

AN ORDINANCE OF THE VILLAGE OF INNSBROOK, MISSOURI, APPROVING THE RESUBDIVISION OF LOTS 1759 AND 1761 LOCATED IN INNSBROOK ESTATES PLAT NINETY ONE, TO BE KNOWN AS 1759 TURRACH DRIVE.

WHEREAS, an application was filed by Innsbrook Corporation to re-subdivide Lots 1759 and 1761 into a single property and to be known as 1759 Turrach Drive; and

WHEREAS, the Planning and Zoning Commission at their meeting of April 6, 2016 recommended approval of the Resubdivision of Lots 1759 and 1761 into a single lot; and

WHEREAS, the Board of Trustees, at their meeting of April 12, 2016, agreed that the request for the Resubdivision of Lots 1759 and 1761, Innsbrook Estates Plat Ninety One, 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 Resubdivision of Lots 1759 and 1761 of Innsbrook Estates - Plat Ninety One, contiguous properties in the Village of Innsbrook, and described as:

All of Lots 1761 and 1759 - Innsbrook Estates Plat Ninety One
Part of Section 15, 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 1759 Turrach Drive, is hereby approved.

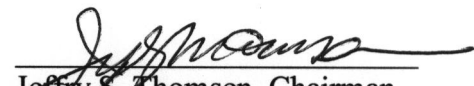
SECTION 2: The Resubdivision of Lots 1759 and 1761 and to be known as 1759 Turrach Drive, marked Exhibit "A", shall be recorded with the Warren County Recorder of Deeds, a copy of which will be provided to the Village of Innsbrook.

SECTION 3: All ordinance or parts of ordinances that are in conflict herewith are hereby repealed with respect to Resubdivision of Lots 1759 and 1761.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval by the Board of Trustees this 12th day of April, 2016 after having been read by title two times prior to passage.

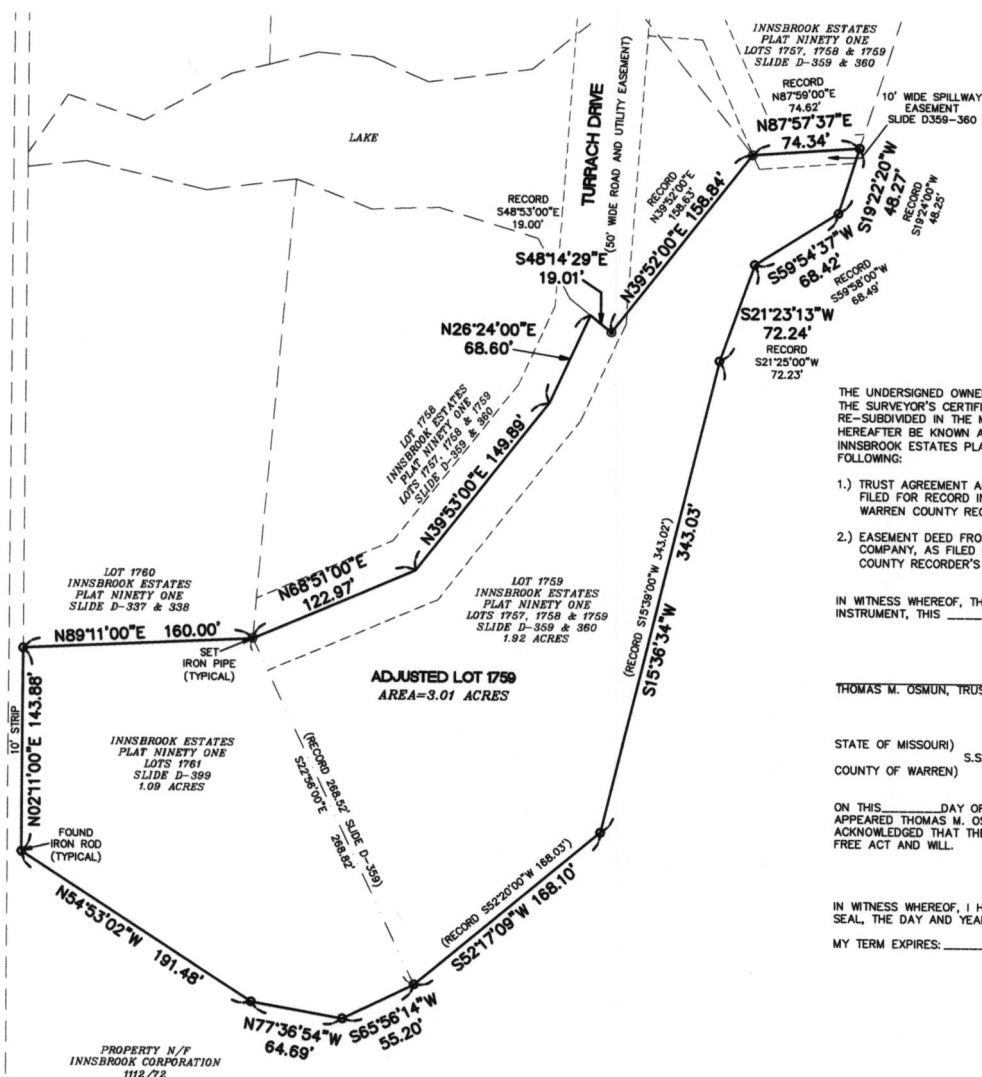
ATTEST:


Carla Heggemann, Administrator/Clerk


Jeffrey S. Thomsen, Chairman
Village of Innsbrook Trustees



RESUBDIVISION OF LOTS 1759 AND 1761 OF INNSBROOK ESTATES PLAT NINETY ONE
A TRACT OF LAND BEING ALL OF LOT 1761 OF
INNSBROOK ESTATES PLAT NINETY ONE-LOT 1761 AND ALL OF LOT 1759
INNSBROOK ESTATES PLAT NINETY ONE-LOTS 1757, 1758 & 1759,
BEING PART OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 1 WEST OF
THE FIFTH PRINCIPAL MERIDIAN,
VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI



SCALE: 1" = 60'
0' 30' 60' 120'

THE UNDERSIGNED OWNER OF THE TRACT OF LAND PLATTED AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE SURVEYED AND RE-SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "RESUBDIVISION OF LOTS 1759 AND 1761 OF INNSBROOK ESTATES PLAT NINETY ONE". THIS PLAT IS SUBJECT TO THE FOLLOWING:

- 1.) TRUST AGREEMENT AND INDENTURE RESTRICTIONS OF INNSBROOK ESTATES, AS FILED FOR RECORD IN BOOK 237 AT PAGE 198, AND AMENDMENTS THERETO, WARREN COUNTY RECORDER'S OFFICE. PER SLIDES D359& D360.
- 2.) EASEMENT DEED FROM ASPENHOF CORPORATION TO INNSBROOK UTILITY COMPANY, AS FILED FOR RECORD IN BOOK 237 AT PAGE 196, WARREN COUNTY RECORDER'S OFFICE. PER SLIDES D359& D360.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THE FOREGOING INSTRUMENT, THIS _____ DAY OF _____, 2016.

THOMAS M. OSMUN, TRUSTEE

DEBRA C. POURNEY, TRUSTEE

STATE OF MISSOURI) S.S.
COUNTY OF WARREN)

ON THIS _____ DAY OF _____, 2016, BEFORE ME PERSONALLY APPEARED THOMAS M. OSMUN AND DEBRA C. POURNEY, WHO BEING DULY SWORN, ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND WILL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES: _____ BY: _____ NOTARY PUBLIC

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

ATTEST: _____ BY: _____

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE RECORD PLAT OF "INNSBROOK ESTATES PLAT NINETY ONE" AS RECORDED IN PLAT CABINET D, SLIDES 337-338 OF THE WARREN COUNTY RECORDS.
2. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THIS 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, IF ANY.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2016, BY THE ORDER OF THE TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF THOMAS M. OSMUN AND DEBRA C. POURNEY, DATED JUNE 29, 2010, EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A RESUBDIVISION PLAT ON A TRACT OF LAND BEING ALL OF LOT 1759 OF INNSBROOK ESTATES PLAT NINETY ONE-LOTS 1757, 1758 AND 1759 AS RECORDED IN SLIDES D359& D360 AND ALL OF LOT 1761 OF INNSBROOK ESTATES PLAT NINETY ONE-LOT 1761 AS RECORDED IN SLIDE D-399, WITHIN OF SECTION 15, 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

PREPARED FOR:
THOMAS M. OSMUN
DEBRA C. POURNEY
461 BLACKWOLF RUN DR.
WILDWOOD, MO. 63040

DATE: 01/03/16
SCALE: 1"=60'
PROJECT NO.: 15-3388-2
FILE NAME: 15-3388-2.DWG

RESUBDIVISION PLAT

REV-1:
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

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