



## Board of Aldermen Request for Action

**MEETING DATE:** 11/5/2024

**DEPARTMENT:** Development

**AGENDA ITEM:** Resolution 1422 – Final Plat – Monterey Estates Final Plat

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**REQUESTED BOARD ACTION:**

A motion to approve Resolution 1422, approving the Final Plat for Monterey Estates.

**SUMMARY:**

Monterey Estates is the second Phase of the Mt. Olivet subdivision at 144<sup>th</sup> Street and Mt. Olivet Road. The annexation, zoning and preliminary platting occurred earlier this year, and the first phase final plat was approved on May 7, 2024. This second and final phase of the development will add 19 additional lots on two new streets, Onyx Street and Emerald Court. The proposed Final Plat will be 100% compliant with the approved preliminary plat and will be recorded upon payment of the parks fees in the amount of \$11,875.00, and all required Maintenance Bonds are in place.

**PREVIOUS ACTION:**

The Preliminary Plat for Mt. Olivet Phase I and II was approved on April 1, 2024 by Resolution 1341.

**POLICY OBJECTIVE:**

Increase housing in accordance with the Comprehensive Plan requirements

**FINANCIAL CONSIDERATIONS:**

n/a

**ATTACHMENTS:**

- ☐ Ordinance
- ☒ Resolution
- ☒ Staff Report
- ☐ Other:

- ☐ Contract
- ☒ [Plans](#)
- ☐ Minutes

## **RESOLUTION 1422**

### **A RESOLUTION APPROVING THE FINAL PLAT FOR MONTEREY ESTATES**

**WHEREAS** the Planning Commission recommended approval of the Preliminary Plat for this subdivision on March 12, 2024; and

**WHEREAS**, the Board of Aldermen adopted the recommendation and Passed Resolution 1341 on May 7, 2024, approving the Preliminary Plat; and

**WHEREAS**, the developer submitted a proposed Final Plat for a portion of the approved area, along with construction plans for public infrastructure; and

**WHEREAS**, pursuant to Section 425.285 of the Code, the City Staff and Engineers reviewed the submittal for compliance with the Preliminary Plat and determined the proposed Final Plat does not substantially deviate from the approved Preliminary Plat.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF  
THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:**

**THAT THE FINAL PLAT FOR MONTEREY ESTATES IS HEREBY APPROVED  
AND MAY BE RELEASED FOR RECORDING WHEN CODE COMPLIANCE  
WITH BONDING AND PARKS FEES REQUIREMENTS ARE MET.**

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 5<sup>TH</sup> day of November 2024.

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk



October 30, 2024

Final Plat for Clay County Parcel Id # 06-703-00-02-019.00

Application for a Plat Approval – Monterey Estates Olivet Final Plat– 19 lots

Code Sections:

425.285.A.5                      Final Plat Approval

Property Information:

Address:                      14422 N. Mt. Olivet Road  
Owner:                        Yallaly Enterprises, LLC  
Current Zoning:            A- R

#### GENERAL DESCRIPTION:

This property is the second phase of the Mt. Olivet Subdivision which was approved in April of this year. The first phase was approved in May and the Final Plat was recorded thereafter. Numerous lots have sold, and buildings are already under construction. This second phase will include adding two new streets, Onyx Street and Emerald Court, creating one new intersection with Mt. Olivet Road. Construction is underway and approving this final plat will allow the plat to be recorded after all Parks Fees of \$11,875 are paid, all construction is inspected and approved, and Maintenance Bonds are provided.

The standard for approval of a Final Plat in a subdivision that has an approved Preliminary Plat relates solely to whether the Final Plat “substantially deviates” from the approved Preliminary Plat. In this particular case, the proposed Final Plat has no deviations from the approved Preliminary Plat.

The City’s engineers and City staff have reviewed Final Plat document and have certified that the proposed Final Plat for Mt. Olivet does not substantially deviate from the approved Preliminary Plat in accordance with Section 425.285.A.5.b of the Code of Ordinances.

GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS *See 425.285.A.5.*

The final plat shall conform as closely as possible to the approved preliminary plat with no substantial deviations from said plat.

**The proposed Final Plat for Monterey Estates subdivision does not deviate from the approved Preliminary Plat as approved by Resolution 1341 of the Board of Aldermen.**

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat based upon adherence to the condition that the Plat not be released for recording until such time as the Park Fees in the amount of \$8,750 are paid, all outstanding review invoices have been paid, and any construction required is bonded to ensure performance.

Respectfully Submitted,

/s/ Jack Hendrix

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Director of Development



# MONTEREY ESTATES

A SUBDIVISION IN SECTION 31, TOWNSHIP 53 NORTH,  
RANGE 32 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI

FINAL PLAT  
SHEET 1 OF 2

PROPERTY DESCRIPTION  
CONTAINING 3,630,976 SQUARE FEET OR 83.36 ACRES

A TRACT OF LAND IN THE WEST FRACTIONAL HALF OF SECTION 31, TOWNSHIP 53 NORTH, RANGE 32 WEST, IN CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N00°25'54"E, ALONG THE WEST LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 31, SAID LINE ALSO BEING THE WEST LINE OF MT. OLIVET, FIRST PLAT, A DISTANCE OF 1880.75 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE N00°25'24"E, CONTINUING ALONG SAID WEST LINE OF SAID FRACTIONAL SOUTHWEST QUARTER, A DISTANCE OF 770.92 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SOUTHWEST QUARTER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 31; THENCE N00°15'36"E, ALONG THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 899.06 FEET; THENCE S89°34'19"E, A DISTANCE OF 2385.55 FEET TO THE EAST LINE OF SAID FRACTIONAL NORTHWEST QUARTER, THENCE S00°40'41"W, ALONG SAID EAST LINE, A DISTANCE OF 924.90 FEET TO THE SOUTHEAST CORNER OF THE SAID FRACTIONAL NORTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S00°40'28"W, ALONG SAID EAST LINE, A DISTANCE OF 91.94 FEET TO THE NORTHWESTERLY CORNER OF MT. OLIVET FIRST PLAT, A SUBDIVISION IN SECTION 31, TOWNSHIP 53 NORTH, RANGE 32 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE N89°19'35"W, ALONG THE NORTHERLY LINE OF SAID MT. OLIVET FIRST PLAT, A DISTANCE OF 501.99 FEET; THENCE S00°40'28"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 438.22 FEET; THENCE S19°00'33"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 411.71 FEET; THENCE S00°40'28"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 126.60 FEET; THENCE N86°51'15"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 935.62 FEET; THENCE N00°26'48"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 89.83 FEET; THENCE N83°02'20"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 373.13 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATION  
I, ROBERT C. YOUNG, A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI, LICENSE NO. 14300, EXPIRATION DATE 12/31/2024. I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PREMISES HEREIN, DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

9/19/2024  
DATE

15-2007000089  
DRAWN BY

© COPYRIGHT 2024 R.L. BUFORD & ASSOCIATES, LLC  
E:\A-CLAY COUNTY\L-23241 CRAIG MT OLIVET\DWG\L-23241 FINAL PLAT PHASE 2.DWG 9/20/2024

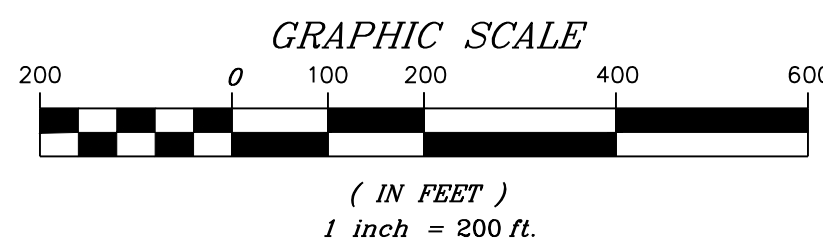
R.L. Buford & Associates, LLC  
LAND SURVEYING - DEVELOPMENT CONSULTANTS  
R.L. BUFORD & ASSOCIATES, LLC  
NO. CERT. OF AUTHORITY LICENSE NO. LS-2010031977  
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-4152

FOR  
ERIC CRAIG  
14422 MT. OLIVET ROAD  
SMITHVILLE, MO. 64089

FINAL PLAT

DATE 8/7/2024  
FIELD BOOK & PAGE  
JOB NO. 23241  
COUNTY CLAY  
SHEET NO. 1 OF 2

DRAWN BY JDC



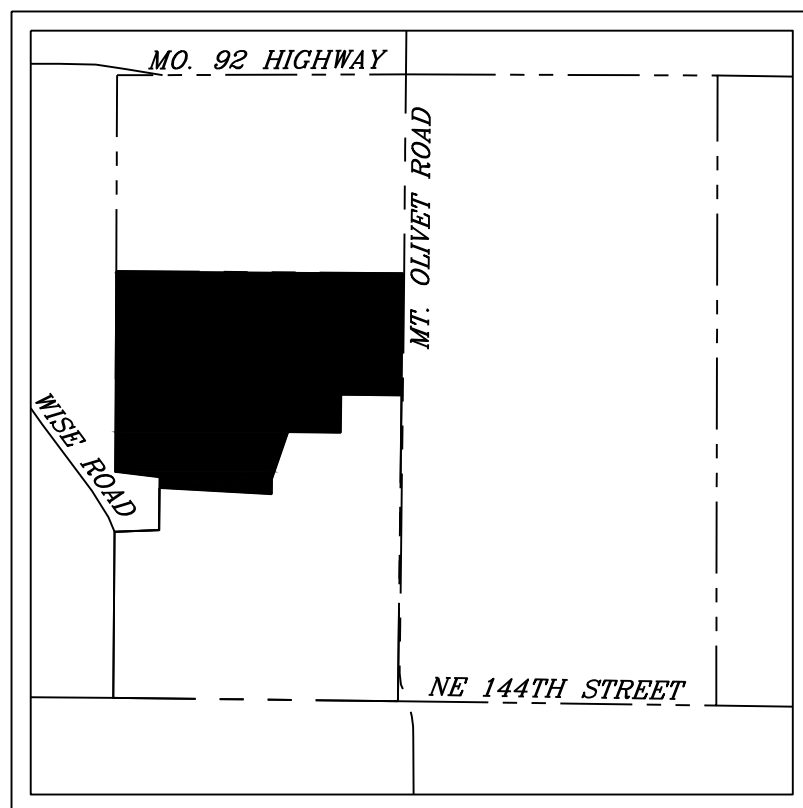
SEWER  
ALL LOTS TO BE SERVICED  
BY SEPTIC SYSTEMS  
INSTALLED BY INDIVIDUAL LOT  
OWNERS.

## LEGEND:

- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
- ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
- \* SET "+" CUT IN CONCRETE
- ⊙ SET MAG NAIL CUT IN CONCRETE
- FOUND 1/2" MONUMENT AS NOTED
- FOUND 3/8" MONUMENT AS NOTED
- △ FOUND 5/8" MONUMENT AS NOTED
- ⊕ FOUND "+" CUT IN CONCRETE
- U/E UTILITY EASEMENT
- W/E WATER EASEMENT
- B/L BUILDING LINE
- (M) MEASURED BEARING OR DISTANCE
- (P) PLATTED BEARING OR DISTANCE
- (D) DESCRIBED BEARING OR DISTANCE
- IF VALUE IS NOT LABELED IT IS MEASURED (BETWEEN MONUMENTS)  
OR CALCULATED BASED ON MEASUREMENTS TO MONUMENTS

CURB NOTCHES WILL BE SET AT PROPERTY LINE PROLONGATIONS  
ALL PROPERTY CORNERS WILL BE SET UPON APPROVAL

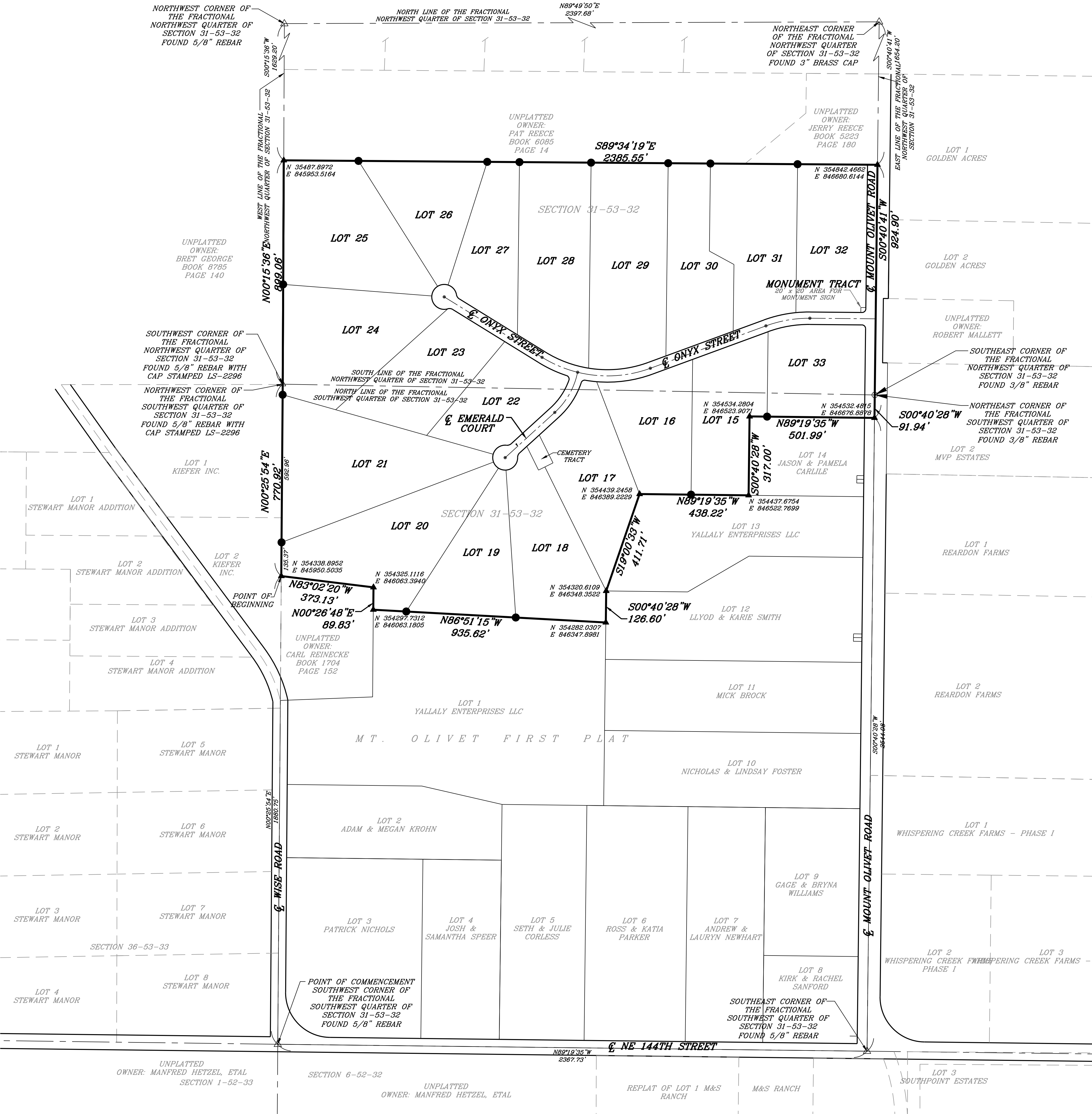
VICINITY MAP  
SECTION 31-53-32  
NOT TO SCALE



OWNER:  
YALLALY ENTERPRISES, LLC  
14 TREEHOUSE LN. APT. 7  
BRANSON, MO 65616

DEVELOPER:  
ERIC CRAIG  
106 W. MAIN ST.  
SMITHVILLE, MO 64089

ENGINEER/SURVEYOR:  
RL BUFORD & ASSOCIATES, LLC  
PO BOX 14089  
PARKVILLE, MO 64152





MONTEREY ESTATES  
A SUBDIVISION IN SECTION 31, TOWNSHIP 53 NORTH,  
RANGE 32 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI  
FINAL PLAT  
SHEET 2 OF 2

- BOUNDARY SURVEY NOTES:
1. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A TITLE REPORT BY STEWART TITLE COMPANY FILE NUMBER 2163374, EFFECTIVE DATE OF OCTOBER 6, 2023, AT 8:00 AM.
  2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT CL-76 (2003 ADJUSTMENT).
  3. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR. THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
  4. CERTAIN INFORMATION SHOWN HEREON WAS OBTAINED FROM A TITLE REPORT BY STEWART TITLE COMPANY FILE NUMBER 01109-66620, EFFECTIVE DATE OF DECEMBER 28, 2017, AT 8:00 AM.
  5. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
  6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
  7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 106 OF 350, MAP NUMBER 29047C0106E, EFFECTIVE DATE: AUGUST 3, 2015, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

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 HEREAFTER KNOWN AS:  
"MONTEREY ESTATES"

EASEMENT DEDICATION:  
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI, AND ITS ASSIGNS TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, 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 SERVICE, ANY OR ALL OF THEM UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E) OR WITHIN ANY OPEN SPACE, OR STREET, THOROUGHFARE DEDICATED TO PUBLIC USE OR PRIVATE ALLEY ON OR IN THIS PLAT.

BUILDING LINES:  
BUILDING LINES OR SETBACK LINES (B/L) ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THEREBY. INTERIOR SIDE YARD SETBACKS ARE HEREBY SET AT 7.5 FEET. REAR YARD SETBACKS ARE HEREBY SET AT 20 FEET.

MONUMENT TRACT:  
MONUMENT TRACT TO BE USED FOR SUBDIVISION SIGNAGE AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION

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

IN WITNESS WHEREOF:  
OWNER: YALLALY ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MANAGING MEMBER \_\_\_\_\_

STATE OF MISSOURI \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME \_\_\_\_\_ MANAGING MEMBER OF YALLALY ENTERPRISES, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

SMITHVILLE PLANNING AND ZONING COMMISSION:

THE PRELIMINARY PLAT OF "MONTEREY ESTATES" WAS SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_

AND:

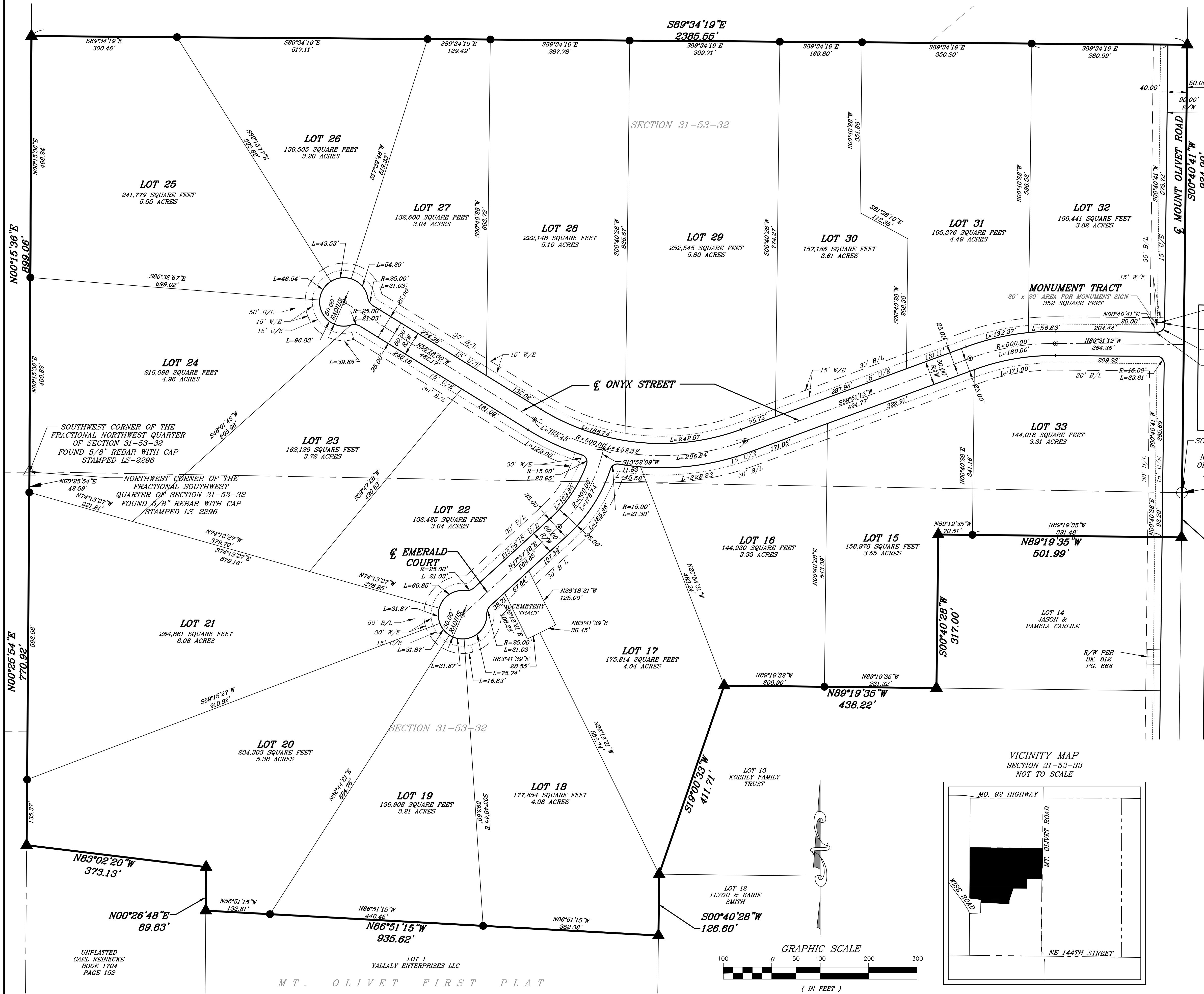
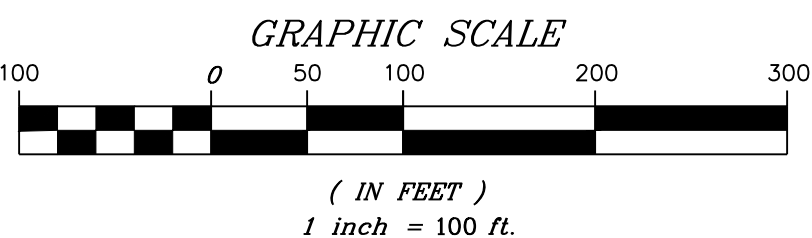
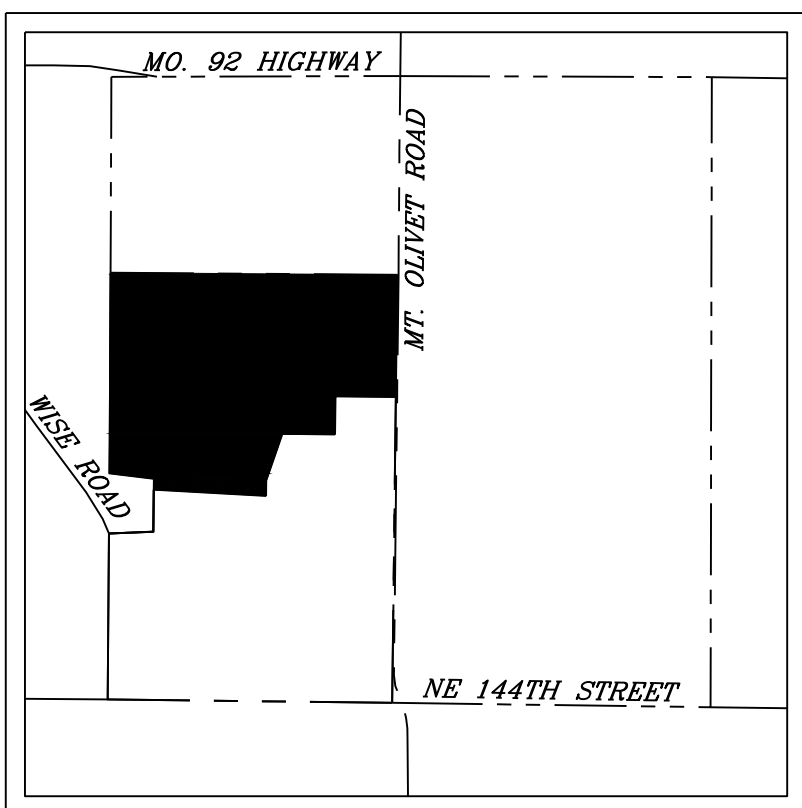
THIS FINAL PLAT APPROVED \_\_\_\_\_ BY THE BOARD OF ALDERMEN OF SMITHVILLE, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
(SEAL)

MAYOR \_\_\_\_\_  
CITY CLERK \_\_\_\_\_

ENTERED ON TRANSFER OF RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

VICINITY MAP  
SECTION 31-53-32  
NOT TO SCALE



SURVEYOR'S CERTIFICATION  
I, \_\_\_\_\_, A SURVEYOR OF THE PROFESSION, HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THE SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS COMPLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: 9/19/2024  
DRAWN BY: JDC

R.L. Buford & Associates, LLC

LAND SURVEYING - DEVELOPMENT CONSULTANTS  
R.L. BUFORD & ASSOCIATES, LLC  
NO. CERT. OF AUTHORITY LICENSE NO. LS-2010031977

P.O. BOX 14069, PARKVILLE, MO. 64142 (816) 741-4152

FOR 14422 MT. OLIVET ROAD SMITHVILLE, MO. 64089

FINAL PLAT

DATE: 8/7/2024

LOOSE LEAF

DRAWN BY: JDC