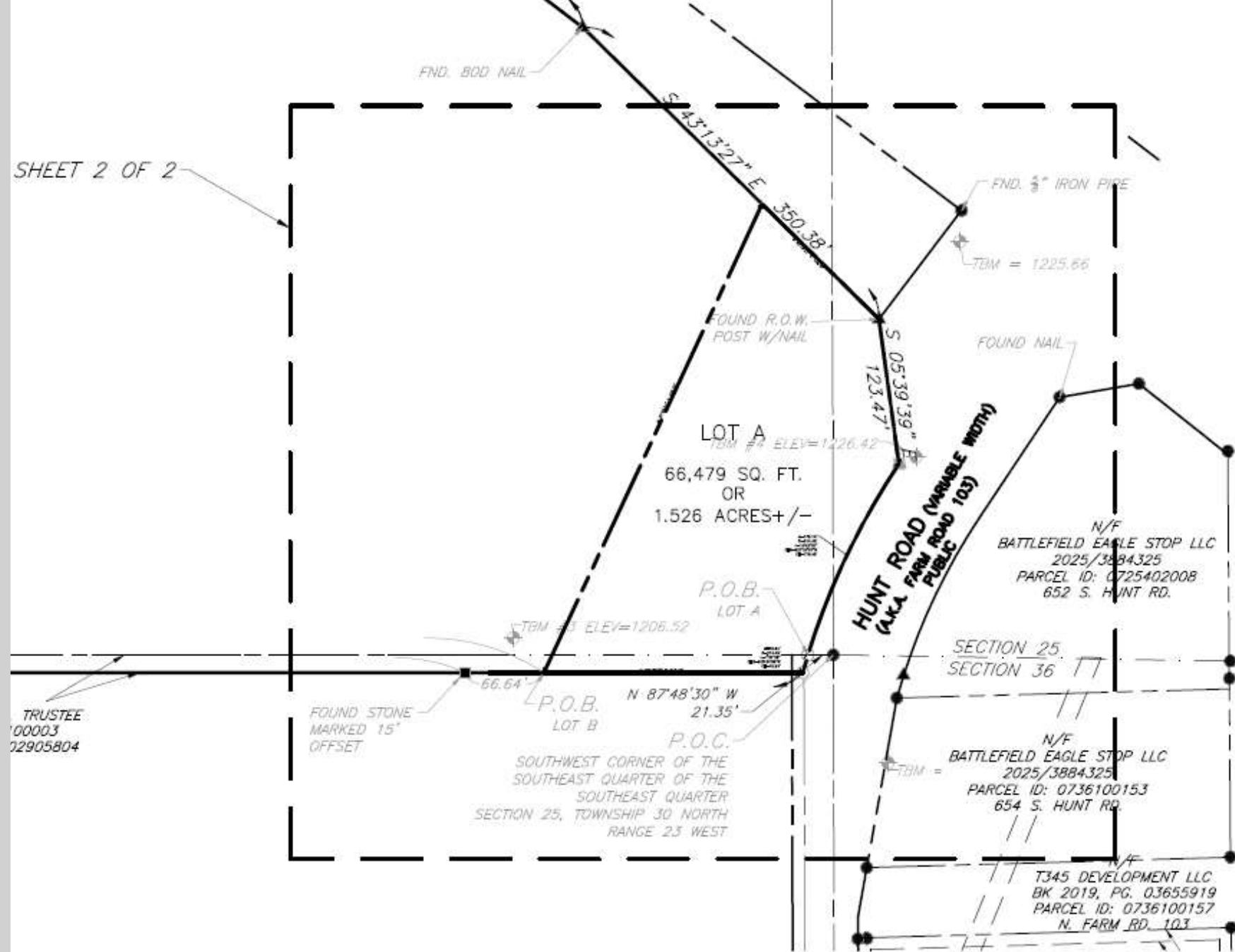


McDonalds Willard Subdivision

SHEET 2 OF 2



BUYER'S CERTIFICATION:



SITE BENCHMARK #3
ELEV. = 1206.52 (NAVD85-GEOD16)
FOUND 1/2" IRON PIPE

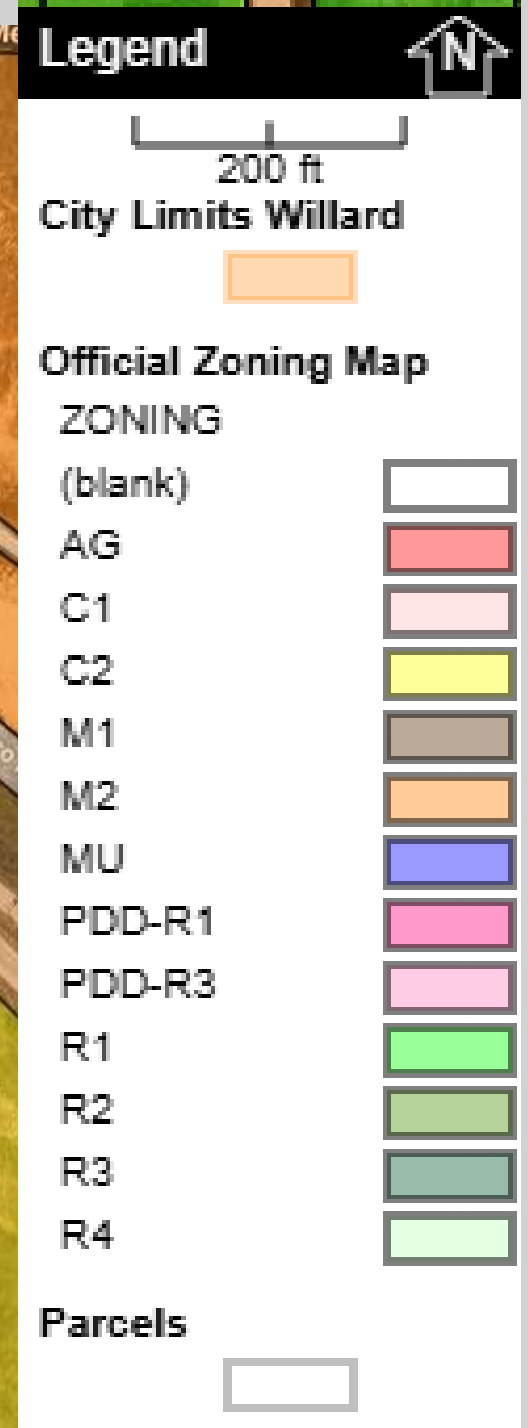
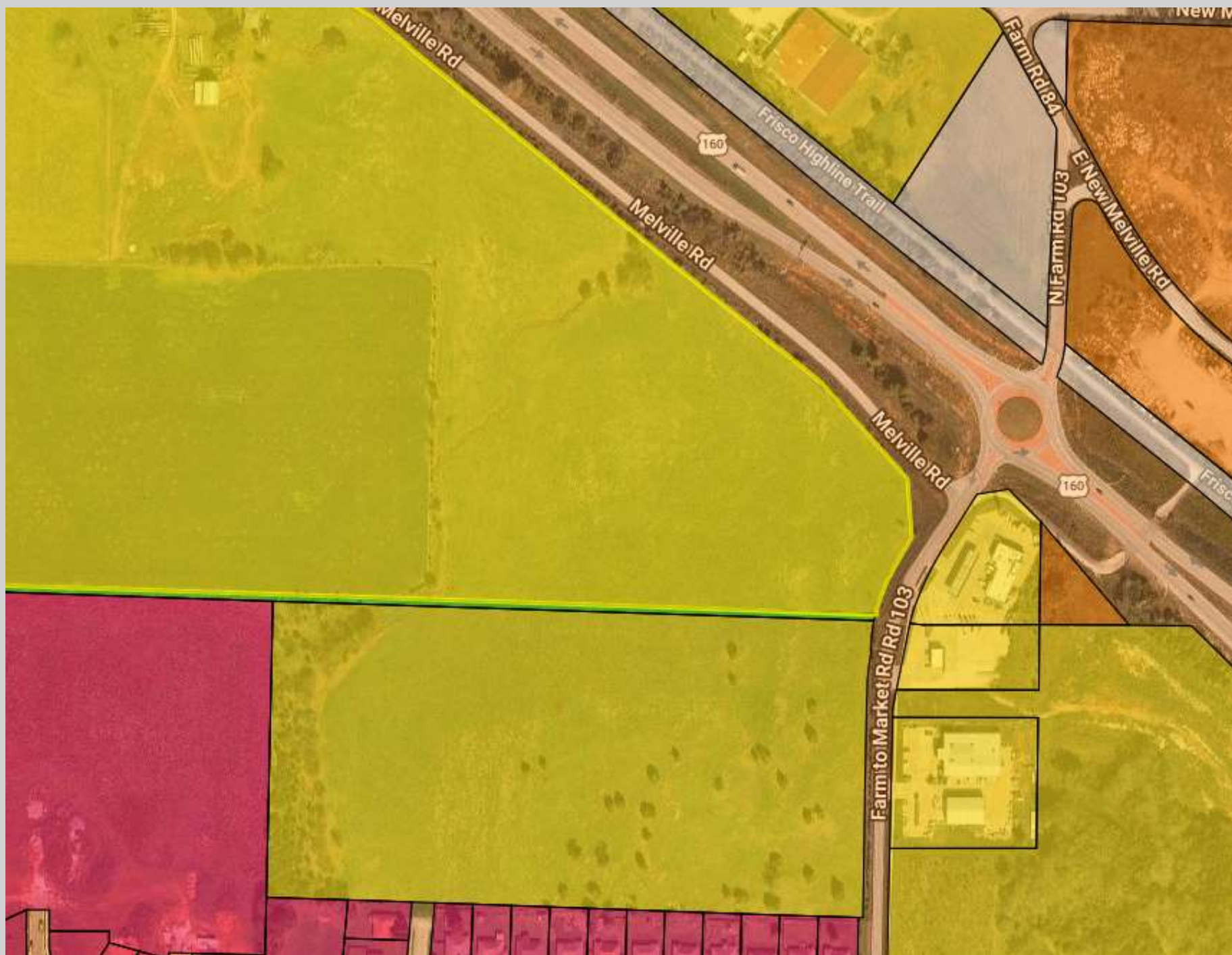
SITE BENCHMARK #4
ELEV. = 1226.42 (NAVD85-GEOD16)
FOUND 1/2" IRON PIPE

PART OF SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 30 NORTH, RANGE 23 WEST,
CITY OF WILLARD, GRENN COUNTY, MISSOURI

EXISTING LEGEND:

	EXISTING PROPERTY LINE		CHASED MARK FOUND
	EXISTING ADJACENT PROPERTY LINE		HIGH PIPE (12" DIA)
	EXISTING BATH-OF-WALK		RAIN GUTTER (24")
	EXISTING OVERHEAD ELECTRIC		W/ C-1 JET
	EXISTING FENCE		WATER BOX (WATER VALVE)
	EXISTING GAS LINE		WATER METER
	EXISTING WATER LINE		TRAIL CORNER (30' DIA. TYPE)
	EXISTING FIBER OPTIC LINE		TELEPHONE RECEPTACLE
	EXISTING UNDERGROUND SLAC LINE		SEIN
	BUY HERE		FIBER OPTIC PULL BOX (PUSH-IN TYPE)
	UTILITY POLE		GAS METER
	SEWERMANN		TELEPHONE BOX/CHAMBER (ABOVE GROUND)





Staff Report

- **Request:** The applicant requests to Subdivide approximately 1.526 acres, with the intent to possibly build a fast-food establishment on the parcel.
- **Existing Conditions:** The subject property is currently an undeveloped parcel located near intersection of Hunt Road and New Melville. The property is bordered with commercial parcels on all sides
- Future Land Use Maps shows it as a C-2
- All surrounding parcels are currently C-2

Staff recommends approval of the subdivision request.