

RESOLUTION # 178-10-05-04**A RESOLUTION TO APPROVE THE FINAL PLAT OF HOUSE FIRST ADDITION**

WHEREAS, the final plat of House First Addition, a subdivision of the northwest quarter of the southwest quarter of section 21, Township 84 North, Range 5 East, a minor subdivision under the provisions of the Jackson County Subdivision Ordinance, has been submitted for approval with the required fee, and

WHEREAS, this plat has been reviewed by the County Engineer, who has waived requirements for drainage calculations and topographic contours, and

WHEREAS, this plat has been found to meet all applicable standards for subdivisions, and to appropriately balance the interests of the property seller, the property buyer, and the public, and to have minimal potential for negative impact, and

WHEREAS, discrepancies between deed lines and occupation lines between the property being divided and a residential lot owned by Raphael P. and Joan C. Frett are being addressed by an exchange of quit claim deeds,

NOW, THEREFORE, BE IT RESOLVED BY THE JACKSON COUNTY BOARD OF SUPERVISORS, that the final plat of House First Addition, as signed September 8, 2004 by registered land surveyor Harry J. Goddard, or any technical revision thereof, is hereby approved for recording in accordance with the provisions of the Jackson County Subdivision Ordinance, and the Zoning Administrator is hereby authorized to present the plat for recording as soon as he is in possession of the following documents as required by the Jackson County Subdivision Ordinance and/or this resolution:

1. An attorney's title opinion and the consents of the owner, the County Treasurer, the County Auditor, the County Assessor and the City of Preston.
2. A fence agreement or suitable alternative covering the south boundary of Lot 1.
3. A driveway maintenance agreement pertaining to the access easements for Lot 1 and for the residential parcel to the east of Lot 1.
4. The recorded survey plat creating parcels G and H adjacent to Lot 1.
5. Quit claim deeds presented for recording transferring ownership of Parcel G to Raphael and Joan Frett and Parcel H to Raymond and Gwendolyn House.

PASSED AND APPROVED THIS 5th DAY OF SEPTEMBER, 2004.



CHAIR, BOARD OF SUPERVISORS

ATTEST:



JACKSON COUNTY AUDITOR