



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

July 17, 2024

Project Name
The Villas at Oakwood Final Plat

Docket #C1

Request
CLD-FnPlat-2024-00016
Final Plat

Applicant
Anthony Knipp
AM Law LLC

Owner
Kenneth Block
OCC Investors

Location 9700 Grandview
Area About 29 acres
Zoning R-5
Council District 6th
County Jackson
School District Hickman Mills

Surrounding Land Uses
North: Detached Homes, Zoned R-80
South: Existing Golf Course, Zoned R-80
East: Detached Homes, Zoned R-7.5
West: Undeveloped, Zoned R-80

KC Spirit Playbook Alignment
Not Applicable- Reviewed under Controlling Case.

Land Use Plan
The Red Bridge Area Plan recommends Residential Very Low Density uses for the subject property.

Major Street Plan
The City's Major Street Plan does not identify any streets at this location

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on June 10, 2024. No scheduling deviations from 2024 Cycle 7.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently developed with the Spofford Elementary School building, which has closed. There is an associated regulated stream on the northern side of the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-5 (Residential) on about 29 acres generally located on west side of Grandview Road at Kings Highway creating two (2) lots and three (3) tracts to allow for a residential and golf course development.

CONTROLLING CASE

Case No. CD-CPC-2022-0088 – Ordinance 220592, approved by City Council on July 31, 2022 approved a development plan which also served as a preliminary plat in District R-5 on about 29 acres generally located at 9700 Grandview Road to allow construction of 20 residential units and a golf course.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-5 (Residential) on about 29 acres generally located on west side of Grandview Road at Kings Highway creating two (2) lots and three (3) tracts to allow for a residential and golf course development. This use was approved in Case No. CD-CPC-2022-00088 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a residential units within a nine hole golf course. The plan does not propose any new street connections or right of way. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Meets the standards set by the Development Plan.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Payment in Lieu of Dedication

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes
 Planner



Plan Conditions

Report Date: July 09, 2024

Case Number: CLD-FnPlat-2024-00016

Project: The Villas at Oakwood

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00016.
4. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
5. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

6. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
7. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1
8. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
 - A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
 - Shall provide fire lane signage on fire access drives.
 - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus (i.e., cul-de-sac, hammerhead Appendix D). (IFC-2018: § 503.2.5)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

9. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2022 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
10. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of the Final Plat.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

11. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
12. That the west half of Grandview Rd shall be improved to residential collector street standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
14. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
15. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

16. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
17. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
18. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
19. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
20. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
21. The developer must secure permits to extend sanitary and storm water conveyance systems to serve the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. The force main system shall be private.
22. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
23. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any storm water detention area tracts, prior to recording the plat.
24. The developer shall provide Covenants to Maintain Private Utility Mains acceptable to KC Water for any private water, storm, and/or sanitary mains prior to the issuance of any building permits.
25. The developer shall provide private water, storm drainage, and sanitary sewer easements for any private utility mains prior to issuance of any building permits.

Final Plat
THE VILLAS AT OAKWOOD
A Part of the E 1/2 Southwest Quarter of Section 27,
Township 48 North, Range 33 West
being in Kansas City, Jackson County, Missouri

DESCRIPTION:

A tract of land being formerly described as Exhibit A in the Deed of Trust recorded July 8, 2021 in the Office of the Recorder of Deeds for Jackson County, Missouri as Instrument No. 2021E0074651, said tract of land being situated in the East Half of the Southwest Quarter of Section 27, Township 48 North, Range 33 West in Kansas City, said County and State and being now more particularly described as follows:

Beginning at a point 667.64 feet (675.5 feet, Deed) North of the Southwest corner of the East Half of the Southwest Quarter of aforesaid Section 27; thence N 01°51'27" E along the West line of the East Half of said Section 27, a distance of 1,003.35 feet to the Southwest corner of Lot 34, RED BUD PARK, a subdivision recorded June 29, 1937 in the aforesaid Office of the Recorder of Deeds in Plat Book 23 at Page 60; thence S 86°56'20" E along the South line of Lots 34, 26, 25 and 18 of said RED BUD PARK, a distance of 826.15 feet to the Southeast corner of said Lot 18, being also a point on the Western terminus of Hill Road as dedicated and shown on said RED BUD PARK; thence S 03°03'40" W along the Western line of said Hill Road, a distance of 15.00 feet to the Southwest corner thereof, thence S 86°56'20" E along the South line of said Hill Road, a distance of 440.27 feet to the West right-of-way line of Grandview Road as now established by the Corporation Quit Claim Deed recorded May 15, 1978 in said Office of the Recorder of Deeds as Document No. K366283 in Book K845 at Page 377; thence Southerly along the West right-of-way line of Grandview Road as established by said document, the following courses and distances; thence S 04°12'27" W (S 04°34'48" W, Deed), a distance of 88.50 feet (86.32 feet, Deed); thence S 02°57'27" W (S 03°19'48" W, Deed), a distance of 836.67 feet (836.59 feet, Deed); thence Southerly along a curve to the left, tangent to the last described course, having a radius of 319.78 feet and a central angle of 11°21'18", an arc length of 63.37 feet to a point 667.64 feet (675.5 feet, Deed) North of the South line of the Southwest Quarter of said Section 27, as measured perpendicular to the South line thereof; thence N 86°56'20" W, departing from the West right-of-way line of said Grandview Road, being now along a line 667.64 feet (675.5 feet, Deed) North of and parallel with the Southwest Quarter of said Section 27, a distance of 1,251.46 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395.

Containing 1,252,355 square feet or 28.750 acres, more or less.

The basis of bearings for this description are based on the Missouri State Plane Coordinate System, NAD 83, West Zone.

DEDICATIONS:

PLAT DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "THE VILLAS AT OAKWOOD".

RIGHT OF ENTRANCE:

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

COVENANTS AND RESTRICTIONS:

This property of subject to the "Declaration of Protective Covenants, Restrictions, Assessments, and Easements For Property Known as Villas at Oakwood in the City of Kansas City, Missouri, County of Jackson, State of Missouri" as recorded in Instrument No. _____, Book _____ at Page _____ in the Office of the Register of Deeds, Jackson County, Missouri.

STREET DEDICATION:

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

EASEMENT DEDICATION:

An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements. any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. all of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appetencies thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements.

PRIVATE OPEN SPACE:

Tract C contains 0.250 private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 16 attached houses and 4 zero lot line houses pursuant to Section 88-408-E of the Zoning and Development Code. A total of 0.250 acres are required to satisfy the parkland request for this final plat.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

There are no gaps, gores, or overlaps between "THE VILLAS AT OAKWOOD" and any neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network.

Accuracy standard for this survey is type "Urban".

TRAVERSE TABLE:

JA-120 RESET - being S43°22'23"E, 5355.73' of the Northwest corner of this plat, to the Point of Beginning.
 JA-120 RESET (State Plane, Feet)= North 1,009,090.015 East 2,776,962.931

FLOOD ZONE:

According to the Federal Emergency Management Agency Flood Map Community Panel No. 29095C0383G, Effective January 20, 2017, the Subject Property Lies partially within: Zone X, which is areas determined to be outside the 0.2% annual chance.

PRELIMINARY

STEVEN R. WHITAKER, MO. PLS. NO. 2005019220
 MCCLURE ENGINEERING COMPANY CORPORATE
 CERTIFICATE/LICENSE NO. 2012009395
 S.WHITAKER@MECSURVEYS.COM
 DATE SURVEYED: _____

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand.

Owner Tracts A & C: OPAR 3, LLC, a Missouri limited liability company

By: BK Properties, LLC, a Missouri limited liability company, its Manager

By: _____
 Kenneth G. Block, Trustee of the Kenneth G. Block Trust dated January 11, 1991,
 as amended, Sole Member and Manager

Owner Lots 17 & 18: OAKWOOD COT 12, LLC, a Missouri limited liability company

By: BK PROPERTIES, LLC, a Missouri limited liability company, Manager

By: _____
 Kenneth G. Block, Trustee of the Kenneth G. Block Trust, dated January 11, 1991,
 as amended, Manager and Sole Member

Owner Tract B: OSH ASSOCIATES, LLC, a Missouri limited liability company

By: BK Properties, LLC, a Missouri limited liability company, its Manager

By: _____
 Kenneth G. Block, Trustee of the Kenneth G. Block Trust dated January 11, 1991,
 as amended, Sole Member and Manager

County of)
)SS
 State of)

BE IT REMEMBERED that on this _____ day of _____ 2024, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Kenneth G. Block, Trustee of the Kenneth G. Block Trust dated January 11, 1991, as amended, Sole Member and Manager of OPAR 3, LLC, a Missouri limited liability company, OAKWOOD COT 12, LLC, a Missouri limited liability company and OSH ASSOCIATES, LLC, a Missouri limited liability company, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____ My Appointment Expires: _____

CITY PLAN COMMISSION PUBLIC WORKS

Approved: _____ Director: Michael J. Shaw

Approval Date: _____

Case Number: _____

COUNCIL
 This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____
 duly authenticated as passed this _____ day of _____, 2024.

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

 Jackson County GIS Department

Plat Dedication:	Reserved for County Recording Stamp
THE VILLAS AT OAKWOOD	
Private Open Space Dedication:	
0.250 Acres	
Record As:	
Plat	

 Vincent E. Brice
 Jackson County Assessment Department

ENGINEER NCA SURVEYOR S.WHITAKER	DESIGNED BY J. CRAFT	DATED June 27, 2024	MISSOURI 211529-000 June 10, 2024	Notary Public State of Missouri My Commission Expires 01/02	Spafford The Villas at Oakwood KANSAS CITY, JACKSON CO. MISSOURI 1700 South Street, STE 100 North Kansas City, MO 64116 816-352-0444 www.mcclure.com	making lives better.
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THE VILLAS AT OAKWOOD

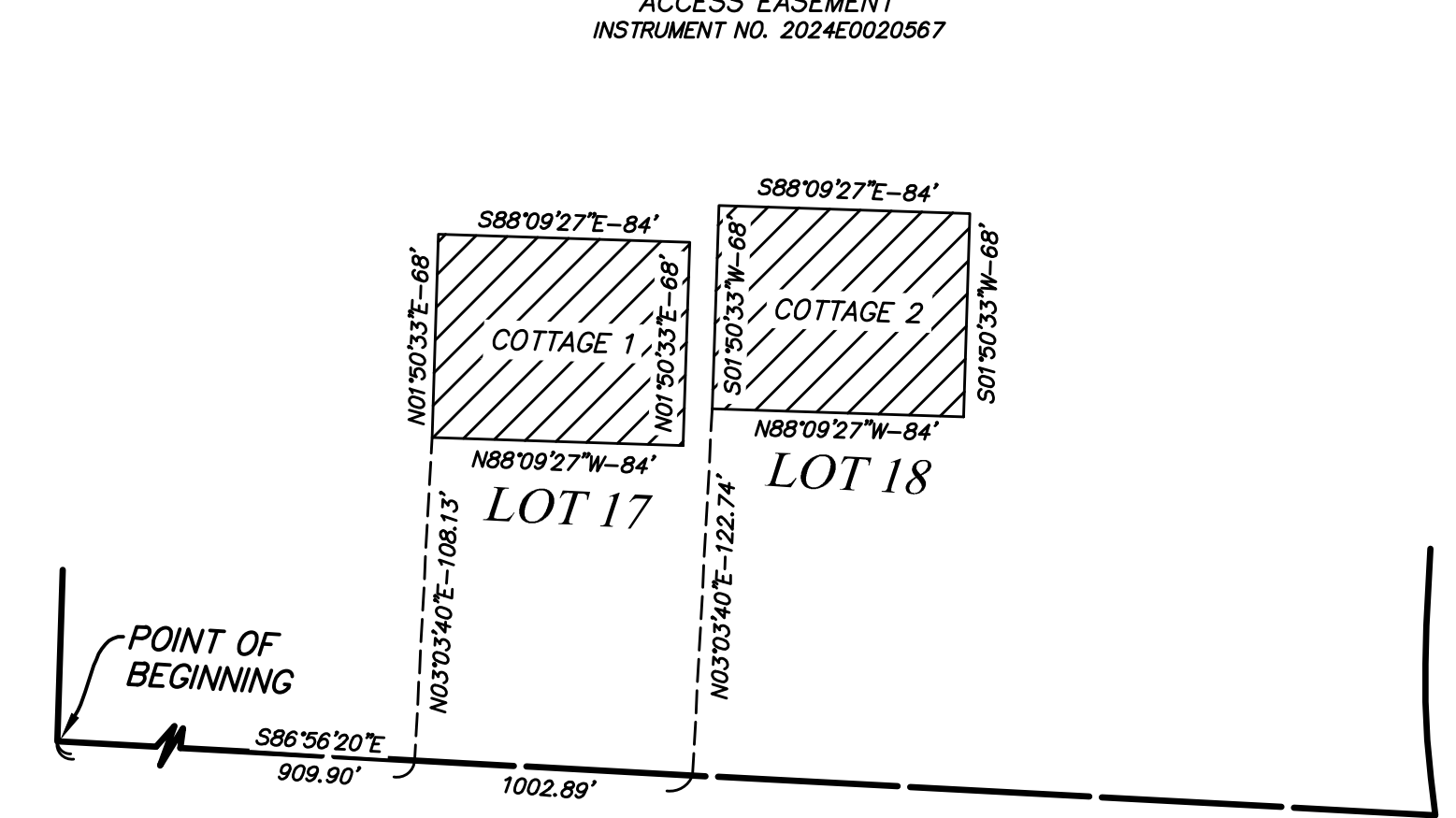
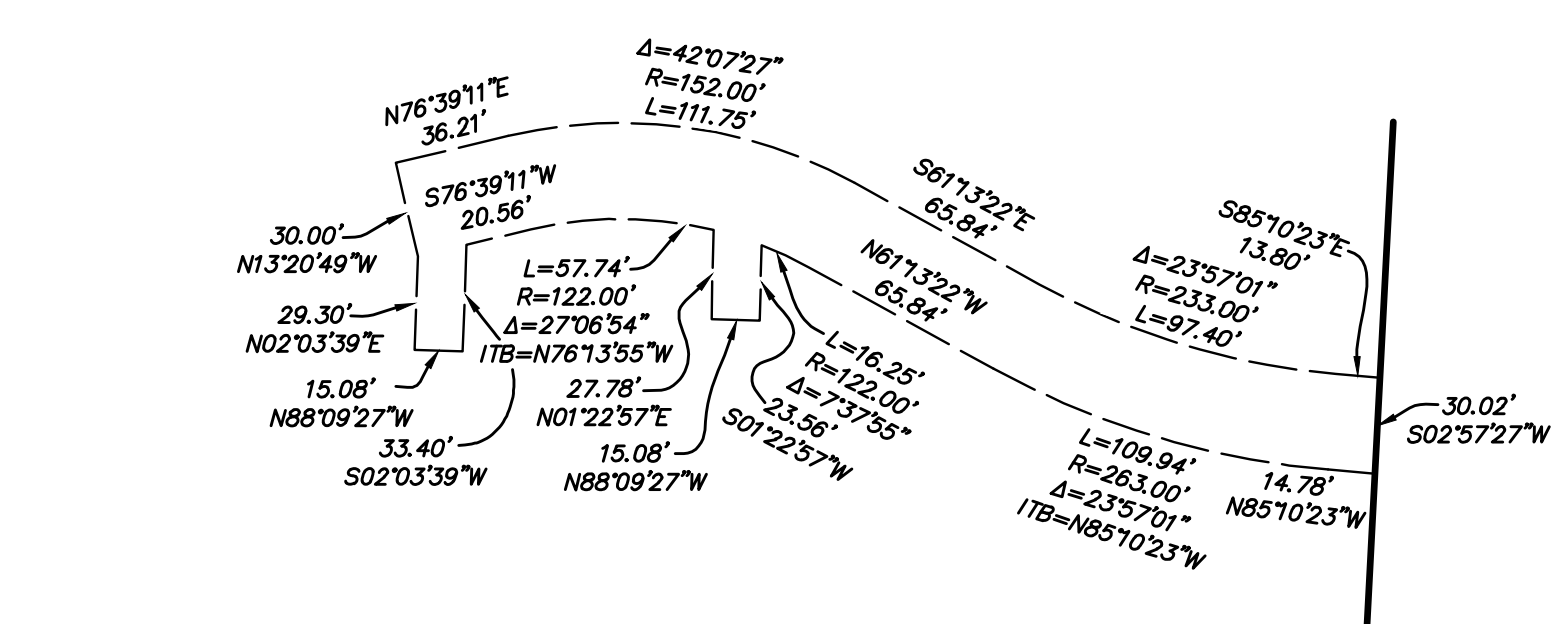
A Part of the E 1/2 Southwest Quarter of Section 27,
Township 48 North, Range 33 West
being in Kansas City, Jackson County, Missouri

POINT	NORTHING METERS	EASTING METERS	NORTHING STATE PLANE	EASTING STATE PLANE
JA-120 RESET	307570.6361	846418.3001	1009090.015	2776962.931
1	308766.999	845651.74	1013015.09	2774447.97
2	308786.262	845650.8237	1013078.289	2774444.964
3	309040.9383	845663.9813	1013913.841	2774488.132
4	309067.8186	845665.9589	1014002.031	2774494.62
5	309075.0073	845531.9594	1014025.616	2774054.989
6	309079.5726	845532.2035	1014040.594	2774055.79
7	309093.0027	845280.7511	1014084.656	2773230.815
8	308787.3694	845270.8393	1013081.922	2773198.296

Street Grade as follows:
Existing Grandview Rd.

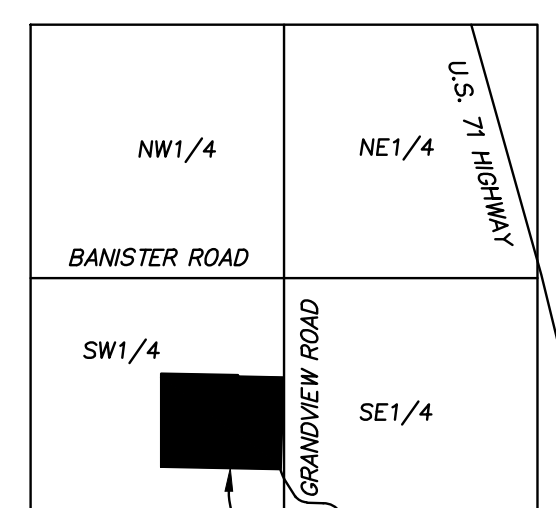
0+00 = 979.5
0+50 = 980.3
1+00 = 980.4
1+50 = 979.8
2+00 = 978.7
2+50 = 977.4
3+00 = 975.9
3+50 = 974.5
4+00 = 973.3
4+50 = 972.1
5+00 = 971.1
5+50 = 970.5
6+00 = 969.6
6+50 = 968.6
7+00 = 967.7
7+50 = 966.6
8+00 = 965.1
8+50 = 963.5
9+00 = 961.4
9+50 = 958.9
9+89 = 956.8

LAND AREA	AREA
TOTAL LAND AREA	1,252,355 S.F. / 28.750 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	N/A
NET LAND AREA	1,252,355 S.F. / 28.750 ACRES
PLAT DATA	PLAT DATA
NUMBER OF LOTS	2
NUMBER OF TRACTS	3



- LEGEND**
- = SET 3/8" IRON BAR w/MEC CAP UNLESS NOTED OTHERWISE
 - = FOUND MONUMENT AS NOTED
 - (D) = Deed
 - (M) = Measured

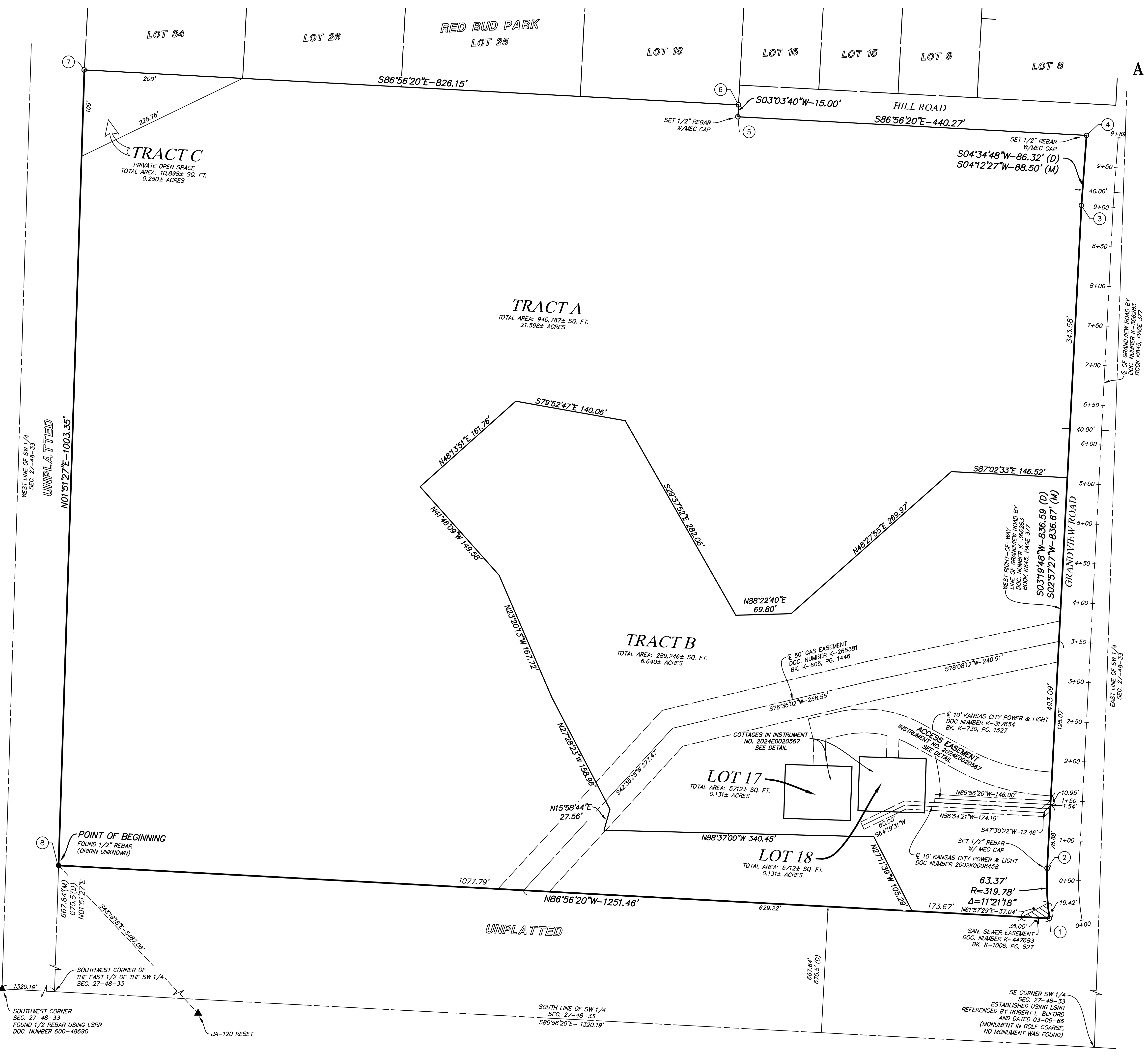
I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY.



PRELIMINARY

STEVEN R. WHITAKER, MO. PLS. NO. 2005019220
MCCLURE ENGINEERING COMPANY CORPORATION
KANSAS CITY, JACKSON CO. MISSOURI
211291-0000
JUNE 10, 2024

<p>SCALE: 1"=2000'</p>	<p>DATE: 02/02</p>	<p>making lives better.</p> <p>1700 South Street, STE 1100 North Kansas City, MO 64116 www.mcclure.com</p>
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UNPLATTED
WEST LINE OF SW 1/4 SEC. 27-48-33
N01°51'27"E-1003.35'

POINT OF BEGINNING
FOUND 1/2" REBAR (ORIGIN UNKNOWN)

SOUTHWEST CORNER OF THE EAST 1/2 OF THE SW 1/4, SEC. 27-48-33

SOUTHWEST CORNER FOUND 1/2" REBAR USING LSRR DOC. NUMBER 600-48690

JA-120 RESET

SE CORNER SW 1/4 SEC. 27-48-33 ESTABLISHED USING LSRR REFERENCED BY ROBERT L. BUFDARD AND DATED 03-09-68 (MONUMENT IN GOLF COURSE, NO MONUMENT WAS FOUND)