



# City of Pleasant Hill

203 Paul Street, Pleasant Hill, MO 64080 816-540-3135 / Fax: 816-987-5141

## APPLICATION PLAT VACATION

Entire Plat  Portion of Plat

Applicant: BRIAN "AUGGIE" AUGSPURG

Address: 900 TAIL GRASS DR. P.H. MO 64080

Phone: 816-679-9341

Email: caugspurg@fdlvv.com

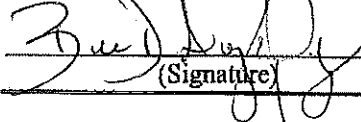
### APPLICANT INFORMATION:

Application must be filed with the Pleasant Hill Community Development Division, 203 Paul St. Pleasant Hill, Missouri 64080 by the date on the Plan Commission Calendar.

The following items need to be submitted with the application:

1. A letter to the Administrator of Planning and Development giving the reasons for the vacation request.
2. An accurate legal description (metes and bounds) of the area to be vacated. This needs to be done by a Missouri Registered land surveyor who must sign and seal the legal description document.
3. Two (2) copies 22 x 33 of a black and white map which shows the subject area in detail.
4. The filing fee is **\$150.00** (non-refundable), make check payable to **City of Pleasant Hill**.

Signature of individual submitting the vacation request:

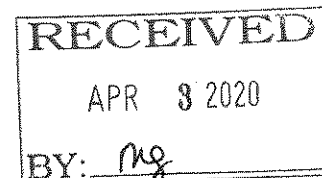
  
(Signature)

04.01.2020  
(Date)

**TO BE COMPLETED BY OFFICE PERSONNEL ONLY:**

Case Number LA- \_\_\_\_\_

Date filed \_\_\_\_\_ Date of hearing \_\_\_\_\_ Date Advertised \_\_\_\_\_



# 04353

Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

**Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.**

**Signature**

**Date**

**Applicant(s):**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Applicant(s):**

\_\_\_\_\_  
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\_\_\_\_\_  
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STATE OF \_\_\_\_\_

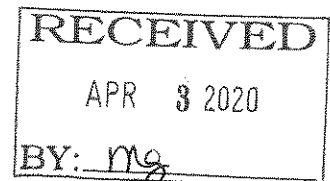
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_, before me the undersigned notary public, personally appeared

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public Commission Expires \_\_\_\_\_



# 04353

Administer of Planning and Development

04/01/2020

Re: Request for Vacation of Strictus Street

Tall Grass – 1<sup>st</sup> Plat PHMO

Section 17, Township 46, Range 30

Cass County, MO

It's my request that you grant me and my neighbor the street vacation I have applied for, for several reasons. I enjoy the Tall Grass neighborhood. It is a fairly quiet neighborhood with a growing HOA that works with the homeowners to improve our quality of life. Together we can control how we live and help one another when needed. We watch for trouble and call the appropriate contact when necessary. What we cannot control are the developments that surround us. Across the lake there are multiple dwellings going in, which may put a strain on the rush hour race to exit onto 7 highway. On the south side Corbin acres is now selling lots. That is what I would like to speak about.

Strictus is a stub next to my home. At one time there was talk of having the Corbin Acres developer file for vacation of this street, but he prefers it to become a secondary access to the lot owner that it butts up to. This is about a \$3000 cost savings to him and adds another driveway to the homeowner which would be to his benefit. And most objectionably this puts a driveway type access through our subdivision.

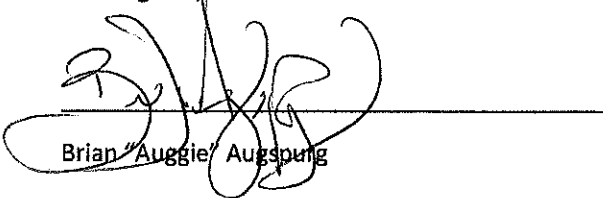
As the restrictions are much more lenient in Corbin Acres, I have already accepted that I will be looking not only at someone's backyard, but it also means I could be looking at his backhoe and trailer, boat, motorhome, etc, as is proven by the backyards of the existing residents of Corbin Acres.

During the summer my wife and I park our two vehicles on the Strictus stub so we can drive our garaged vintage vehicles. Our neighbor's children park on their side as well so as not to congest Tall Grass Drive at the bus stop/intersection. I don't want to compete with the neighbor behind me, have his construction vehicles driving thru the subdivision, or between our cars. We also certainly don't need more traffic at the school bus intersection.

I think my 20 plus years of community service have shown that I am not a snob nor a bad neighbor, but I do prefer to leave Tall Grass to those of us that have invested in its future, and let Corbin Acres use Kellog to Independence as their access to 7 highway.

Please consider this a sincere request. I've invested in this subdivision and in the work required to come before you to ask for this Street Vacation.

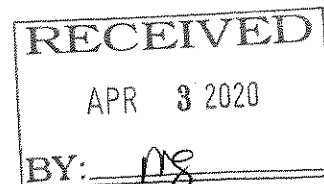
Best regards,



Brian "Auggie" Augspurg



Laura Augspurg



# 04353



to 14, Range 30 in Pleasant Hill, Cass County

of said Section 17; thence South 02 degrees 13 minutes 25 seconds East, a distance of 238.25 feet, to a point 07 seconds East, along the South line of Lot 111 feet, to the Southeast corner of Lot 137 in the South 02 degrees 13 minutes 25 seconds East, a distance of 36.49 feet; thence North 50 degrees 50 minutes 24 seconds East, a distance of 4.89 feet; thence South 50 degrees 50 minutes 24 seconds East, a distance of 393.35 feet, to a point on the centerline of 58 seconds East, along the centerline of said the centerline of Kellogg Street; thence South 50 degrees 50 minutes 24 seconds East, a distance of 1108.92 feet, to a point on the West line 00 seconds East, a distance of 329.07 feet,

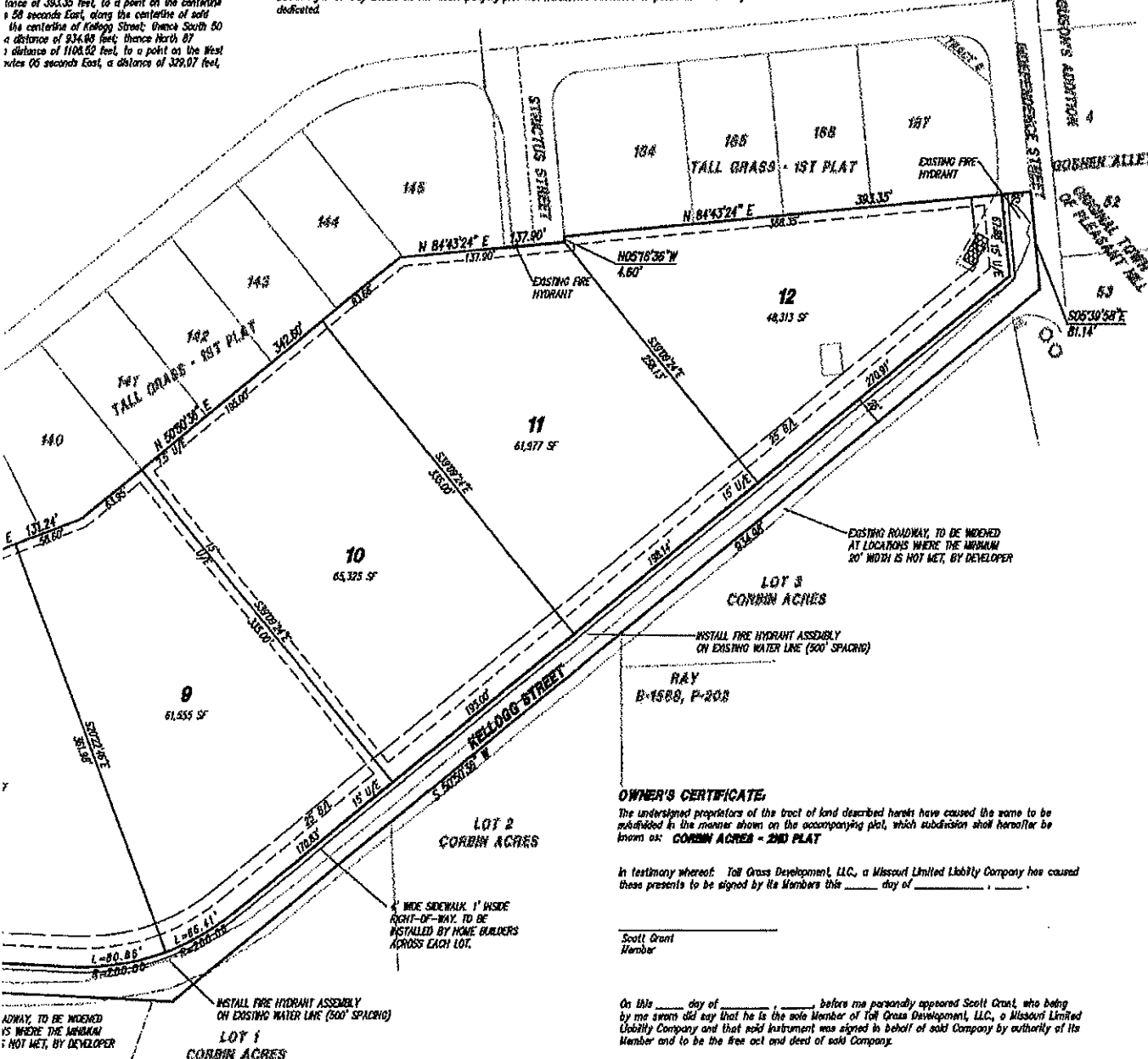
**DEDICATION:**

An easement or license is hereby granted to the City of Pleasant Hill, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of poles, wires, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any of them, upon, over or under those areas outlined or designated upon this plat as "UTILITY Easements" (U/E) or within any street or thoroughfares dedicated to public use on this plat.

Building lines or setback lines are hereby established as shown on the accompanying plat and no new building or portion thereof shall be constructed between this line and the street right of way line.

**STREETS:**

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.



**SIZE CLASSIFICATION OF HOMES:**  
 LOTS 4 THRU 12 - MINIMUM 2000 SQUARE FEET

**INTENDED USE:**  
 LOTS 4 THRU 12 - SINGLE FAMILY DWELLING

**ZONING:**  
 LOTS 4 THRU 12 - (R1), SINGLE FAMILY RESIDENTIAL DISTRICT

**OWNER'S CERTIFICATE:**

The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: **CORBIN ACRES - 2ND PLAT**

In testimony whereof: Toll Grass Development, LLC, a Missouri Limited Liability Company has caused these presents to be signed by its Members this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Scott Grant  
 Member

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me personally appeared Scott Grant, who being by me sworn did say that he is the sole Member of Toll Grass Development, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said Company by authority of its Member and to be the free act and deed of said Company.

**RECEIVED**  
 APR 3 2020  
 Notary Public in and for Cass County, Missouri

I hereby certify that the within plat of **CORBIN ACRES - 2ND PLAT** is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and County statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.



Brandon E. Ludwig, MO LS-2006016633  
 OCT. 2, 2019  
 IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK THIS PLAT IS A COPY AND ANY OTHER UNAUTHORIZED ALTERATIONS OR REPRODUCTION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

ZONING CHART

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## Strictus Street Vacation - Public Hearing - July 7th 2020

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Grant's Custom Homes <admin@grantscustomhomes.com>  
To: Shelby Teufel <shelbyt@pleasanthill.com>, Missy Gentry <mgency@pleasanthill.com>  
Cc: Auggie Augspurg <AAUGSPURG@rdleverage.com>

Thu, Jun 25, 2020 at 12:41 PM

Dear City of Pleasant Hill Staff and Members of the Planning and Zoning Committee.

On June 2nd, 2020, I was present at the public hearing regarding the street vacation request presented by Auggie Augspurg referenced the street vacation request for Strictus St, South of Tall Grass Drive which currently dead ends into our property.

The request at the time was tabled.

Since the public hearing, Auggie and I have had an opportunity to visit and any neighborly concerns by him and I as an adjoining property owner has been resolved between us.

Unfortunately, due to scheduling conflicts, I may not be able to personally be present during the re-scheduled public hearing reference this issue, however, I would like to ask this letter serve as my voice to convey to you, that providing all legal steps are taken appropriately by the city and applicant regarding the street vacation request procedure, I have no neighborly concerns and appreciate the cities time as well as the applicants time in having conversation to come to resolution between the applicant and myself which is outside the scope of the applicants request to the city.

Thank you



**Scott Grant**

President | Grant's Custom Homes

P: 816-739-1444

A: 1001 Cedar St. Pleasant Hill MO 64080

[www.grantscustomhomes.com](http://www.grantscustomhomes.com)



CC: Auggie Augspurg