

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by changing a certain 27 ± acre tract from District A (Agricultural) to District RR (Residential Ranchette) for a three-lot residential subdivision, "Spencer Acres."

ORDINANCE #4231, August 30, 2010

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "A" (Agricultural) District and the "RR" (Residential Ranchette) District, so that there will be transferred from District A to District RR, a tract of land described as follows:

Description: The 27 ± acre tract is located approximately one-quarter of a mile east of Fields Road on the south side of Truman Road and specifically described as a tract of land located in the northeast quarter of the northwest quarter of Section 18, Township 49 north, Range 29 west of the fifth principal meridian, in Jackson County, Missouri, also being Tracts 1 and 2 as described by the Missouri warranty deed recorded as instrument number 2010E0018810 of the Jackson County records, and being more particularly described as follows: Commencing at the north quarter corner of said Section 18; thence along the north line of said Section 18, said line also being the centerline of Truman Road as now established, north 88°39'44" west, 64.99 feet; thence leaving said north line and said centerline, south 01°03'04" west, 40.00 feet, to a point on the south right-of-way line of Truman Road as now established, the point of beginning;

Thence from the point of beginning, south 01°03'04" west, 623.94 feet; thence south 88°51'12" east, 64.48 feet to a point on the east line of the northwest quarter of said Section 18; thence along said east line, south 01°05'43" west, 650.20 feet to the southeast corner of the northwest quarter of said Section 18; thence along the south line of the northwest quarter of said Section 18, north 88°27'21" west, 901.20 feet; thence leaving said south line, north 01°02'08" east, 1270.69 feet to a point on said south right-of-way line; thence along said south right-of-way line, south 88°39'44" east, 837.54 feet to the point of beginning.

Section 2. The Legislature, pursuant to the application of Jason Spencer (RZ-2010-472), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission unanimously recommended approval of this application in a public hearing on August 19, 2010, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:



Chief Deputy County Counselor



Acting County Counselor

I hereby certify that the attached Ordinance, Ordinance #4231 introduced on August 30, 2010, was duly passed on September 20, 2010 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

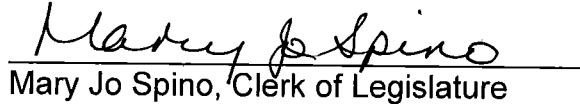
Abstaining 0

Absent 0

This Ordinance is hereby transmitted to the County Executive for his signature.

9.21.10

Date



Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance #4231.

9/21/2010

Date



Michael D. Sanders, County Executive

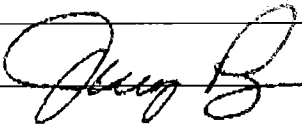
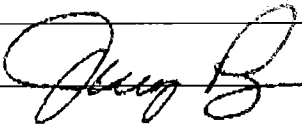
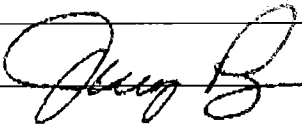
REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~/Ord No.: 4231

Sponsor(s): None

Date: Aug. 30, 2010

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Rezoning (Jason Spencer, Case No. RZ-2010-472)</u>													
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="332 525 1209 819"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT		
Amount authorized by this legislation this fiscal year:	\$													
Amount previously authorized this fiscal year:	\$													
Total amount authorized after this legislative action:	\$													
Amount budgeted for this item * (including transfers):	\$													
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT													
PRIOR LEGISLATION	Prior ordinances and (date): N.A. Prior resolutions and (date): N.A.													
CONTACT INFORMATION	RLA drafted by (name, title, & phone): Mark Trosen, Planning and Development Administrator, 881-4645													
REQUEST SUMMARY	Requesting an Ordinance amending the zoning districts established by the Unified Development Code by rezoning a certain 27 ± acres from District A (Agricultural) to District RR (Residential Ranchette) for a three-lot residential subdivision, "Spencer Acres". Description: The 27 ± acre tract is located approximately one-quarter of a mile east of Fields Road on the south side of Truman Road and specifically described on Attachment to RLA-1. The Jackson County Plan Commission on August 19, 2010 held a public hearing and accepted testimony pertaining to the change of zoning requested by Jason Spencer. There was no one present in opposition to the zoning request. Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> to the County Legislature.													
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)													
ATTACHMENTS	See Attachment to RLA-2													
REVIEW	<table border="1" data-bbox="324 1707 1542 1946"> <tr> <td>Department Director: Jerry A. Page, P.E.</td> <td></td> <td>Date: 8/24/10</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td></td> <td>Date:</td> </tr> <tr> <td>Division Manager:</td> <td></td> <td>Date:</td> </tr> <tr> <td>County Counselor's Office:</td> <td></td> <td>Date:</td> </tr> </table>		Department Director: Jerry A. Page, P.E.		Date: 8/24/10	Finance (Budget Approval): <i>If applicable</i>		Date:	Division Manager:		Date:	County Counselor's Office:		Date:
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Finance (Budget Approval): <i>If applicable</i>		Date:												
Division Manager:		Date:												
County Counselor's Office:		Date:												

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA-1:

RZ-2010-472 (Jason Spencer)

Description: The 27 ± acre tract is located approximately one-quarter of a mile east of Fields Road on the south side of Truman Road and specifically described as a tract of land located in the northeast quarter of the northwest quarter of Section 18, Township 49 north, Range 29 west of the fifth principal meridian, in Jackson County, Missouri, also being Tracts 1 and 2 as described by the Missouri warranty deed recorded as instrument number 2010E0018810 of the Jackson County records, and being more particularly described as follows: Commencing at the north quarter corner of said Section 18; thence along the north line of said Section 18, said line also being the centerline of Truman Road as now established, north 88°39'44" west, 64.99 feet; thence leaving said north line and said centerline, south 01°03'04" west, 40.00 feet, to a point on the south right-of-way line of Truman Road as now established, the point of beginning;

Thence from the point of beginning, south 01°03'04" west, 623.94 feet; thence south 88°51'12" east, 64.48 feet to a point on the east line of the northwest quarter of said Section 18; thence along said east line, south 01°05'43" west, 650.20 feet to the southeast corner of the northwest quarter of said Section 18; thence along the south line of the northwest quarter of said Section 18, north 88°27'21" west, 901.20 feet; thence leaving said south line, north 01°02'08" east, 1270.69 feet to a point on said south right-of-way line; thence along said south right-of-way line, south 88°39'44" east, 837.54 feet to the point of beginning.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from August 19, 2010

Staff Report

Names/Addresses of Surrounding Property Owners

Map showing current zoning districts

Application

Site Plan – "Spencer Acres"

1. RZ-2010-472 – Jason Spencer

Requesting a change of zoning from District A (Agricultural) to District RR (Residential Ranchette) on 27 ± acres. The proposed land use is a three (3) lot residential subdivision. The 27 ± acres are located approximately one-quarter of a mile east of Fields Road on the south side of Truman Road lying in the northeast quarter of the northwest quarter of Section 18, Township 49, Range 29 in Jackson County, Missouri.

Mr. Trosen introduced RZ-2010-472 and entered 9 exhibits into the record. Mr. Trosen gave the staff report with comments and recommendation as follows: the property is approximately one-quarter of a mile east of Fields Road on the south side of Truman Road and is 27 ± acres in size. The request is for a change of zoning from District A (Agricultural) to RR (Residential Ranchette) District for the purpose of a three (3) lot residential subdivision; lot sizes will range from 7.5 to 10 acres.

The surrounding land use in the area is predominantly large residential tracts and the zoning is Agricultural with the exception of subdivisions, Dusty Acres and Meadow Lark, that are zoned District RR. The 27 ± acre tract has approximately 850 lineal feet adjacent to Truman Road. The minimum lot width in District RR is 250 feet. Therefore, the tract has sufficient road frontage to subdivide the property into three lots.

The proposed three-lot subdivision and lot sizes will be compatible with adjacent uses. The lot sizes in the general vicinity range from 2.5 acres in size to a 13-acre tract. It should be noted that those tracts less than 5 acres in size were established prior to the adoption of the Unified Development Code in 1995.

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT). The RR (Residential Ranchette) District is appropriate in the Rural Development Tier. This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends approval of RZ-2010-472.

Mr. Tarpley wanted to know the sizes of adjacent tracts.

Mr. Trosen said lots ranged from 2.5 acres to 5 acres.

Mr. Pointer asked if there would be 3 entrances onto the highway.

Mr. Trosen said there would be 2 entrances and asked Mr. Diehl to explain further.

Mr. Diehl said he had been in contact with MoDOT regarding this application. He said there was an old field road on lot 3 and any upgrades would require permits from MoDOT. Mr. Diehl said there would be one access from the highway for lots 1 and 2 between the lots at a point across from another driveway for a total of 2 driveways. He pointed out the existing field road on lot 3.

There were no further questions for staff.

The applicant, Jason Spencer, appeared to give testimony. Mr. Spencer said he had nothing to add to the staff report as it covered everything.

There were no questions for the applicant and no one else to appear in favor of or in opposition to the application.

Mr. Scarborough moved to take RZ-2010-472 under advisement. Mrs. Mershon seconded the motion.

It was agreed that the application was straight forward. Mr. Tarpley said his concerns about the number of driveways had been alleviated as there would be only one new driveway.

Mr. Tarpley moved to approve RZ-2010-472. Mr. Pointer seconded the motion.

VOTE:

Mr. Gibler	Approve
Mr. Haley	Approve
Mrs. Mershon	Approve
Mr. Pointer	Approve
Mr. Scarborough	Approve
Mr. Tarpley	Approve
Chairman Antey	Approve

RZ-2010-472 APPROVED (7 – 0)

STAFF REPORT

PLAN COMMISSION

August 19, 2010

RE: RZ-2010-472

Applicant / Property Owners: Jason and Mendi Spencer

Location: Approximately one-quarter of a mile east of Fields Road on the south side of Truman Road

Area: 27 ± acres

Request: Change of zoning from District A (Agricultural) to RR (Residential Ranchette) District

Purpose: Three (3) lot residential subdivision. Lot sizes will range from 7.5 to 10 acres.

Current Land Use and Zoning in the Area:

The surrounding land use in the area is predominantly large residential tracts. The zoning is Agricultural with the exception of subdivisions, Dusty Acres and Meadow Lark, that are zoned District RR.

Comments: The 27 ± acre tract has approximately 850 lineal feet adjacent to Truman Road. The minimum lot width in District RR is 250 feet. Therefore, the tract has sufficient road frontage to subdivide the property into three lots.

The proposed three-lot subdivision and lot sizes will be compatible with adjacent uses. The lot sizes in the general vicinity range from 2.5 acres in size to a 13-acre tract. It should be noted that those tracts less than 5 acres in size were established prior to the adoption of the Unified Development Code in 1995.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT). The RR (Residential Ranchette) District is appropriate in the Rural Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2010-472.

Respectfully submitted,
Planning and Development Division


Mark Trosen
Administrator

**Plan Commission
August 19, 2010
RZ-2010-472**

Applicant / Property Owners:

**Jason and Mendi Spencer
1103 NW Meadow Court
Grain Valley, MO 64029**

Parcel No: 21-900-02-01.01

**Certified Mail – Return Receipt
Property Owners within 1000 feet**

21-900-01-04
Harrison Hall
36705 E. Truman Rd.
Oak Grove, MO 64075

21-900-01-18
Richard Majors
36403 E. Truman Rd.
Oak Grove, MO 64075

21-400-03-13
David Pointon
36300 E. Truman Rd.
Oak Grove, MO 64075

21-400-04-13.02
Von Dean Brotherton
36500 E. Truman Rd.
Oak Grove, MO 64075

21-400-04-09
Daniel Brotherton
36604 E. Truman Rd.
Oak Grove, MO 64075

21-900-02-17
Rodney Boland
2801 S. Fields Rd.
Oak Grove, MO 64075

21-900-02-18
Mark Stovall
2809 S. Fields Rd.
Oak Grove, MO 64075

21-900-02-13.02.4
Garry Cunningham
12100 E. US 40 Hwy
Independence, MO 64055

21-900-02-09
John Veldheer
35803 E. Truman Rd.
Oak Grove, MO 64075

21-400-03-15
Larry Selvey
35710 E. Truman Rd.
Oak Grove, MO 64075

21-400-03-23
Brian Swaim
P.O. Box 516
Oak Grove, MO 64075

21-400-03-14
Robert Knuth
35804 E. Truman Rd.
Oak Grove, MO 64075

21-400-03-06.01.2
Trenton Axtell
P.O. Box 428
Saint Ignatius, MT 59865

21-400-04-12
Trenton Axtell

21-400-03-06.01.1
Trenton Axtell

21-400-03-04.01
Trenton Axtell

21-400-03-24
John Aeberhard
35910 E. Truman Rd.
Oak Grove, MO 64075

21-900-01-11-01.1
Randy Willis
2914 S. Gardner Rd.
Oak Grove, MO 64075

21-900-01-11.01.2
Dudley Bromley
2906 Gardner Rd.
Oak Grove, MO 64075

21-900-02-13.02.3
James Shotton
2710 Roosevelt Ave.
Richmond, CA 94804

21-900-01-06
Shawn Anderson
5053 Argentine Blvd.
Kansas City, KS 66106

21-900-01-05
Charles Thompson
36511 E. Truman Rd.
Oak Grove, MO 64075

21-900-02-02.01
Gary Freeman
36009 E. Truman Rd.
Oak Grove, MO 64075

21-900-02-10
James Helsper
P.O. Box 539
Oak Grove, MO 64075

21-400-03-12
Donald Swanson
204 NW Palmer Dr.
Blue Springs, MO 64014

21-400-04-14
Herbert Dillon
1400 S. Pleasant
Independence, MO 64055

21-400-04-10
Daniel Brotherton

21-400-03-05.01
Matthew Lindsey
36006 E. Truman Rd.
Oak Grove, MO 64075

21-400-04-13.01
Daniel Brotherton

21-400-03-04.02
Trenton Axtell

21-900-01-11.02
Billy Wilcox
3004 S. Gardner
Oak Grove, MO 64075

21-900-01-27
David Barth
22804 E. 29th Ln Crt
Independence, MO 64015

21-900-01-26
Don Sapp
4014 Buckner Tarsney Rd.
Grain Valley, MO 64029



Jackson County
Zoning Map

Legend	
	100' Notification Ring
Classification	
	Local
	Collector
	Major Arterial
	Minor Arterial
	Parcels
	all other walk-up
	Plats
	Revolving Rezoning
	Boundary, Development
Rezoning selection	
Zoning	
	nr-Residential Ranchette
	rr-Residential Ranchette-Planned
	rc-Residential Estates
	rs-Residential Suburban
	ru-Residential Urban
	rq-Single-Family
	rq-Two-Family
	rq-Multi-Family
	At-Nobles, Homes District
	ROP-Residential Office-Planned
	LB-Local Business
	GB-General Business-Planned
	GB-General Business
	gdb-General Business-Planned
	LI-Light Industrial
	LI-Light Industrial-Planned
	HI-Heavy Industrial
	Inundation Area
	City Boundary selection

RZ-2010-472

1 inch equals 200 feet

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 West Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ-2010- 472
 Date filed 7-20-10 Date of hearing 8-19-2010
 Date advertised 8-4-2010 Date property owners notified 8-4-2010
 Date signs posted 8-4-2010
 Hearings: Heard by Pla Comm Date 8-19-2010 Decision _____
 Heard by _____ Date _____ Decision _____
 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Jason and Mendi Spencer
 Address: 1103 NW Meadow Court
Grain Valley, MO 64029
 Phone: 816.674.3215
 - b. Owner(s) Name: Same as Applicant
 Address: _____
 Phone: _____
 - c. Agent(s) Name: Powell and Associates, LLC
 Address: 901 NW Vesper Street, Blue Springs, MO 64015

Phone: 816.228.7070

d. Applicant's interest in Property: Owner

2. General location (Road Name) Truman Road

3. Present Zoning Agricultural District (A) Requested Zoning Residential Ranchette District (RR)

4. AREA (sq. ft. / acres) 27 acres +/-

5. Legal Description of Property: (Write Below or Attached 9)

See Attachment

6. Present Use of Property: Vacant

7. Proposed Use of Property: Single Family

8. Proposed Time Schedule for Development: Unknown

9. What effect will your proposed development have on the surrounding properties?

None

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? _____

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water District No. 16

b. Sewage disposal On-Site

c. Electricity KCP&L

d. Fire and Police protection Sni-Valley and Jackson County

12. Describe existing road width and condition: Standard asphalt road with ditches.

13. What effect will proposed development have on existing road and traffic conditions? Will increase traffic flow by three households.

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? None

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers

and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

[Handwritten Signature]

7-19-2010

Applicant(s):

JASON SPENCER

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

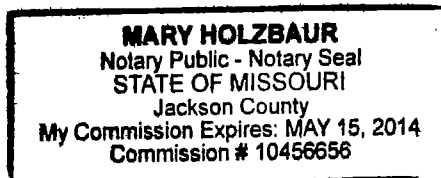
On this 19th day of July, in the year of 2010, before me the undersigned notary public, personally appeared Jason Spencer

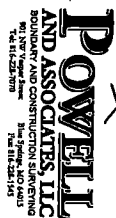
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Mary Holzbaur

Commission Expires May 15, 2014





PREPARED FOR:
 JASON SPENCER
 1103 MEADOW CT
 GRAIN VALLEY, MO 64029

MELVIN & LORETTA GOLDBERG
 3003 STROTHER RD
 OAK GROVE, MO 64075

GARY CUNNINGHAM
 12100 ELMWOOD
 INDEPENDENCE, MO 64055

JAMES & DOLORES SHOTTON
 2710 RECORDERS AVE
 RICHMOND, OK 74804

DAVID & DIANE BROUGHTON
 3520 E TRUMAN RD
 OAK GROVE, MO 64075

DAVID & DIANE BROUGHTON
 3520 E TRUMAN RD
 OAK GROVE, MO 64075

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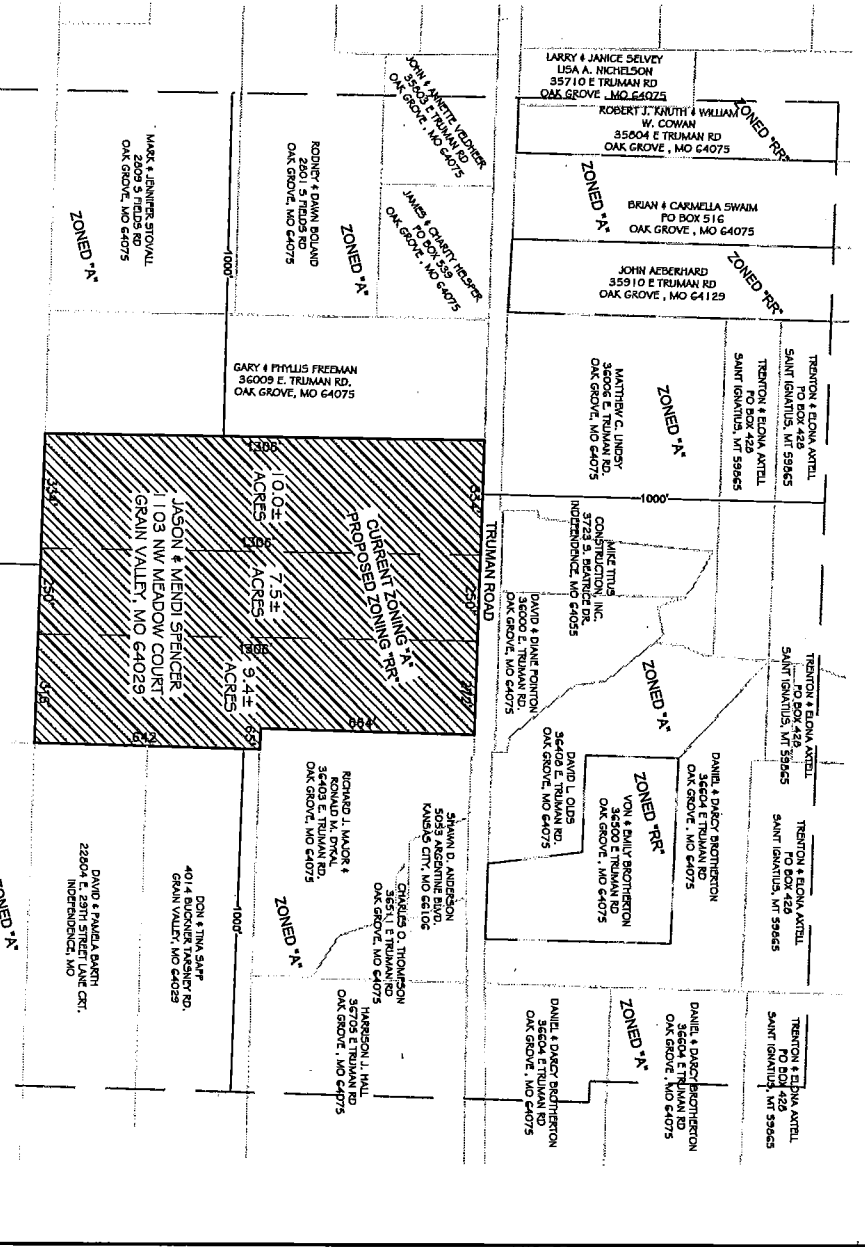
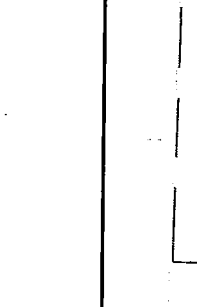
DAVID & DIANE BROUGHTON
 3520 E TRUMAN RD
 OAK GROVE, MO 64075

DAVID & DIANE BROUGHTON
 3520 E TRUMAN RD
 OAK GROVE, MO 64075

GENERAL NOTES:
 1. PROPERTY ADDRESS: TRUMAN ROAD (NO ADDRESS)
 2. EXISTING LAND USE: VACANT
 3. EXISTING ZONING: AGRICULTURAL DISTRICT (A)
 4. PROPOSED ZONING: RESIDENTIAL RANCHETTE DISTRICT (RR)

DESCRIPTION:
 TRACT 1:
 A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 49, RANGE 29, LYING IN JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, SAID POINT BEING ALSO THE CENTERLINE OF TRUMAN ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 1327.93 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG THE SAID SOUTH LINE 602.12 FEET; THENCE NORTH 1317.48 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE, EXCEPT THE NORTH 40.0 FEET LYING IN TRUMAN ROAD AND IN JACKSON COUNTY, MISSOURI.

TRACT 2:
 THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 49, RANGE 29 LYING IN JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, 313.1 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE 331.36 FEET; THENCE SOUTH 1317.48 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG SAID SOUTH LINE, EXCEPT THE NORTH 40.0 FEET LYING IN TRUMAN ROAD AND IN JACKSON COUNTY, MISSOURI; THENCE WEST ALONG SAID SOUTH LINE, WEST 33 FEET OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 49, RANGE 29 LYING IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 333.13 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE 531.56 FEET; THENCE SOUTH 1317.48 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG SAID SOUTH LINE 331.40 FEET; THENCE NORTH, 1311.69 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 40.0 FEET LYING IN TRUMAN ROAD.



REZONING MAP
 AGRICULTURE PROPERTY
 JACKSON COUNTY, MISSOURI