



201 North State, Knob Noster MO 65336

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NOTICE OF PUBLIC HEARING

The Knob Noster Planning and Zoning Commission will be conducting a public hearing on Thursday, August 22, 2024, at 6:00 pm at City Hall to discuss and make recommendations regarding the following item:

- **Notice is Hereby Given that the City of Knob Noster is Considering a Preliminary Subdivision Plat of the Following Property:**

LEGAL DESCRIPTION

- Commencing at the southeast corner of Section 15, Township 46, Range 24 as recorded in MLS Document No. 600-42763; thence $N88^{\circ}13'49''E$ along the south line of said Section a distance of 2613.80' to the southeast corner of the southwest quarter of said section as recorded in MLS Document No. 600-76037; thence $N02^{\circ}12'39''W$ on the east line of Wheeler as recorded in Book 3896 at Page 84 a distance of 1319.30' to the northeast corner of the Wheeler parcel known as the southeast quarter of the southwest corner of said section as recorded in Book 10, at Page 183, also known as the Point of Beginning; thence $N02^{\circ}12'39''E$ along the west line of the Baldwin parcel as recorded in Book 665 at Page 176 a distance of 1319.30 to the southeast corner of the Frampton parcel as recorded in Book 1365 at Page 165, also known as the northeast corner of the southwest quarter of Section 15, Township 46, Range 24 as recorded in Book 13 at Page 95; thence $N87^{\circ}35'17''W$ along the south line of the Frampton parcel, Book 3695 at Page 165, Miller parcel Book 3874 at Page 125, Bridges Parcel, Book 3874 at Page 40, Everts parcel Book 582 at Page 254 a distance of 1303.80' to the southwest corner of the Everts parcel in said book and page; thence $N87^{\circ}35'17''W$ along the south line of the Stron parcel as recorded in Book 305 at Page 109; thence $S69^{\circ}49'33''W$ along said south line of the Stron parcel a distance of 175.88'; thence $N87^{\circ}11'34''W$ along said parcel line a distance of 277.49'; thence $N65^{\circ}49'52''W$ along said parcel line a distance of 210.66' to the southwest corner of the Stron parcel as recorded in said book; thence $N87^{\circ}16'53''W$ along the south line of Lots 7 and 8 of Whispering Hills a distance of 197.32' to the southwest corner of Lot 8, Whispering Hills; thence $S02^{\circ}43'07''W$ along the east line of Lot 10, Whispering Hills a distance of 170.00' to a point on the north right of way line of Blake Street; thence $S87^{\circ}16'53''E$ along the south line of Blake Street right of way also known as the north line of Lot 11, Whispering Hills a distance of 50.25' to the northeast corner of Lot 11, Whispering Hills; thence $S02^{\circ}43'07''W$ along the east line of Lots 11 thru 14 to the southeast corner of Lot 14, Whispering Hills; thence $S87^{\circ}16'53''E$ along the north line of Lot 16 and Lot 17A, Whispering Hills a distance of 175.60' to the northeast corner of Lot 17A; thence along the east line of Lots 17A, Lot 18A and Lot 23 a distance of 393.72 to the southeast corner of Lot 23, Whispering Hills; thence along a curve to the left with a radius of 210.00' and a length of 140.71'; thence $S23^{\circ}35'32''E$ a distance of 17.04' to the southeast corner of Lot 24, Whispering Hills; thence $S29^{\circ}05'11''W$ a distance of 243.64' to a point on the west line of Lot 5, Block 6 Dawson's Heirs Addition to Knob Noster; thence $S02^{\circ}44'39''W$ to a point on Lot 6, Block 6 Dawson's Heirs Addition to Knob Noster; thence $N87^{\circ}15'21''E$ along the north line of said Lot 6, a distance of 169.00' to the northwest corner of said Lot 6; thence $S02^{\circ}44'39''W$ a distance of 87.30' to the southwest corner of said Lot 6; thence $S87^{\circ}15'21''E$ along the south line of said Lot 6 a distance of 270.00' to the southeast corner of said Lot 6, also known as the northeast corner of Lot 7, Block 6 Dawson's Heirs Addition to Knob Noster; thence along the east line of Lot 7 and Lot 8, Block 6 Dawson's Heirs Addition to Knob Noster a distance of 351.52' to a point on Lot 9, Block 3 Dawson's Heirs Addition to Knob Noster; thence



S87°35'30"E along the north line of the Kimbley parcel as recorded in Book 1056, Page 298 a distance of 683.38' to the northeast corner of said Kimbley parcel, Book 1056, Page 298 also known as the Point of Beginning.

A copy of the proposed Preliminary Subdivision Plat is available at the City Clerk's Office at 201 N. State Street, Knob Noster, MO. Any and all interested parties, businesses, corporations, or individuals are encouraged to attend and participate in the "open" discussion. Any and all objections should be filed with the City Clerk within fourteen (14) days after the public hearing.