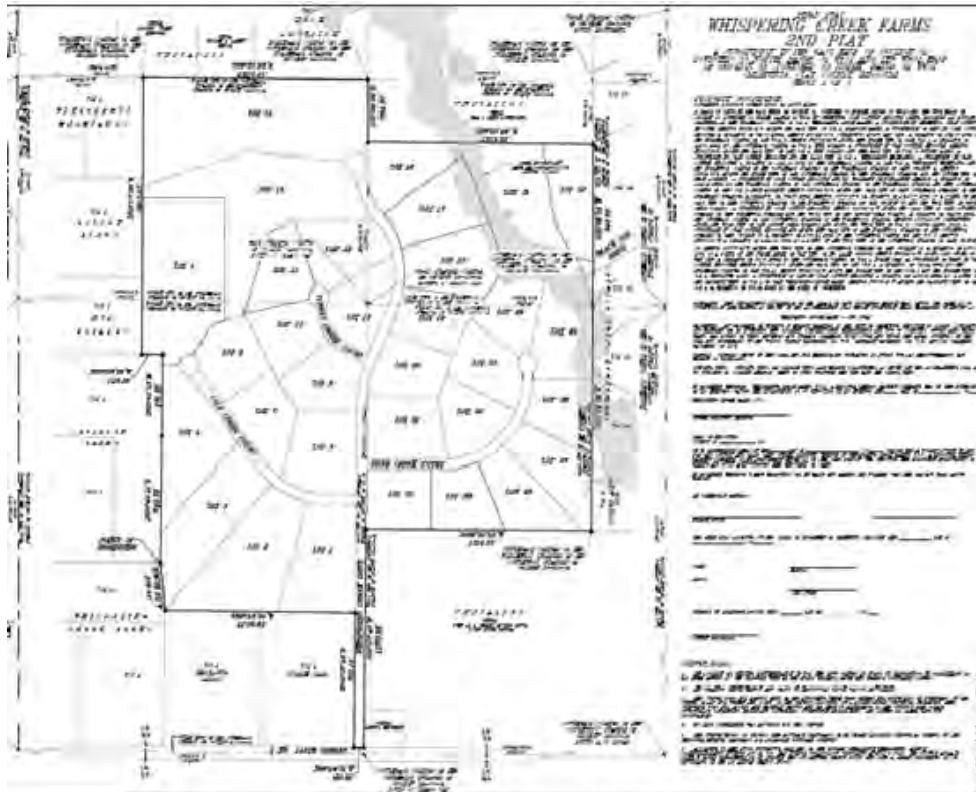


OFFICIAL NOTICE

To whom it may concern and to all parties interested, notice is hereby given that at 7:00 PM on August 11, 2026, the Smithville Planning Commission in City Hall, 107 W. Main St., Smithville, MO will consider the following:

Rezoning from County Ag to A-R district, and a Single-Phase Final Plat for a 32-lot subdivision titled Whispering Creek Farms 2nd Plat in accordance with zoning and subdivision codes. The property is shown below and is legally described as follows:



A Tract Of Land In The East Half Of Section 31, Township 53 North, Range 32 West And The West Half Of Section 32, Township 53 North, Range 32 West In Smithville, Clay County, Missouri Being Described As Follows; Beginning At The Northeast Corner Of Lot 1, Whispering Creek Farms, A Subdivision In Smithville, Clay County, Missouri; Thence N00°40'11"E, Along The East Line Of Lot 1, Reardon Farms, A Subdivision Of Land In Clay County, Missouri, A Distance Of 740.72 Feet; Thence N00°40'53"E, Continuing Along Said Line, A Distance Of 471.28 Feet To The Northeast Corner Of Said Lot 1; Thence N88°58'06"W, Along The North Line Of Said Lot 1, A Distance Of 116.22 Feet To The Southeast Corner Of Lot 1, MVP Estates, A Subdivision In Clay County, Missouri; Thence N00°17'20"E, Along The East Line Of Said Lot 1, MVP Estates And The East Line Of Lot 2, Golden Acres, A Subdivision In Clay County, Missouri And The East Line

Of Lot 1, Winterfell Highlands, A Subdivision In Clay County, Missouri, A Distance Of 1615.23 Feet To The Northeast Corner Of Said Lot 1, Winterfell Highlands And The Northwest Corner Of The Southeast Quarter Of The Northeast Quarter Of Said Section 31; Thence S89°21'58"E, Along The North Line Of Said Southeast Quarter Of The Northeast Quarter And The South Line Of Keck Addition, A Subdivision In Clay County, Missouri And Its Westerly Prolongation Thereof, A Distance Of 1310.45 Feet To The Northeast Corner Of Said Southeast Quarter Of The Northeast Quarter And The Southeast Corner Of Said Lot 2, Keck Addition; Thence S00°06'02"E, Along The East Line Of Said Southeast Quarter Of The Northeast Quarter, A Distance Of 364.85 Feet; Thence S89°20'49"E, A Distance Of 1313.30 Feet To A Point On The East Line Of The Southwest Quarter Of The Northwest Quarter Of Said Section 32 And The West Line Of Green Briar Estates, A Subdivision In Clay County, Missouri; Thence S00°06'54"W, Along The East Line Of Said Southwest Quarter Of The Northwest Quarter And The West Line Of Said Green Briar Estates, A Distance Of 942.82 Feet To The Southeast Corner Of Said Southwest Quarter Of The Northwest Quarter; Thence S00°24'54"W, Continuing Along The West Line Of Said Green Briar Estates And Along The West Line Of Lot 2, Cooper Acres 2006, A Subdivision In Clay County, Missouri And Along The East Line Of The Northwest Quarter Of The Southwest Quarter Of Said Section 32, A Distance Of 1306.31 Feet To The Southwest Corner Of Said Lot 2; Thence N89°32'50"W, A Distance Of 1314.55 Feet To A Point On The West Line Of The Southwest Quarter Of Said Section 32; Thence S00°37'48"W, Along The West Line Of The Southwest Quarter Of Said Section 32, A Distance Of 1270.59 Feet To A Point On The North Right Of Way Line Of Ne. 144th Street; Thence N89°18'01"W, Along Said Right Of Way Line, A Distance Of 60.00 Feet To The Southeast Corner Of Lot 1, North Star, A Subdivision Of Land In Clay County, Missouri; Thence N00°37'48"E, Along The East Line Of Said Lot 1, A Distance Of 785.14 Feet To The Northeast Corner Of Said Lot 1; Thence N89°18'04"W, Along The North Line Of Said Lot 1 And The North Line Of Lot 1, Michbeau Acres, A Subdivision Of Land In Clay County, Missouri, A Distance Of 1109.63 Feet To A Point On The Easterly Line Of Lot 1 Of Said Whispering Creek Farms; Thence N06°09'40"W, Along The Easterly Line Of Said Lot 1, A Distance Of 276.54 Feet To The Point Of Beginning.

As provided in the Zoning and Subdivision 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.