BILL NO. 233 **ORDINANCE NO. 231**

AN ORDINANCE APPROVING INNSBROOK ESTATES PLAT 96 FOR THE DEVELOPMENT OF ELEVEN (11) SINGLE FAMILY RESIDENTIAL SITES.

WHEREAS, a Petition was filed by the Innsbrook Corporation for Approval of Plat 96 within the PRD - Planned Residential Development District; and

WHEREAS, the Petition was reviewed by the Planning and Zoning Commission at their meeting of September 7, 2016 at which time a recommendation was made to approve said petition.

NOW THEREFORE BE IT ORDAINED, by the Board of Trustees of the Village of Innsbrook as follows:

SECTION 1: Plat 96 of the Innsbrook Resort Subdivision shall consist of eleven (11) single family residential sites.

SECTION 2: Plat 96, as presented under the Village of Innsbrook Planned Development Procedures of the Zoning Regulations and as recommended for approval by the Planning and Zoning Commission, is hereby approved.

SECTION 3: Plat 96, a copy of which is attached hereto and made a part hereof, shall be recorded in the Warren County Office of Recorder of Deeds. A copy of the recorded plat shall be filed in the Office of the Administrator of the Village of Innsbrook.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval by the Board of Trustees.

This Bill was passed and approved this 13th day of September, 2016, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.

Jeffry S. Thomsen, Chairman
Village of Innsbrook Trustees

ATTEST:

Carla Heggemann,
Village Administrator/Clerk

"ATTACHMENT"

INNSBROOK ESTATES PLAT 96

A TRACT OF LAND BEING PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED AND SHOWN ON THIS SUBDIVISION PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "INNSBROOK ESTATES PLAT 96".

THE UNDERSIGNED FURTHER DESIGNATES ALL UTILITY EASEMENTS SHOWN ON THIS PLAT, ARE UNLESS SPECIFIED AS BEING GRANTED FOR OTHER SPECIFIC PURPOSES BY THIS PLAT ARE HEREBY GRANTED TO THE INNSBROOK CORPORATION ITS SUCCESSORS AND ASSIGNS, INNSBROOK UTILITY COMPANY ITS SUCCESSORS AND ASSIGNS, CENTURYLINK AND CUIVRE RIVER ELECTRIC COOPERATIVE, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR. OR REPLACEMENT OF UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE UNDERSIGNED FURTHER DESIGNATES THE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO ALL CURRENT AND FUTURE OWNERS OF LOTS 2700 THRU 2710 AND THEIR SUCCESSORS, ASSIGNS, LICENSEES, AGENTS LESSEES, CONTRACTORS, SUBCONTRACTORS AND THE INNSBROOK CORPORATION AND THEIR SUCCESSORS, ASSIGNS, LICENSEES, AGENTS LESSEES, CONTRACTORS, SUBCONTRACTORS FOR THE PURPOSE OF INGRESS AND EGRESS.

THE UNDERSIGNED FURTHER DESIGNATES THE 25 FOOT LAKE MAINTENANCE ARE HEREBY DEDICATED TO THE INNSBROOK CORPORATION AND THEIR SUCCESSORS, ASSIGNS, LICENSEES, AGENTS LESSEES, CONTRACTORS, SUBCONTRACTORS FOR THE PURPOSE OF MAINTENANCE AND REPAIRS.

THIS PLAT ALLOWS FOR PRIMARY RESIDENCES TO BE LOCATED ON THE LOTS SHOWN HEREON.

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO TRUST AGREEMENT AND INDENTURE RESTRICTIONS OF INNSBROOK ESTATES, AS FILED FOR RECORD IN BOOK _______ AT PAGE _________, AND AMENDMENTS THERETO, WARREN COUNTY RECORDER'S OFFICE.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS ____ DAY OF_________ 2016.

ATTEST:_______________________

CHARLIE G. BOYCE PRESIDENT INNSBROOK CORP.

STATE OF MISSOURI)
) SS:
COUNTY WARREN)

ON THIS ________ DAY OF __________, 2016 BEFORE ME PERSONALLY APPEARED, CHARLIE G. BOYCE, TO ME KNOW TO BE THE PERSON OR PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

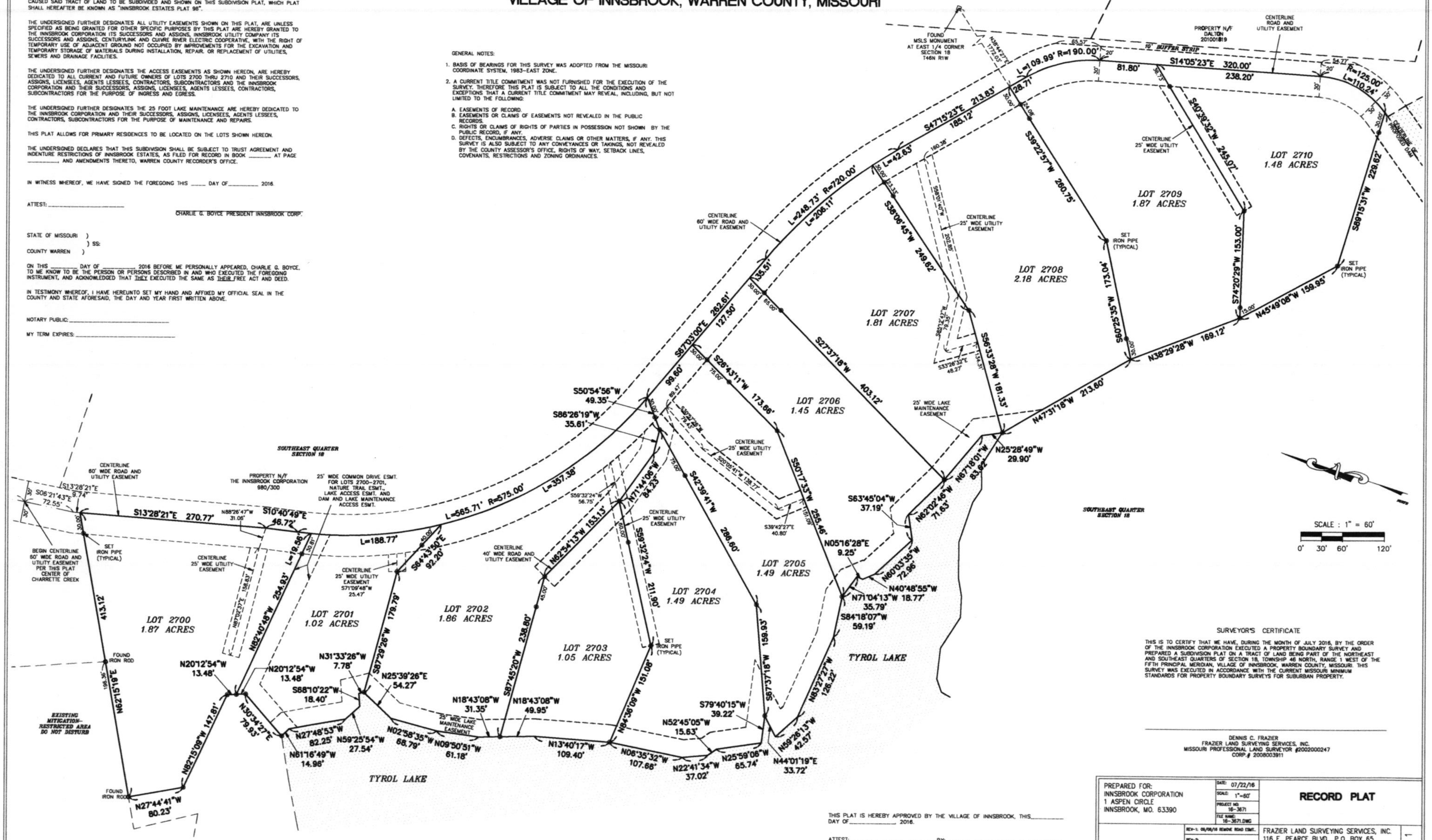
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC:_____________________________

MY TERM EXPIRES:_____________________________

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM, 1983-EAST ZONE.
2. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THE SURVEY. THEREFORE THIS PLAT IS SUBJECT TO ALL THE CONDITIONS AND EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   A. EASEMENTS OF RECORD.
   B. EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
   C. RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
   D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY. THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, RIGHTS OF WAY, SETBACK LINES, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY 2016, BY THE ORDER OF THE INNSBROOK CORPORATION EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A SUBDIVISION PLAT ON A TRACT OF LAND BEING PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR SUBURBAN PROPERTY.

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2008003911

THIS PLAT IS HEREBY APPROVED BY THE VILLAGE OF INNSBROOK, THIS_________ DAY OF_____________, 2016.

ATTEST: _____________________ BY: _____________________________

PREPARED FOR:
INNSBROOK CORPORATION
1 ASPEN CIRCLE
INNSBROOK, MO. 63390

DATE: 07/22/16
SCALE: 1"=60'
PROJECT NO: 16-3671
FILE NAME: 16-3671.DWG

RECORD PLAT

REV-1: 09/08/16 REMOVE ROAD ESMT.
REV-2:
REV-3:
REV-4:

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

SHEET: 1 OF 1