



Zoning Amendment #2019-476
Property Owner: Natural Bridge LLC
Property Location: 3000 Block South Selmore Road
Current Zoning: A-1 General Agricultural District
Proposed Zoning: R-1D Single Family District



Public Notice

Notice is hereby given to all parties in Interest and Citizens, that the **Planning & Zoning Commission** will hold a **Public Hearing** on the **23rd day of December 2019** at **7:00 p.m.** and the **Board of Aldermen** of the City of Ozark will hold a **Public Hearing** on **21st day of January** at **7:00 p.m.** in the City Council Chambers at Ozark City Hall, Ozark, Missouri, to consider rezoning the following described property, and whether such Classification should be changed as proposed or to any other appropriate classification.

Legal Description:

TRACT 1

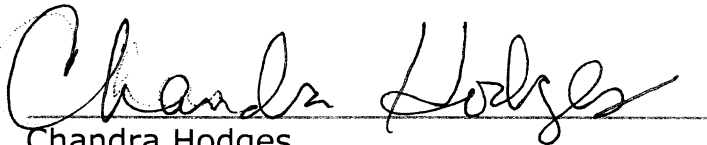
A parcel of land located in Section 3, Township 26 North, Range 21 West of the Fifth Principal Meridian in Christian County, Missouri, said parcel being more fully described as follows:

Commencing at a limestone found at the Northeast Corner of Section 3, Township 26 North, Range 21 West in Christian County, Missouri; thence N88°48'23"W, along the North line of the NE¼ of the NE¼ of Section 3, a distance of 1334.41 feet to a 1" pipe found at the Northeast Corner of the NW¼ of the NE¼ of Section 3 for a Point of Beginning; thence S00°47'43"W, along the East line of the NW¼ of the NE¼ of Section 3, a distance of 1315.11 feet to a 5/8" LS2334 pin set at the Southeast Corner of the NW¼ of the NE¼ of Section 3; thence S88°17'51"E, along the North line of the SE¼ of the NE¼ of Section 3, a distance of 1320.99 feet to a 5/8" LS2334 pin found at the Northeast Corner of the SE¼ of the NE¼ of Section 3; thence S01°22'49"W, along the East line of Section 3, a distance of 1326.81 feet to a limestone found at the East Quarter Corner of Section 3; thence N88°46'41"W, along the South line of the SE¼ of the NE¼ of Section 3, a distance of 1307.31 feet to a 5/8" LS2334 pin set at the Southwest Corner of the SE¼ of the NE¼ of Section 3; thence N00°47'43"E, along the West line of the SE¼ of the NE¼ of Section 3, a distance of 1086.32 feet to a 5/8" LS2334 pin set; thence leaving the West line of the SE¼ of the NE¼ of Section 3, S75°54'49"W, a distance of 226.32 feet to a 5/8" LS2334 pin set; thence S82°39'04"W, a distance of 175.20 feet to a 5/8" LS2334 pin set; thence S74°21'18"W, a distance of 271.67 feet to a 5/8" LS2334 pin set; thence N86°12'07"W, a distance of 260.24 feet to a 5/8" LS2334 pin set; thence N63°43'29"W, a distance of 431.99 feet to a 5/8" LS2334 pin set on the Northeasterly right of way of Covered Bridge Road; thence N29°34'54"W, along the right of way of Covered Bridge Road, a distance of 150.11 feet to a 5/8" LS2334 pin set; thence N58°36'14"E, a distance of 209.27 feet to a 1/2" pin

found; thence N29°34'04"W, a distance of 603.55 feet to a 1/2" pin found on the right of way of Old Selmore Road; thence N55°44'44"E, along the right of way of Selmore Road (old Highway 65), a distance of 839.53 feet to a 1/2" LS2122 pin found; thence S31°49'19"E, a distance of 631.22 feet to a 1/2" pin found; thence N55°58'25"E, a distance of 209.90 feet to a 1/2" pin found; thence N55°58'00"E, a distance of 213.86 feet to a 1/2" pin found; thence N56°47'07"E, a distance of 120.32 feet to a railroad tie fence corner post found; thence N01°04'27"E, along an existing fence, a distance of 494.41 feet to a 1/2" LS2122 pin found; thence continuing N01°04'27"E, along an existing fence, a distance of 12.07 feet to a 5/8" LS2334 pin set on the North line of the NW¼ of the NE¼ of Section 3; thence S87°23'41"E, a distance of 28.88 feet to the Point of Beginning, containing 74.51 acres. Bearings are grid based upon global positioning system data.

Zoning Amendment # 2019-476

PROPERTY OWNER:	Natural Bridge, LLC
PROPERTY LOCATION:	3000 Block South Selmore Road
CURRENT ZONING:	A-1 General Agricultural District
PROPOSED ZONING:	R-1D Single-Family District

A handwritten signature in black ink, reading "Chandra Hodges". The signature is written in a cursive, flowing style. The first name "Chandra" is written with a large, looped 'C' and the last name "Hodges" is written with a large, looped 'H'. The signature is written over a horizontal line.

Chandra Hodges
City Clerk