

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Clever's Planning and Zoning Commission will conduct a public hearing on Thursday, October 22, 2020 at 6:30pm at (temp location) Clever Fire Station #1, 406 N Elm., Clever, Mo. 65631. The purpose of this meeting will be a review and discussion of the lot split of the NE Corner of Hwy 14(Veterans Blvd) & Little Rd, Clever, MO. 65631 zonings of: Tract A: 4.86 acres (highway frontage) Commercial, Tract B: 14.59 acres Agriculture.

SOURCE OF PARENT TRACT DESCRIPTION: DEED BOOK 2017 AT PAGE 6943, CHRISTIAN COUNTY RECORDER'S OFFICE.

PROPERTY DESCRIPTION TRACT "A"

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 01°31'36" EAST, ALONG THE WEST LINE OF SAID QUARTER-QUARTER, 36.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 14; THENCE CONTINUING NORTH 01°31'36" EAST ALONG SAID WEST LINE A DISTANCE OF 200.03 FEET TO A POINT FOR CORNER; THENCE SOUTH 89°26'28" EAST A DISTANCE OF 1,138.30 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF THE ABANDONED SPRINGFIELD SOUTHWESTERN RAILROAD; THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,886.75 FEET, A DELTA OF 05°11'54", AN ARC LENGTH OF 261.91 FEET, AND A CHORD WHICH BEARS SOUTH 40°45'07" WEST HAVING A CHORD DISTANCE OF 261.82 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 14; THENCE NORTH 89°26'28" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 972.71 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.86 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

PROPERTY DESCRIPTION TRACT "B"

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 01°31'36" EAST, ALONG THE WEST LINE OF SAID QUARTER-QUARTER, 236.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°31'38" EAST ALONG SAID WEST LINE A DISTANCE OF 492.19 FEET TO A POINT FOR CORNER; THENCE SOUTH 89°14'48" EAST A DISTANCE OF 1,433.16 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF THE ABANDONED SPRINGFIELD SOUTHWESTERN RAILROAD; THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,886.75 FEET, A DELTA OF 11°24'32", AN ARC LENGTH OF 574.82 FEET, AND A CHORD WHICH BEARS SOUTH 32°26'54" WEST HAVING A CHORD DISTANCE OF 573.87 FEET TO A POINT ON A LINE; THENCE NORTH 89°26'28" WEST A DISTANCE OF 1,138.30 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.59 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.