OFFICIAL NOTICE

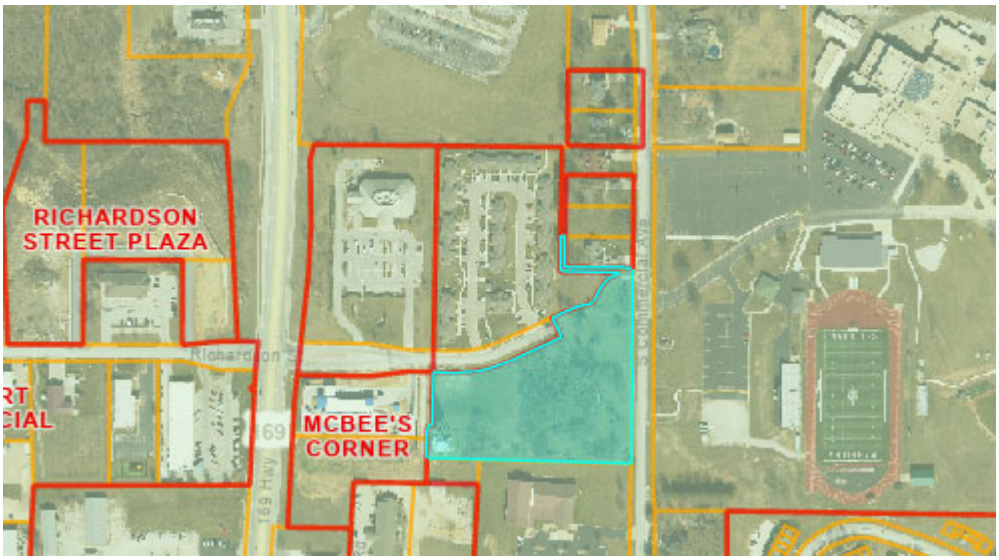
To whom it may concern and to all parties interested, notice is hereby given that at 7:00 PM on December 8, 2026, the Smithville Planning Commission in City Hall, 107 W. Main St., Smithville, MO will consider the following:

An application to rezone land from B-3 to R-3 and create a Conceptual Plan of Villas of Smithville II on property described as follows:

A Tract Of Land Lying In The Southwest Quarter Of Section 26, Township 53 North, Range 33 West, In Smithville, Clay County, Missouri, More Particularly Described By Roger A. Backues, Pls-2134 On April 27, 2026, As Follows:

Commencing At The Northwest Corner Of The Southwest Quarter Of Said Section 26; Thence South 00 Degrees 27 Minutes 32 Seconds West (Record=South 00 Degrees 26 Minutes 21 Seconds West), 415.97 (Record=415.01) Feet; Thence South 89 Degrees 09 Minutes 55 Seconds (Record=South 89 Degrees 23 Minutes 08 Seconds East), 402.93 Feet; Thence South 89 Degrees 19 Minutes 57 Seconds East (Record South 89 Degrees 23 Minutes 08 Seconds East), 342.43 Feet To The Northwest Corner Of Lot 1, "Villas Of Smithville" A Subdivision In Smithville, Clay County, Missouri; Thence Along The West Line Of Said Subdivision, South 01 Degrees 04 Minutes 14 Seconds West, 627.56 Feet To The Point Of Beginning; Thence Along The Southerly And Easterly Lines Of The "Villas Of Smithville", The Following Ten (10) Courses: South 88 Degrees 59 Minutes 50 Seconds East, 64.69 Feet To A Point Of Curvature; Thence Along A Curve To The Left, Having A Chord Bearing Of North 78 Degrees 06 Minutes 29 Seconds East, A Chord Distance Of 147.43 Feet, A Radius Of 330.00 Feet, And An Arc Length Of 148.69 Feet; Thence North 65 Degrees 12 Minutes 01 Seconds East, 160.59 Feet; Thence North 24 Degrees 47 Minutes 59 Seconds West, 60.00 Feet; Thence North 65 Degrees 12 Minutes 01 Seconds East , 36.68 Feet To A Point Of Curvature; Thence Along A Curve To The Right, Having A Chord Bearing Of North 72 Degrees 01 Minutes 36 Seconds East, A Chord Distance Of 78.45 Feet, A Radius Of 330.00 Feet, And An Arc Length Of 78.63 Feet To A Point Of Reverse Curvature; Thence Along A Curve To The Left, Having A Chord Bearing Of North 47 Degrees 55 Minutes 50 Seconds East, A Chord Distance Of 15.42 Feet, A Radius Of 15.00 Feet, And An Arc Length Of 16.19 Feet To A Point Of Reverse Curvature; Thence Along A Curve To The Right, Having A Chord Bearing Of North 51 Degrees 44 Minutes 11 Seconds East, A Chord Distance Of 136.72 Feet, A Radius Of 120.00 Feet, And An Arc Length Of 145.47 Feet; Thence North 00 Degrees 36 Minutes 49 Seconds East, 0.42 Feet; Thence South 89 Degrees 19 Minutes 57 Seconds East, 23.46 Feet To A Point On The East Line Of The West Half Of The Southwest Quarter Of Said Section 26; Thence Along Said East Line, South 00 Degrees 20 Minutes 30 Seconds West, 545.58 Feet; Thence North 88 Degrees 58 Minutes 28 Seconds West, 2.35 Feet; Thence North 88 Degrees 56

Minutes 05 Seconds West, 492.20 Feet; Thence North 01 Degrees 08 Minutes 56 Seconds East, 100.00 Feet; Thence North 88 Degrees 56 Minutes 05 Seconds West, 86.83 Feet To A Point On The East Line Of Lot 1, Mcbee's Corner; Thence Along Said East Line, North 01 Degrees 04 Minutes 14 Seconds East, 148.99 Feet To The Point Of Beginning. Containing 4.63 Acres, More Or Less.



As provided in the Zoning Ordinances of Smithville, MO the above item(s) will be discussed and considered by the Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes; and any protest against any of the provisions of the proposed changes to the Zoning Ordinance will be considered by the Commission, as provided by law.