

# NOTICE OF MEETING AND BOARD OF ADJUSTMENT AGENDA



## CITY OF OSAGE BEACH **BOARD OF ADJUSTMENT MEETING**

1000 City Parkway  
Osage Beach, MO 65065  
573.302.2000  
[www.osagebeach.org](http://www.osagebeach.org)

### TENTATIVE AGENDA

### REGULAR MEETING

June 17, 2026 - 4:00 PM  
CITY HALL

**\*\* Note:** All cell phones should be turned off or on a silent tone only. Complete meeting packets are available on the City's website at [www.osagebeach.org](http://www.osagebeach.org).

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### APPROVAL OF MINUTES

- A. Motion to approve the minutes September 17, 2025

### NEW BUSINESS

- A. Variance Case 359 Brayfield
- B. Variance Case 360 Willier

### ADJOURN

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Remote viewing link:

Representatives of the news media may obtain copies of this notice by contacting the following:

Tara Berreth, City Clerk  
1000 City Parkway  
Osage Beach, MO 65065  
573.302.2000 x 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's Office forty-eight (48) hours in advance of the meeting at the above telephone number.

**THE BOARD OF ADJUSTMENTS  
FOR THE CITY OF OSAGE BEACH, MISSOURI**

**September 17, 2025**

**CALL TO ORDER**

Chairman Randy Gross called the Board of Adjustments Commission of the City of Osage Beach, Missouri, to order at the regular meeting on September 17, 2025, at 4:00 p.m.

**ROLL CALL**

The following Members were in present: Randy Gross, Fred Catcott, Karen Bowman, Gloria O’Keefe, and Jeremy Green.

City Staff present – Cary Patterson City Planner and Angie Bouwens Representing City Clerk’s Office.

**APPROVAL OF MINUTES**

**Motion to approval minutes June 18, 2025**

Commissioner Green made a motion to approve the minutes from June 18, 2025. This motion was seconded by Commissioner Catcott. Motion passes unanimously with a voice vote.

**NEW BUSINESS**

**Variance Case 358 Kent and Penny Setterburg**

**Applicant:** Kent and Penny Setterburg **Location:** 1142 Case Road

**Petition:** Variance from minimum setback requirements

**Purpose:** Home Addition **Existing Use:** Single-family home

**Zoning:** R-1b (Single Family) **Tract Size:** Approximately 4,500 sq ft

**Case History** **Case #** **Date**

None

**Utilities**

**Water:** City **Gas:** Summit **Electricity:** Ameren **Sewer:** City

**Access:** The subject property derives access from Case Road

**Analysis:**

1. The applicant is the owner of the property in question. The property is a platted lot known as “the East Half of Lot 7 Harper’s Subdivision” and is designated with the physical address 1142 Case Road.
2. The applicants are requesting a variance to build an addition onto their existing home. As you can see from the submitted site plan, the closest point of the proposed addition will be 11.09 feet from the front property line. The existing home currently sits 13.12 feet from the front property line. The applicant intends to extend the front of the home fourteen (14’) feet which is what brings the home closer to the front property line. In the R-1b zone, the minimum required setbacks are twenty-five (25’) feet from the front, twenty (20’) feet in the rear, and ten (10’) feet from the side property lines. Approval of the requested variance will allow the city to issue a legal building permit to construct the requested addition as per the submitted site plan. As part of this request, the applicant intends to remove a free-standing shed structure that is also non-conforming.
3. Of course, if approved the addition cannot be built on or over any public utilities or easements.

**Department Comments:**

It is, of course, up to this board to use the facts in this case along with any written or verbal testimony and make the decision that is right.

If this request is approved, the following conditions shall apply:

1. The structure must be built according to the submitted site plan.
2. Any expansion or significant change in the proposal shall require Board of Adjustment approval.
3. A building permit must be obtained for the new construction and all other zoning codes be adhered to. The variance must be used within one year of the approval date.

Commissioner Catcott made a motion to approve Variance Case #358 Kent and Penny Setterburg. This motion was seconded by Commissioner O’Keefe. A roll call vote was taken “Ayes” Chairman Randy Gross, Commissioner Fred Catcott, Commissioner Karen Bowman, Commissioner Gloria O’Keefe, and Commissioner Jeremy Green. Motion passes.

Commissioner Bowman made a motion to adjourn at 4:10pm. This motion was seconded by Commissioner O’Keefe. Motion passed with a voice vote.

**ADJOURN**

I, Angie Bouwman, City Clerk’s Office Representative, for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Board of Zoning Adjustment of the City of Osage Beach, Missouri, held on May 21, 2025.

\_\_\_\_\_  
Angie Bouwman, City Clerk’s Office Representative

\_\_\_\_\_  
Randy Gross, Board Chairman

\*\*\*All meetings may be viewed on Facebook or YouTube for more clarification. \*\*

**PLANNING DEPARTMENT  
REPORT TO  
BOARD OF ADJUSTMENT**

**Date:** June 17, 2026      **Case Number:** 359

**Applicant:** Seth Brayfield

**Location:** 1144 Osage Beach Road

**Petition:** Variance from minimum setback requirements

**Purpose:** Home Addition (Porch Cover)

**Existing Use:** Single-family home

**Zoning:** R-1b (Single Family)

**Tract Size:** Approximately 11,812.5 sq ft

**Case History**   **Case #**      **Date**

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None

**Utilities**

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<b><u>Water:</u></b>	City	<b><u>Gas:</u></b>	Summit
<b><u>Electricity:</u></b>	Ameren	<b><u>Sewer:</u></b>	City

**Access:** The subject property derives access from Osage Beach Road

**Analysis:**

1. The applicant is the owner of the property in question. The property is a platted lot known as "Lot 1 of Vogelsang Estates" and is designated with the physical address 1144 Osage Beach Road.
2. The applicants are requesting a variance to build a porch cover addition onto the front of their existing home. As you can see from the submitted site plan, the closest point of the proposed addition will be 18.4' feet from the front property line. In the R-1b zone, the minimum required setbacks are twenty-five (25') feet from the front property line. Approval of the requested variance will allow the city to issue a legal building permit to construct the requested addition as per the submitted site plan. As part of this request, the applicant intends to remove a free-standing shed structure that is also non-conforming.
3. Of course, if approved the addition cannot be built on or over any public utilities or easements.

**Department Comments:**

It is, of course, up to this board to use the facts in this case along with any written or verbal testimony and make the decision that is right.

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If this request is approved, the following conditions shall apply:

1. The structure must be built according to the submitted site plan.
2. Any expansion or significant change in the proposal shall require Board of Adjustment approval.
3. A building permit must be obtained for the new construction and all other zoning codes be adhered to. The variance must be used within one year of the approval date.

Date Submitted \_\_\_\_\_

**CITY OF OSAGE BEACH  
BOARD OF ZONING ADJUSTMENT  
REQUEST FOR REVIEW**

**NAME OF APPLICANT:** Seth Bragfield

**MAILING ADDRESS:** 1144 Osage Beach rd. Osage Beach Mo. 65065

**TELEPHONE:** 573-214-2332

**LOCATION OF PROPERTY:** Be specific. Give directions to property. Include Lake Road and lot number. Attach legal description of property to this application. Please mark property in some way, i.e., distance from property lines with red paint, flags or stakes, indicating location of proposed variance.

Library road Osage Beach. First house on right 1/8 mile down.

Park gray house white trim, 1144 Osage Beach rd. Osage Beach mo

**VARIANCE FOR/FROM:** 65065

**APPEAL FOR/FROM:**

*List names and mailing addresses of the current adjoining property owners:  
(Attach a separate sheet if necessary)*

**NAME COMPLETE ADDRESS/WITH ZIP CODE**

SKouby  
Dan Skouby 1152 Osage Beach rd Osage Beach Mo, 65065  
(660) 591-5248 cell

CITY OF OSAGE BEACH  
BOARD OF ZONING ADJUSTMENT  
QUESTIONNAIRE

1. SIZE OF PROPERTY: 11,812.5 sq ft

2. SOURCE OF UTILITIES: WATER: Osage Beach <sup>well not</sup> used GAS: Summit

SEWER: Osage Beach ELECTRIC: Ameren

3. PRESENT USE OF PROPERTY: Personal (home)

4. PRESENT ZONING OF PROPERTY: Residential

5. HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY? No

IF SO, WHEN?

6. HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY? 2018

7. PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT. ~~1956~~ 1956

8. DO YOU OWN ANY PROPERTY ADJACENT TO THE SUBJECT PROPERTY? No

9. WHY, IN YOUR OPINION IS YOUR CURRENT SITUATION, AND OR THE EXISTING

SIZE /EXTENT OF THE USE NOT ACCEPTABLE? House and Shed was built

prior to city zoning regulations. Would like to replace Shed  
roof on <sup>front</sup> porch with gable that is the same distance  
from property lines.

10. IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF  
WHICH THE BOARD SHOULD BE AWARE?

No. This is an existing structure. Would like to replace  
Shed roof with Gable same size.

11. LIST SPECIAL CIRCUMSTANCES WHICH ARE PECULIAR TO THE LAND STRUCTURE

OR BUILDING IN QUESTION AND DO NOT GENERALLY APPLY TO THE NEIGHBORING

LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT OR VICINITY.

none

12. LIST REASONS WHY STRICT APPLICATION OF THE PROVISIONS OF THE ZONING ORDINANCE WOULD DEPRIVE YOU OF REASONABLE USE OF THE LAND, STRUCTURE OR BUILDING IN A MANNER EQUIVALENT TO THE USE PERMITTED TO BE MADE BY OTHER OWNERS OF NEIGHBORING LANDS, STRUCTURES OR BUILDINGS IN THE SAME

DISTRICT. This roof has existed before zoning laws. The only setback in question is the front of the gable to the roadway setback in the front (Osage Beach rd.)

13. WERE THESE SPECIAL CIRCUMSTANCES THE RESULT OF ANY ACTION TAKEN SUBSEQUENT TO MAY 10, 1984? YES NO

NOTE: Applications must be accompanied by additional information as outlined in the Board of Adjustment Application Procedures. (Page 1 of this packet). The Administrative Officer of the Zoning Ordinance will review the application for Variance and determine if sufficient data is contained to adequately describe the situation to the Board of Adjustment. If the data is not adequate, the Administrative Officer shall return the application to the applicant for additional information. Only completed applications shall be forwarded to the Board of Adjustment.

SIGNATURE OF APPLICANT: Beth Brayfield (wife owns Property)

SIGNATURE OF PROPERTY OWNER: Beth Brayfield

Checks should be made payable to the City of Osage Beach. Postage costs should be calculated and submitted with the \$330.00 filing fee.

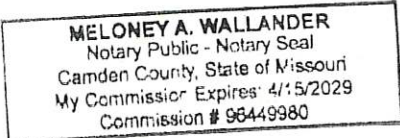
STATE OF MISSOURI,

COUNTY OF CAMDEN,

Subscribed and sworn to me before me, the 7th day of May 20 26

Notary Public Meloney A Wallander

My Commission expires: (stamp) (seal)





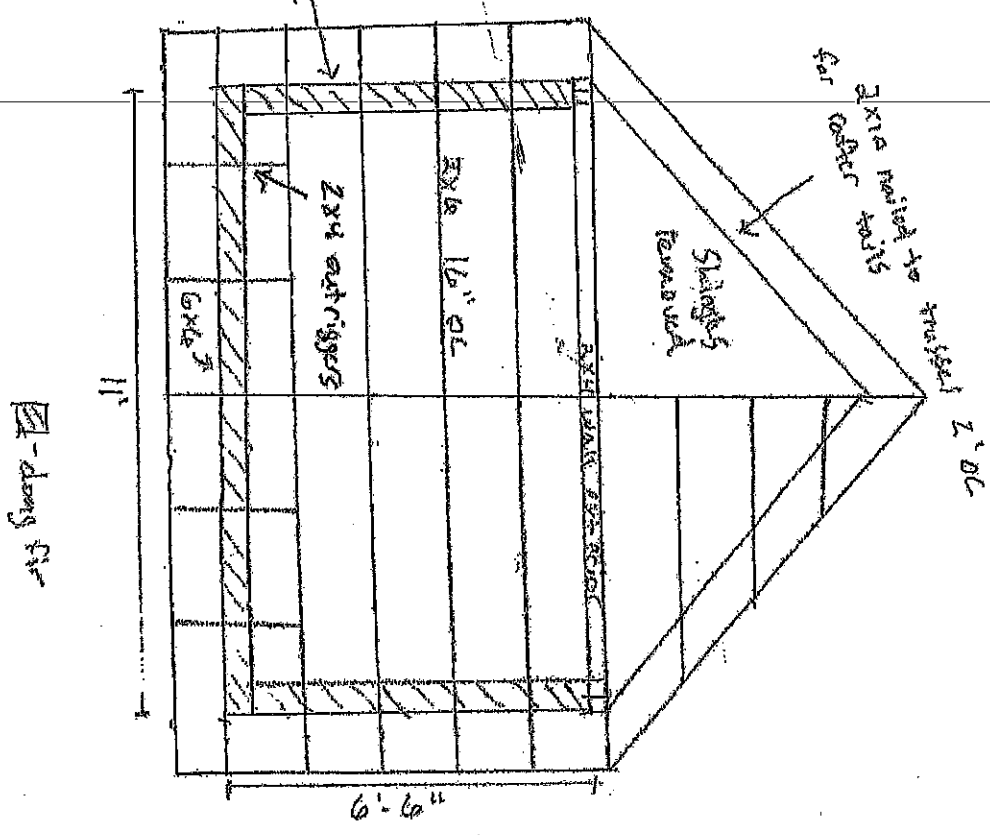
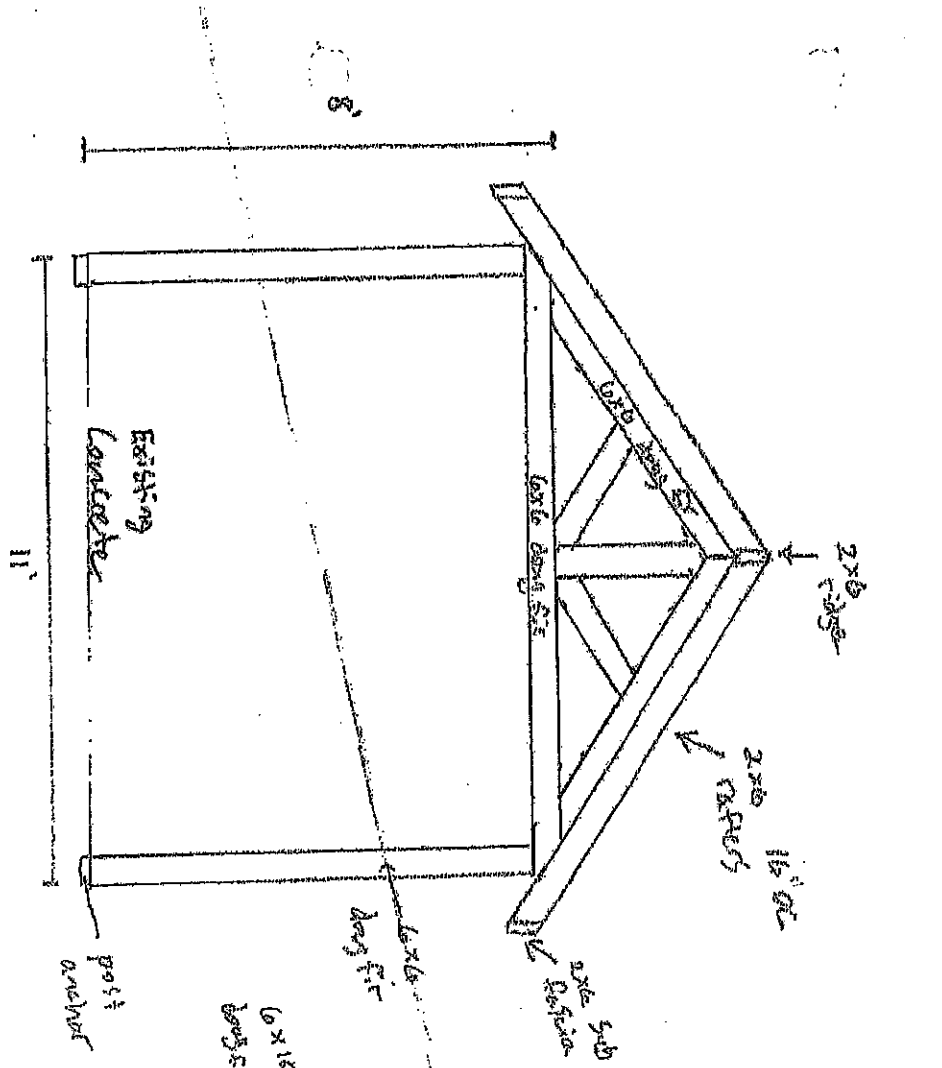
Variance Case  
359 Location Map





40' WIDE OSAGE BEACH ROAD  
 (MAIN STREET)

Sethu Baysfield 573-216-2332  
 11914 Osage Beach Rd  
 Osage Beach 65065



**PLANNING DEPARTMENT  
REPORT TO  
BOARD OF ADJUSTMENT**

**Date:** June 17, 2026      **Case Number:** 360

**Applicant:** Amber and Justin Willier

**Location:** 4680 Lakehurst Circle

**Petition:** Variance from minimum setback requirements

**Purpose:** Remove and replace existing home with new home construction

**Existing Use:** Single-family home

**Zoning:** R-1a (Single Family)

**Tract Size:** .23 acres

**Case History**   **Case #**      **Date**

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None

**Utilities**

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<b><u>Water:</u></b>	City	<b><u>Gas:</u></b>	Summit
<b><u>Electricity:</u></b>	Ameren	<b><u>Sewer:</u></b>	City

**Access:** The subject property derives access from Osage Beach Road

**Analysis:**

1. The applicant is the owner of the property in question. The property is a platted lot known as "Lot 4 and 4a of Lakehurst Estates" and is designated with the physical address 4680 Lakehurst Circle.
2. The applicants wish to remove and replace the existing home on subject property. By removing the existing home, the lot will now be vacant, and the new home would be required to meet setback requirements for a new home. The required setbacks in the R-1a zone, for a new residence, are twenty-five (25') feet in the front, ten (10') feet on the sides, and thirty (30) feet from the rear. In this particular case, the applicant is able to build the new home in conformance with setback requirements but is requesting a variance from those setback requirements to build the home to within 14.27 feet of the front property line and 7.12 feet of the west side property line as to not "impede on the neighbors view of the main channel".
3. Because the new home can reasonably meet setback requirements on the subject lot, I do not believe that this request meets the criteria needed for approval of the variance. Those criteria are as follows:

*The Board of Adjustment shall approve or deny the application for a variance following the public hearing. Before any variance is granted, the Board of Adjustment must find that all of the following criteria are met:*

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*a. Special circumstances exist which are peculiar to the applicant's land, structure or building and do not generally apply to the neighboring lands, structures or buildings in the same district or vicinity.*

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*b. Strict application of the provisions of this Chapter would deprive the applicant of reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures, or buildings in the same district.*

*c. The special circumstances are not the result of the action of the applicant taken subsequent to the adoption of this Chapter.*

*d. Relief, if approved, will not cause substantial detriment to the public welfare or impair the purposes and intent of this Chapter.*

*3. The following rules will be considered by the Board of Adjustment when approving or denying a variance:*

*a. Financial disadvantages to the property owner shall not constitute conclusive proof of unnecessary hardships within the purpose of zoning.*

*b. The Board of Adjustment does not possess the power to grant a variance permitting a zoned use of land or building that is not permitted as a principal use or structure, accessory use or structure in the district involved.*

*c. In granting a variance, the Board of Adjustment may attach thereto any conditions and safeguards it deems necessary or desirable in furthering the purposes of this Chapter. Violation of any of these conditions or safeguards shall be deemed a violation of this Chapter.*

*d. Unless otherwise specified at the time the variance is granted, the variance applies to the subject property and not to the individual who applied. Consequently, the variance is transferable to any further owner of subject property, but cannot be transferred by the applicant to a different site.*

*e. A variance shall continue for an indefinite period of time unless otherwise specified at the time the variance is granted, except that when a variance has not been used within one (1) year after the date it was granted, the variance shall be cancelled by the Zoning Administrator and written notices shall be given to the property owner.*

4. Of course, if approved the addition cannot be built on or over any public utilities or easements.

**Department Comments:**

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It is, of course, up to this board to use the facts in this case along with any written or verbal testimony and make the decision that is right.

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If this request is approved, the following conditions shall apply:

1. The structure must be built according to the submitted site plan.
2. Any expansion or significant change in the proposal shall require Board of Adjustment approval.
3. A building permit must be obtained for the new construction and all other zoning codes be adhered to. The variance must be used within one year of the approval date.

#360

CITY OF OSAGE BEACH  
BOARD OF ZONING ADJUSTMENT  
QUESTIONNAIRE

1. SIZE OF PROPERTY: 0.23 acres

2. SOURCE OF UTILITIES: WATER: city GAS: none  
SEWER: city ELECTRIC: Ameren

3. PRESENT USE OF PROPERTY: residential

4. PRESENT ZONING OF PROPERTY: R-1A

5. HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY? No  
IF SO, WHEN?

6. HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY? since Mar 13, 2026

7. PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT. house 1970

8. DO YOU OWN ANY PROPERTY ADJACENT TO THE SUBJECT PROPERTY? No

9. WHY, IN YOUR OPINION IS YOUR CURRENT SITUATION, AND OR THE EXISTING  
SIZE /EXTENT OF THE USE NOT ACCEPTABLE?

We would like to build a new house on the property that  
better suits our needs.

10. IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF  
WHICH THE BOARD SHOULD BE AWARE?

No

11. LIST SPECIAL CIRCUMSTANCES WHICH ARE PECULIAR TO THE LAND STRUCTURE  
OR BUILDING IN QUESTION AND DO NOT GENERALLY APPLY TO THE NEIGHBORING  
LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT OR VICINITY.

We are requesting a variance on the front property line  
from 25 ft to 12 ft so we do not impede on our  
neighbors view.

Date Submitted

4/7/26

RECEIVED

MAY 13 2026

CITY CLERK

CASE # 960

CITY OF OSAGE BEACH  
BOARD OF ZONING ADJUSTMENT  
REQUEST FOR REVIEW

NAME OF APPLICANT: Amber Willier and Justin Willier

MAILING ADDRESS: 1875 SE 78th St.

Runnells, IA 50237

TELEPHONE: 515-779-2493 / 515-720-8653

LOCATION OF PROPERTY: Be specific. Give directions to property. Include Lake Road and lot number. Attach legal description of property to this application. Please mark property in some way, i.e., distance from property lines with red paint, flags or stakes, indicating location of proposed variance.

Osage Beach Bkway → Lakehurst Cir → 4680 lot 4

VARIANCE FOR/FROM: front property line set back from 25ft. to 12ft.

APPEAL FOR/FROM:

List names and mailing addresses of the current adjoining property owners:  
(Attach a separate sheet if necessary)

NAME

COMPLETE ADDRESS/WITH ZIP CODE

Chris & Denise Gilstrap - lot 5 4674 Lakehurst Cir Osage Beach, MO 65065

Daniel Baurer - lot 3 4686 Lakehurst Cir Osage Beach, MO 65065

mailing address P.O. Box 1943 Osage Beach, MO 65065

mailing address 1218 Gayla Dr. Quincy, IL 62305

12. LIST REASONS WHY STRICT APPLICATION OF THE PROVISIONS OF THE ZONING ORDINANCE WOULD DEPRIVE YOU OF REASONABLE USE OF THE LAND, STRUCTURE OR BUILDING IN A MANNER EQUIVALENT TO THE USE PERMITTED TO BE MADE BY OTHER OWNERS OF NEIGHBORING LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT.

We want to preserve the neighbors, to the East, view while still complying with half the setback from the front property line.

13. WERE THESE SPECIAL CIRCUMSTANCES THE RESULT OF ANY ACTION TAKEN SUBSEQUENT TO MAY 10, 1984? YES  NO

NOTE: Applications must be accompanied by additional information as outlined in the Board of Adjustment Application Procedures. (Page 1 of this packet). The Administrative Officer of the Zoning Ordinance will review the application for Variance and determine if sufficient data is contained to adequately describe the situation to the Board of Adjustment. If the data is not adequate, the Administrative Officer shall return the application to the applicant for additional information. Only completed applications shall be forwarded to the Board of Adjustment.

SIGNATURE OF APPLICANT:

Justin Willier

SIGNATURE OF PROPERTY OWNER:

Justin Willier

Checks should be made payable to the City of Osage Beach. Postage costs should be calculated and submitted with the \$330.00 filing fee.

STATE OF MISSOURI,

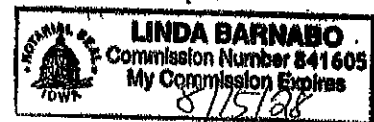
COUNTY OF CAMDEN,

Subscribed and sworn to me before me, the 8th day of April 20 26

Notary Public

My Commission expires: 8/15/28 (stamp)

(seal)



Apr 7, 2026

Board of Adjustment:

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My name is Amber Willier. My husband, Justin, and I purchased 4680 Lakehurst Cir in Osage Beach on Mar 13, 2026. We are planning to demolish the existing property (due to age and size) and build a new home on the site. We are requesting a variance from the 25ft setback from the front property line nearest the road, from 25ft to 12ft. This will set the new home back farther than the existing structure but will impede less of our neighbors, to the East, view of the main channel. The road is a small cul-de-sac so our request will not create any safety concerns at the road with traffic or our garage entrance. I appreciate your review of this request.

Sincerely,

*Amber and Justin Willier*

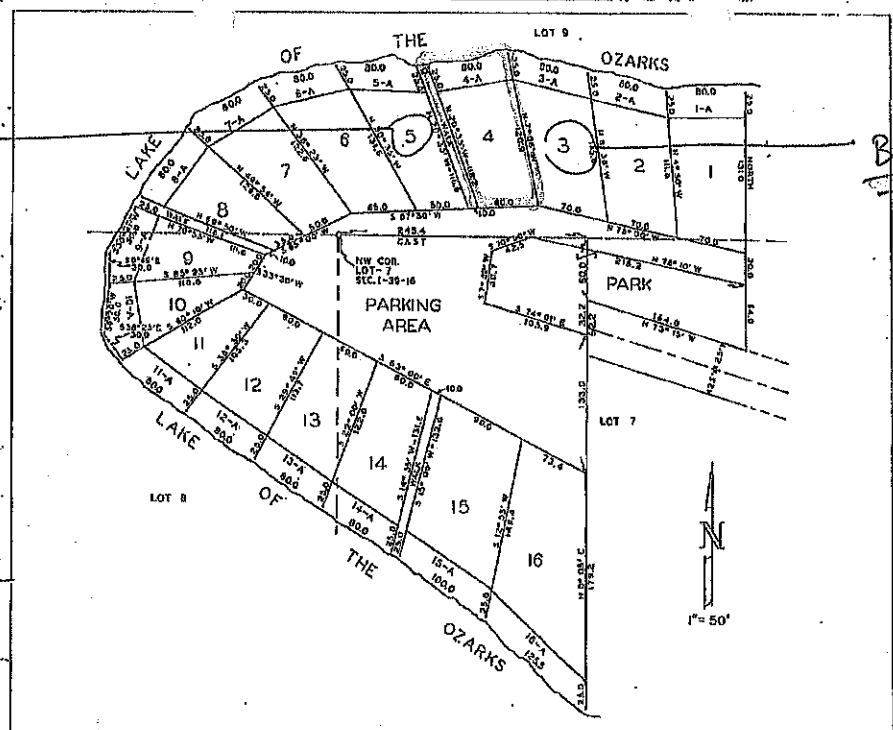
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P 11 / 13

Gilstrap

Bauer



### LAKEHURST ESTATES

THE UNDERSIGNED OWNERS OF THE TRACT OF SAID DESCRIBED BELOW IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID SUBDIVISION IS HEREAFTER TO BE KNOWN AS "LAKEHURST ESTATES". THE ROAD IS AS SHOWN ON THE PLAT AND IS HEREBY DEDICATED TO PUBLIC USE FOR THE PURPOSES OF THE ROAD AND UTILITY PURPOSES. ALL LOTS IN THIS SUBDIVISION SHALL BE SOLD SUBJECT TO THE RESTRICTIONS AND CONDITIONS SET FORTH AND CONTAINED IN AN INSTRUMENT OF EVIDENCE DATE TO BE RECORDED HEREIN IN THE COMMON COUNTY RECORDS OFFICE. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR SEALS THIS 15TH DAY OF MARCH, 1927.

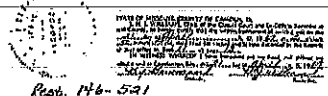
ATTEST: *Margaret Keller*  
 SECRETARY

WEBER REALTY COMPANY, INC.  
*W. G. Weber*  
 PRESIDENT

THIS IS TO CERTIFY THAT I, DAVID C. BRENNEL, REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, DURING THE MONTH OF MARCH, 1927, BY ORDER OF THE ABOVE SIGNED OWNERS, HAVE MADE A SURVEY AND SUBDIVISION OF A TRACT OF LAND SITUATED IN AND BEING A PART OF LOTS 7, 8, AND 9, IN SECTION 1, TOWNSHIP 23 NORTH, RANGE 18 WEST, GRADE LEACH, MISSOURI, THE RESULTS OF SAID SURVEY AND SUBDIVISION ARE AS SHOWN ON THIS PLAT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 22ND DAY OF MARCH, 1927.

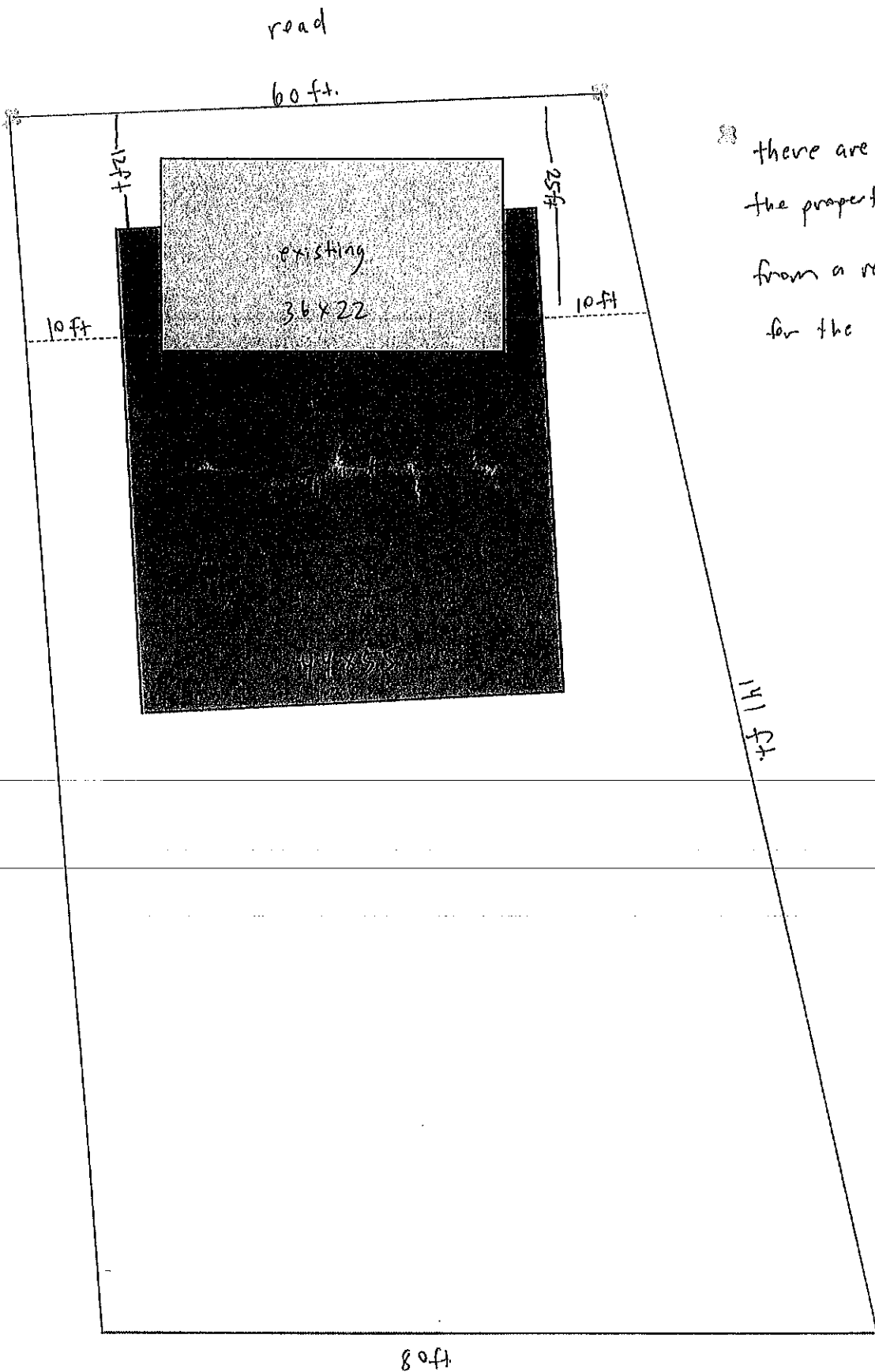
*David Brennan*  
 NO. REG. 20, 11-1923

STATE OF MISSOURI )  
 COUNTY OF JEFFERSON )  
 ON THIS 15TH DAY OF MARCH, 1927, BEFORE ME PERSONALLY APPEARED H. GLENN WEBER TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DO SWEAR THAT HE IS THE PRESIDENT OF WEBER REALTY COMPANY, INC., A CORPORATION OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID H. GLENN WEBER ACKNOWLEDGED SAID INSTRUMENT TO BE THE TRUE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE THIS DAY AND YEAR FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES 1929.



*David Brennan*  
 NOTARY PUBLIC

Res. 146-521



there are stakes at the property line pins from a recent survey for the retaining walls

# Willier: Survey

Lots 4 and 4A of Lakehurst Estates

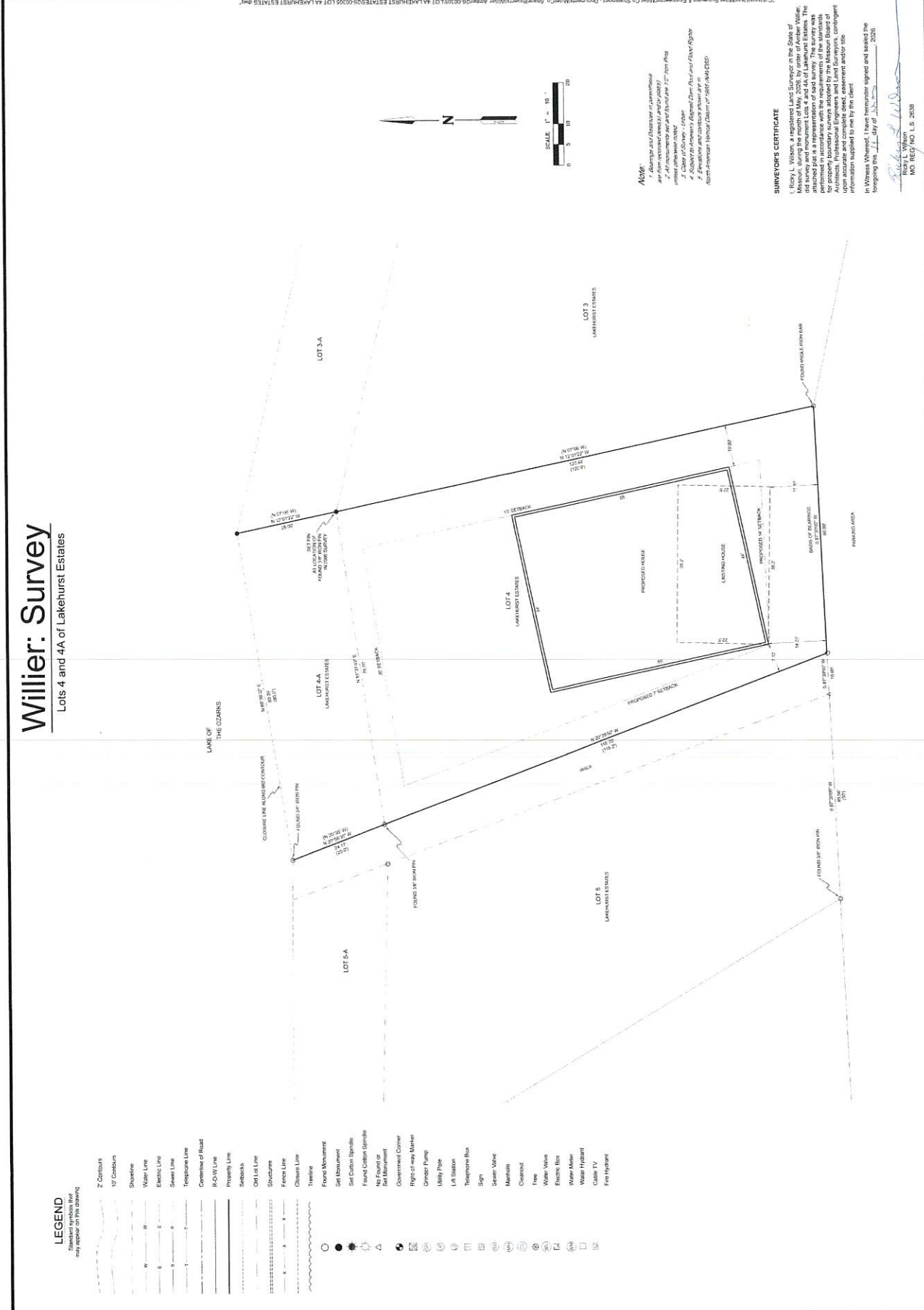
Sheet Number	1 OF 1
Date	JUN 14 2020 11:10P
Sheet Number	26 020205
Project No.	M-371
Owner	REDACTED BY R.L.W.

Section 1, Township 39 North, Range 16 West,  
 Lot 4 and 4A of Lakehurst Estates  
 Camden County, Missouri

John Engineering & Surveying, LLC  
 1735 S. 21st  
 Independence, MO 64050  
 (816) 835-5122



Professional Engineer License No. 0000000000  
 State of Missouri  
 L.S. Wilson  
 Registered Professional Engineer  
 No. 0000000000  
 State of Missouri



**LEGEND**  
 Symbols used in this drawing and legend on this drawing

2' Contour	--- ---
10' Contour	--- --- ---
Shoreline	--- --- --- ---
Water Line	W
Electric Line	--- --- --- ---
Street Line	--- --- --- ---
Telephone Line	--- --- --- ---
Centerline of Road	--- --- --- ---
R.O.W. Line	--- --- --- ---
Property Line	--- --- --- ---
Setbacks	--- --- --- ---
Old Lot Line	--- --- --- ---
Structure	--- --- --- ---
Fence Line	--- --- --- ---
Closest Line	--- --- --- ---
Tiebacks	--- --- --- ---
Found Monument	○
Set Monument	●
Set Corner Spindle	⊙
Found Corner Spindle	⊙
Not Found or Set Monument	△
Government Corner	⊙
Right of way Marker	⊙
Gravel Pump	⊙
Utility Pole	⊙
Lot Station	⊙
Telephone Box	⊙
Sign	⊙
Stream Valve	⊙
Manhole	⊙
Channel	⊙
Tree	⊙
Water Valve	⊙
Electric Box	⊙
Water Meter	⊙
Water Hydrant	⊙
Cable TV	⊙
Fire Hydrant	⊙

**Note:**  
 1. All measurements are in feet and inches.  
 2. All measurements are to the center of the pipe unless otherwise noted.  
 3. All measurements are to the center of the pipe unless otherwise noted.  
 4. Subject to Missouri's Eminent Domain Law and State/County/Utility Authority.  
 5. Eminent Domain Authority is not shown.  
 6. All measurements are to the center of the pipe unless otherwise noted.

**SURVEYOR'S CERTIFICATE**  
 I, L.S. Wilson, a registered land surveyor in the State of Missouri, have personally surveyed and laid out the attached plat as a representation of said survey. The survey was conducted in accordance with the laws and regulations of the State of Missouri and the rules and regulations of the Missouri Board of Professional Engineers and Land Surveyors. I am a duly licensed Professional Engineer and Land Surveyor in the State of Missouri. I have personally signed and sealed the foregoing this 11th day of June, 2020.  
 L.S. Wilson  
 Registered Professional Engineer  
 No. 0000000000  
 State of Missouri  
 MO REG. NO. L.S. 26539