

REQUEST FOR LEGISLATIVE ACTION


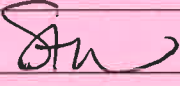
Completed by County Counselor's Office:

Res/Ord No.: 4614

Sponsor(s): None

Date: April 7, 2014

SUBJECT	<p>Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>John & Anita Costanza, Orval & Inez Johnson, Mark & Debbie Johnson and Roland & Kara Brock Case No. RZ-2014-505</u></p>											
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1" data-bbox="326 520 1206 835"> <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
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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 AG (Agricultural) on 9.00 ± acres to District RE (Residential Estates). The 9.00 ± acres are to be platted into three separate lots of a five lot subdivision to be known as Johnson Acres, 2nd Plat. The remaining two lots will remain within District AG and are over 10 acres in size. The subject property is located in Section 30, Township 49, Range 29, Jackson County, Missouri at the Northwest corner of Jim Owings and Axline Roads, 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. 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>Department Director: Earl Newill, Acting Director <i>Earl Newill</i></p> <p>Finance (Budget Approval): _____</p>	<p>Date: 03/31/2014 Date: _____</p>										

<i>If applicable</i>		
Division Manager:	 	Date: 4/2/14
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 March 20, 2014

Staff report & Subdivision report

Names/Addresses of surrounding property owners

Map showing current zoning districts in area

Application

Plat of Johnson's Acres, 2nd Plat

Current ownership lines

Proposed lot lines

Date: March 20, 2014

Place: Independence City Hall
111 E. Maple, Independence, MO

Attendance: Chairman Antey
Mrs. Querry
Mr. Gibler
Mr. Pointer
Mr. Haley
Mr. Crawford
Mrs. Mershon

Staff: Randy Diehl
Jay Haden
Joan Dickey
Kristen Geary
Chris Jenkins

Call to Order/Roll Call

At 8:30 am Chairman Antey called to order the March 20, 2014 meeting of the Plan Commission and asked that the roll call be taken. Mr. Tarpley & Mr. Akins were absent.

Approval of Record

Chairman Antey asked for a motion to approve the record of January 16, 2014. Mr. Pointer made a motion to approve. Mr. Haley seconded the motion. Voice vote.

Minutes of the January 16, 2014 Plan Commission meeting approved, 7-0.

Public Hearings

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

RE: RZ-2014-505

Requesting a change of zoning from District AG (Agricultural) on 9.00 ± acres to District RE (Residential Estates). The 9.00 ± acres are located in Section 30, Township 49, Range 29, Jackson County, Missouri at the Northwest corner of Jim Owings and Axline Roads.

Applicant: John & Anita Costanza, Orval & Inez Johnson, Mark & Debbie Johnson and Roland & Kara Brock

Location: Section 30, Township 49, Range 29, Jackson County, Missouri at the Northwest corner of Jim Owings and Axline Roads

Area: 9.00 ± acres

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

Purpose: The 9.00 acres to be platted into three lots of proposed subdivision plat, Johnson Acres, 2nd Plat

Current Land Use and Zoning in the Area:

Zoning in the area is primarily agricultural. Property sizes range from 3 acres to 10 acres and larger tracts, containing single family residences.

Directly to the East is Pecan Ridge, a 3 lot subdivision, rezoned to District RE and platted in 2003. Lots are 3.0 to 3.5 acres in size. To the West across the road are Theron's Ranch a 5.0 acre lot, rezoned to District RR (Residential Ranchette) and platted in 2006, and P V Acres, a 3.0 acre lot, rezoned to District RE and platted in 2013.

Comments: Johnson Acres was platted in 1990 and contain 2 lots both approximately 5.00 acres in size. This plat was recorded prior to the adoption of the Unified Development Code (UDC) in 1995. Residential subdivisions were permitted without a change of zoning. Both lots are within District AG (Agricultural) Applicants John and Anita Costanza reside on Lot 1 (37006 Jim Owings Road) and applicants Mark and Debbie Johnson reside on Lot 2 (36904 Jim Owings Road). Orval & Inez Johnson reside on the property directly West of Lot 2 on approximately 22.00 ± acres (36800 Jim Owings Road). Roland and Kara Brock have title to the East 10 acres. A single family residence is being constructed on the South side of the property (4614 Axline Road).

The applicants are configuring the properties as such; Lot 1 is being replatted as Lot 5 and will include additional land to the North and is approximately 14.65 acres. Lot 2 is being replatted as Lot 6 with additional property and will be approximately 17.38 acres. Both Lots 5 and 6 are over the 10 acres and will remain in District AG. The residence at 36800 Jim Owings Road is within proposed Lot 7. Out of the 10 acre tract on the East, the residence under construction at 4614 Axline Road will be within proposed Lot 3. Proposed Lot 4 is directly North of Lot 3. Lots 3, 4 and 7 are required to be rezoned to District RE.

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

County Plan:

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

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan. Staff recommends APPROVAL of RZ-2014-505

Chairman Antey: Any questions for staff?

Mr. Crawford: What is, and what was?

Randy Diehl: The two existing lots are actually growing. We are going from 5 to over 10 acres in size. Those are the ones in the middle. Here are original lots 1 & 2 of Johnson Acres, now they are extended to include all of the rear property.

Mr. Pointer: So that will make them AG?

Chairman Antey: They are AG

Randy Diehl: Right, they are AG.

Mr. Crawford: That is the proposed, right there? What about the set-backs if it's still going to be AG on lot 6 on those buildings?

Randy Diehl: We have a revision. We are working with the surveyor. There was actually a problem with the on-site system for this existing house. They are adjusting this line. There may be a little shortfall on some of those, but what we've done in the past on plats is that if anything ever happens to buildings and they will have to be rebuilt to meet the current set-backs. If they ever get destroyed or if they want to build a new one they will have to meet the set-backs for that district. Otherwise it's a non-conforming set-back, but we will put a note on the plat to that.

Mr. Crawford: What are those buildings?

Randy Diehl: I think they are just some outbuildings.

Chairman Antey: Any other questions for staff?

Mrs. Mershon: How many acres total are here, that we are dealing with?

Randy Diehl: 43 Acres is what they originally bought. Orvil & Inez were the original land owners. They platted out 2 lots and transferred 10 acres.

Chairman Antey: Any other questions for staff?

Mr. Crawford: So 3 & 4, are they 5 acres a piece or are they 10 acres a piece?

Randy Diehl: 3 acres each. We have a total of 9 acres being rezoned. 3- 3 acre lots.

Chairman Antey: Any other questions? Is the applicant present? Please come forward, state your name and address.

Anita Costanza: 37006 E Jim Owings. I'm one of the current 5 acre lots. The one to the east.

Chairman Antey: Do you have anything to add to the staff report?

Anita Costanza: I can appreciate it is a little bit confusing. I don't know if a little bit of background may help here. The original 42 acres was purchased by my parents many years ago. In the early '90's they platted out the two 5acre plats that exist in the center. We were a subdivision at that time, in your terminology. That was for my brother and myself and we both built at that time. At this time, my folks are in their 90's and my kids want to build and this is all in an attempt to get some land carved out for the grandkids so that they can build.

Chairman Antey: Are there any questions for the applicant?

Anita Costanza: I have a question about process. I don't know if this is the appropriate place to ask the question, but part of what we've done with the platting was an attempt to correct some right of way easements that were done back when the culvert work was done.

Randy Diehl: We will get to that.

Chairman Antey: Is there anyone present today who would like to speak in favor of this application? Is there anyone else who is opposed to or has questions concerning this application? Is there any information that Randy wants to share with us.

Randy Diehl: We have a subdivision and you will need to vote on the plat.

Chairman Antey: Ok.

Mrs. Mershon moved to take this under advisement. Mr. Haley seconded.
Motion Carried 7 – 0.

Chairman Antey: Any questions or comments from the commission?

Mrs. Mershon moved to approve RZ2014-505, Mr. Crawford seconded.

Roll call vote taken.

Mrs. Query	Approve	Mr. Crawford	Approve
Mr. Gibler	Approve	Mrs. Mershon	Approve
Mr. Pointer	Approve	Chairman. Antey	Approve
Mr. Haley	Approve		

RZ-2014-505 APPROVED

Preliminary Plat of Johnson's Acres

APPLICANTS: John & Anita Costanza, Orval & Inez Johnson, Mark & Debbie Johnson and Roland & Kara Brock

The preliminary plat was received on February 17, 2014.

Jackson County Plan Commission Summary of Public Hearing

Portions of Lots 5 and 6 are located within Zone AE as designated by the Flood Insurance Rate Maps as determined by FEMA. These areas are subject to a "1% Chance of Annual Flooding". This area also contains a stream regulated by Chapter 241 of the County Code (Erosion and Sediment Control Code) which requires a 150' setback from the middle of the stream. The 150' setback will need to be illustrated on the plat and labeled as a "No Build Zone".

Water District 16 has a 4" water line along Jim Owings and a 2" water line along of Axline Road. The District said this is sufficient for the future development (Lot 4).

An adjustment to the lot lines between Lots 6 & 7 is required. A new onsite wastewater system was constructed for the residence on Lot 7 in 2011. The adjustment is needed to maintain the required setbacks for an onsite system.

In 1987 the County made improvements to the culvert structure under Jim Owings Road. In preparing the plat, it was found that the descriptions described in the acquisitions made by the County were incorrect. At that time it was assumed that Jim Owings Road ran along the Section Line. It was determined later that the Section Line ran north of the middle of the road more than 40 feet. With the dedication of right of way on the plat, the areas as intended can be reflected in their correct location.

The layout, as presented, is in compliance with Section 24004.4 Residential Estates District (RE) of the Unified Development Code and the Master Plan of Jackson County.

COMMENTS:

Staff recommends APPROVAL of Preliminary subdivision plat, Johnson Acres 2nd Plat.

Subject to compliance with comments noted in this report and the condition that it may require future additions, deletions, and or corrections through reviews by staff.

Chairman Antey: Any questions on the preliminary plat?

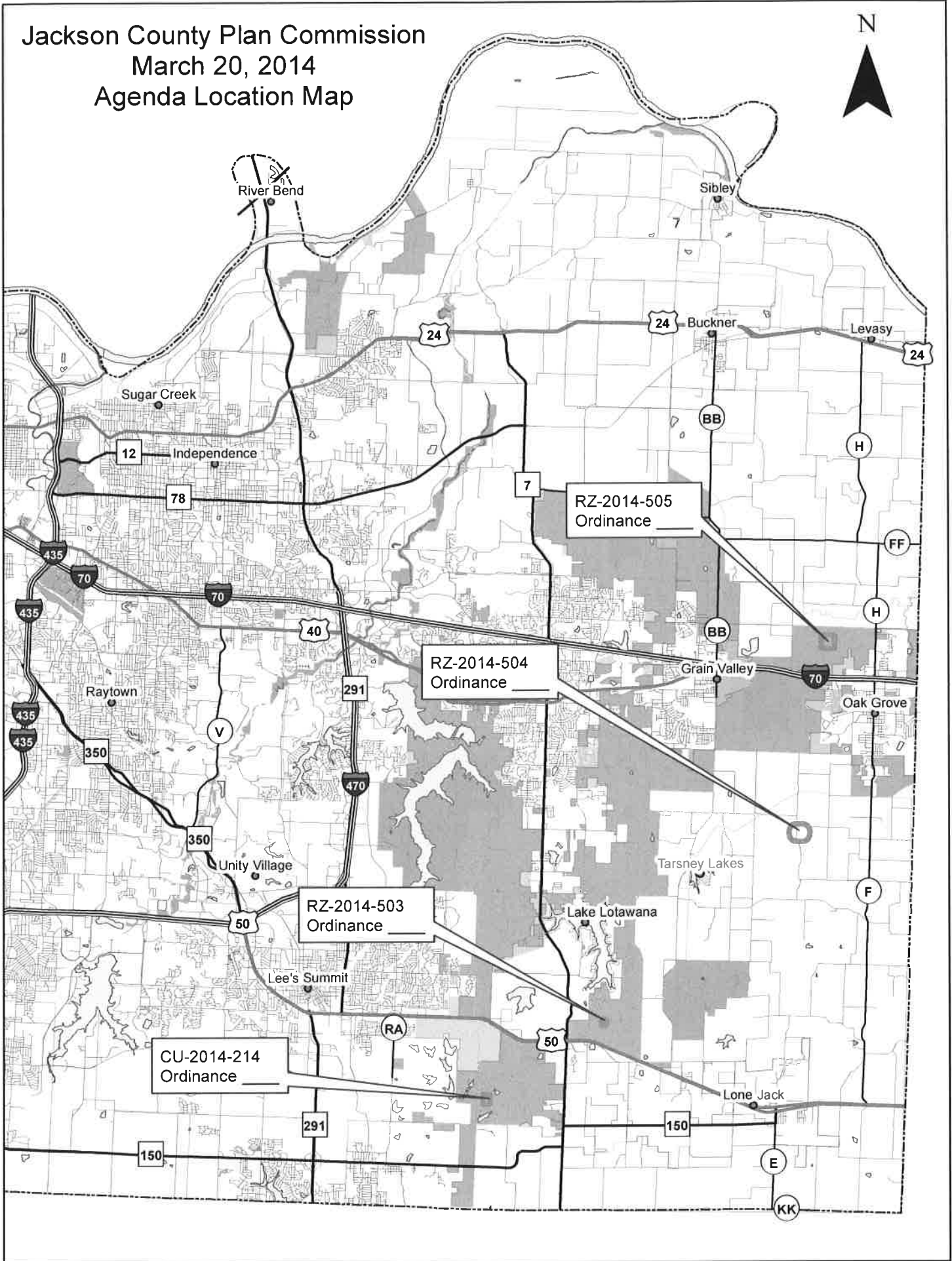
Mr. Crawford motioned to approve the preliminary plat. Mr. Haley seconded.

Voice vote

Motion carried. 7 – 0

Preliminary Plat of Johnson's Acres Approved

Jackson County Plan Commission
March 20, 2014
Agenda Location Map



STAFF REPORT

PLAN COMMISSION

March 20, 2014

RE: RZ-2014-505

Applicant: John & Anita Costanza, Orval & Inez Johnson, Mark & Debbie Johnson and Roland & Kara Brock

Location: Section 30, Township 49, Range 29, Jackson County, Missouri at the Northwest corner of Jim Owings and Axline Roads

Area: 9.00 ± acres

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

Purpose: The 9.00 acres to be platted into three lots of proposed subdivision plat, Johnson Acres, 2nd Plat

Current Land Use and Zoning in the Area:

Zoning in the area is primarily agricultural. Property sizes range from 3 acres to 10 acres and larger tracts, containing single family residences.

Directly to the East is Pecan Ridge, a 3 lot subdivision, rezoned to District RE and platted in 2003. Lots are 3.0 to 3.5 acres in size. To the West across the road are Theron's Ranch a 5.0 acre lot, rezoned to District RR (Residential Ranchette) and platted in 2006, and P V Acres, a 3.0 acre lot, rezoned to District RE and platted in 2013.

Comments: Johnson Acres was platted in 1990 and contain 2 lots both approximately 5.00 acres in size. This plat was recorded prior to the adoption of the Unified Development Code (UDC) in 1995. Residential subdivisions were permitted without a change of zoning. Both lots are within District AG (Agricultural) Applicants John and Anita Costanza reside on Lot 1 (37006 Jim Owings Road) and applicants Mark and Debbie Johnson reside on Lot 2 (36904 Jim Owings Road) . Orval & Inez Johnson reside on the property directly West of Lot 2 on approximately 22.00 ± acres (36800 Jim Owings Road). Roland and Kara Brock have title to the East 10 acres. A single family residence is being constructed on the South side of the property (4614 Axline Road).

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the 10 acres and will remain in District AG. The residence at 36800 Jim Owings Road is within proposed Lot 7. Out of the 10 acre tract on the East, the residence under construction at 4614 Axline Road will be within proposed Lot 3. Proposed Lot 4 is directly North of Lot 3. Lots 3, 4 and 7 are required to be rezoned to District RE.

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

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2014-505

Respectfully submitted,

Jackson County Public Works
Planning and Environmental Health
Scott George, Assistant Director
Randy Diehl, Subdivision and Zoning Coordinator

SUBDIVISION REPORT

By Randy Diehl

Planning Commission**March 20, 2014****RE: Johnson Acres 2nd Plat****APPLICANTS: John & Anita Costanza, Orval & Inez Johnson, Mark & Debbie Johnson and Roland & Kara Brock**

The preliminary plat was received on February 17, 2014.

Portions of Lots 6 and 7 are located within Zone AE as designated by the Flood Insurance Rate Maps as determined by FEMA. These areas are subject to a "1% Chance of Annual Flooding". This area also contains a stream regulated by Chapter 241 of the County Code (Erosion and Sediment Control Code) which requires a 150' setback from the middle of the stream. The 150' setback will need to be illustrated on the plat and labeled as a "No Build Zone".

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An adjustment to the lot lines between Lots 6 & 7 is required. A new onsite wastewater system was constructed for the residence on Lot 7 in 2011. The adjustment is needed to maintain the required setbacks for an onsite system.

In 1987 the County made improvements to the culvert structure under Jim Owings Road. In preparing the plat, it was found that the descriptions described in the acquisitions made by the County were incorrect. At that time it was assumed that Jim Owings Road ran along the Section Line. It was determined later that the Section Line ran north of the middle of the road more than 40 feet. With the dedication of right of way on the plat, the areas as intended can be reflected in their correct location.

The layout, as presented, is in compliance with Section 24004.4 Residential Ranchette District (RE) of the Unified Development Code and the Master Plan of Jackson County.

COMMENTS:

Staff recommends APPROVAL of Preliminary subdivision plat, Johnson Acres 2nd Plat.

Subject to compliance with comments noted in this report and the condition that it may require future additions, deletions, and or corrections through reviews by staff.

**Plan Commission
March 20, 2014
RZ-2014-505**

Applicants / Property Owners:

**38-400-01-10
John M & Anita Constanza
37006 E Jim Owings Road
Oak Grove, MO 64075**

**38-400-01-12-01 & 38-400-01-12-02
Orval F & Inez L Johnson
36800 E Jim Owings Road
Oak Grove, MO 64075**

**38-400-01-11
Mark A & Deborah D Johnson
36904 E Jim Owings Road
Oak Grove, MO 64075**

**Roland & Kara Brock
37006 E Jim Owings Road
Oak Grove, MO 64075**

**38-400-04-05-01
Chester A & Theresa D Addison
37105 E Jim Owings Road
Oak Grove, Mo 64075**

**38-500-03-07
Kelso I Ashby
37203 E Jim Owings Road
Oak Grove, MO 64075**

**38-400-04-02
Amy S & Grant L Bates
36807 E Jim Owings Road
Oak Grove, MO 64075**

**38-500-02-03
Martin Bonilla
3613 S Greenwich Ln
Independence, MO 64055**

**38-400-04-09
Theron & Lynda Crall
P O Box 304
Oak Grove, MO 64075**

**38-500-02-04
Rhea B Davidson
4615 S Axline Road
Oak Grove, MO 64075**

**38-500-02-02-01-2
Brian M Gaughran
4509 S Axline Road
Oak Grove, MO 64075**

**38-400-01-07-01
Larry E & Nancy R Gervy
36706 E Jim Owings Road
Oak Grove, MO 64075**

**38-400-01-13
Sandra I & Clarence Lance
36707 E Jim Owings Road
Oak Grove, MO 64075**

**38-400-04-06
Sandra I & Clarence Lance**

**38-400-01-03
Frances I Oyler
3300 S Cedar St
Independence, MO 64052**

**38-400-02-04
Valley Oaks Angus Farm II LLC
620 W Jefferson
Grain Valley, MO 64029**

**38-400-04-05-02
Toni Lynn Vincent
37003 E Jim Owings Road
Oak Grove, MO 64075**



Jackson County Zoning Map

Legend

185' Notification Area

Pending Rezoning

Zoning

Residential Estates

Streets

Rezoning

Zoning

- RR-Residential Ranchette
- RRp-Residential Ranchette-Planned
- RE-Residential Estates
- RS-Residential Suburban
- RU-Residential Urban
- A(r)-Single-Family
- B(r)-Two-Family
- C(r)-Multi-Family
- A1-Mobile Homes District
- ROP-Residential Office-Planned
- LB-Local Business
- LBP-Local Business-Planned
- GB-General Business
- GBP-General Business-Planned
- LI-Light Industrial
- LIP-Light Industrial-Planned
- HI-Heavy Industrial

EX. 5

RZ-2014-505
Ord

1 inch = 400 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 W. 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- 2014-505

Date filed 2-17-14 Date of hearing 3-20-14

Date advertised 3-5-14 Date property owners notified 3-5-14

Date signs posted 3-5-14

Hearings: Heard by PC Date 3-20-14 Decision 7-0

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: JOHN & ANITA COSTANZA, ETAL
 - Address: 37006 E. Jim Owings Road
Oak Grove, Mo 64075
 - Phone: 690-8930 (c) 500-4121
 - b. Owner(s) Name: Same
 - Address: _____
 - Phone: _____
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

- d. Applicant's interest in Property: Owners
2. General location (Road Name) Jim Owings Road at Axline Road
3. Present Zoning AG Requested Zoning RR
4. AREA (sq. ft. / acres) 3 lots @ 3.0 Ac each
5. Legal Description of Property: (Write Below or Attached 9)
Lots 3, 4 and 7 JOHNSON'S ACRES - 2nd Plat
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? No
If so, will any improvements be made to the property which will increase or decrease the elevation? N/A
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water District 16
- b. Sewage disposal Private
- c. Electricity West Central Electric
- d. Fire and Police protection Sni Valley Fire / JACKSON COUNTY SHERIFF
12. Describe existing road width and condition: 18' ± Good

13. What effect will proposed development have on existing road and traffic conditions? None or Minimal

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? No

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	<u>[Signature]</u>	Date	<u>2/17/14</u>
Property Owner(s)	<u>John M. Costanza</u>		<u>2/17/14</u>
Applicant(s):	<u>John M. Costanza</u>		<u>2/17/14</u>
	<u>John M. Costanza</u>		<u>2/17/14</u>
Contract Purchaser(s):	<u>N/A</u>		

STATE OF Missouri
COUNTY OF Jackson



On this 17th day of Feb, in the year of 2014, before me the undersigned notary public, personally appeared JOHN COSTANZA, ANITA COSTANZA, INEZ JOHNSON, ORVAL JOHNSON, DEBORAH JOHNSON, MARK JOHNSON, ROLLIE BROCK, KARA BROCK

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.

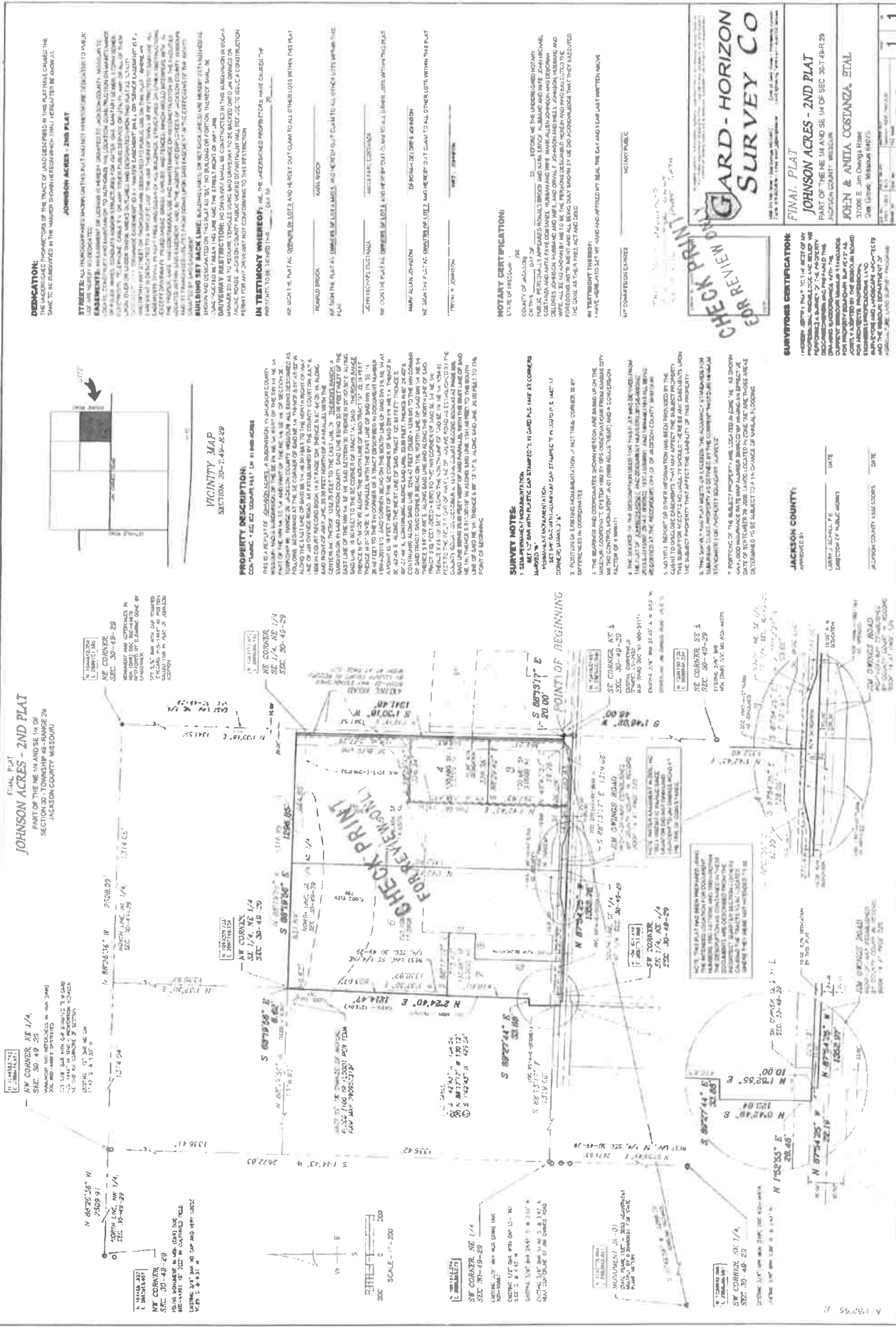
In witness whereof, I hereunto set my hand and official seal.

Notary Public [Signature] Commission Expires 4/14/2016

PROPERTY OWNERS (CBWT)

Inez L. Johnson
Orval F. Johnson
Deborah D. Johnson
Mark A. Johnson
R. Brock
Kara Brock

INEZ L. JOHNSON
ORVAL F. JOHNSON
DEBORAH D. JOHNSON
MARK A. JOHNSON
ROLLIE BROCK
KARA BROCK



EDUCATION:

THE UNDESIGNED PORTIONS OF THE TRACT OF LAND DESCRIBED IN THIS PLAT HAVE CAUSED THE SAME TO BE CLASSIFIED IN THE MANIPULATIVE RESEARCH SCHOOL, HEREIN TO BE GRANTED AS

JOHNSON ACRES - 2ND PLAT

STREETS: ALL UNDESIGNED PORTIONS OF THE TRACT DESCRIBED IN THIS PLAT HAVE CAUSED THE SAME TO BE CLASSIFIED IN THE MANIPULATIVE RESEARCH SCHOOL, HEREIN TO BE GRANTED AS

IN TESTIMONY WHEREOF,

WE, THE UNDERSIGNED PROFESSIONALS, HAVE CAUSED THIS PLAT TO BE PREPARED AND

WE, THE UNDERSIGNED PROFESSIONALS, HAVE CAUSED THIS PLAT TO BE PREPARED AND

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NOTARY CERTIFICATION:

STATE OF MISSOURI, COUNTY OF JACKSON, I, _____, Notary Public for said County, do hereby certify that the foregoing plat was duly and lawfully adopted by the owners of the land therein described, and that the same is correct and true according to the records of said County.

SURVEY NOTES:

1. THE BOUNDARIES AND COORDINATES SHOWN HEREON ARE BASED UPON THE MEASURED LENGTH OF THE PERIMETER OF THE PLAT AND A CONCLUSION AS TO THE AREA THEREOF.
2. THE BOUNDARIES AND COORDINATES SHOWN HEREON ARE BASED UPON THE MEASURED LENGTH OF THE PERIMETER OF THE PLAT AND A CONCLUSION AS TO THE AREA THEREOF.
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JACKSON COUNTY

JACKSON COUNTY, MISSOURI, _____, Notary Public for said County, do hereby certify that the foregoing plat was duly and lawfully adopted by the owners of the land therein described, and that the same is correct and true according to the records of said County.

FINAL PLAT

GARD-HORIZON SURVEY CO

JOHNSON ACRES - 2ND PLAT

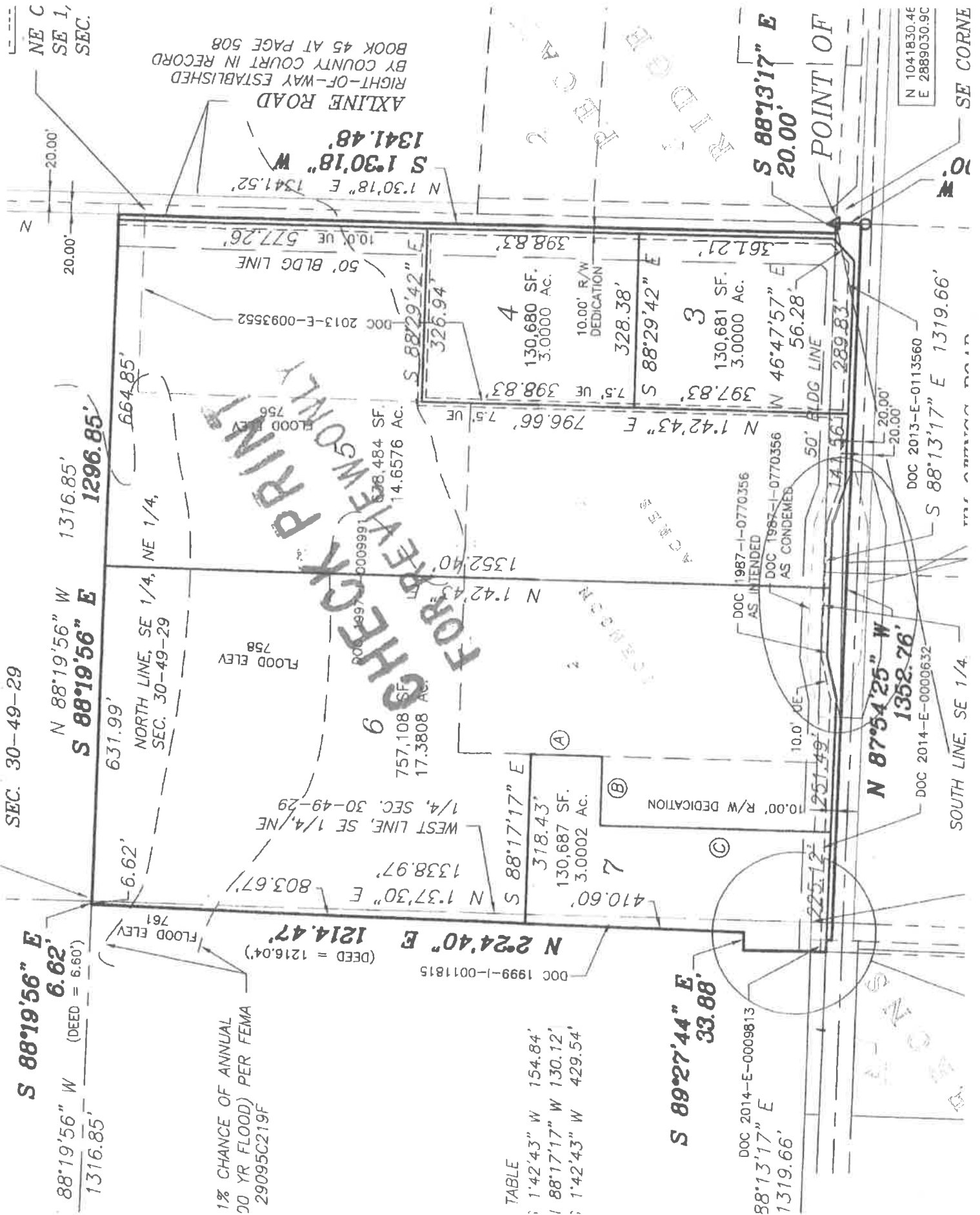
PART OF THE 14 AND SE 1/4 OF SEC. 30-T. 48-R. 29

JACKSON COUNTY, MISSOURI

JOHN & ANITA COSTANZA, ETAL

2006 E. Jim Camp

2006 E. Jim Camp



AXLINE ROAD
 RIGHT-OF-WAY ESTABLISHED
 BY COUNTY COURT IN RECORD
 BOOK 45 AT PAGE 508

FOR CHECK PRINTING
 FOR EREWORLD
 GOMLTY

TABLE

- 1' 42' 43" W 154.84'
- 1' 88' 17' 17" W 130.12'
- 1' 42' 43" W 429.54'

SE CORNE
 N 1041830.4E
 E 2889030.9C

POINT OF

SOUTH LINE, SE 1/4

DOC 2014-E-0009813

S 88°13'17" E
 1319.66'

S 89°27'44" E
 33.88'

N 87°54'25" W
 1352.76'

DOC 2013-E-0113560

S 88°13'17" E 1319.66'

DOC 1987-I-0770356
 AS INTENDED

DOC 1987-I-0770356
 AS CONDEMNED

3
 130,681 SF.
 3.0000 AC.

4
 130,680 SF.
 3.0000 AC.

6
 757,108 SF.
 17.3808 AC.

7
 130,687 SF.
 3.0002 AC.

1% CHANCE OF ANNUAL
 50 YR FLOOD) PER FEMA
 29095C219F

(DEED = 1216.04')
 N 2°24'40" E 1214.47'

FLOOD ELEV
 756

FLOOD ELEV
 761

NORTH LINE, SE 1/4,
 SEC. 30-49-29

N 88°19'56" W
 S 88°19'56" E

SEC. 30-49-29

1316.85'
 1296.85'

20.00'

20.00'

N

NE C
 SE 1,
 SEC.



Jackson County Zoning Map

Legend

Pending Rezoning

Zoning

▨ Residential Estates

— Streets

Rezoning

Zoning

- RR-Residential Ranchette
- RRp-Residential Ranchette-Planned
- RE-Residential Estates
- RS-Residential Suburban
- RU-Residential Urban
- A(r)-Single-Family
- B(r)-Two-Family
- C(r)-Multi-Family
- A1-Mobile Homes District
- ROP-Residential Office-Planned
- LB-Local Business
- LBp-Local Business-Planned
- GB-General Business
- GBp-General Business-Planned
- LI-Light Industrial
- LIp-Light Industrial-Planned
- HI-Heavy Industrial

EX. 111

RZ-2014-505
Ord

Ord. 4614

1 inch = 200 feet





Jackson County Zoning Map

Legend

New_Deeds

Pending Rezoning

Zoning

Residential Estates

Streets

Rezoning

Zoning

- RR-Residential Ranchette
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- LIP-Light Industrial-Planned
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EX. 12

RZ-2014-505

Ord

1 inch = 200 feet

Ord. 4614

