

CITY OF NEW MELLE

PUBLIC NOTICE

PLANNING & ZONING COMMISSION

PROPOSED REZONING

The Planning and Zoning Commission for the City of New Melle will hold a Public Hearing on Tuesday, December 6, 2016 at 7:00 p.m. regarding the application from B&G Self Storage LLC to rezone from R1 (Single-Family Residential District) to I1 (Light Industrial District) property located at 4711 Hwy Z, New Melle, MO 63365. See Legal Description Attached. The Public Hearing will be held at City Hall, 145 Almeling Street, New Melle, Missouri 63365. All interested persons may provide comment during the Public Hearing. For additional information, please contact the City Clerk at City Hall at 636-828-4807.

Karen L Hotfelder

City Clerk

LAND DESCRIPTION

5.51 ACRE TRACT

A TRACT OF LAND BEING PART OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 26; THENCE ALONG THE NORTH LINE OF GROENBERGER STREET AND THE NORTH LINE OF LUTHERAN PARK AS SHOWN IN BOOK 15, PAGE 387 OF SAID RECORDS, SOUTH 89 DEGREES 20 MINUTES 10 SECONDS EAST 628.87 FEET TO THE ACTUAL POINT OF BEGINNING OF THE DESCRIPTION HEREIN; THENCE LEAVING SAID NORTH LINES, NORTH 00 DEGREES 39 MINUTES 50 SECONDS EAST 40.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 20 MINUTES 10 SECONDS WEST 120.00 FEET TO A POINT; THENCE NORTH 25 DEGREES 54 MINUTES 10 SECONDS WEST 197.34 FEET TO A POINT; THENCE NORTH 08 DEGREES 33 MINUTES 10 SECONDS WEST 173.25 FEET TO A POINT; THENCE NORTH 03 DEGREES 33 MINUTES 04 SECONDS WEST 164.24 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1786, PAGE 263 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1786, PAGE 263, NORTH 01 DEGREES 27 MINUTES 13 SECONDS EAST 70.00 FEET TO A POINT ON THE SOUTH LINE OF "THE ESTATES OF HICKORY GROVE PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 197 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "THE ESTATES OF HICKORY GROVE PLAT TWO", NORTH 89 DEGREES 54 MINUTES 13 SECONDS EAST 935.59 FEET TO A POINT ON THE WEST LINE OF MISSOURI STATE HIGHWAY "Z"; THENCE ALONG THE WEST LINE OF MISSOURI STATE HIGHWAY "Z", SOUTH 01 DEGREES 28 MINUTES 13 SECONDS WEST 42.00 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 5892, PAGE 1501 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 5892, PAGE 1501 OF SAID RECORDS, SOUTH 89 DEGREES 54 MINUTES 13 SECONDS WEST 539.12 FEET TO A POINT; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 5892, PAGE 1501 OF SAID RECORDS, SOUTH 00 DEGREES 38 MINUTES 12 SECONDS WEST 584.57 FEET TO A POINT ON THE NORTH LINE OF GROENBERGER STREET; THENCE ALONG THE NORTH LINE OF GROENBERGER STREET, NORTH 89 DEGREES 20 MINUTES 10 SECONDS WEST 149.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.51 ACRES.

