

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 34.1 ACRES AS DESCRIBED IN REZONING CASE NO. 418.

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

Section 1. That the real estate, generally described as 34.1 acres and contained in the legal description contained in Exhibit A attached hereto is hereby amended R-1B (Single Family District) and R3 (Multi Family District) as under the terms and conditions in Rezoning Case No. 418.

See Exhibit A: Property Boundary Description.

Section 2. That the development as described herein and referred to as Case 418 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 and the approval of the Mayor.

READ FIRST TIME: April 7, 2022 READ SECOND TIME: April 21, 2022

I hereby certify that the above Ordinance No. 22.14 was duly passed April 21, 2022, 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.

April 21, 2022
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker
Edward B. Rucker, City Attorney

I hereby APPROVE Ordinance 22.14.

John Olivarri
John Olivarri, Mayor

April 21, 2022
Date

ATTEST:

Tara Berreth
Tara Berreth, City Clerk

“EXHIBIT A”

Survey Description – Proposed R-1 Zoning

A tract of land being part of the SE 1/4 of Section 10, Township 39 North, Range 16 West, said tract also being part of the lands described by deed, found in Book 293, Page 676 in the Office of the Recorder, Camden County, Missouri, being more particularly described as follows:

BEGINNING at a set 1/2 inch rebar at the NW corner of Lot 5, Northview Subdivision, a subdivision recorded in Plat Book 163, Page 30 in said Office of the Recorder, said corner being located on the approximate 662 contour of the Lake of the Ozarks and the Ameren UE Project Boundary, thence continuing along said Project Boundary as follows: South 71 deg 22 min 31 sec West, 85.20 feet, South 68 deg 10 min 58 sec West, 54.40 feet, South 73 deg 14 min 15 sec West, 50.42 feet, South 62 deg 04 min 14 sec West, 56.89 feet, South 57 deg 33 min 26 sec West, 34.69 feet, South 64 deg 38 min 16 sec West, 21.03 feet, South 63 deg 53 min 11 sec West, 43.91 feet, South 65 deg 13 min 00 sec West, 31.94 feet, South 51 deg 13 min 11 sec West, 29.43 feet, South 70 deg 24 min 38 sec West, 24.38 feet, South 74 deg 18 min 58 sec West, 11.29 feet, South 26 deg 55 min 01 sec West, 16.45 feet, South 47 deg 54 min 44 sec West, 27.57 feet, South 75 deg 17 min 57 sec West, 16.28 feet, South 84 deg 04 min 16 sec West, 13.30 feet, South 56 deg 16 min 56 sec West, 19.79 feet, North 54 deg 32 min 13 sec West, 19.86 feet, North 71 deg 50 min 03 sec West, 27.18 feet, South 87 deg 13 min 10 sec West, 35.76 feet, South 81 deg 39 min 36 sec West, 40.11 feet, south 65 deg 46 min 41 sec West, 28.45 feet, South 81 deg 54 min 01 sec West, 56.77 feet, North 84 deg 43 min 23 sec West, 34.29 feet, South 84 deg 26 min 39 sec West, 58.75 feet, South 66 deg 40 min 14 sec West, 35.20 feet, South 83 deg 16 min 23 sec West, 30.48 feet, South 79 deg 22 min 52 sec West, 157.79 feet, South 71 deg 37 min 11 sec West, 44.08 feet, South 87 deg 17 min 50 sec West, 35.44 feet, South 61 deg 49 min 23 sec West, 38.89 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 76 deg 26 min 18 sec West, 60.52 feet, South 77 deg 04 min 20 sec West, 42.63 feet, South 74 deg 59 min 32 sec West, 58.05 feet, South 56 deg 39 min 13 sec West, 36.84 feet, South 80 deg 50 min 08 sec West, 11.85 feet to a 1/2 inch rebar on the West line of said SE 1/4, thence leaving said Project Boundary, South 01 deg 27 min 59 sec West, along said West line, 356.91 feet, thence leaving said West line, South 74 deg 28 min 22 sec East, 15.67 feet, thence on a curve to the right 47.56 feet with a radius of 92.61 feet and a chord direction of South 59 deg 45 min 39 sec East, 47.04 feet, thence South 45 deg 02 sec 55 sec East, 98.08 feet, thence North 76 deg 08 min 10 sec East, 120.44 feet, thence North 13 deg 51 min 50 sec West, 111.38 feet, thence North 75 deg 04 min 26 sec East, 186.38 feet, thence on a curve to the right 33.83 feet, with a radius of 580.00 feet and a chord direction of North 76 deg 44 min 42 sec West 33.83 feet, thence North 78 deg 24 min 58 sec East, 30.28 feet, South 11 deg 35 min 02 sec East, 110.00 feet, North 78 deg 24 min 58 sec East, 160.00 feet, thence North 82 deg 15 min 32 sec East, 180.59 feet, South 83 deg 25 min 19 sec East, 232.56 feet, thence on a curve to the left 51.98 feet, with a radius of 310.00 feet, and a chord direction of North 21 deg 29 min 52 sec East, 51.91 feet, thence North 16 deg 41 min 40 sec East, 75.71 feet, thence North 12 deg 58 min 50 sec East, 238.10 feet, thence on a curve to the right 89.38 feet, with a radius of 100.55 feet, and a chord direction of North 38 deg 34 min 11 sec East, 86.47 feet, thence North 66 deg 48 min 49 sec East, 164.37 feet to a point on the 1/4, 1/4 Section line, thence North 01 deg 33 min 22 sec East, along said 1/4, 1/4 Section Line, 242.11 feet to the **POINT OF BEGINNING**.

Containing 13.86 Acres

Subject to all easements and restrictions of record.

Survey Description – Proposed R-3 Zoning

A tract of land being part of the SE 1/4 of Section 10, Township 39 North, Range 16 West, said tract also being part of the lands described by deed, found in Book 293, Page 676 in the Office of the Recorder, Camden County, Missouri, being more particularly described as follows:

BEGINNING at a set 1/2 inch rebar at the NW corner of Lot 5, Northview Subdivision, a subdivision recorded in Plat Book 163, Page 30 in said Office of the Recorder, said corner being located on the approximate 662 contour of the Lake of the Ozarks and the Ameren UE Project Boundary, thence continuing along said Project Boundary as follows: South 71 deg 22 min 31 sec West, 85.20 feet, South 68 deg 10 min 58 sec West, 54.40 feet, South 73 deg 14 min 15 sec West, 50.42 feet, South 62 deg 04 min 14 sec West, 56.89 feet, South 57 deg 33 min 26 sec West, 34.69 feet, South 64 deg 38 min 16 sec West, 21.03 feet, South 63 deg 53 min 11 sec West, 43.91 feet, South 65 deg 13 min 00 sec West, 31.94 feet, South 51 deg 13 min 11 sec West, 29.43 feet, South 70 deg 24 min 38 sec West, 24.38 feet, South 74 deg 18 min 58 sec West, 11.29 feet, South 26 deg 55 min 01 sec West, 16.45 feet, South 47 deg 54 min 44 sec West, 27.57 feet, South 75 deg 17 min 57 sec West, 16.28 feet, South 84 deg 04 min 16 sec West, 13.30 feet, South 56 deg 16 min 56 sec West, 19.79 feet, North 54 deg 32 min 13 sec West, 19.86 feet, North 71 deg 50 min 03 sec West, 27.18 feet, South 87 deg 13 min 10 sec West, 35.76 feet, South 81 deg 39 min 36 sec West, 40.11 feet, south 65 deg 46 min 41 sec West, 28.45 feet, South 81 deg 54 min 01 sec West, 56.77 feet, North 84 deg 43 min 23 sec West, 34.29 feet, South 84 deg 26 min 39 sec West, 58.75 feet, South 66 deg 40 min 14 sec West, 35.20 feet, South 83 deg 16 min 23 sec West, 30.48 feet, South 79 deg 22 min 52 sec West, 157.79 feet, South 71 deg 37 min 11 sec West, 44.08 feet, South 87 deg 17 min 50 sec West, 35.44 feet, South 61 deg 49 min 23 sec West, 38.89 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 72 deg 38 min 52 sec West, 49.07 feet, South 76 deg 26 min 18 sec West, 60.52 feet, South 77 deg 04 min 20 sec West, 42.63 feet, South 74 deg 59 min 32 sec West, 58.05 feet, South 56 deg 39 min 13 sec West, 36.84 feet, South 80 deg 50 min 08 sec West, 11.85 feet to a 1/2 inch rebar on the West line of said SE 1/4, thence leaving said Project Boundary, South 01 deg 27 min 59 sec West, along said West line, 356.91 feet to the POINT OF BEGINNING, thence continuing South 01 deg 27 min 59 sec West, 843.57 feet to a set 1/2 inch rebar on the Westerly & Northerly right of way of the outer road of Missouri State Highway 54, also known as Sycamore Valley Drive, thence leaving said West line, North 07 deg 01 min 44 sec East, 47.68 feet to a set 1/2 inch rebar 70.00 feet right of centerline station 65+90.00, thence North 84 deg 21 min 34 sec East, 508.23 feet to point 70.00 feet right of PT centerline station 60+81.77, thence on a curve to the left 1.64 feet, with a radius of 884.92 feet, and a chord direction of North 84 deg 18 min 23 sec East, 1.64 feet to a MoDOT Monument, thence North 18 deg 24 min 19 sec East, 127.99 feet to a set 1/2 inch rebar, thence South 69 deg 40 min 37 sec East, 29.22 feet to a set 1/2 inch rebar on the Westerly and Northerly right of way of a road of ingress and egress, 30 feet in width, also known as Normandy Road, said right of way being the Northerly boundary of Lakeshore Village Estates, a subdivision shown on the plat recorded in Plat Book 18, Page 7 in said Office of the Recorder, thence leaving said outer road right of way, North 18 deg 44 min 25 sec East, along said Northerly boundary, 184.60 feet to a set 1/2 inch rebar, thence continuing along said Northerly Boundary as follows: North 33 deg 58 min 36 sec East, 138.95 feet to a set 1/2 inch rebar, thence South 69 deg 31 min 35 sec East, 220.68 feet to a set 1/2 inch rebar, thence South 38 deg 40 min 35 sec East, 174.12 feet to a set 1/2 inch rebar on the Northerly right of way of aforementioned outer road of Missouri State Highway 54, thence leaving said Northerly boundary and continuing along said right of way, North 62 deg 14 min 55 sec East, 350.03 feet to a set 1/2 inch rebar on the 1/4, 1/4 Section line, thence leaving

said right of way, North 01 deg 33 min 22 sec East, along said 1/4, 1/4 Section Line, 903.83 feet, thence leaving said 1/4, 1/4 Section Line, South 66 deg 48 min 49 sec West, 164.37 feet, thence on a curve to the left 89.38 feet, with a radius of 100.55 feet, and a chord direction of North 38 deg 34 min 11 sec East, 86.47 feet, thence South 12 deg 58 min 50 sec West, 238.10 feet, thence South 16 deg 41 min 40 sec West, 75.71 feet, thence on a curve to the right 51.98 feet, with a radius of 310.00 feet, and a chord direction of South 21 deg 29 min 52 sec West, 51.91 feet, thence North 83 deg 25 min 19 sec West, 232.56 feet, thence South 82 deg 15 min 32 sec West, 180.59 feet, thence South 78 deg 24 min 58 sec West, 160.00 feet, thence North 11 deg 35 min 02 sec West, 110.00 feet, thence South 78 deg 24 min 58 sec West, 30.28 feet, thence on a curve to the left 33.83 feet, with a radius of 580.00 feet and a chord direction of South 76 deg 44 min 42 sec East 33.83 feet, thence South 75 deg 04 min 26 sec West, 186.38 feet, thence South 13 deg 51 min 50 sec East, 111.38 feet, thence South 76 deg 08 min 10 sec West, 120.44 feet, thence North 45 deg 02 min 55 sec West, 98.08 feet thence on a curve to the left 47.56 feet with a radius of 92.61 feet and a chord direction of North 59 deg 45 min 39 sec West, 47.04 feet, thence North 74 deg 28 min 22 sec West, 15.67 feet to the **POINT OF BEGINNING**.
Containing 20.82 Acres