

NOTICE IS HEREBY GIVEN THAT THE CHRISTIAN COUNTY PLANNING AND ZONING COMMISSION will hold a public hearing on Monday, March 17, 2025, at 6:00 p.m. at 1106 W. Jackson Street, Ozark, Missouri. Unless tabled or withdrawn, this case will be heard by the Christian County Commission at 10:00 a.m. on Thursday, April 3, 2025. Information may be examined at the Planning and Development Office, 1106 W. Jackson Street, Ozark, Missouri, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (417) 581-7242.

CASE NUMBER 2025-0033

APPLICANT: LUCAS LAND LLC

**PETITION: PROPOSED REZONING OF +/- 9.06 ACRES WITHIN PARCEL
FROM A-1 (AGRICULTURAL) TO A-R (AGRICULTURAL
RESIDENTIAL)**

LOCATION: 2914 LAMBETH ROAD, BILLINGS, MO 65610

LEGAL:

TRACT 1: ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 24 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S88°23'20"E ALONG THE NORTH LINE THEREOF, 25.00 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE CONTINUING S88°23'20"E, 1310.50 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S01°24'46"W ALONG THE EAST LINE THEREOF, 301.16 FEET TO A SET IRON PIN; THENCE N88°23'20"W, 1309.62 FEET TO A SET IRON PIN; THENCE N01°14'41"E, 301.16 FEET TO THE POINT OF BEGINNING. CONTAINING 9.06 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD OR FACT.

ADDITIONAL RIGHT-OF-WAY: ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 24 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING FROM A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S88°23'20"E ALONG THE NORTH LIEN THEREOF, 25.00 FEET TO A SET IRON PIN; THENCE S01°14'41"W, 301.16 FEET TO A SET IRON PIN; THENCE N88°23'20"W, 25.00 FEET TO A SET COTTON SPINDLE ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N01°14'41"E ALONG SAID WEST LINE, 301.16 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

**Scott Hayes, Executive Secretary
Christian County Planning and Zoning Commission**