

# **PUBLIC HEARING VILLAGE OF INNSBROOK**

Notice is hereby given that a Public Hearing will be held at Innsbrook Village Hall, 1835 Highway F, Innsbrook, Missouri 63390 before the Planning and Zoning Commission of the Village of Innsbrook on Wednesday, June 1, 2022 at 5:00 PM; and before the Village of Innsbrook Board of Trustees on Tuesday, June 14, 2022 at 5:00 PM; to review any public comments both oral and written regarding a petition from Wags and Whiskers to annex and extend the boundaries of the Village of Innsbrook to include the following described unincorporated area of Warren County, in the State of Missouri, which are contiguous to the existing Village Limits and to rezone same two (2.00) Acres from "AFM" Agricultural and Forest Management District to "C-H" Commercial Highway Business District.

**A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 47 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 88 DEGREES 09 MINUTES 04 SECONDS EAST 680.80 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 15 MINUTES 10 SECONDS EAST 198.04 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE NORTH 75 DEGREES 07 MINUTES 38 SECONDS WEST 247.36 FEET TO A POINT; THENCE NORTH 01 DEGREES 15 MINUTES 10 SECONDS EAST 399.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "M"; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "M", SOUTH 59 DEGREES 46 MINUTES 30 SECONDS EAST 274.79 FEET TO A SET IRON ROD; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "M", SOUTH 01 DEGREES 15 MINUTES 10 SECONDS WEST 325.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2022, OTHERWISE KNOWN AS 13620 STATE HIGHWAY M.**

A map showing the location of the property petitioned to be rezoned can be viewed at Village Hall, 1835 Highway F, Innsbrook, Missouri during regular business hours.

The Village of Innsbrook works to comply with the American Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact the Village Hall 48 hours in advance of the meeting at (636)745-8844.

Carla Ayala  
Village Administrator/Clerk

Publish in Warren County Record May 12, 2022.