

AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, BY VOLUNTARY ANNEXATION TO INCLUDE ONE PARCEL OF PROPERTY BELONGING TO INNSBROOK CORPORATION (PARCEL NO. 11190000001001000), GENERALLY LOCATED IN THE AREA OF SOUTH STRACKS CHURCH ROAD AND MATTOX LANE.

WHEREAS, Warren Wobbe of The Innsbrook Corporation submitted an application for Voluntary Annexation Petition for a parcel of property generally located in the area of South Stracks Church Road and Mattox Lane in unincorporated Warren County, MO: Parcel #11190000001001000 (35.84 acres, more or less), legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, a preliminary site plan/development plan in sufficient detail has been verbally presented to the Planning and Zoning Commission; and

WHEREAS, pursuant to Missouri Revised Statutes (RSMo), Section 71.012, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the Village and that the Village has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, pursuant to RSMo 71.012, a notice of public hearing was published in the Warren County Record newspaper on July 12, 2018 and copy of said notice marked Exhibit B is attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to RSMo 71.012, a public hearing was held of the Planning and Zoning Commission on August 1, 2018 and the Governing Body (i.e., Board of Trustees) on August 14, 2018; and

WHEREAS, at said public hearing all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the governing body of the Village of Innsbrook within fourteen days of such public hearing; and

WHEREAS, all other prerequisites of RSMo Chapter 71 have been completed; and

WHEREAS, annexation has been recommended for approval by the Planning and Zoning Commission by a unanimous vote of 7 to 0; and

WHEREAS, the Board of Trustees concurs with the Planning and Zoning Committees recommendation; and

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

SECTION 1. The extension of the boundaries of the Village of Innsbrook, Warren County, Missouri, over the unincorporated territory legally described in Exhibit A, said unincorporated territory being adjacent to the present boundaries of said Village, is reasonable and necessary to the proper development of said Village and will redound to the benefit of said Village and to said unincorporated territory adjacent to said Village.

SECTION 2. It is determined and declared that the Village has the ability to furnish normal municipal services to the area to be annexed.

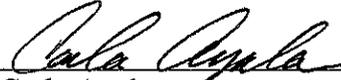
SECTION 3. The boundaries of the Village shall be extended over unincorporated territory adjoining and adjacent to the present Village boundary, all lying, being and situated in the County of Warren, State of Missouri, and legally described in Exhibit A.

The above described property is hereby annexed by the Village of Innsbrook and it is the intention of the Board of Trustees that this annexation shall be complete and final upon the filing by the Village Administrator of Innsbrook of three certified copies of this ordinance with the Clerk of the County of Warren.

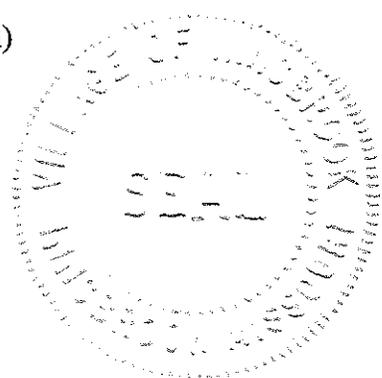
This Bill was passed and approved this 11th day of September, 2018, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.


Jeffrey S. Thomsen, Chairman
Village of Innsbrook Trustees

ATTEST:


Carla Ayala,
Village Administrator/Clerk

(seal)



A tract of land being part of the Northeast Quarter of Section 19, Township 46 North, Range 1 West, Warren County, Missouri, and being described as follows: Commencing at an old iron rod and rock pile which is shown on a survey by Lee Adams dated June, 1972, and on a survey by Robert James dated October, 1976, as being the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 19; thence North 1° 45' East, 1349.29 feet to a point in a rock pile shown on a survey by Adams and described on a survey by James as being the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 19, from which an iron pipe in rock pile is 0.69 feet South and 1.13 feet West, said point being the POINT OF BEGINNING of the tract herein described, said point also being the Northeast corner of a 6 acre tract shown on said James survey; thence North 86° 35' 43" West, (North 86° 37' West, record) 427.7 feet; thence South 01° 45' 00" West, 611.8 feet to the North line of a 40 foot wide road easement; thence along said North line, North 85° 33' 56" West, 903.71 feet; thence North 03° 31' 53" East, 1696.67 feet to an iron rod shown on a survey by Lewis dated October, 1975, as marking the North line of Section 19; thence along the survey line by Lewis, South 88° 45' 45" East, 1277.55 feet to a point; thence departing from said line, South 01° 45' West, 1150.15 feet to the Point of Beginning of said tract, containing 45.84 acres, more or less, and being as shown on a survey by Harold W. Kerr.

EXCEPTING THEREFROM, a tract of land being part of the Northeast Quarter of Section 19, Township 46 North, Range 1 West, Warren County, Missouri, and being described as follows:

Commencing at the Northeast Corner of Section 19; thence along the North line of Section 19, North 88°- 22' West 1277.96 feet; thence along the West line of tract of land described in Book 258 at Page 532 of the Warren County Records, South 03°-55' West 1181.41 feet to an iron rod at the place of beginning of the said tract of land; thence South 85°-10' East 837.68 feet to an iron rod; thence South 02°-08' West 515.65 feet to an iron rod; thence along the North line of a 40 foot wide Road Easement, North 85°-10' West 853.71 feet to an iron rod; thence along the West line of the said tract of land described in Book 258 at Page 532 of the Warren County Records, North 03°-55' East 515.15 feet to the place of beginning and containing 10.00 acres, more or less.

Grantors grant and reserve unto themselves the following described easements:

A forty foot road easement across the Southeast Quarter of the Northeast Quarter of Section 19, Township 46 North, Range 1 West, Warren County, Missouri, 20 feet on either side of the following described centerline: Commencing at an old rod and rock pile which is shown on a survey by Lee Adams dated June, 1972, and on a survey by Robert James dated October, 1976, as being the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 19; thence North 1° 45' East, 709.75 feet actual (711.7 feet per James Survey and 731.7 feet per record) to the place of beginning of the centerline herein described; thence North 85° 33' 56" West, 1332.81 feet to the point of termination.

ALSO, a forty foot road easement across the South half of the Northwest Quarter of Section 20, Township 46 North, Range 1 West, Warren County, Missouri, 20 feet on either side of the following described centerline: Commencing at an old iron rod and rock pile which is shown on a survey by Lee Adams dated June, 1972 and on a survey by Robert James dated October, 1976 as being the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 19; thence North 1° 45' East, 709.75 feet actual (711.7 feet per James Survey and 731.7 feet per record) to the place of beginning of the centerline herein described; thence North 84° 51' East, a distance of 220.9 feet to a point;

thence along a curve to the right, being concave to the Southwest with a radius of 266.1 feet, and an arc of 98.26 feet, an included angle of (21° 24' record) and calculated to be 21° 17', and a tangent of 50.0 feet to a point; thence South 73° 52' East, a distance of 51.2 feet to a point; thence along a curve to the right, being concave to the Southwest, with a radius of 316.3 feet, an arc of 193.7 feet and an included angle of 35° 05', and a tangent of 100.0 feet to a point; thence South 38° 47' East, a distance of 326.4 feet to a point; thence South 47° 40' East, a distance of 309.8 feet to a point; thence South 36° 19' East, a distance of 161.1 feet to a point; thence along a curve to the left, being concave to the Northeast, with a radius of 212.0 feet, an arc of 186.9 feet, and included angle of 50° 30' and a tangent of 100.0 feet to a point; thence South 86° 49' East, a distance of 163.3 feet to a point; thence North 81° 00' East, a distance of 193.9 feet to a point; thence North 87° 15' East, a distance of 162 feet, more or less, to a point on the West right-of-way line of Strack Church County Road, according to a survey by Robert James dated July, 1974.