

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, August 1, 2018 at 5:00 PM; and before the Village of Innsbrook Board of Trustees on Tuesday, August 14, 2018 at 5:00 PM; to review any public comments both oral and written regarding a petition from the Innsbrook Corporation 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 35.84 Acres from "AFM" Agricultural and Forest Management District to "PRD" Planned Residential Development District.

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.

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

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