close the public hearing. No additional testimony may be provided by public attendees.
7. After the public hearing has been closed, the Board/Commission may ask clarifying or additional questions to staff or the applicant and have further discussion on the request.
8. The Board/Commission may make motions and vote on the request. Acceptable motions may include continuing or tabling the request to a future meeting date (which may be a certain date – e.g. the next meeting – or a date uncertain – if date is uncertain, a new public hearing notice will be published when the date is determined).

### Non-Public Hearing Agenda Items

*The following procedures apply to non-public hearing agenda items:*

1. Chair will read the case number from the agenda item.
2. Staff will present the staff report and supporting information provided for the record. The Board/Commission may ask questions.
3. Applicant will present their request and respond to any questions from the Board/Commission. Applicant must provide their name and address for their record.
4. the Board/Commission may ask clarifying or additional questions to staff or the applicant and have further discussion on the request.
5. The Board/Commission may make motions and vote on the request. Acceptable motions may include continuing or tabling the request to a future meeting date.

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
January 2, 2024**

<https://www.youtube.com/watch?v=lwDCy8uxXHQ>

**CALL TO ORDER**

Chairman MacPherson called the meeting to order at 6:00 p.m.

**ATTENDANCE**

*Commission:* Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

*\*Mayor Larkey, Sr. arrived at 6:05 P.M.\**

*Absent:* Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

*Staff:* Matt Wright, Community Development Director; Madison Rust, Development Technician; and Chris Beal, Fire Marshal

**MINUTES**

Commissioner Walton moved to approve the December 19, 2023, Planning Commission meeting minutes. Councilmember Pryan seconded the motion. All other members present voted in favor and the motion carried.

**PUBLIC HEARING** – RZ-2023-05: Application for a Rezoning to “C-2” (General Commercial) for property located at the southwest corner of E. North Ave/58 Highway and Interstate 49. (Presented by Matt Wright, Community Development Director)

Chairman MacPherson opened the public hearing at 6:01 P.M.

Mr. Wright, Community Development Director, gave an overview of the staff report.

There was no one present from the public to speak either in favor or against the proposed rezoning request and Chairman MacPherson closed the public hearing at 6:03 P.M.

Commissioner Walton made a motion to approve the application for a Rezoning to “C-2” (General Commercial) for property located at the southwest corner of E. North Ave/58 Highway and Interstate 49.

The motion was seconded by Commissioner Wilson. When a vote was taken, the following was recorded:  
Ayes: 5 – Chairman MacPherson, Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

Noes: 0

Absent: 4 – Mayor Larkey, Sr., Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

*\*Mayor Larkey, Sr. was not in attendance for the presentation or vote on this item\**

The motion carries and will be forwarded to City Council for final approval.

**NON-PUBLIC HEARING – PP-2023-04:** Application for a Preliminary Plat for Autumn Woods, a 34 lot and 5 tract multi-family subdivision on 11.39 +/- acres, generally located at the northwest corner of W. Markey Road and Belton Avenue. (Presented by Matt Wright, Community Development Director)

Mr. Wright, Community Development Director, gave an overview of the staff report.

The Commission had several questions and/or concerns about the project. Those were in regard to items such as: the Development and Maintenance Agreement, the reasoning for platting these as individual lots, what would happen if the developer did sell any of the lots, the widening of the driveways in the future phases, the parking issues, and the reduction of green space.

Mr. Wright answered their questions by explaining the following: the changes that are being requested will be spelled out in the Development and Maintenance Agreement. This agreement will have to be recorded and will hold the developer accountable to ensure the changes are made. The reason for platting these as individual lots is due to the struggles that they have had with gaining financing. It is much easier to get financing on individual lots as opposed to one big lot with multiple buildings and having to refinance several times. This should help expedite the permitting and approval process. Staff believes the intent of the developer is to build all of these units, however, if the developer ever did decide to sell any of the lots, the approved Development Plan and Development and Maintenance Agreement would follow and remain in full effect unless amendment(s) were requested, reviewed, approved, and recorded. Staff understands the concerns with the parking issues in the first phase of units that were built, so changes have been requested to be made to the driveways in the future units. The new driveways are required to be wider by adding an additional driveway space. This will hopefully eliminate most of the off-street parking. IN addition to that, the developer has been required to install “no parking” signs on one side of the street. The driveway changes do reduce the amount of green space between units, and due to this staff did require the developer to revise the landscape plan to make up for the loss of green space.

The motion was seconded by Councilmember Pryan. When a vote was taken, the following was recorded:

Ayes: 6 – Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

Noes: 0

Absent: 3 – Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

The motion carries.

**NON-PUBLIC HEARING – FP-2023-07:** Application for a Final Plat for Autumn Woods Phase 1, Lots 1-18 and Tracts A & D, a 4.23 +/- acre multi-family subdivision generally located at the northwest corner of W. Markey Road and Belton Avenue. (Presented by Matt Wright, Community Development Director)

Mr. Wright, Community Development Director, gave an overview of the staff report.

Mayor Larkey, Sr. made a motion to approve the application for a Final Plat for Autumn Woods Phase 1, Lots 1-18 and Tracts A & D, a 4.23 +/- acre multi-family subdivision generally located at the northwest corner of W. Markey Road and Belton Avenue.

The motion was seconded by Commissioner Walton. When a vote was taken, the following was recorded:

Ayes: 6 – Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

Noes: 0

Absent: 3 – Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

The motion carries and will be forwarded to City Council for final approval.

**NON-PUBLIC HEARING** – FP-2023-08: Application for a Final Plat for Autumn Woods Phase 2, Lots 19-34 and Tracts B, C, & E, a 6.91 +/- acre multi-family subdivision generally located at the northwest corner of W. Markey Road and Belton Avenue. (Presented by Matt Wright, Community Development Director)

Mr. Wright, Community Development Director, gave an overview of the staff report.

Mayor Larkey, Sr. made a motion to approve the application for a Final Plat for Autumn Woods Phase 2, Lots 19-34 and Tracts B, C, & E, a 6.91 +/- acre multi-family subdivision generally located at the northwest corner of W. Markey Road and Belton Avenue.

The motion was seconded by Commissioner Walton. When a vote was taken, the following was recorded:  
Ayes: 6 – Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

Noes: 0

Absent: 3 – Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

The motion carries and will be forwarded to City Council for final approval.

#### **COMPREHENSIVE PLAN UPDATE**

- Staff has received several analysis reports from the Confluence team, those are currently being reviewed and feedback will be provided. They are also working on concept plans for the four subareas; Old Towne Belton, North Scott Corridor, Markey Business Park, and the North Cass Parkway Interchange. Staff expects to have those by mid-January.
- The next Steering Committee meeting is scheduled for Monday, February 5, 2024.

#### **DIRECTOR'S REPORT**

**NEXT MEETING DATE:** Tuesday, January 16, 2024

#### **ADJOURNMENT**

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Councilmember Pryan. All voted in favor, and the meeting adjourned at 6:23 P.M.

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Helpful links:

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[Current Development Projects Map](#)

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Madison Rust, Development Technician

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Tom MacPherson, Chairman



## PROJECT: AUTUMN RIDGE FIFTH PLAT

### SITE LOCATION:

East of Sycamore Drive and  
West of Emerson Park

### PROJECT REQUEST:

Final Plat

### APPLICATION:

**Property Owner & Applicant** – Autumn Ridge Homes  
**Engineer** – Robert Walquist / Quist Engineering, Inc.  
**Surveyor** – Brant Ladwig / Ladwig & Associates, LLC

## PROJECT SUMMARY

### CURRENT ZONING/USE:

R-1 Single-Family

### PROPOSED ZONING/USE:

Single-Family Residential

### PROPOSED DEVELOPMENT:

Final Plat for 57 Lots.

### LAND AREA:

17.57 Acres Total  
Lot Sizes Range From:  
8,400-sqft to 17,252-sqft

### UTILITY SERVICE: WATER / SEWER

Available and will support the  
development.

### MODIFICATIONS REQUESTED OR SPECIAL NOTES:

Modification requested to  
reduce the minimum lot width  
from 70-ft to 64-ft which is  
consistent with earlier phases.

### CONTEXTUAL DESCRIPTION:

An application was filed to Final Plat a 17.57-acre property into  
57 Lots for the final phase of the Autumn Ridge neighborhood.

## STAFF RECOMMENDATION

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS





## BACKGROUND & DEVELOPMENT STANDARDS

An application was filed by Autumn Ridge Homes to subdivide a 17.57-acre property into 57 Lots for the final phase (fifth plat) of the Autumn Ridge Neighborhood. The proposed design is consistent with the revised Preliminary Plat from 2020.

*The site is subject to compliance with the R-1 (Single-Family Residential) Standards of the Unified Development Code (UDC):* The R-1 zoning district permits the platting of **lots with a min. area of 8,400-sqft.**

The table below includes the lot dimensional standards for the development. The plan meets all platting requirements, except for:

**Modifications requested to:**

- **Reduce the minimum lot width from 70-ft to 64-ft around the cul-de-sacs (measured at the front build line), which is consistent with previous phases.**

DIMENSIONAL STANDARDS	R-1 Zoning Requirements	Proposed
Min. lot area	8,400-sqft	8,400-sqft
Min. lot width (ft)	70	64
Min. lot depth (ft)	120	120
Front Yard Setback	30-ft	30-ft
Rear Yard Setback	20-ft	20-ft
Side Yard Setback	10-ft	10-ft

## PROPOSED FINAL PLAT

**LOTS & BLOCKS:** The plat includes 57 single-family lots. The lots range in size from 8,400-sqft to 17,252-sqft depending on if the lots are along a street or a cul-de-sac. The applicant has requested a modification to the minimum lot width for the lots surrounding the two proposed cul-de-sacs, which would be consistent with the previous phases of Autumn Ridge and matches the Preliminary Plat approved in 2020. Staff believes the reduced lot width in these areas would not negatively impact the development. Staff has requested a chicane to be added to Sycamore Dr with final building permits to decrease the possibility of speeding and as a traffic calming measure.

**ACCESS/STREETS:** The plat is centered around Sycamore Dr, which is currently the main access drive into the neighborhood, that connects out to Mullen Rd. The blocks that branch off Sycamore Dr meet all subdivision standards and block length requirements. 5-ft sidewalks are required on both sides of the streets, per City standards. Staff does suggest that Sycamore Dr, between Emerson Park and Mullen Rd, be renamed to Catron Ave to keep road names consistent.

**EASEMENTS/UTILITIES/ROW:** The Final plat includes locations and appropriate language for public utility easements, the 30' building setback requirement, as well as the necessary pedestrian access easement for a future walking trail connection to the North if the existing railroad becomes a trail in the future.

**GENERAL PLAT INFORMATION:** The plat includes all required general information including the legal description, lot numbers and dimensions, signature certificates, and surveyor credentials.

## ***STAFF RECOMMENDATION***

Staff recommends approval of the application for a Final Plat for Autumn Ridge as shown in the attached documents. The plat meets all platting requirements of Section 36-34 and 36-35 of Unified Development Code, except for the modifications requested.

The recommendation for Final Plat approval is subject to the following conditions:

1. The final plat for Autumn Ridge by Boundary & Construction Surveying, Inc. is approved as submitted.
2. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void.
3. A chicane along Sycamore Dr. is required to be added to construction plans prior to final building permit issuance and installed with public improvements to Sycamore Dr.

### **PLANNING COMMISSION ALTERNATIVES**

1. Motion to **recommend approval of** a Final Plat for Autumn Ridge.
2. Motion to **recommend denial of** a Final Plat for Autumn Ridge.
3. Motion to continue the application for further information.

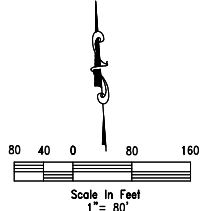
### **ATTACHMENTS**

1. Final Plat – 1 page



FINAL PLAT  
AUTUMN RIDGE FIFTH PLAT

LOTS 87 THRU 96 AND 205 THRU 252  
PART OF NW 1/4, SE 1/4, AND THE SW 1/4, SW 1/4  
SECTION 13 TOWNSHIP 46 RANGE 33  
BELTON, CASS COUNTY, MISSOURI



NOTES:  
1. THE SUBJECT PROPERTY CONTAINS 17.48 ACRES MORE OR LESS.

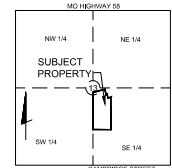
FLOOD STATEMENT:  
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0017, WITH AN EFFECTIVE DATE OF JANUARY 2, 2013.

BENCHMARK  
ALUM MONUMENT IN CENTER LINE  
INTERSECTION OF WINTER DRIVE  
AND FALL MEADOWS LANE  
ELEVATION: 1102.45

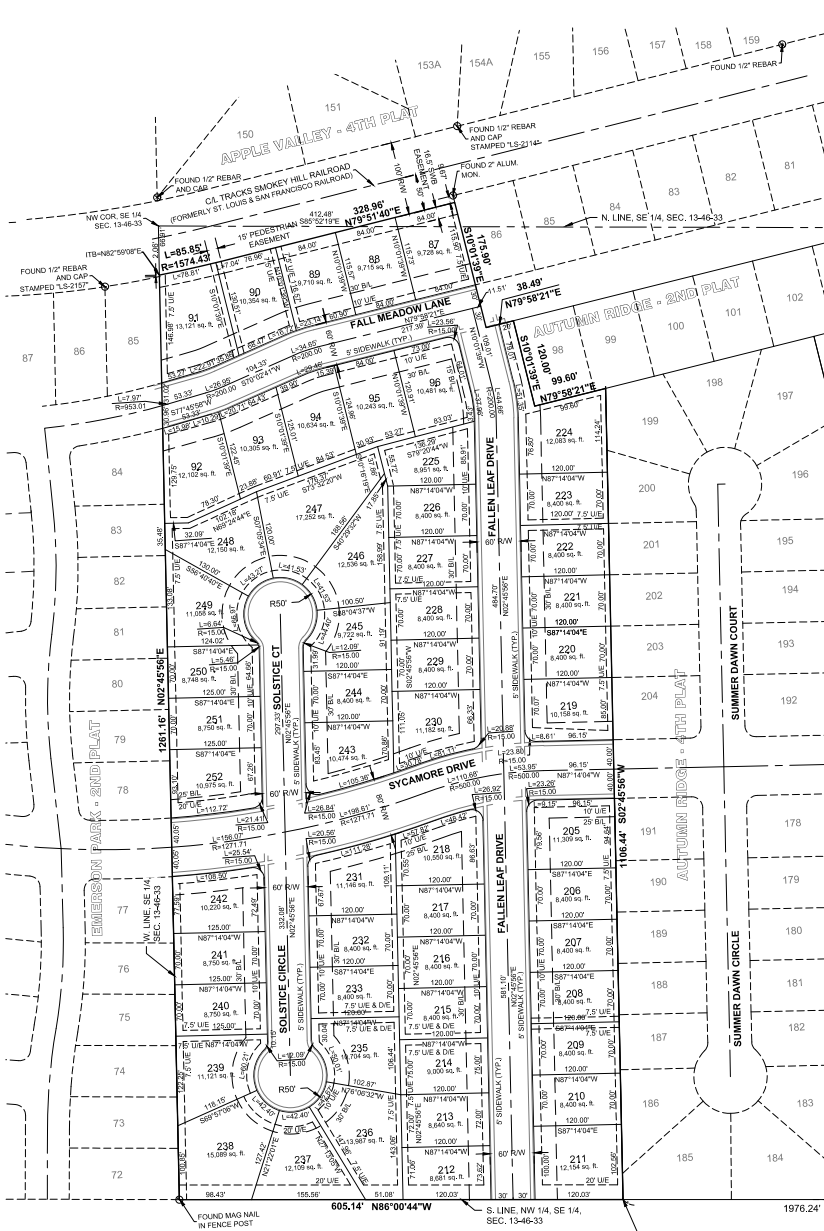
SET 12" REBAR AND CAP  
@ ALL REAR LOT CORNERS  
RLS-214, MO.  
RLS-1089, KS.

CURB NOTCHES ARE ON AN  
EXTENSION OF THE SIDE LOT  
LINES.

MONUMENTATION WILL BE  
COMPLETED WITHIN 6 MONTHS  
AFTER COMPLETION OF ALL  
STREETS AND UTILITIES.



LOCATION MAP  
SCALE: 1"=2000'  
SECTION 13  
TOWNSHIP 46 RANGE 33



**PLAT DEDICATION.**  
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREINAFTER KNOWN AS "AUTUMN RIDGE FIFTH PLAT".

**BUILDING LINES.**  
BUILDING LINES OR SETBACK LINES WILL BE ESTABLISHED BY THE DEVELOPMENT PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERE TO.

**EASEMENT DEDICATION.**  
AN EASEMENT IS HEREBY GRANTED TO BELTON, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (UES), WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE. THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WILL INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND BUILT THEREON OR THEREOVER ANY STRUCTURE EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES, WITH THE EXCEPTION OF DRAINAGE EASEMENTS (DES) WHERE NO FENCES SHALL BE ERECTED NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF BELTON, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED TO THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY AND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER UTILITIES ABOVE STATED OR THE APPURTENANCES THERE TO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OR "DES" ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL, STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF BELTON. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF BELTON. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OF THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES. DRAINAGE EASEMENTS ESTABLISHED BY THIS PLAT SHALL BE FUNCTIONAL AND MAINTAINED IN PERPETUITY BY THE PROPERTY OWNER(S) AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY.

A PEDESTRIAN EASEMENT IS HEREBY GRANTED TO THE CITY OF BELTON, MISSOURI FOR THE PURPOSE OF INSTALLING AND MAINTAINING FACILITIES FOR PEDESTRIANS AND BICYCLISTS TO ACCESS ADJACENT PROPERTIES. NO OBSTRUCTIONS MAY BE PLACED IN SAID PEDESTRIAN EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS BETWEEN THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES.

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

**LEGAL DESCRIPTION:**  
A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 46, RANGE 33, IN BELTON, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 46, RANGE 33, IN BELTON, CASS COUNTY, MISSOURI, THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, NORTH 02 DEGREES 45 MINUTES 07 SECONDS EAST, 1322.02 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, ALONG BEING ALONG THE SOUTH LINE OF SAID "AUTUMN RIDGE FIRST PLAT", NORTH 86 DEGREES 00 MINUTES 44 SECONDS WEST, 862.02 FEET TO THE SOUTHEAST CORNER OF "AUTUMN RIDGE THIRD PLAT"; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID "AUTUMN RIDGE THIRD PLAT", NORTH 86 DEGREES 00 MINUTES 44 SECONDS WEST, 528.41 FEET TO THE SOUTHEAST CORNER OF "AUTUMN RIDGE FOURTH PLAT"; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID "AUTUMN RIDGE FOURTH PLAT", NORTH 86 DEGREES 00 MINUTES 44 SECONDS WEST, 600.14 FEET TO THE POINT OF BEGINNING, THENCE NORTH 86 DEGREES 00 MINUTES 44 SECONDS WEST, 605.14 FEET, THENCE ALONG THE EAST LINE OF EMERSON PARK SECOND PLAT, A SUBDIVISION IN BELTON, CASS COUNTY, MISSOURI, NORTH 02 DEGREES 45 MINUTES 07 SECONDS EAST, 1261.16 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 82 DEGREES 59 MINUTES 08 SECONDS EAST, A RADIUS OF 152.64 FEET, AND AN ARC LENGTH OF 68.55 FEET, THENCE NORTH 79 DEGREES 51 MINUTES 49 SECONDS EAST, 309.96 FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND PLAT"; THENCE ALONG THE WEST LINE OF "AUTUMN RIDGE SECOND PLAT", SOUTH 10 DEGREES 01 MINUTES 39 SECONDS EAST, 175.90 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FALL MEADOW LANE, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE ON FALL MEADOW LANE, NORTH 79 DEGREES 51 MINUTES 21 SECONDS EAST, 36.40 FEET, THENCE SOUTH 13 DEGREES 01 MINUTES 39 SECONDS EAST, 152.00 FEET, THENCE NORTH 79 DEGREES 51 MINUTES 21 SECONDS EAST, 86.80 FEET TO THE NORTHWEST CORNER OF "AUTUMN RIDGE FOURTH PLAT"; THENCE ALONG THE WEST LINE OF "AUTUMN RIDGE FOURTH PLAT", SOUTH 02 DEGREES 45 MINUTES 07 SECONDS WEST, 1106.44 FEET TO THE POINT OF BEGINNING, CONTAINING 17.48 ACRES, MORE OR LESS.

**ACKNOWLEDGEMENT.**  
ALL PARTIES FURNISHING ANY RECORD, TITLE, OR INTEREST IN THE LAND SUBDIVIDED, AND CONSENTED TO THE PREPARATION AND RECORDING OF SAID SUBDIVISION MAP, THE FOLLOWING "AUTUMN RIDGE, 5TH PLAT" DEDICATES OR RESERVING ALL PARCELS OF LAND SHOWN ON THE FINAL PLAT AND INTENDED FOR ANY PUBLIC OR PRIVATE USE INCLUDING EASEMENTS, AND THOSE PARCELS WHICH ARE INTENDED FOR THE EXCLUSIVE USE OF THE LOT OWNERS OF THE SUBDIVISION, THEIR LICENSEES, VISITORS, TENANTS, AND SERVANTS.

IN WITNESS WHEREOF, AUTUMN RIDGE HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_ DAY OF \_\_\_\_, 202\_\_.

MEMBER - DAVID WARD

STATE OF MISSOURI ) SS  
COUNTY OF JACKSON )

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 202\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DAVID WARD, MEMBER OF AUTUMN RIDGE HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND EXPLICITLY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES \_\_\_\_\_

**CITY ACKNOWLEDGEMENT.**  
THIS PLAT OF AUTUMN RIDGE FIFTH PLAT, HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 202\_\_.

TC CHAIRMAN - TOM MACHMERSON )  
SECTARY - )  
THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE CITY COUNCIL OF BELTON, MISSOURI THIS \_\_\_\_ DAY OF \_\_\_\_, 202\_\_.

CLAYTON - NORMAN K. LARLEY SR. )  
CITY CLERK - ANDREA CUNNINGHAM )

**COUNTY ACKNOWLEDGEMENT.**  
ENTERED ON TRANSFER RECORD THIS \_\_\_\_ DAY OF \_\_\_\_, 202\_\_.

**COUNTY RECORDER.**

I HEREBY CERTIFY, THAT THE WITHIN PLAT OF "AUTUMN RIDGE FIFTH PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON NAD83 MISSOURI WEST ZONE U.S. SURVEY FEET THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT, THAT THE LOT CORNERS AND STREET CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT, THAT I HAVE COMPLIED WITH ALL STATE AND BELTON STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SURVEYOR: ROGER A. BACKUS, PLS. MO. NO. 2134

FINAL PLAT	
AUTUMN RIDGE FIFTH PLAT A SUBDIVISION IN BELTON, CASS COUNTY, MISSOURI	
DATE: JANUARY 11, 2024	
DEVELOPER:	
AUTUMN RIDGE HOMES 1101 C NW PAMELA BLVD GRAN VALLEY, MO 64029	
BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLUMBIAN STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH# 816554-6788, FAX # 816554-0337	
PROJECT NO. - 20-230	SHEET 1 OF 1
AUTUMN RIDGE FIFTH PLAT	