

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 3.07 ± acre tract from District A (Agricultural) to District RE (Residential Estates).

ORDINANCE NO. 4477, November 13, 2012

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 "RE" (Residential Estates) District, so that there will be transferred from District A to District RE, a tract of land described as follows:

Description: That part of the North Half of the Southwest Quarter of Section 14, Township 48, Range 30, described as follows; Commencing at the Northeast corner of the Southwest Quarter; Thence North 88 ° 29' 50" West, along the North line of said Quarter Section, a distance of 1,152.35 feet; Thence departing said North line, South 01° 30' 10" West, a distance of 20.00 feet to a point on the South line of Nebgen Road as now established, said point being the Northwest boundary corner of Cross Brothers Farm, a subdivision in unincorporated Jackson County, Missouri, said point being the Point of Beginning; thence South 02° 26' 22" West, a distance of 627.68 feet to the Southwest boundary corner of said Cross Brothers Farm; thence North 54° 15' 44" West, a distance of 428.07 feet to a point on the East line of Buckner Tarsney Road, said line being 40 feet Easterly from, as measured normal to, the surveyed centerline of Buckner Tarsney Road, as described in Right of Way Document 303857 in Book 571 at Page 294 (recorded January 4, 1932); Thence Northerly along said East line, along a curve to the left, to which the preceding course is radial, having a radius of 1504.00 feet, an arc distance of 431.83 feet to a point on the South Line of Nebgen Road, Thence South 88° 29' 50" East, along South line, a distance of 175.44 feet to the Point of Beginning.

Section 2. The Legislature, pursuant to the application of Sharon Cross (RZ-2012-487), requesting the amendment embodied in this Ordinance and with notice that the Jackson

requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 7 to 0 to recommend APPROVAL of this application after a public hearing on October 18, 2012, 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



County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4477 introduced on November 13, 2012, was duly passed on December 3, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

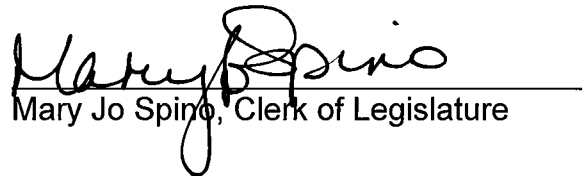
Abstaining 0

Absent 0

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

12.3.12

Date



Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4477.

12/04/2012

Date



Michael D. Sanders, County Executive



REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~/Ord No.: 4477

Sponsor(s): xxxx

Date: Nov. 13, 2012

SUBJECT	<p>Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Sharon Cross Case No. RZ-2012-487</u></p>											
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1" data-bbox="326 499 1203 814"> <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> <p>OTHER FINANCIAL INFORMATION:</p> <p><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: \$ _____</p> <p>Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____</p>		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	<p>Prior ordinances and (date): _____ Prior resolutions and (date): _____</p>											
CONTACT INFORMATION	<p>RLA drafted by Randy Diehl, Planning and Zoning Coordinator, 881-4577</p>											
REQUEST SUMMARY	<p>Requesting a change of zoning from District A (Agricultural) on a 3.07 ± acre tract to District RE (Residential Estates). The 3.07 ± acres are at the southeast corner of Buckner Tarsney and Nebgen Roads, lying in Section 14, Township 48, Range 30, Jackson County, Missouri aka 32805 E. Nebgen Road and specifically described on Attachment to RLA-1.</p> <p>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.</p> <p>The Jackson County Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>											
CLEARANCE	<p><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)</p>											
ATTACHMENTS	<p>See Attachment to RLA-2</p>											
REVIEW	<p>R Scott George,</p>  <p>Administrator</p> <p>Finance (Budget Approval): <i>If applicable</i></p> <p>Division Manager: </p>	<p>Date: 11/6/12</p> <p>Date: _____</p> <p>Date: 11/10/12</p>										

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-2:

Attachments

Plan Commission Public Hearing Summary from October 18, 2012

Staff report

Names/Addresses of surrounding property owners

Map showing current zoning districts in area

Application

Plat – Cross Homestead

ATTACHMENT TO RLA 1:

Description: That part of the North Half of the Southwest Quarter of Section 14, Township 48, Range 30, described as follows; Commencing at the Northeast corner of the Southwest Quarter; Thence North $88^{\circ} 29' 50''$ West, along the North line of said Quarter Section, a distance of 1,152.35 feet; Thence departing said North line, South $01^{\circ} 30' 10''$ West, a distance of 20.00 feet to a point on the South line of Nebgen Road as now established, said point being the Northwest boundary corner of Cross Brothers Farm, a subdivision in unincorporated Jackson County, Missouri, said point being the Point of Beginning; thence South $02^{\circ} 26' 22''$ West, a distance of 627.68 feet to the Southwest boundary corner of said Cross Brothers Farm; thence North $54^{\circ} 15' 44''$ West, a distance of 428.07 feet to a point on the East line of Buckner Tarsney Road, said line being 40 feet Easterly from, as measured normal to, the surveyed centerline of Buckner Tarsney Road, as described in Right of Way Document 303857 in Book 571 at Page 294 (recorded January 4, 1932); Thence Northerly along said East line, along a curve to the left, to which the preceding course is radial, having a radius of 1504.00 feet, an arc distance of 431.83 feet to a point on the South Line of Nebgen Road, Thence South $88^{\circ} 29' 50''$ East, along South line, a distance of 175.44 feet to the Point of Beginning.

Jackson County Plan Commission Summary of Public Hearing

Date: October 18, 2012
Place: Independence City Hall
111 E. Maple, Independence, MO

Attendance: Larry Antey
Jack Crawford
Tom Haley
Janet Mershon
W.L. Pointer
Sandra Querry
Bill Tarpley

Staff: Scott George
Randy Diehl
Chris Jenkins
Bill Snyder
Joan Dickey
June Van Loo

Call to Order/Roll Call

Chairman Antey called to order the October 18, 2012 meeting of the Plan Commission and asked that the roll call be taken

Approval of Record

Chairman Antey asked for a motion to approve the record of August 16, 2012. Ms. Mershon made a motion to approve. Mr. Crawford seconded the motion. Voice vote.

Minutes of August 16th, 2012 Approved.

Public Hearings

Chairman Antey swore in all persons present to give testimony at the public hearings.

1. RZ-2012-487 – Sharon Cross

Requesting a change of zoning from District A (Agricultural) on a 3.07 ± acre tract to District RE (Residential Estates). The 3.07 ± acres are at the southeast corner of Buckner Tarsney and Nebgen Roads, lying in Section 14, Township 48, Range 30, Jackson County, Missouri aka 32805 E. Nebgen Road.

Mr. George introduced RZ-2012-487 and entered 9 exhibits into record.

Location: Southeast corner of Buckner Tarsney and Nebgen Roads, lying in Section 14, Township 48, Range 30, Jackson County, Missouri aka 32805 E. Nebgen Road.

Area: 3.07 ± acres

Request: Change of zoning from District A (Agricultural) to District RE (Residential Estates)

Purpose: Applicant wishes to separate the existing residence at 32805 E. Nebgen Road from the large acreage tract (29 ± acres) into its own separate lot.

Current Land Use and Zoning in the Area:

Zoning in the area is primarily agricultural. Property sizes range from 4 acres to 10 acres and larger tracts, containing single family residences.

Directly to the east is a two lot subdivision, Cross Brothers Farm, rezoned to RE (Residential Estates) and platted in 2002. To the south is a two lot subdivision, Tesch Manor, platted in 1986. To the north are large agricultural tracts. On the Northwest corner of Buckner-Tarsney and Major Roads are large acreage tracts containing single family homes. To the Southeast is the applicants land.

Comments:

As stated the proposed lot will be approximately 3.07 ± acres in size. The southwest portion of the proposed lot is within the 150' stream setback as established by Chapter 241 of the Jackson County Code. The Sni-a-Bar Inundation Overlay District (24004.16 UDC) covers a portion of the lot along the west and southerly boundaries. The location of both the stream setback and the overlay district does not impede this lot from being created. The existing improvements and the onsite waste water systems are not within the confines of their limits.

The proposed subdivision and lot size are compatible with adjacent uses.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT). The RE (Residential Estates) District is appropriate in the Suburban Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan. Staff recommends APPROVAL of RZ-2012-487

Motion made to take RZ-2012-487 under advisement was made by Commissioner Tarpley, seconded by Commissioner Mershon.

There were no questions for staff or applicant.

Motion was made to approve RZ-2012-487 by Commissioner Tarpley, seconded by Commissioner Pointer, vote was taken.

VOTE:

Mr. Antey	Approve
Mr. Crawford	Approve
Mr. Haley	Approve
Ms. Mershon	Approve
Mr. Pointer	Approve
Mrs. Querry	Approve
Mr. Tarpley	Approve

RZ-2012-487 APPROVED (7-0)

STAFF REPORT

PLAN COMMISSION

October 18, 2012

RE: RZ-2012-487

Applicant: Sharon Cross

Location: Southeast corner of Buckner Tarsney and Nebgen Roads, lying in Section 14, Township 48, Range 30, Jackson County, Missouri aka 32805 E. Nebgen Road.

Area: 3.07 ± acres

Request: Change of zoning from District A (Agricultural) to District RE (Residential Estates)

Purpose: Applicant wishes to separate the existing residence at 32805 E. Nebgen Road from the large acreage tract (29 ± acres) into its own separate lot.

Current Land Use and Zoning in the Area:

Zoning in the area is primarily agricultural. Property sizes range from 4 acres to 10 acres and larger tracts, containing single family residences.

Directly to the east is a two lot subdivision, Cross Brothers Farm, rezoned to RE (Residential Estates) and platted in 2002. To the south is a two lot subdivision, Tesch Manor, platted in 1986. To the north are large agricultural tracts. On the Northwest corner of Buckner-Tarsney and Major Roads are large acreage tracts containing single family homes. To the Southeast is the applicants land.

Comments: As stated the proposed lot will be approximately 3.07 ± acres in size. The southwest portion of the proposed lot is within the 150' stream setback as established by Chapter 241 of the Jackson County Code. The Sni-a-Bar Inundation Overlay District (24004.16 UDC) covers a portion of the lot along the west and southerly boundaries. The location of both the stream setback and the overlay district does not impede this lot from being created. The existing improvements and the onsite waste water systems are not within the confines of their limits.

The proposed subdivision and lot size are compatible with adjacent uses.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT). The RE (Residential Estates) District is appropriate in the Suburban Development Tier.

Recommendation:

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

Staff recommends APPROVAL of RZ-2012-487

Respectfully submitted,
Planning and Environmental Health Division

Randy Diehl
Planning and Zoning Coordinator

Plan Commission
October 18, 2012
RZ-2012-487

Applicants / Property Owners: Sharon Cross
32909 E. Nebgen Road Rd.
Oak Grove, MO 64075

Parcel No: 40-800-03-16-01-2

40-800-03-27-00-0-00-000
40-800-03-26-00-0-00-000
40-800-03-20-01-0-00-000
40-800-03-15-02-0-00-000
40-800-03-17-01-0-00-000

Certified Mail – Return Receipt
Property Owners within 300 feet

40-800-03-25-00-0-00-000
CROSS JOHN E & DEANNA L
7914 CORN RD
OAK GROVE MO 64075

40-800-03-22-00-0-00-000
EDMONSOND JOSEPH &
SKIVERS ROSEMARIE
12007 LONE JACK - LS RD
LEES SUMMIT MO 64086

40-800-02-25-00-0-00-000
GILCHRIST THOMAS J
32608 E MAJOR RD
GRAIN VALLEY MO 64075

40-800-03-14-00-0-00-000
MEYERS DENNIS V & BONNIE J
8101 BUCKNER TARSNEY
OAK GROVE MO 64075

40-800-02-18-00-0-00-000
RICHARD ROBERT D & JUDITH K-TR
7808 OAK HILL SCHOOL RD
OAK GROVE MO 64075

40-800-03-23-00-0-00-000
SHIFLETT BART & LEIGH ANN
8010 S BUCKNER TARSNEY RD
OAK GROVE MO 64075

40-800-03-24-00-0-00-000
SHIFLETT BART & LEIGH ANN

40-800-03-21-00-0-00-000
WOOLDRIDGE FRED & VIRGINIA
PO BOX 36
GRAIN VALLEY



Jackson County Zoning Map

	300' Notification Ring
Addresses	
•	all other values>
PRIMARY ADD	
•	Future No.
•	Park
•	Multipole
•	Primary
•	Secondary Res
•	Utility
	Legislative Action
	Street
	all other values>
	Pending
Rezoning	
	RR-Residential Ranchette
	Residential Ranchette-Planned
	RE-Residential Estate
	RS-Residential Suburban
	RU-Residential Urban
	A1-Single-Family
	B1-Two-Family
	C1P-Multi-Family
	A1-Mobile Homes District
	RDP-Residential Office-Planned
	LB-Local Business
	LBP-Local Business-Planned
	GB-General Business
	GBP-General Business-Planned
	LI-Light Industrial
	LIP-Light Industrial-Planned
	IH-heavy Industrial



EX. 5

RZ-2012-487

Ord

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:

SUBURBAN TREL
300'

Rezoning Case Number RZ-2012- ~~482~~ 487

Date filed 9-18-12 Date of hearing 10-18-12

Date advertised 10-3-12 Date property owners notified 10-3-12

Date signs posted 10-3-12

Hearings: Heard by DC Date 10-18-12 Decision _____

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):

a. Applicant(s) Name: SHARON CROSS

Address: 32909 E. NEBGEN ROAD
DAK GROVE MO 65075

Phone: 816-229-5263

b. Owner(s) Name: SAME

Address: _____

Phone: _____

c. Agent(s) Name: WEISKIRCH & PARKS ENGINEERS, INC., ERIC A. RAMER, PLS

Address: 111 N. MAIN, SUITE 10, INDEPENDENCE, MO 64050

Phone: 816-254-5000

d. Applicant's interest in Property: OWNER

2. General location (Road Name) NEBGEN ROAD @ BUCKNER-TARSENEY ROAD

3. Present Zoning AG Requested Zoning ~~RE~~ RE

TAKEN TO SUBDIVISION

4. AREA (sq. ft. / acres) 3.07 ACRES

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

SEE ATTACHED

6. Present Use of Property: RESIDENTIAL

7. Proposed Use of Property: RESIDENTIAL

8. Proposed Time Schedule for Development: IMMEDIATE

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? YES

If so, will any improvements be made to the property which will increase or decrease the elevation? NO

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

a. Water PUBLIC WATER, DISTRICT 13 - EXISTING

b. Sewage disposal SEPTIC - EXISTING

c. Electricity EXISTING OVERHEAD POWER

d. Fire and Police protection CENTRAL FPD

12. Describe existing road width and condition: 20'-22' WIDE ASPHALT ROAD, UNIMPROVED, IN FAIR TO GOOD CONDITION

13. What effect will proposed development have on existing road and traffic conditions? NO CHANGE

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

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)

Sharon Cross

9/18/12

Applicant(s):

Contract Purchaser(s):

STATE OF

Missouri

COUNTY OF

Jackson

On this 18th day of September, in the year of 2012, before me the undersigned notary public, personally appeared Sharon Cross

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.

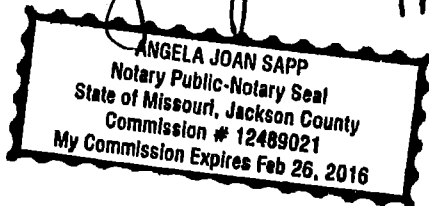
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Angela Joan Sapp

Commission Expires

2-26-2016



PARENT PARCEL DESCRIPTION (From Quit Claim Deed Doc. 2009E0051086):

The North one-half of the Southwest quarter of Section 14, Township 48, Range 30, except that part lying westerly of state highway, in Jackson County, Missouri, except part of the Northeast quarter of the Southwest quarter, Section 14, Township 48, Range 30, of the fifth principal meridian described as commencing at the Northeast corner of said quarter quarter section, thence West 617 feet to the true point of beginning and then South 210 feet, West 210 feet, North 210 feet, East 210 feet to the true point beginning, except that part in roads in Jackson County, Missouri. Also, the North 10 acres of the East one-half of the Southeast quarter of the Southwest quarter of Section 14, Township 48, Range 30, in Jackson County, Missouri, except that part in roads, that part contained in Lots 1 and 2, Tesch Manor, a subdivision in Jackson County, Missouri, according to the recorded plat thereof, that part conveyed to Lois and Spencer Coffey and that part conveyed to John E. Cross and Sharon Cross.

SURVEYED PROPERTY BOUNDARY DESCRIPTION:

That part of the North Half of the Southwest Quarter of Section 14, Township 48, Range 30 in unincorporated Jackson County, Missouri, described as follows: Commencing at the Northeast corner of said Southwest Quarter;

Thence North 88° 29' 50" West, along the North line of said Quarter Section, a distance of 1,152.35 feet;

Thence departing said North line, South 01° 30' 10" West, a distance of 20.00 feet to a point on the South line of Nebgen Road as now established, said point being the Northwest boundary corner of CROSS BROTHERS FARM, a subdivision in unincorporated Jackson County, Missouri, said point also being the Point of Beginning;

Thence South 02° 26' 22" West, a distance of 627.68 feet to the Southwest boundary corner of said CROSS BROTHERS FARM;

Thence North 54° 15' 44" West, a distance of 428.07 feet to a point on the East line of Buckner-Tarsney Road, said line being 40 feet Easterly from, as measured normal to, the surveyed centerline of Buckner-Tarsney Road, as described in that Certificate of Record filed as Document No. 303857 in Book 571 at Page 294;

Thence Northerly along said East line, along a curve to the left, to which the preceding course is radial, having a radius of 1504.00 feet, an arc distance of 431.83 feet to a point on said South line of Nebgen Road;

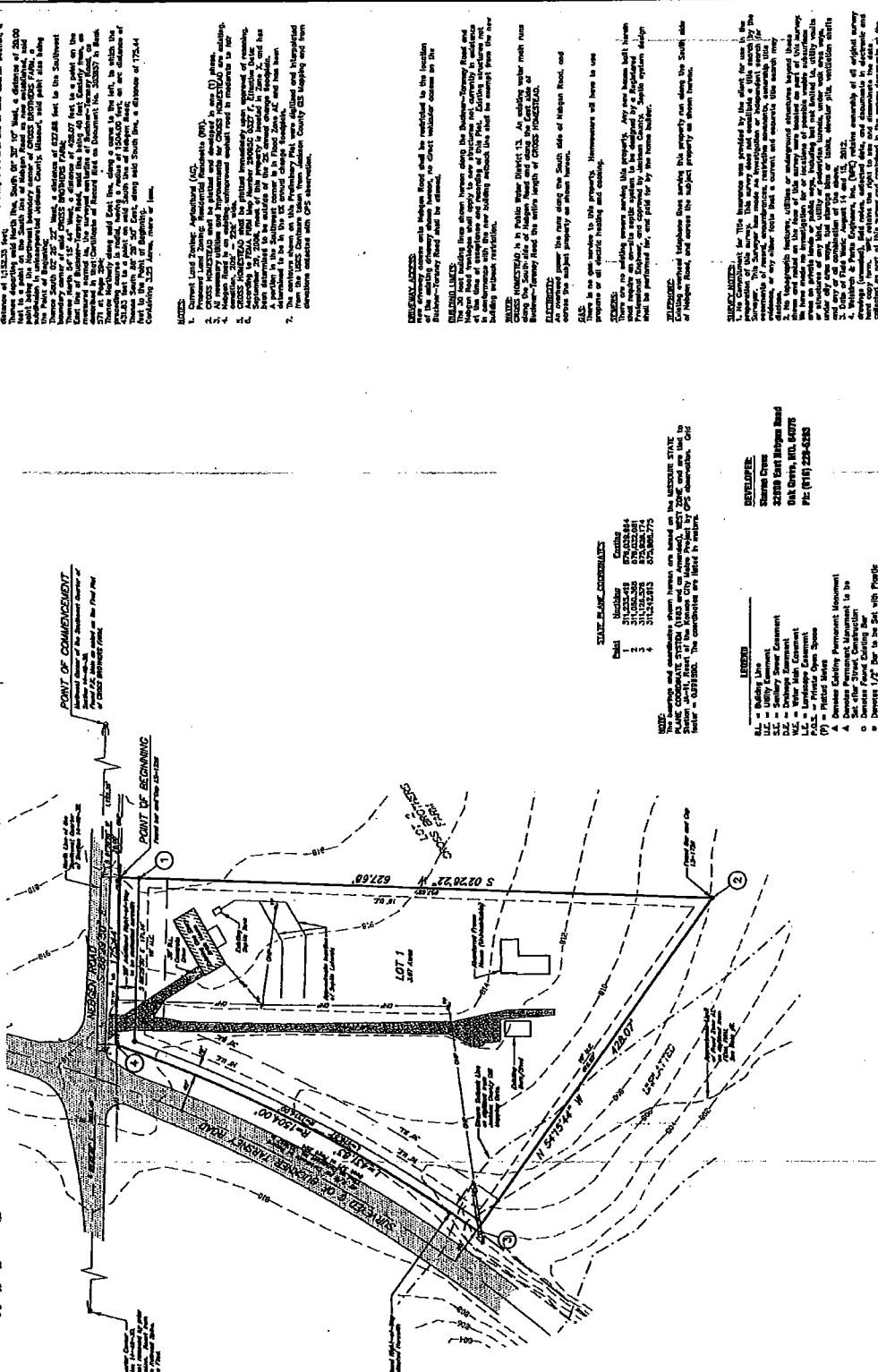
Thence South 88° 29' 50" East, along said South line, a distance of 175.44 feet to the Point of Beginning.

Containing 3.25 Acres, more or less.

PRELIMINARY PLAT
CROSS HOMESTEAD
 in the Southwest 1/4 of Sec. 14, Twp. 48, Rng. 30
 in Unincorporated, Jackson County, Missouri

NW 1/4	NE 1/4
SE 1/4	SW 1/4
14	
SECTION 14 SEC. 14, TWP. 48 N., R. 30 E.	

SCALE: 1" = 50'
 NORTH



STATE PLANS COMPLETION

Date	Location	City
1	St. Louis, MO	St. Louis, MO
2	St. Louis, MO	St. Louis, MO
3	St. Louis, MO	St. Louis, MO

DEVELOPER:
 Dennis Cross
 3200 East Midway Road
 Olathe, MO 64075
 PO: (913) 255-4333

LEGEND:

- 1" = Utility Line
- 2" = Sewer Sewer Easement
- 3" = Driveway Easement
- 4" = Easement
- 5" = Landscape Easement
- 6" = Private Open Space
- 7" = Easement
- 8" = Easement
- 9" = Easement
- 10" = Easement
- 11" = Easement
- 12" = Easement

PRELIMINARY CROSS HOMESTEAD
 The Cross Homestead is located in the Southwest 1/4 of Section 14, Township 48 North, Range 30 East, Jackson County, Missouri. The homestead consists of three lots, Lot 1, Lot 2, and Lot 3, with a total area of approximately 10.5 acres. The homestead was established in 1857 and is owned by Dennis Cross. The plan shows the boundaries of the lots, easements, and other features of the property.

LEGAL DESCRIPTION:
 The Cross Homestead is located in the Southwest 1/4 of Section 14, Township 48 North, Range 30 East, Jackson County, Missouri. The homestead consists of three lots, Lot 1, Lot 2, and Lot 3, with a total area of approximately 10.5 acres. The homestead was established in 1857 and is owned by Dennis Cross. The plan shows the boundaries of the lots, easements, and other features of the property.

NOTES:
 1. The Cross Homestead is located in the Southwest 1/4 of Section 14, Township 48 North, Range 30 East, Jackson County, Missouri. The homestead consists of three lots, Lot 1, Lot 2, and Lot 3, with a total area of approximately 10.5 acres. The homestead was established in 1857 and is owned by Dennis Cross. The plan shows the boundaries of the lots, easements, and other features of the property.
 2. The homestead was established in 1857 and is owned by Dennis Cross. The plan shows the boundaries of the lots, easements, and other features of the property.
 3. The homestead was established in 1857 and is owned by Dennis Cross. The plan shows the boundaries of the lots, easements, and other features of the property.

REVISIONS

Date	Revised
9/22/72	NOTED
9/22/72	REVISION
9/22/72	REVISION
9/22/72	REVISION
9/22/72	REVISION
9/22/72	REVISION

REVISIONS:
 The following revisions were made to the original plan:
 1. Clarified the boundaries of Lot 1 and Lot 2.
 2. Added easements for utility lines.
 3. Corrected the area of the homestead.

1
 1

PRELIMINARY PLAT AND REZONING MAP
CROSS HOMESTEAD
IN THE SW 1/4 OF SECTION 14, TWP. 48, RNG. 30
IN UNINCORPORATED JACKSON COUNTY, MISSOURI

