

NOTICE OF PUBLIC HEARING TO
CONSIDER THE APPROVAL OF PETITION OF
PROPERTY OWNER TO ESTABLISH THE
FRANKIE MARTIN'S GARDEN COMMUNITY IMPROVEMENT DISTRICT

CITY OF COTTLEVILLE, MISSOURI BOARD OF ALDERMEN

PLEASE TAKE NOTICE that on Wednesday, November 17, 2021, at 7:00 p.m. at the Cottleville City Hall Board Chambers, 5490 Fifth St., Cottleville, MO 63304, a public hearing will be held to consider the approval of a Petition (the "Petition") to establish a community improvement district known as the "Frankie Martin's Garden Community Improvement District" (the "District") within the City of Cottleville, MO pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "Act").

The Clerk of the City of Cottleville, MO has received the Petition for the establishment of the District in accordance with the Act from the owner of the real property within the proposed District.

A copy of the Petition, which includes a legal description of the District and a map of the District boundaries, is on file with the Clerk of the City of Cottleville, MO and is available for review by any interested party during regular business hours at the Clerk's Office at Cottleville City Hall, 5490 Fifth St., Cottleville, MO 63304 or other locations as determined by the City Clerk.

All interested persons will be given an opportunity to be heard at this public hearing.

The proposed District would be formed in the following area of Cottleville, Missouri identified by the St. Charles County Assessor's Office Parcel ID Numbers 3-0158-4006-07-0001.0000000, 3-0158-4006-08-0001.0000000, 3-0158-4006-09-0001.0000000, 3-0158-4006-10-0001.0000000 and the following legal description:

East Parcel

A tract of land being part of Lots 1 and 2, and all of Lot 3 of Bloc 7, part of Lots 3 and 4 of Block 8, and part of vacated Main Street and Wood Street in the Original Town of Cottleville recorded in Plat Book 2 page 14 in Township 46 North - Range 3 East, St. Charles County, Missouri and being more particularly described as:

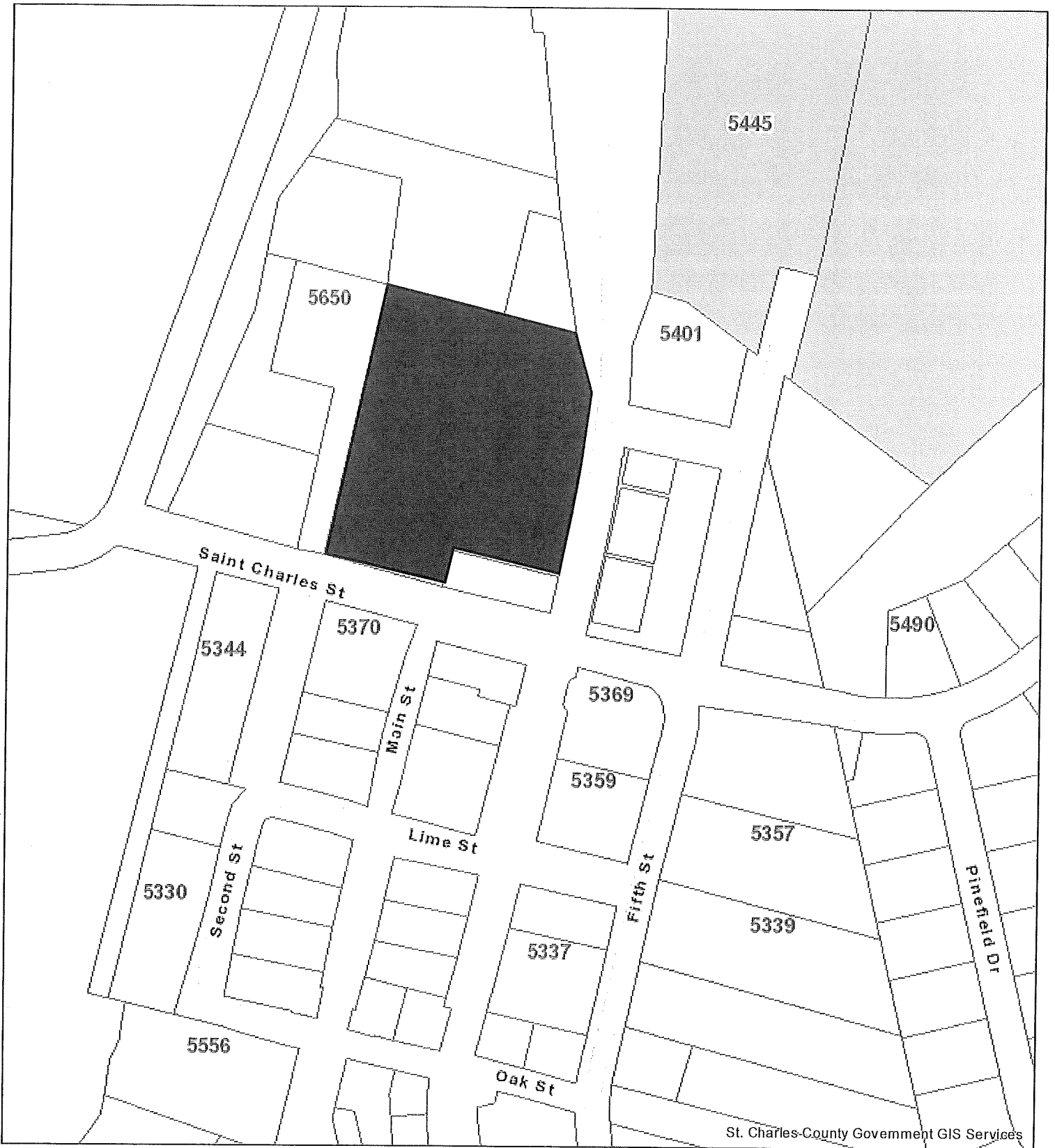
Beginning at a point on the South line of Lot 48 of Shatro Addition Resubdivision of Lot 4, a Subdivision according to the plat thereof recorded in Plat Book 49 page 187 of the St. Charles County Records; being distant South 76 degrees 27 minutes 48 seconds East, a distance of 162.19 feet from the Northeast corner of Lot 1 of Shatro Addition, a Subdivision according to the plat thereof recorded in Plat Book 49 page 108 of the St. Charles County Records, also being the Southeast corner of Lot 4A and the Southwest corner of Lot 4B of said Shatro Addition Resubdivision of Lot 4, said point being on the center line of Main Street, 60.00 feet wide, vacated per Ordinance No. 389 recorded in Book 2204 page 281 of the St. Charles County Records; thence

South 76 degrees 27 minutes 48 seconds East, a distance of 116.87 feet along the South line of said Lot 4B to the West Right-of-Way line of Missouri State Highway N; thence along said right-of-way line the following courses and distances: South 09 degrees 15 minutes 15 seconds East, a distance of 85.56 feet, along a curve to the right having a radius of 1,116.30 feet, an arc length of 185.04 feet and whose chord bears South 08 degrees 20 minutes 03 seconds West, a chord distance of 184.83 feet and South 12 degrees 30 minutes 11 seconds West, a distance of 80.40 feet to the Southeast corner of aforesaid Lot 3 of Block 7 of the Original Town of Cottleville; thence North 77 degrees 28 minutes 01 seconds West, a distance of 162.00 feet along the South line of said Lot 3 and its prolongation Westward to the aforesaid center line of Main Street, 60.00 feet wide; thence North 12 degrees 30 minutes 11 seconds East, a distance of 326.23 feet along said center line of Main Street to the point of BEGINNING and containing 52,784 square feet of 1.21 acres more or less.

West Parcel

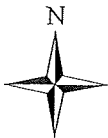
A tract of land being parts of Lots 3 and 4 of Block 9, all of Lots 1 through 4 of Block 10 and part of vacated Main Street and Wood Street in the Original Town of Cottleville recorded in Plat Book 2, Page 14 in Township 46 North - Range 3 East, St. Charles County, Missouri and being more particularly described as:

BEGINNING at the Northeast corner of Lot 1 of Shatro Addition, a Subdivision according to the plat thereof recorded in Plat Book 49, Page 108 of the St. Charles County Records, being also the Southeast corner of Lot 4A and the Southwest corner of Lot 48 of Shatro Addition Resubdivision of Lot 4, a Subdivision according to the plat thereof recorded in Plat Book 49, Page 187 of the St. Charles County Records; thence South 76 degrees 27 minutes 48 seconds East, a distance of 162.19 feet along the South line of said Lot 4B to the center line of Main Street, 60.00 feet wide, vacated per Ordinance No. 389 recorded in Book 2204, Page 281 of the St. Charles County Records; thence South 12 degrees 30 minutes 11 seconds West, a distance of 406.27 feet along said center line to the intersection of the South line of aforesaid Lot 4 of Block 10 of the Original Town of Cottleville and its Eastward prolongation; thence North 77 degrees 28 minutes 01 seconds West, a distance of 162.00 feet along the South line of said Lot 4 of Block 10 and its Eastward prolongation to the Southeast corner thereof; thence North 12 degrees 28 minutes 46 seconds East, a distance of 409.11 feet along the West line of said Blocks 9 and 10, the West line of vacated Wood Street, 60.00 feet wide, and the East line of aforesaid Lot 1 of Shatro Addition and its prolongation Southward to the point of BEGINNING and containing 66,080 square feet or 1.52 acres more or less.



FRANKIE MARTIN'S GARDEN COMMUNITY IMPROVEMENT DISTRICT

October 29, 2021



1:2,257

Legend

0 0.0225 0.045 mi

Source: St. Charles County GIS Services. All map content are copyright of the St. Charles County Government and are subject to disclaimer.

