

Office use only  
Case # 002-2024

**NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT**  
**ONE FORM PER VARIANCE REQUEST**  
**\$185.00 Non-Refundable Application Fee**

Submit forms to:  
Board of Adjustment, Attn: Secretary, Board of Adjustment, 801 E Walnut St, Rm 315, Columbia, MO 65201

SUBJECT: Notice of application in regard to the following described property located in Boone County, Missouri:

02 - 902 - 25 - 00 - 002 - 00 See attached  
\*Tax Parcel Number \*legal description (attach separate form if necessary)  
and known, or to be known as 19555 N. Hwy 63 N. Sturgeon, 65284  
\* street or route \*City, Zip Code

\*Notice is hereby given that I/we the property owner apply to the Board of Adjustment, Boone County, Missouri for a variance from  Zoning  Subdivision Regulations Section(s) Section 10 B. (1)  
(use separate form for each requested variance)

\*Reason for request (attach a separate sheet if needed): The existing barns are close to the existing right of way  
They were built and are used for agricultural purposes, but dividing under 20 acres requires 25' setback along old highway.

Type and location of building the variance is requested for, if applicable. (May be indicated on survey or aerial photograph – attach copy)  
Buildings are used as agricultural buildings for farm equipment and supplies. See attached map for location.

\*Current zoning: A-R \*Current use of the property: Agricultural, single family home

Proposed use if different from above: Making room for a new home. Same use, just smaller parcel.

Authority to grant said permission is given to the Board of Adjustment by Section 15C, Boone County Zoning Regulations. If the Board of Adjustment grants permission as requested, there will still be substantial compliance with the Zoning Regulations, the spirit of the Zoning Regulations will be observed, public safety and welfare will be secured and substantial justice will be done. I/We request that the Board of Adjustment grant the above described request and that a Certificate of Decision be issued by said Board to that effect.

**I understand that only the variance requested above will be heard by the Board. I also understand that if an additional variance is required it will not be heard before the Board until the variance is advertised and notice has been given to interested parties as required.**

Attached hereto and made part hereof is a list with the names and addresses of all parties in interest, including all property owners within 1,000 feet of the subject property, to the best of my/our belief, and a copy of the current owner's deed to the property.

Enclosed is an application fee of \$185.00. I understand I will be billed for additional fees including mailing, public notice, and recording costs. The above information is true and correct to the best of my knowledge.

M. Vaughn 3/21/2024 573-808-5308  
\*Signature of owner(s) Date \*Print Name  
573-808-5308 1006 WEST BLVD N STE 100  
\*Daytime Phone \*Address  
mvaughn1206@gmail.com Columbia, Mo. 65203  
Email Address \*City & Zip

**Bill additional fees to (if applicable):**  
Same  
Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
Email Address \_\_\_\_\_

I hereby acknowledge receipt of application.  
Paula Lewis 3/22/24  
Secretary, Board of Adjustment Date  
accepted by um



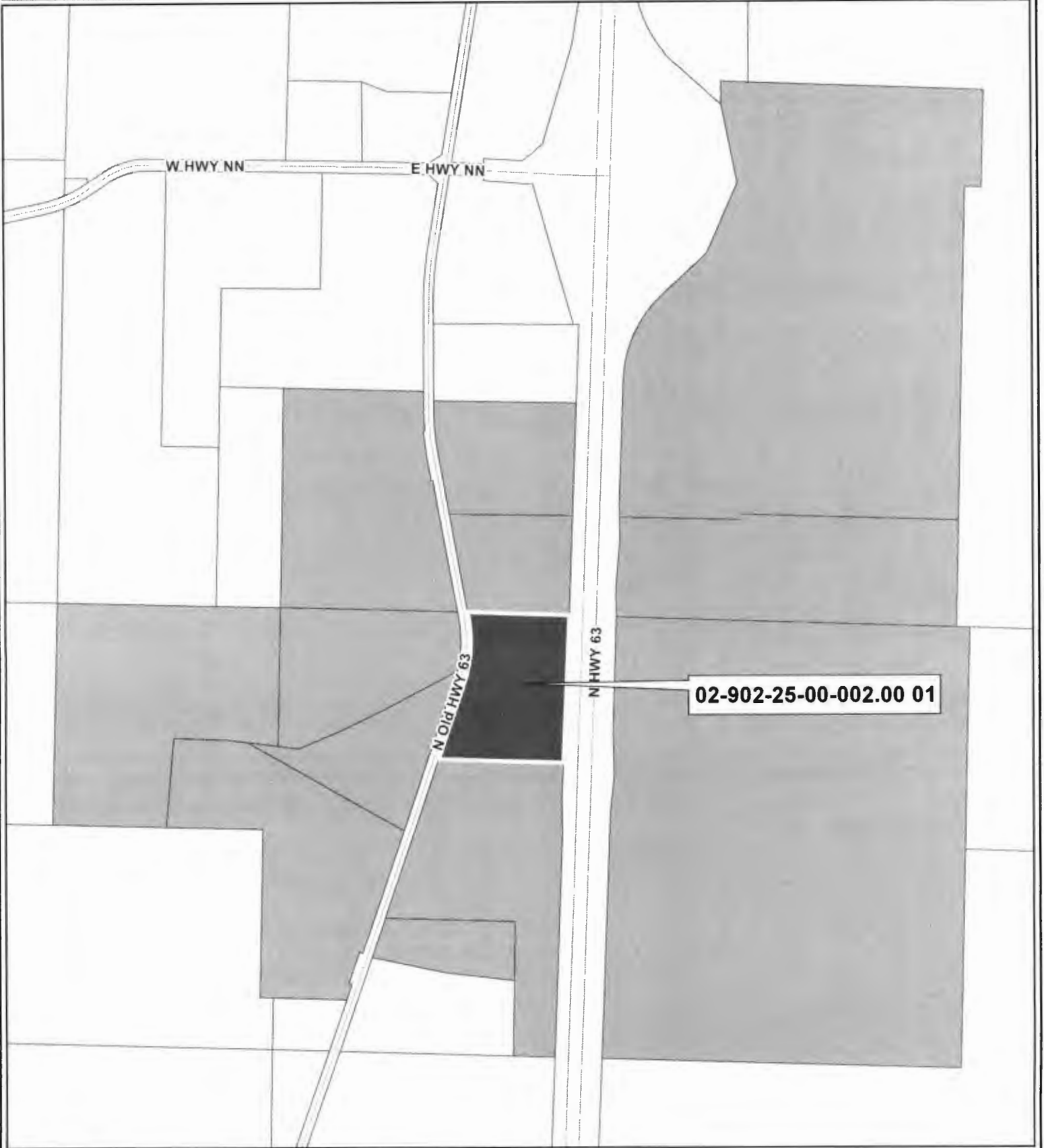
N OLD HWY 63









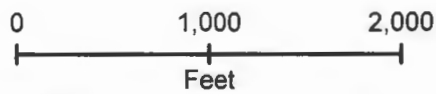
# Parcel Properties within 1,000 ft

## Selection for Parcel 02-902-25-00-002.00 01



**02-902-25-00-002.00 01**

-  Roads
-  Selected Parcel
-  Parcels within 1,000ft
-  Parcel Boundaries



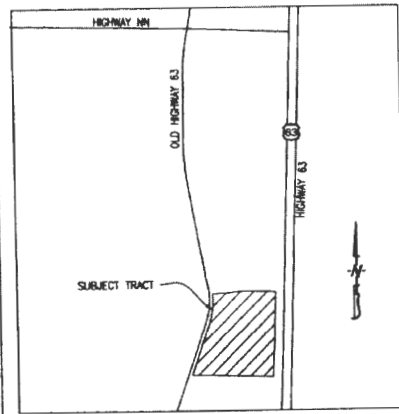
Date: 3/27/2024

Parcel Data Source  
Boone County Assessor

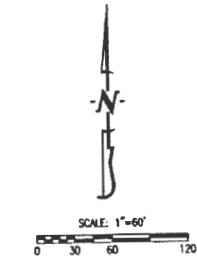
Created By:  
Boone County  
Resource Management



FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
BOB MOLTE, RECORDER OF DEEDS



LOCATION MAP  
NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**LEGEND:**

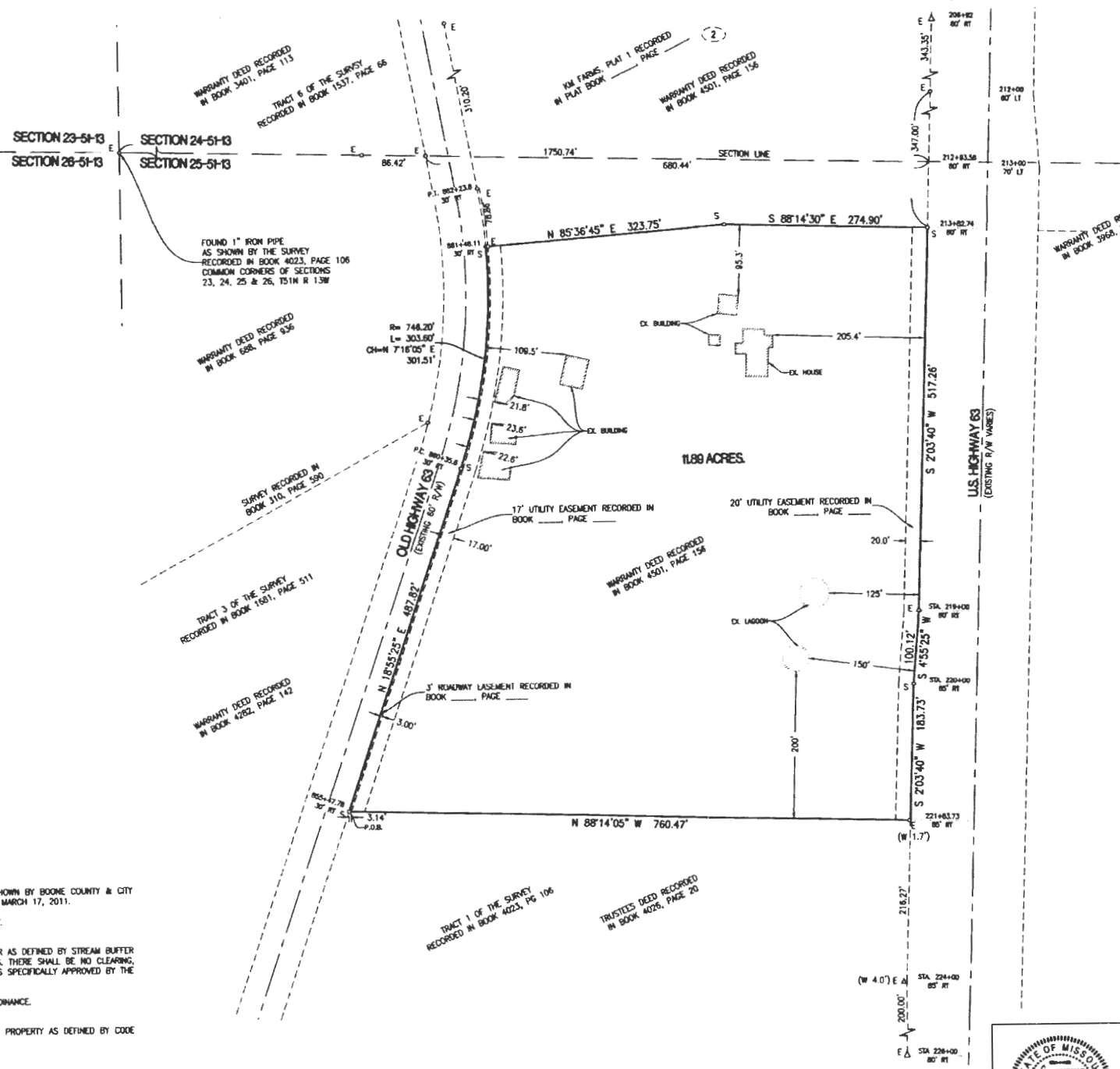
- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- ℄= CENTERLINE

**NOTES:**

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS, PANEL NO. 29019000500, DATED: MARCH 17, 2011.
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. NO PART OF THE TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DEFINED BY STREAM BUFFER REGULATIONS, CHAPTER 26 OF BOONE COUNTY ZONING REGULATIONS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
4. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
5. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR RURAL PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 20 CSR 20.30-16.040(2).

**ADMINISTRATIVE SURVEY FOR  
KM FARMS, LLC**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH,  
RANGE 13 WEST BOONE COUNTY, MISSOURI  
JANUARY 22, 2024



APPROVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT

**CERTIFICATION:**

I HEREBY CERTIFY THAT IN JANUARY OF 2024, I COMPLETED A SURVEY FOR KM FARMS, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4501, PAGE 156 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 4023, PAGE 106 ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 63, THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE N 18°55'25" E, 487.82 FEET; THENCE 303.60 FEET ALONG A 748.20-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 7°16'05" E, 301.51 FEET TO THE SOUTHWEST CORNER OF KM FARMS, PLAT NO. 1 RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ THENCE N 85°36'45" E, 323.75 FEET; THENCE S 88°14'30" E, 274.90 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63, THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE S 2°03'40" W, 517.26 FEET; THENCE S 4°55'25" W, 100.17 FEET; THENCE S 2°03'40" W, 183.73 FEET TO THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 4023, PAGE 106, THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND WITH SAID SOUTH LINE N 88°14'05" W, 760.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.88 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBMITTED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARD PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

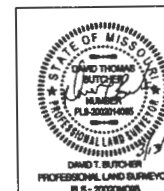
CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. WILSON BLVD., BUILDING 1  
COLUMBIA, MO 65203  
CORPORATE NUMBER: 2000151304

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
DATE: 3/13/2024

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
IN THE YEAR 2023.

KENNETH FARRIS, NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2026  
COMMISSION NUMBER 14965667



<b>KM FARMS, LLC</b>	
A ADMINISTRATIVE SURVEY SECTION 24, TOWNSHIP 51 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 20006804	
DATE: 1/22/2024	SCALE: 1" = 60'
PROJECT: 230078	DRAWN BY: END
 1000 W. Wilson Blvd., Building 1 Columbia, Missouri 65203 (314) 487-0288 www.crockettengineering.com	