

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE CITY OF OSAGE BEACH, MISSOURI. BY REZONING 6.21 ACRES AS DESCRIBED IN REZONING CASE NO. 412.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS, TO WIT:

Section 1. That the real estate, described as follows, 6.21 acres zoned C-1 (General Commercial) with an E-3 Overlay (allowing PWC rentals) to C-1b (Commercial Lodging).

See Exhibit A: Property Boundary Description.

Section 2. That the development as described herein and referred to as Case 405 shall conform to the provisions for the approved zones as listed in the Osage Beach Code of Ordinances.

Section 3. That this Ordinance shall be in full force and effect upon date of passage.

READ FIRST TIME: February 4, 2021 READ SECOND TIME: February 18, 2021

I hereby certify that the above Ordinance No. 21.05 was duly passed February 18, 2021, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 6 Nays: 0 Abstentions: 0 Absent: 0

This Ordinance is hereby transmitted to the Mayor for his signature.

February 18, 2021
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker
Edward B. Rucker, City Attorney

I hereby APPROVE Ordinance 21.05.

February 18, 2021
Date

John Olivarri
John Olivarri, Mayor

ATTEST:

Tara Berreth
Tara Berreth, City Clerk

EXHIBIT A

TRACT DESCRIPTION FOR:

SECTION: 12&13
TOWNSHIP: 39
RANGE: 16
COUNTY: CAMDEN
DATE: DECEMBER 01, 2020

JEFF KRANTZ

C-1 to C-1B

A tract of land located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden County, Missouri and being more particularly described as follows:

“Commencing at an existing iron pipe marking the south quarter corner of Section 12, Township 39 North, Range 16 West and running along and with the south line of the southwest quarter of said Section 12 the following three (3) bearings and distances: (1) North 89 degrees 55 minutes 57 seconds West (record plat and deed = West 334.0 feet) a distance of 333.72 feet to a point located on the centerline of a 60 feet wide road known as Passover Road, for the POINT OF BEGINNING, (2) thence departing the said centerline continuing North 89 degrees 55 minutes 57 seconds West a distance of 34.71 feet to an iron pin located on the westerly right-of-way of said Passover Road and (3) thence departing the said westerly right-of-way continuing North 89 degrees 55 minutes 57 seconds West a distance of 142.26 feet to an existing bolt; thence departing the said south line South 00 degrees 15 minutes 51 seconds West (record plat and deed = South) a distance of 216.63 feet to an iron pin located on the northerly right-of-way of a 30 feet wide road known as Robins Circle; thence departing the said northerly right-of-way continuing South 00 degrees 15 minutes 51 seconds West a distance of 15.62 feet to a point located on the centerline of said Robins Circle; thence along and with the said centerline the following six (6) bearings and distances: (1) South 74 degrees 02 minutes 13 seconds West (record plat and deed = South 73 degrees 50 minutes West, 24.6 feet and 23.2 feet) a distance of 22.95 feet, (2) North 84 degrees 57 minutes 47 seconds West (record plat and deed = North 85 degrees 10 minutes West) a distance of 145.00 feet, (3) North 78 degrees 27 minutes 47 seconds West (record plat and deed = North 78 degrees 40 minutes West 155.00 feet) a distance of 154.85 feet, (4) North 65 degrees 22 minutes 32 seconds West (record plat and deed = North 65 degrees 40 minutes West 275.0 feet) a distance of 274.58 feet, (5) North 71 degrees 52 minutes 32 seconds West (record plat and deed = North 72 degrees 10 minutes West) a distance of 134.90 feet and (6) North 66 degrees 57 minutes 32 seconds West (record plat and deed = North 67 degrees 15 minutes West and North 65 degrees 31 minutes West) a distance of 100.70 feet to a point located on the said south line of the southwest quarter of Section 12; thence departing the said centerline North 89 degrees 55 minutes 57 seconds West a distance of 18.44 feet to a nail marking the southwest corner of the southeast quarter of the southwest quarter of said Section 12; thence continuing North 89 degrees 55 minutes 57 seconds West along and with the said south line a distance of 53.70 feet to a nail located on the 662 contour of the Lake of the Ozarks; thence departing the said south line along and with the said 662 contour the following forty-four (44) bearings and distances: (1) North 24 degrees 35 minutes 48 seconds West a distance of 12.70 feet, (2) North 38 degrees 01 minute 03 seconds West a distance of 6.36 feet, (3) South 86 degrees 04

minutes 30 seconds West a distance of 20.54 feet, (4) North 50 degrees 00 minutes 18 seconds West a distance of 31.43 feet, (5) North 09 degrees 59 minutes 25 seconds West a distance of 20.53 feet, (6) North 28 degrees 02 minutes 31 seconds West a distance of 23.56 feet, (7) North 40 degrees 06 minutes 30 seconds West a distance of 17.33 feet, (8) North 31 degrees 30 minutes 21 seconds West a distance of 32.14 feet, (9) North 03 degrees 32 minutes 42 seconds West a distance of 11.28 feet, (10) North 67 degrees 42 minutes 17 seconds East a distance of 10.89 feet, (11) North 87 degrees 16 minutes 40 seconds East a distance of 21.49 feet, (12) South 68 degrees 26 minutes 29 seconds East a distance of 22.37 feet, (13) South 62 degrees 28 minutes 44 seconds East a distance of 24.59 feet, (14) South 74 degrees 20 minutes 31 seconds East a distance of 11.71 feet, (15) South 70 degrees 19 minutes 25 seconds East a distance of 13.42 feet, (16) South 81 degrees 23 minutes 52 seconds East a distance of 24.04 feet, (17) North 72 degrees 55 minutes 52 seconds East a distance of 35.87 feet, (18) North 71 degrees 27 minutes 48 seconds East a distance of 55.15 feet, (19) North 88 degrees 22 minutes 07 seconds East a distance of 13.63 feet, (20) North 87 degrees 51 minutes 59 seconds East a distance of 11.94 feet, (21) North 88 degrees 28 minutes 05 seconds East a distance of 14.71 feet, (22) North 78 degrees 12 minutes 44 seconds East a distance of 12.31 feet, (23) North 85 degrees 26 minutes 53 seconds East a distance of 6.91 feet, (24) North 86 degrees 43 minutes 23 seconds East a distance of 35.27 feet, (25) South 89 degrees 49 minutes 20 seconds East a distance of 22.95 feet, (26) South 82 degrees 15 minutes 51 seconds East a distance of 14.97 feet, (27) South 76 degrees 05 minutes 57 seconds East a distance of 30.46 feet, (28) South 76 degrees 02 minutes 10 seconds East a distance of 28.51 feet, (29) South 76 degrees 39 minutes 22 seconds East a distance of 30.94 feet, (30) South 72 degrees 34 minutes 30 seconds East a distance of 17.43 feet, (31) South 60 degrees 05 minutes 53 seconds East a distance of 13.88 feet, (32) South 82 degrees 18 minutes 26 seconds East a distance of 25.57 feet, (33) South 81 degrees 00 minutes 08 seconds East a distance of 28.78 feet, (34) South 03 degrees 56 minutes 05 seconds West a distance of 2.08 feet, (35) South 76 degrees 59 minutes 59 seconds East a distance of 22.00 feet, (36) South 85 degrees 48 minutes 52 seconds East a distance of 30.60 feet, (37) North 86 degrees 45 minutes 56 seconds East a distance of 20.17 feet, (38) North 41 degrees 29 minutes 18 seconds East a distance of 17.94 feet, (39) North 25 degrees 49 minutes 27 seconds East a distance of 14.34 feet, (40) North 03 degrees 57 minutes 49 seconds East a distance of 28.66 feet, (41) North 19 degrees 42 minutes 39 seconds West a distance of 31.63 feet, (42) North 17 degrees 54 minutes 23 seconds West a distance of 25.64 feet, (43) North 04 degrees 25 minutes 03 seconds West a distance of 19.32 feet and (44) North 04 degrees 25 minutes 04 seconds East a distance of 27.31 feet to a point located on the common line of two tracts of land recorded at Book 603 at Page 421 and Book 749 at Page 576, at the Camden County Recorder's Office; thence departing the said 662 contour along and with the said common line the following six (6) bearings and distances: (1) South 79 degrees 14 minutes 11 seconds East (record deed = South 79 degrees 19 minutes East) a distance of 5.61 feet to an iron pipe, (2) thence continuing South 79 degrees 14 minutes 11 seconds East a distance of 201.93 feet (record deed = 201.5 feet) to an existing iron square tube, (3) South 87 degrees 01 minute 41 seconds East (record deed = North 87 degrees 03 minutes West 134.8 feet) a distance of 134.69 feet to an existing nail, (4) South 59 degrees 54 minutes 47 seconds East (record deed = North 60 degrees 03 minutes West 96.7 feet) a distance of 96.68 feet to an iron pin, (5) South 82 degrees 25 minutes 04 seconds East (record deed = North 82 degrees 33 minutes West 92.8 feet) a distance of 92.76 feet and (6) North 76 degrees 04 minutes 23 seconds East (record deed = South 75 degrees 57 minutes East 138.3 feet) a distance of 138.10 feet to an existing spike marking the P.I. of a curve on the centerline of the said 60 feet wide right-of-way of Passover Road being a 27 degree 00 minute 00 second degree curve having a radius of 212.21 feet; thence departing the said common line South 30 degrees 15 minutes 59 seconds West

(record deed = North 30 degrees 15 minutes East) along and with the semi-tangent of the said curve a distance of 97.31 feet to the P.T. of the said curve located on the centerline of said Passover Road; thence departing the said semi-tangent continuing South 30 degrees 15 minutes 59 seconds West along and with the said centerline a distance of 97.36 feet (record deed = 98.0 feet), returning to the point of beginning. Containing 6.21 acres excluding right-of-way of said Passover Road and Robins Circle.”

Subject to the 60 feet wide right-of-way of Passover Road and the 30 feet wide right-of-way of Robins Circle and to any other rights-of-way, easements or restrictions either of record or not.

The basis of bearings for the above description is the Missouri State Plane Coordinate System.

“C-1 to C-1B” is for identification purposes only and is not part of the above description.

END OF DESCRIPTION