

AN ORDINANCE TO AMEND SECTION 405.040 (ZONING MAP), ORDINANCE NO. 4984 (ZONING ORDINANCE), FOR PROPERTY OWNED BY THE VINARDI TRUST TO CONFIRM ZONING OF SAID PROPERTIES AS AG, AGRICULTURAL ZONE

WHEREAS, on June 27, 2018, City Council approved the annexation of property owned by The Vinardi Trust, by Ordinance No. 8102, extending the city limits to include said property; and,

WHEREAS, said property was designated as Ag, Agricultural Zone in Polk Township; and,

WHEREAS, Section 405.060.2 of the Maryville Municipal Code states that land shall remain subject to the zoning designation in effect prior to annexation until such time as the City adopts zoning regulation for the annexed property; and,

WHEREAS, on July 18, 2018, the Planning and Zoning Commission unanimously recommended zoning confirmation of the property as Ag, Agricultural Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, MISSOURI, as follows:

SECTION 1: The City Council of the City of Maryville, Missouri, confirms the designation of Ag, Agricultural Zone for the property annexed on June 27, 2018.

SECTION 2: Section 405.040 (The Official Zoning Map), of Ordinance No. 4984, (The Zoning Ordinance), be and the same is hereby amended by incorporating the following described property as Ag, Agricultural Zone, to-wit:

A tract of land situate in the Northwest Quarter of Section 29, Township 64 North, Range 35 West, Nodaway County, Missouri, said tract being further described as follows: Commencing at the North Quarter Comer of said Section 29, thence along Quarter Section Line, South 01 degrees 45 minutes 07 seconds West 2647.69 feet to the center of said Section 29; thence along Quarter Section Line, North 88 degrees 32 minutes 52 seconds West 802.50 feet; thence along the existing fence recognized thru a Quitclaim Deed recorded in Book 351, Page 26, North 01 degrees 21 minutes 35 seconds East 1314.50 feet, thence continuing along said recognized fence, North 88 degrees 40 minutes 18 seconds West 1768.75 feet to where said line intersects the eastern right-of-way of Highway No. 71; thence along said right-of-way, North 01 degrees 46 minutes 31 seconds East 59.87 feet; thence South 88 degrees 40 minutes 18 seconds East 357.00 feet; thence North 01 degrees 46 minutes 31 seconds East 136.50 feet; thence North 88 degrees 37 minutes 27 seconds West 57.00 feet; thence North 01 degrees 46 minutes 31 seconds East 300 feet; thence North 88 degrees 37 minutes 27 seconds West 100.00 feet; thence North 01 degrees 46 minutes 31 seconds East 300.00 feet; thence North 88 degrees 37 minutes 27 seconds West 200.00 feet to the eastern right-of-way of said Highway 71; thence along said right-of-way, North 01 degree 46 minutes 31 seconds East 98.63 feet to Highway Station 102+68, 60.0 feet left of centerline; thence along said right-of-way, North 88 degrees 13 minutes 29 seconds West 5.00 feet to Highway Station 102+68, 55.0 feet left of centerline; thence continuing along said right-of-way, North 01 degrees 46 minutes 31 seconds East 171.51 feet to Highway Station 100+96.5; thence continuing along said right-of-way, North 00 degrees 56 minutes 31 seconds East 264.50 feet to where said right-of-way intersects the north side of Section 29; thence along the north side of Section 29, South 88 degrees 40 minutes 48 seconds East 2588.57 feet to the point of beginning, consisting of 98.73 acres, more or less: excluding tracts of land in the Northwest Quarter of Section 29, Township 64 North, Range 35 West, Nodaway County, Missouri, and described as follows:

Beginning at a found iron bar on the North line, 55.00 feet East of the Northwest corner of said Quarter Section, said iron bar being on the Easterly right-of-way line of Business Highway 71 (also Main Street), and said North line having an assumed bearing of South 88 degrees 13 minutes 26 seconds East; thence South 88 degrees 13 minutes 26 seconds East, along said North line, a distance of 1268.43 feet to a set iron bar with cap, said point being the Northeast Corner of the West half of said Quarter Section; thence South 02 degrees 09 minutes 34 seconds West, a distance of 834.50 feet along the East line of the West half of said Quarter Section to a set iron bar and cap; thence North 88 degrees 15 minutes 10 seconds West, a distance of 958.25 feet to a found iron bar with cap, said point being the Northeast comer of a tract described in Deed Book 396 at Page 39, Nodaway County Recorder's Office; thence North 88 degrees 15 minutes 10

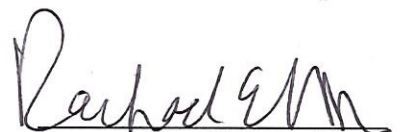
seconds West, a distance of 100.43 feet to a found iron bar with cap, said point being Southeast corner of a tract described in Deed Book 528 at Page 56, Nodaway County Recorder's Office; thence North 02 degrees 19 minutes 29 seconds East, a distance of 300.56 feet to a found iron bar with cap, said point being the Northeast corner of a tract described in Deed Book 359 at Page 136, Nodaway County Recorder's Office; thence North 88 degrees 20 minutes 00 seconds West, a distance of 200.07 feet to a found iron bar, said point being on said Easterly right-of-way line of Business Highway 71; thence North 02 degrees 12 minutes 19 seconds East, along said right-of-way line, a distance of 99.05 feet to a found iron bar; thence North 89 degrees 18 minutes 49 seconds West, along said right-of-way line, a distance of 4.92 feet to a found iron bar; thence North 01 degrees 12 minutes 01 second East, along said right-of-way line a distance of 171.44 feet to a found iron bar; thence North 01 degrees 32 minutes 40 seconds East, along said right-of-way line, a distance of 264.46 feet to the Point of Beginning, containing 22.810 acres, more or less. Said tract is also described as follows: Commencing at the Northwest Corner of Section 29, Township 64 North, Range 35 West, Nodaway County, Missouri; thence along Section Line, South 88 degrees 40 minutes 11 seconds East 55.00 feet to the easterly right-of-way of Highway 71 and the Point of Beginning; thence continuing along Section Line, South 88 degrees 40 minutes 11 seconds East 1268.32 feet to the North Quarter Corner of the Northwest 1/4 of said section 29; thence along Quarter Quarter Section Line, South 01 degrees 42 minutes 55 seconds West 834.51 feet; thence North 88 degrees 41 minutes 42 seconds West 958.28 feet to a found 1/2" bar and cap; thence North 88 degrees 26 minutes 14 seconds West 100.61 feet (100 feet record) to a found 1/2" bar; thence North 01 degrees 54 minutes 47 seconds East 300.13 feet (300 feet record) to a found 1/2" bar; thence North 88 degrees 47 minutes 25 seconds West 200.08 feet (200 feet record) to a found 1/2" bar and cap on the easterly right-of-way of Highway 71; thence along said right-of-way North 01 degrees 45 minutes 02 seconds East 99.06 feet (98.63 feet record) to station 102+68/60 feet left; thence North 89 degrees 50 minutes 28 seconds West 5.00 feet to station 102+68/55 feet left; thence North 00 degrees 47 minutes 06 seconds East 171.51 feet to station 100+96.5/55 feet left; thence North 01 degrees 08 minutes 09 seconds East 264.36 feet (264.5 feet record) to the point of beginning, containing 22.81 acres, more or less; and

Commencing at the North Quarter Corner of the Northwest 1/4 of Section 29, Township 64 North, Range 35 West, Nodaway County, Missouri; thence along Quarter Quarter Section Line, South 01 degrees 42 minutes 55 seconds West 834.51 feet to the Point of Beginning, said point being the Southeast Corner of a tract of land surveyed November 18, 1998 and filed for record December 4, 1998 in Survey Book 2, Page 46, Nodaway County Recorder's Office; thence continuing along Quarter Quarter Line, South 01 degrees 42 minutes 55 seconds West 496.75 feet; thence North 88 degrees 40 minutes 07 seconds West 1259.33 feet to the easterly right-of-way of Business Highway 71; thence along said right-of-way North 02 degrees 34 minutes 29 seconds East 59.84 feet; thence departing from said right-of-way South 88 degrees 40 minutes 23 seconds East 356.61 feet (357 feet record); thence North 01 degrees 51 minutes 32 seconds East 136.38 feet (136.5 feet record); thence North 88 degrees 42 minutes 38 seconds West 56.73 feet (57.0 feet record); thence North 01 degrees 42 minutes 03 seconds East 300.13 feet (300 feet record) to the South Line of said tract of land filed for record December 4, 1998 in Survey Book 2, Page 46, Nodaway County Recorder's Office; thence along said line, South 88 degrees 41 minutes 42 seconds East 958.28 feet to the point of beginning, containing 11.16 acres, more or less; and

Commencing at the Center of Section 29, Township 64 North, Range 35 West, Nodaway County, Missouri; thence along Quarter Section Line, North 88 degrees 33 minutes 25 seconds West 593.87 feet to the Point of Beginning; thence continuing along said line, North 88 degrees 33 minutes 25 seconds West 208.71 feet to the Southwest Corner of a tract of land surveyed by John Teale, LS 1724 on March 14, 1997; thence along West Line of said survey, North 01 degrees 21 minutes 11 seconds East 228.71 feet; thence departing said survey, South 88 degrees 33 minutes 25 seconds East 208.71 feet; thence South 01 degrees 21 minutes 11 seconds West 228.71 feet to the point of beginning, containing 1.10 acres, more or less, inclusive of public road right-of-way.

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 23rd day of July, 2018.


Rachael Martin, Mayor

ATTEST:


Sheila Smail, City Clerk