

AN ORDINANCE OF THE VILLAGE OF INNSBROOK, MISSOURI, APPROVING THE RESUBDIVISION OF LOTS 886 AND 887 LOCATED IN INNSBROOK ESTATES PLAT TWENTY-SIX, TO BE KNOWN AS 887 SILVER FOX RIDGE DRIVE.

WHEREAS, an application was filed by Stephen M. and Linda C. Lundergan to re-subdivide Lots 886 and 887 into one single property and to be known as 887 Silver Fox Ridge Drive; and

WHEREAS, the Planning and Zoning Commission at their meeting of April 3, 2019 recommended approval of the Re-subdivision of Lots 886 and 887 into one single lot; and

WHEREAS, the Board of Trustees, at their meeting of April 9, 2019, agreed that the request for the Re-subdivision of Lots 886 and 887, Innsbrook Estates Plat Twenty-Six, would be in the best interest of the Village of Innsbrook.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, MISSOURI, AS FOLLOWS:

SECTION 1: The Re-subdivision of Lots 886 and 887 of Innsbrook Estates - Plat Twenty-Six, contiguous properties in the Village of Innsbrook, and described as:

All of Lots 886 and 887 - Innsbrook Estates Plat Twenty-Six
Plat Cabinet "D", Slide 154, Township 46 North, Range 1 West of the Fifth Principal Meridian
Village of Innsbrook, Warren County, Missouri

and shown on the plat attached hereto as Exhibit "A" and addressed as 887 Silver Fox Ridge Drive, is hereby approved.


SECTION 2: The Re-subdivision of Lots 886 and 887 to be known as 887 Silver Fox Ridge Drive, marked Exhibit "A", shall be recorded with the Warren County Recorder of Deeds, a copy of which will be provided to the Village of Innsbrook.

SECTION 3: All ordinance or parts of ordinances that are in conflict herewith are hereby repealed with respect to Re-subdivision of Lots 886 and 887.

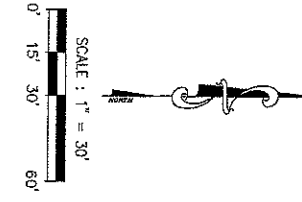
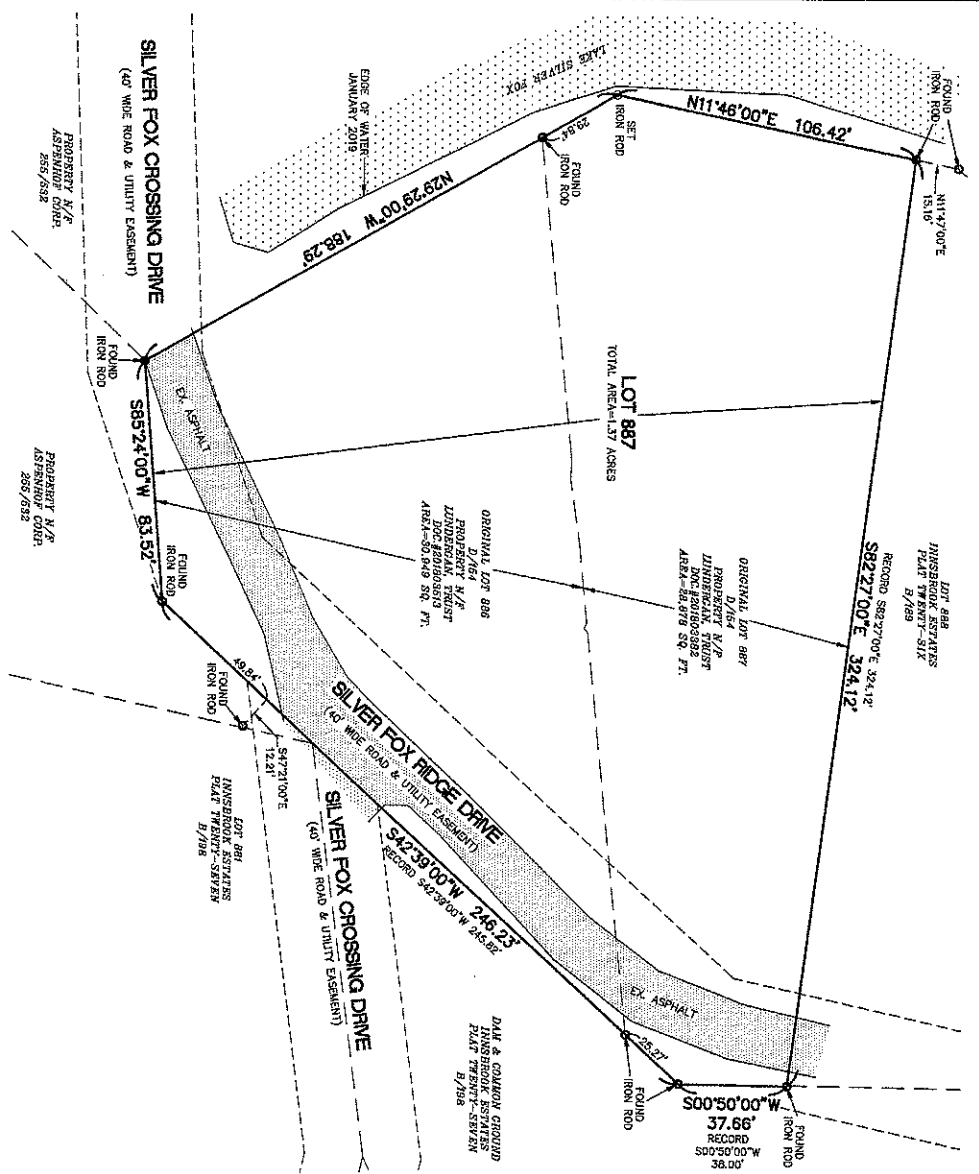
SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval by the Board of Trustees this 9th day of April, 2019 after having been read by title two times prior to passage.

ATTEST:


Carla Ayala, Village Administrator/Clerk
(seal)


Jeffrey S. Thomsen, Chairman
Village of Innsbrook Trustees

LOT CONSOLIDATION PLAT OF LOTS 886 AND 887 OF INNSBROOK ESTATES PLAT TWENTY-SIX
 A TRACT OF LAND BEING ALL OF LOTS 886 AND 887 OF "RESUBDIVISION OF LOTS 886 AND 887 INNSBROOK ESTATES PLAT TWENTY-SIX", PLAT CABINET "D", SLIDE 154, TOWNSHIP 46 NORTH RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI



OWNER'S CERTIFICATE
 LUNDENBERG REVOCABLE TRUST DATED DECEMBER 10, 2004
 WE, THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND CONSOLIDATED IN THE MANNER SHOWN HEREON, AND WE HEREBY CERTIFY THAT THE LOT CONSOLIDATION PLAT OF LOTS 886 AND 887 OF INNSBROOK ESTATES PLAT TWENTY-SIX,

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF _____ 2019.
 STEPHEN W. LUNDENBERG, TRUSTEE
 LINDA C. LUNDENBERG, TRUSTEE
 STATE OF MISSOURI)
) SS
 COUNTY OF WARREN)

ON THIS _____ DAY OF _____ 2019, BEFORE ME PERSONALLY APPEARED STEPHEN W. LUNDENBERG AND LINDA C. LUNDENBERG, WHO BY ME DULY IDENTIFIED AS THE TRUSTEES OF THE LUNDENBERG REVOCABLE TRUST, AND AS THE OWNERS OF THE LAND SHOWN ON THIS PLAT OF "LOT CONSOLIDATION PLAT OF LOTS 886 AND 887 OF INNSBROOK ESTATES PLAT TWENTY-SIX", IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

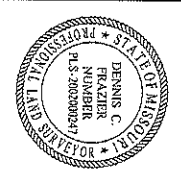
THIS PLAT IS HEREBY APPROVED BY THE INNSBROOK OWNERS ASSOCIATION, THIS _____ DAY OF _____ 2019.
 ATTEST: _____ BY: _____
 THIS PLAT IS HEREBY APPROVED BY THE VILLAGE OF INNSBROOK, THIS _____ DAY OF _____ 2019.
 ATTEST: _____ BY: _____

- GENERAL NOTES:
1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPED FROM PLAT CABINET "D", SLIDE 154 OF THE WARREN COUNTY RECORDS.
 2. ALL LINES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
 3. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY LIMITED TO THE FOLLOWING:
 - A. EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
 - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE RECORDS.
 - C. EJECTA, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAXINGS, NOT REVEALED BY THE COUNTY ASSessor'S OFFICE, RIGHTS OF WAY, SETBACK LINES, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES.

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2019, BY THE ORDER OF STEPHEN AND LINDA LUNDENBERG, EXECUTED A PROPERTY BOUNDARY SURVEY AND CONDUCTED A VISUAL INSPECTION OF LOTS 886 AND 887 INNSBROOK ESTATES PLAT TWENTY-SIX, SLIDE 154 OF THE WARREN COUNTY RECORDS, CONSISTING IN PART OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI, THIS PROJECT WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROFESSIONAL SURVEYS FOR GREAT PROSPECT.

SURVEYOR'S CERTIFICATE

DENNIS C. FRAZIER
 MISSOURI PROFESSIONAL LAND SURVEYOR #200200247
 CORP. #2008003911



PREPARED FOR:
 LINDA LUNDENBERG
 215 WHITE PINE CT
 ST. CHARLES, MO. 63304

DENNIS C. FRAZIER
 MISSOURI PROFESSIONAL LAND SURVEYOR #200200247
 FRAZIER LAND SURVEYING SERVICES, INC.
 116 E. PEARCE BLVD., P.O. BOX 63
 WENTZVILLE, MO. 63385
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 FAX: 636-332-0710