

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE CITY OF OSAGE BEACH, MISSOURI. BY REZONING A PARCEL OF LAND AS DESCRIBED IN REZONING CASE #426.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS, TO WIT:

Section 1. That the real estate, generally described as JM Corners LLC, is under the terms and conditions contained in Exhibit A, attached hereto in Rezoning Case No. 426.

See Exhibit A: Legal Description.

Section 2. That this Ordinance shall be in full force and effect upon date of passage and the approval of the Mayor.

READ FIRST TIME: May 1, 2025

READ SECOND TIME: May 15, 2025

I hereby certify that the above Ordinance No. 25-42 was duly passed May 15, 2025 , by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 5

Nays: 0

Abstentions: 0

Absent: 11

This Ordinance is hereby transmitted to the Mayor for his signature.

May 15, 2025
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury
Cole Bradbury, City Attorney

I hereby APPROVE Ordinance 25.42.

May 15, 2025
Date

Michael Harrison
Michael Harrison, Mayor

ATTEST:

Tara Berreth
Tara Berreth, City Clerk

“ EXHIBIT A “
LEGAL DESCRIPTION

Legal Description Section: 10 Township: 39 Range: 16 County: Camden

A tract of land situated in and being a part of the Southwest Quarter, of the Southeast Quarter of Section 10, Township 39 North, Range 16 West and being more particularly described as follows:

COMMENCING at a 1/2 rebar marking the Northeast corner of Lot 24 of Lakeshore Village Estates as described in Plat book 150, Page 49 in the Records of Camden County, Missouri; thence, North 73 Degrees, 03 Minutes, 09 Seconds East along the Southerly right of way of U.S. Route 54, 152.65 feet to a set 1/2 inch rebar; thence, continuing along U.S. Route 54 along said bearing, 41.02 feet across Rowan Road to a set 1/2 inch rebar; thence, continuing along U.S. Route 54, North 73 Degrees, 03 Minutes, 09 Seconds East, 152.50 feet to a 5/8 inch rebar marking Centerline Station 234+00 130 feet left and the POINT OF BEGINNING; thence, South 77 Degrees, 11 Minutes, 24 Second East, 316.24 feet to a 5/8" rebar marking Centerline Station 231+00 230 feet left; thence, South 87 Degrees, 36 Minutes, 34 Seconds East, 72.35 feet to a set 1/2" rebar; thence, leaving said Southerly right of way, South 1 Degrees, 31 Minutes, 36 Seconds East along the Westerly line of a tract of land described by deed in Book 852, Page 899 in said Records of Camden County, Missouri, 96.55 feet to a 1/2 inch rebar; thence, leaving said Westerly line, South 66 Degrees, 06 Minutes, 50 Seconds West along the Northwesterly line of tracts of land described by deeds in Book 506, Page 93 1, Book 756, Page 726, in said Records of Camden County, Missouri, 277.09 feet to a 1/2 inch rebar; thence, leaving said Northwesterly line along said Bearing, along the Northwesterly line of a tract of land described by deed in Book 771, Page 158 in said Records of Camden County, Missouri, 100.08 feet to a 1/2 inch rebar; thence, continuing along said bearing, leaving said Northwesterly line along the Northwesterly line of a tract of land described by deed in Book 830, Page 362 in said Records of Camden County, Missouri, 100.03 feet to a set 1/2 inch rebar; thence, leaving said Northwesterly line, North 23 Degrees, 53 Minutes, 10 Seconds West along the Northeasterly line of a tract of land described by deed in Book 505, Page 457 in said Records of Camden County, Missouri, 41.40 feet to a set 1/2 inch rebar; thence, leaving said Northeasterly line, South 66 Degrees, 06 Minutes, 50 Seconds West along the Northwesterly line of said tract of land, 200.00 feet to a set 1/2 inch rebar; thence, leaving said Northwesterly line, North 23 Degrees, 53 Minutes, 10 Seconds West along the Northeasterly line of a tract of land described by deed in Book 810, Page 204 in said Records of Camden County, Missouri, 111.25 feet to a set 1/2 inch rebar on the Southeasterly right of way of Rowan Road; thence, leaving said Northeasterly line along the Southeasterly right of way of said Rowan Road along the following courses: North 67 Degrees, 39 Minutes, 07 Seconds East, 61.70 feet to a set 1/2 inch rebar; thence, North 32 Degrees, 35 Minutes, 30 Seconds East, 77.89 feet to a 1/2 inch rebar; thence leaving said right of way, North 80 Degrees, 21 Minutes, 38 Seconds East, along the South line of Lot 8 of said Lakeshore Village Estates, 141.16 feet; thence leaving said South line, along the Easterly line of said Lot 8 and Lot 7 and Lot 6 of said Lakeshore Village Estates, North 21 Degrees, 36 Minutes, 51 Seconds East, 86.65 feet to a 1/2 inch rebar; thence North 15 Degrees, 54 Minutes, 32 Seconds East, 115.02 feet to the POINT OF BEGINNING.

Containing 2.92 Acres

Subject to all easements and restrictions of record.