

AN ORDINANCE OF THE CITY COUNCIL APPROVING THE ANNEXATION OF APPROXIMATELY 9.66 ACRES OF PROPERTY LOCATED AT 4314 S. FARM ROAD 107 AND ADJACENT RIGHT-OF-WAY

WHEREAS, the City of Republic, Missouri, (“City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, David H. Tunnell (“Owner”) owner of certain real property consisting of approximately 9.66 acres of land located at 4314 S. Farm Road 107, including adjacent right-of-way (“Realty”); and

WHEREAS, the Owner filed a voluntary petition (“Application”) for the annexation of the Realty; and

WHEREAS, the Realty is adjacent and contiguous to the present corporate limits of the City; and

WHEREAS, the Owner submitted the Application to the City Council for a public hearing to be held on August 29, 2025, no less than fourteen (14) days nor more than sixty (60) days after receipt of the Application; and

WHEREAS, on or about September 17, 2025, the City published notice of the time and date for the public hearing in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least seven (7) days before the date set for the public hearing; and

WHEREAS, on October 7, 2025, the City Council conducted the public hearing, at which all interested persons and entities were afforded the opportunity to present evidence or statements and to otherwise be heard on the matter; and

WHEREAS, the City Council received no written objections to the proposed annexation within the fourteen (14) days following the public hearing; and

WHEREAS, the Council finds the proposed annexation is reasonable and necessary for the City’s development, and further finds the City has the ability to furnish all standard municipal services to the area within a reasonable time.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1: The Realty, more fully described herein below, is hereby annexed into and made a part of the City of Republic, Missouri, and its boundaries are hereby extended to include the same:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 28, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, GREENE COUNTY, MISSOURI, BEING ALL OF THAT TRACT CONVEYED TO DAVID H. TUNNELL AND TRUDY D. TUNNELL IN BOOK 2015, PAGE 021863-15 OF THE GREENE COUNTY RECORDER OF DEEDS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER TO SECTIONS 11, 12, 13 AND 14 OF SAID TOWNSHIP 28, THENCE S47°49'22"E 27.42 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY M AND THE EAST RIGHT-OF-WAY LINE OF COUNTY FARM ROAD 107, AND THE POINT OF BEGINNING.

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°23'37"E 1304.83 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S01°41'28"W 321.54 FEET; THENCE CROSSING SAID TUNNELL PARCEL, N88°27'52"W 1305.01 FEET TO SAID EAST RIGHT-OF-WAY LINE OF COUNTY FARM ROAD 107; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N01°43'21"E 323.15 FEET TO THE POINT OF BEGINNING

CONTAINING 420,632 SQUARE FEET, OR 9.66 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

Section 2: The City Clerk is hereby directed to cause three certified copies of this Ordinance to be filed with the Greene County Clerk’s office and one original copy to be recorded by the Recorder of Deeds.

Section 3: The City Clerk is hereby directed to forward to the director of revenue of the State of Missouri by the United States registered mail or certified mail a certified copy of this Ordinance.

Section 4: The WHEREAS clauses above are specifically incorporated herein by reference.

Section 5: The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2025.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

DocuSigned by:
Damon Phillips
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9/26/2025

Damon Phillips, Interim City Attorney

Final Passage and Vote: