

**NOTICE IS HEREBY GIVEN THAT THE GREENE COUNTY PLANNING BOARD will hold a public hearing on TUESDAY, DECEMBER 20, 2011, at 7:00 p.m. at 940 Boonville, Room 212, Springfield, Missouri. Should the hearing last until 11:00 p.m. the Planning Board may recess the hearing until another night to allow sufficient time for review of all information.**

**At this hearing, unless tabled or withdrawn, the Planning Board will make a recommendation for approval or denial of this case to the County Commission for final determination at public hearing on TUESDAY, JANUARY 3, 2012 at 9:30 a.m. In accordance with ADA guidelines, if you need special accommodations when attending any County meeting, please notify this office at least three (3) days prior to the meeting. Information may be examined at the Planning Office, 940 Boonville, Room 305, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Telephone: (417) 868-4005.**

**PLANNING BOARD CASE NO 1819**

**PETITION: REZONE FROM A-1, AGRICULTURE TO A-R, AGRICULTURE RESIDENCE**

**LEGAL: PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-ONE (21) WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION THIRTEEN (13); THENCE SOUTH 44°35'21" EAST, 45.48 FEET TO A 5/8 INCH IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "YY" AND THE WESTERLY BOUNDARY OF PEARSON PLACE, A SUBDIVISION IN GREENE COUNTY, MISSOURI; THENCE SOUTH 44°00'50" EAST ALONG THE WESTERLY BOUNDARY OF PEARSON PLACE, 978.22 FEET TO A 5/8 INCH IRON PIN (CAPPED "LS-2334") AT THE SOUTHWEST CORNER OF PEARSON PLACE; THENCE SOUTH 44°01'27" EAST, 284.12 FEET TO A 5/8 INCH IRON PIN (CAPPED "LSC-334"); THENCE SOUTH 45°06'59" WEST, 354.00 FEET TO A 5/8 INCH IRON PIN, (CAPPED "LSC-334") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE SOUTH 26°09'45" EAST, 716.89 FEET TO THE CENTER LINE OF PEARSON CREEK; THENCE NORTH 64°01'05" WEST ALONG THE CENTER LINE OF PEARSON CREEK, 32.09 FEET; THENCE SOUTH 71°58'51" WEST ALONG THE CENTER LINE OF PEARSON CREEK, 91.47 FEET; THENCE LEAVING THE CENTER LINE OF PEARSON CREEK, NORTH 59°04'48" WEST, 1011.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION THIRTEEN (13); THENCE NORTH 00°33'32" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼), 549.85 FEET TO AN EXISTING 80D**

**NAIL; THENCE LEAVING SAID WEST LINE, NORTH 81°28'47" EAST, 186.55 FEET TO A 5/8 INCH IRON PIN (CAPPED "LSC-334"); THENCE SOUTH 47°22'24" EAST, 648.81 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, BEING PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-ONE (21) WEST IN GREENE COUNTY, MISSOURI, SAID EASEMENT BEING 40 FEET IN WIDTH, 20 FEET EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION THIRTEEN (13); THENCE SOUTH 44°35'21" EAST, 45.48 FEET TO A 5/8 INCH IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "YY" AND THE WESTERLY BOUNDARY OF PEARSON PLACE, A SUBDIVISION IN GREENE COUNTY, MISSOURI; THENCE SOUTH 44°00'50" EAST ALONG THE WESTERLY BOUNDARY OF PEARSON PLACE, 978.22 FEET TO A 5/8 INCH IRON PIN (CAPPED "LS-2334") AT THE SOUTHWEST CORNER OF PEARSON PLACE; THENCE SOUTH 44°01'27" EAST, 284.12 FEET TO A 5/8 INCH IRON PIN (CAPPED "LSC-334"); THENCE NORTH 45°06'59" EAST, 84.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FARM ROAD 199 FOR THE POINT OF BEGINNING OF THE CENTER LINE DESCRIBED HEREIN; THENCE SOUTH 45°06'59" WEST, 444.83 FEET TO THE POINT OF TERMINATION. THE SIDE LINES OF THE ABOVE DESCRIBED EASEMENT ARE EXTENDED OR SHORTENED SO AS TO TERMINATE AT THE WESTERLY RIGHT-OF-WAY OF FARM ROAD 199.**

**LOCATION: 1225 N. VANSAN LANE, SPRINGFIELD, MO**

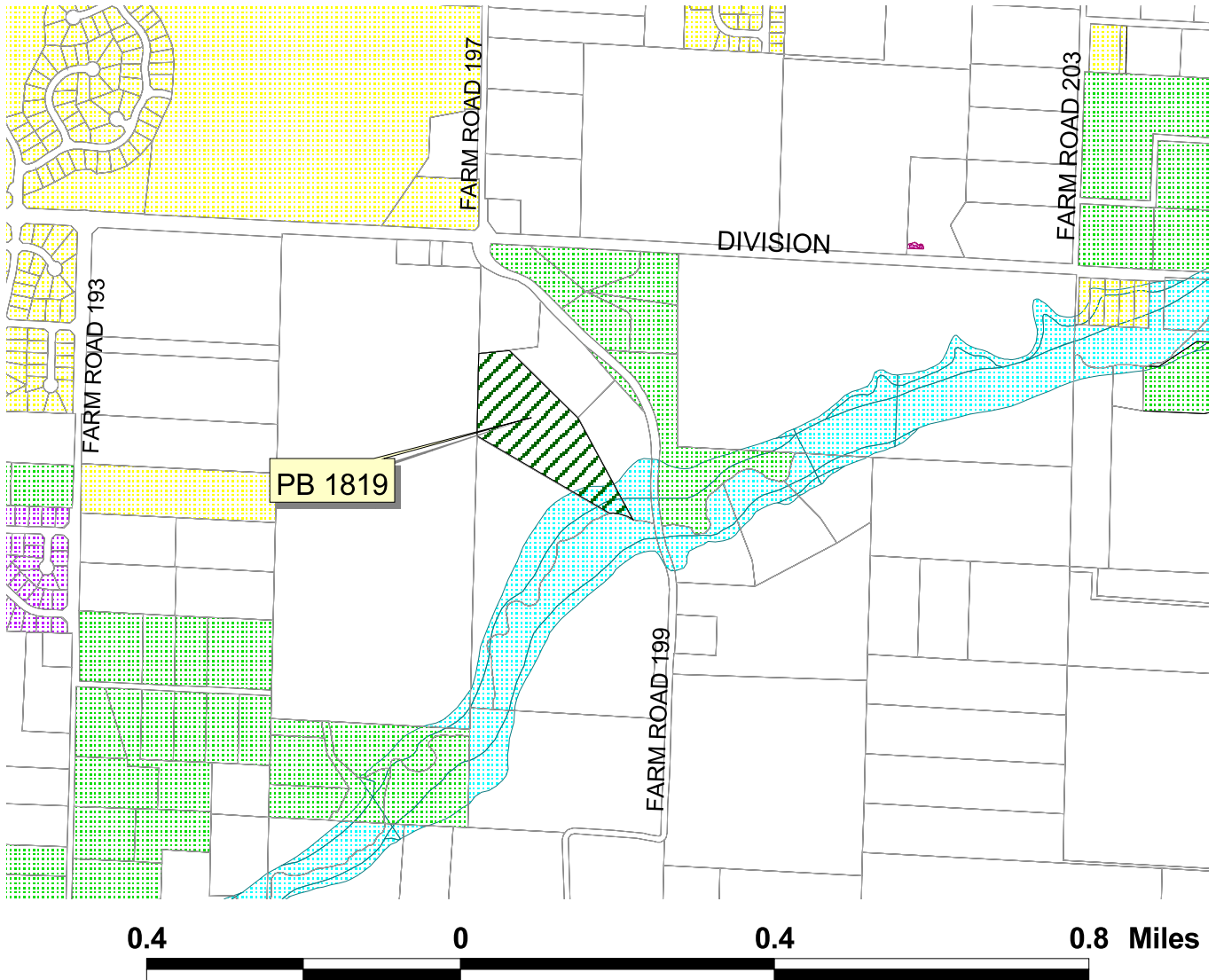
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**Kent D. Morris, AICP, Executive Secretary  
Greene County Planning Board**

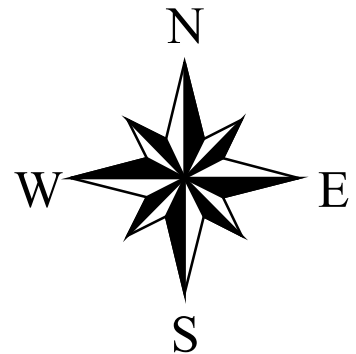
**APPLICANT: ROBERT W. MCBRIDE & AMY C. MCBRIDE C/O  
MICHAEL HEADLEY**



# Planning Board Case 1819



Applicant: Robert and Amy McBride c/o Michael Headley  
Petition: Change zoning district from A-1, Agriculture to A-R, Agriculture Residence  
Purpose; In order to allow a tract to be divided into two tracts  
Tract size: 11.52 acres  
Location: 1225 N. Vansen Lane, Springfield  
First hearing date: December 20, 2011



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