RESOLUTION NO. 26-11

RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO APPROVE A MAJOR SUBDIVISION OF THE PROPERTY LOCATED A 200 EAST HUGHES ROAD IN WILLARD MISSOURI.

WHEREAS, an Application has been submitted by Paul Bird, Owner for approval of a major subdivision for a property located at 200 East Hughes, Willard, Missouri and is legally described in Exhibit A; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on the 17th Day of November, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission hereby recommends approval for the tract of land, situated at 200 East Hughes, Willard, Greene County, Missouri to be subdivided, as provided by the maps in Exhibit B.

Section 2: The Planning and Zoning Commission reviewed the application and recommended approval based upon the findings contained in this Resolution. The Commission has evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and has determined that the approval of the subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on city codes and ensure consistency with the Willard Comprehensive Plan.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 17th day of November, 2026.

_____

Mariann Hill, Chairperson

ATTEST:

_____

Valorie Simpson_, Secretary

Exhibit A

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST;

THENCE, S87°47'37"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 35.12 FEET;
THENCE, S02°12'23"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF HUGHES ROAD, AND THE POINT OF BEGINNING;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.32 FEET;
THENCE, S02°06'33"W, A DISTANCE OF 392.28 FEET;
THENCE, S88°26'25"E, A DISTANCE OF 312.13 FEET;
THENCE, N02°06'37"E, A DISTANCE OF 388.76 FEET TO A POINT ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1501.44 FEET;
THENCE, S01°52'24"W, A DISTANCE OF 1294.08 FEET;
THENCE, S88°00'54"E, A DISTANCE OF 381.18 FEET;
THENCE, S04°13'21"W, A DISTANCE OF 33.00 FEET;
THENCE, N88°03'28"W, A DISTANCE OF 349.80 FEET;
THENCE, S25°51'46"E, A DISTANCE OF 254.78 FEET;
THENCE, S20°04'55"W, A DISTANCE OF 1126.01 FEET;
THENCE, N87°55'44"W, A DISTANCE OF 1069.78 FEET;
THENCE, N03°00'44"E, A DISTANCE OF 800.71 FEET;
THENCE, N02°41'52"E, A DISTANCE OF 645.35 FEET;
THENCE, N86°34'28"W, A DISTANCE OF 262.45 FEET;
THENCE, N88°15'19"W, A DISTANCE OF 693.31 FEET;
THENCE, N02°00'06"E, A DISTANCE OF 394.05 FEET;
THENCE, N02°07'50"W, A DISTANCE OF 277.52 FEET;
THENCE, N04°21'30"W, A DISTANCE OF 276.60 FEET;
THENCE, N02°24'21"E, A DISTANCE OF 234.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.2 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Exhibit B

FINAL PLAT OF BIRD ESTATES

PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST

OWNERS: PAUL DOUGLAS BIRD & MARY KAY BIRD
200 HUGHES ROAD
WILLARD, MO 65781

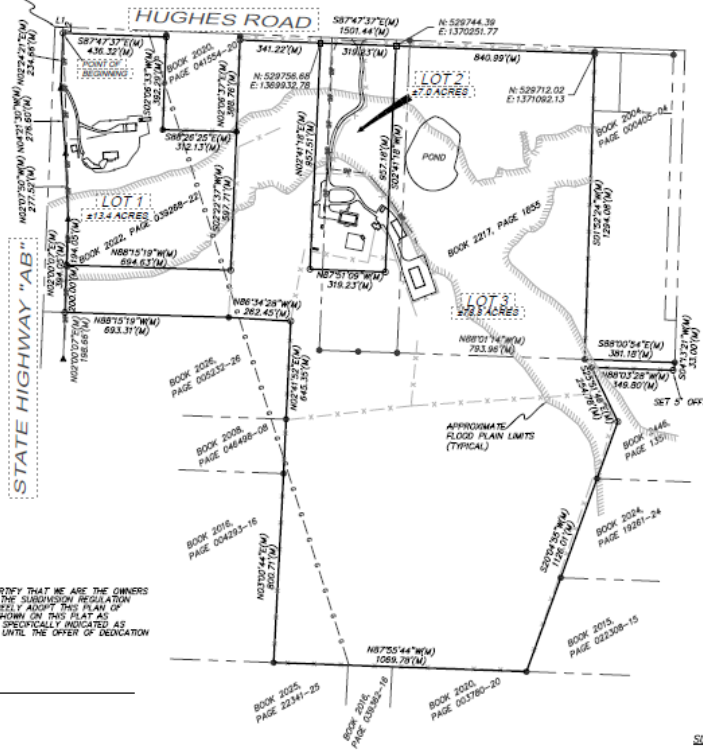
LINE	BEARING	DISTANCE
L1	S87°47'37"E(M)	35.12'(M)
L2	S02°12'23"W(M)	25.00'(M)

SCALE: 1"=300'
0' 300' 600'

GRID NORTH
BASED ON THE
MISSOURI COORDINATE
SYSTEM OF 1983

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 30 NORTH, RANGE 23 WEST
MAGNETIC ATTRACTION

SYMBOL INDEX
(D) DEEDED BEARING or DISTANCE
(M) MEASURED BEARING or DISTANCE
● EXISTING IRON PIN (AS NOTED)
▲ EXISTING R/W MARKER
○ SET 1/2" IRON PIN "WLS LSC 370"
□ SET 5/8" IRON PIN W/ALUM. CAP "WHITE LAND SURVEYING WLS 2003000370"



PLAT NOTES

1. TOTAL NUMBER OF LOTS: 3
- LARGEST LOT: 78.8 ACRES
- SMALLEST LOT: 7.0 ACRES

2. THE PROPERTY IS ZONED: "AR" – AGRICULTURAL RESIDENT DISTRICT
FRONT YARD: 50 FEET
REAR YARD: 50 FEET
SIDE YARD: 50 FEET

CERTIFICATE OF OWNERSHIP

WE, PAUL DOUGLAS BIRD & MARY KAY BIRD, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WILLARD, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR DEFICIENT RIGHT OF WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

PAUL DOUGLAS BIRD MARY KAY BIRD

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, PERSONALLY APPEARED PAUL DOUGLAS BIRD & MARY KAY BOND, TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

PRINTED NAME: _____

RECORDER'S CERTIFICATE

I, _____, RECORDER OF GREENE COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE ____ DAY OF _____, 202__, AD AT O'CLOCK _____ MIN __M DULY FILED FOR RECORD, AND IS RECORDED IN THE RECORDS IN THIS OFFICE IN BOOK _____ AT PAGE _____. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 202__

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST;

THENCE, S87°47'37"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 35.12 FEET;
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THENCE, S86°26'25"E, A DISTANCE OF 312.13 FEET;
THENCE, N02°56'37"E, A DISTANCE OF 388.78 FEET TO A POINT ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1501.44 FEET;
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CONTAINING 99.2 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CERTIFICATE OF APPROVAL – BOARD OF ALDERMEN

I, _____, CITY CLERK OF WILLARD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, BY ORDINANCE NO.: _____ ON THE ____ DAY OF _____, 202__

CITY CLERK

CERTIFICATE OF APPROVAL – PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE CITY OF WILLARD, MISSOURI, PLANNING AND ZONING COMMISSION OF THIS ____ DAY OF _____, 202__

EXECUTIVE SECRETARY

SURVEYORS DECLARATION

I HEREBY DECLARE TO PAUL & MARY BIRD:

THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN, IF ANY, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS, AS SHOWN, ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION OF TITLE.

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE USE OF THE PERSON(S) LISTED ABOVE AND IS NOT TRANSFERABLE TO ANY OTHER PARTY. THERE IS NO IMPLIED WARRANTY OR GUARANTEE WITH THIS SURVEY.

NOTE:

EXISTING FENCES SHOULD NEVER BE DISTURBED WITHOUT THE APPROVAL OF THE ADJOINING PROPERTY OWNER. RARELY DO FENCES LIE ON THE LINE DESCRIBED BY DEED, HOWEVER COULD BECOME THE PROPERTY LINE IN A COURT OF LAW.

WHITE LAND SURVEYING, LLC
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 03.10.2026
DWG DATE: 07.02.2026
DRAWN BY: MW
S/T/R: 35/30/23
PROJECT No.: 2026-036

PREPARED FOR
PAUL & MARY BIRD
PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE– MISSOURI PROFESSIONAL LAND SURVEYOR #2488
WHITE LAND SURVEYING, LLC – MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370

MICHAEL WHITE
NUMBER PLS-002488
PROFESSIONAL LAND SURVEYOR
07/02/2026

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