

AN ORDINANCE TO REZONE 1207 BABB LANE AS DESCRIBED IN EXHIBIT "A" IN THE CITY OF SALEM, MISSOURI FROM COMMERCIAL TO MANUFACTURING/INDUSTRIAL, OWNERS BKC PROPERTIES.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SALEM, MISSOURI AS FOLLOWS;

Section 1.

The following described tract of land, located in the City of Salem, Missouri is hereby zoned as a Manufacturing/Industrial District and shall be reflected as such on the zoning map of the City of Salem, Missouri, as on file in the office of the City Clerk of Salem, Missouri:

EXHIBIT "A"

Section 2.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 3.

This Ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF SALEM, MISSOURI, AND APPROVED BY THE MAYOR THIS 12th DAY OF SEPTEMBER, 2023.

APPROVED:




Greg Parker
Mayor

ATTEST:



Tammy Koller
City Clerk

APPROVAL AS TO FORM:



James Weber
City Attorney

EXHIBIT "A"

All that part of the South Half of the Northeast Quarter of Section 19, Township 34 North, Range 5 West, described as follows: Commencing at a point on the South right-of-way line of Missouri State Highway Number 32-72, as now established, said point being 516.98 feet Westerly, as measured along said South right-of-way line, from the East line of said Half-Quarter Section; thence South 4 degrees 07 minutes East, 413.12 feet; thence North 89 degrees 34 minutes West, 479.10 feet to a point on the West right-of-way line of Babb Lane; thence South 0 degrees 28 minutes West along said West right-of-way line of Babb Lane 200.69 feet to the point of beginning of the tract herein described (said beginning point being the Southeast corner of a 2.00 acre tract described in Warranty Deed filed in Dent County Deed Record Book 184, Page 244, wherein Jack T. Masters and Mildred Masters were grantors, and Roger M. Hanning and Teresa Hanning were the grantees); thence continuing South 0 degrees 28 minutes West along the projected West right-of-way line of Babb Lane 214.41 feet to the intersection of the projected North right-of-way line of Laura Street; thence North 89 degrees 51 minutes 45 seconds West along the projected North right-of-way line of Laura Street 434.11 feet; thence North 0 degrees 28 minutes East 216.65 feet to the Southwest corner of said Hanning tract, thence South 89 degrees 34 minutes East, along the South line of said Hanning tract, 434.10 feet to the point of beginning. and subject to all easements, rights-of-way, and restrictions of record. ALSO, an easement over and across all of the Eastern five feet of the 2.15 acre tract described above.

EXCEPTING THEREFROM: All that part of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Thirty- four (34) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Salem, Dent County, Missouri described as follows: Commencing at a point on the South right-of-way line of Missouri State Highway 32-72, as now established, said point being 516.98 feet Westerly, as measured along said South right-of-way line, from the East line of said Half-Quarter Section; thence South 04 degrees 07 minutes East 413.12 feet; thence North 89 degrees 34 minutes West 913.2 feet to the POINT OF BEGINNING of the tract herein described, said beginning point also being the Northwest corner of a tract previously conveyed to Roger M. Hanning and Teresa Hanning by Warranty Deed recorded in Book 184 at Page 244 of the Dent County Deed Records; thence South 89 degrees 34 minutes East, along the North line of said Book 184, Page 244 tract, 208.0 feet; thence departing North line of said tract, South 00 degrees 28 minutes West 416.27 feet to a point on the South line of a tract previously conveyed to Roger M. Hanning and Teresa S. Hanning by Trustee's General Warranty Deed Under Active Trust recorded in Book 195 at Page 251 of the Dent County Deed Records; thence north 89 degrees 51 minutes 45 seconds West along the South line of said Book 195, page 251 tract, 208.0 feet to the Southwest corner thereof; thence North 00 degrees 28 minutes East, along the West line of said Book 195, Page 251 tract, 216.65 feet to the Northwest corner thereof, also being the Southwest corner of aforesaid Book 184, Page 244 tract; thence continuing North 00 degrees 28 minutes East, along the West line of last said tract, 200.69 feet to the point of beginning, and subject to all easements rights-of-way and restrictions of record for roadways, utilities, etc.