

**AN ORDINANCE OF THE CITY OF CLEVER, MISSOURI ACCEPTING AND APPROVING
THE LOT SPLIT REQUEST OF 322 E DRIVE WITHIN THE CITY OF CLEVER.**

WHEREAS: The proposed lot split of 322 E Drive comprises the following described land within the city limits of Clever, Missouri in Christian County, Missouri and was presented for acceptance at a duly called meeting of the Clever Board of Aldermen.

NEW DESCRIPTION OF LOTS

LOT 1: THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SOUTHEAST 1/4 ; THENCE N87°59'34"W, ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼, A DISTANCE OF 409.48 FEET; THENCE, S01°18'20"W, A DISTANCE OF 21.00 FEET TO AN EXISTING IRON PIN ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF DRIVE STREET; THENCE N87°35'11"W, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 121.85 FEET TO A SET 5/8" IRON PIN WITH AN ALLUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 20030000370". AND THE POINT OF BEGINNING; THENCE, S01°20'48"W, A DISTANCE OF 210.02 FEET TO A SET 5/8" IRON PIN WITH THE ALLUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 20030000370"; THENCE N87°37'03"W, A DISTANCE OF 168.00 FEET TO AN EXISTING IRON PIN; THENCE, N01°23'16"E, A DISTANCE OF 210.10 FEET TO AN EXISTING IRON PIN ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE; THENCE, S87°35'11"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 187.85 FEET TO THE POINT OF BEGINNING. CONTAINING 35,268.4 SQFT, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. ZONING OF R1b SINGLE FAMILY RESIDENTIAL.

LOT 2: THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SOUTHEAST 1/4 ; THENCE N87°59'34"W, ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼, A DISTANCE OF 409.48 FEET; THENCE, S01°18'20"W, A DISTANCE OF 21.00 FEET TO AN EXISTING IRON PIN ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF DRIVE STREET, AND THE POINT OF BEGINNING; THENCE, S01°18'20"W, A DISTANCE OF 209.95 FEET TO AN EXISTING IRON PIN; THENCE, N87°37'03"W, A DISTANCE OF 122.00 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 20030000370"; THENCE, N01°20'48"E, A DISTANCE OF 210.02 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 20030000370", SAID POINT BEING ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE; THENCE, S87°35'11"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 121.85 FEET TO THE POINT OF BEGINNING. CONTAINING 25,597.0 SF, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. ZONING OF R1b SINGLE FAMILY RESIDENTIAL.

WHEREAS: a public hearing concerning said matter was held at City Hall in Clever, Missouri, at 6:30 pm on June 24, 2021; and

WHEREAS: notice of said Public hearing was given by publication of the notice, on June 6, 2021 in the Christian County Headliner a newspaper of general circulation in the County of Christian, State of Missouri and a notice was posted in at least two other places within the City of Clever, Missouri; and

WHEREAS: at said Public Hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed lot split; and

WHEREAS: NO written responses to the proposed lot split were filed or sent to the Board of Aldermen of the City of Clever, Missouri, within fourteen days after the public hearing; and

WHEREAS: Said lot split is presented to the Board of Aldermen of the City of Clever, Missouri for approval and acceptance and

WHEREAS: The Board of Aldermen of the City of Clever, Missouri, does find and determine that said lot split is reasonable and necessary to the proper development of the City; and

WHEREAS: said lot split is in proper form and complies with the City's overall plan for orderly growth and development. (attached Exhibit A)

THEREFORE: BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF CLEVER, COUNTY OF CHRISTIAN, STATE OF MISSOURI, AS FOLLOWS:

SECTION I: The Mayor and the City Clerk are hereby authorized and directed to endorse acceptance of said property and to certify the acceptance and approval of said property under the seal of the City of Clever on any and all documents as necessary.

SECTION II: The City Clerk of the City of Clever is hereby ordered to produce two (2) certified copies of this ordinance; one copy to be filed with the Christian County Clerk and one copy to be filed with the Christian County Recorder's Office.

SECTION III: This ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING BY TITLE WITH COPIES AVAILABLE TO THE PUBLIC HELD ON THIS 20th DAY OF JULY 2021.

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| | Aye | Nay |
| Alderman PRIEBE | <u>X</u> | _____ |
| Alderman LARSON | <u>Y</u> | _____ |
| Alderman SCHMIDT | <u>Y</u> | _____ |
| Alderman MCPHAIL | <u>X</u> | _____ |

SECOND READING AND FINAL PASSAGE HERE ON THIS 20th DAY OF JULY 2021.

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| | Aye | Nay |
| Alderman PRIEBE | <u>X</u> | _____ |
| Alderman LARSON | <u>Y</u> | _____ |
| Alderman SCHMIDT | <u>Y</u> | _____ |
| Alderman MCPHAIL | <u>Y</u> | _____ |

Date Approved 7/21/2021

DALE MAISEL
DALE MAISEL, Mayor

Attest: *Kristy Keith Hiley*
 KRISTY KEITH HILEY, City Clerk



