

NOTICE OF NEIGHBORHOOD IMPROVEMENT DISTRICT ELECTION

Notice is hereby given to the qualified electors of the proposed neighborhood improvement district to be known as **DUN-WANDRIN ROAD NEIGHBORHOOD IMPROVEMENT DISTRICT** that an election has been called by the Morgan County Commission (the "County"), to be held in said proposed district at the regular polling places of the County located in such district, which have been designated by the County Clerk on Tuesday, April 6, 1999, commencing at 6:00 A.M. and closing at 7:00 P.M. on said date, for the purpose of determining the question of the creation of the aforementioned district, the issuance of general obligation bonds by the County for the purpose of funding the cost of public improvements within said district, the cost of all indebtedness so incurred to be assessed by the County against the real property benefitted by such improvements, all as more fully described below:

Project name for the proposed improvement:

DUN-WANDRIN ROAD PROJECT

General nature of the proposed improvement:

To pave approximately 1 mile of road in Morgan County, Missouri, known as Dun-Wandrin Road, Sunset Road, and Hall Road in Dun-Wandrin, Dun-Wandrin #2, Dun-Wandrin #3, Dun-Wandrin Estates #1 and Dun-Wandrin Estates #2 Subdivisions

Estimated cost of the proposed improvement:

\$124,000.00

Boundaries of the proposed neighborhood improvement district to be assessed:

*Mailed to
Janet
8-16-00*

*passed 4-6-1999
passed 4-4-2017 (Maintenance)*

Exhibit A

LEGAL DESCRIPTION

All that part of the following described tract of land which lies above the contour elevation 662 feet: Being a part of the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter all in Section 13, Township 40 North, Range 17 West, in Morgan County, Missouri:

From the Section corner common to Sections 13 and 24, Township 40 North, Range 17 West and Sections 18 and 19, Township 40 North, Range 16 West, run North along the East line of said Section 13, 88.7 feet to centerline of a 30 foot road of ingress and egress herein reserved for the joint use and benefit of O. B. Boyer and Union Electric Land and Development Company et al, their respective successors and assigns, thence along the centerline of said road as follows: West 98.8 feet; thence North 71 degrees 20 minutes West 141.2 feet; thence North 59 degrees 41 minutes West 201.4 feet; thence North 57 degrees 05 minutes West 260.3 feet; thence North 38 degrees 22 minutes West 195.9 feet; thence North 5 degrees 05 minutes West 506.6 feet; thence North 12 degrees 47 minutes West 100.8 feet; thence North 4 degrees 31 minutes West 205.55 feet to the point of beginning of the tract of land herein and hereby conveyed; thence continue North 4 degrees 31 minutes West 323.05 feet; thence North 23 degrees 00 minutes West 250.8 feet; thence North 65 degrees 15 minutes West 195.4 feet to a point on the centerline of present county road from which a 12 inch Black Oak bears South 42 degrees East 21.9 feet and from which a 23 inch Black Oak bears North 11 degrees 40 minutes West 30.7 feet; thence along the centerline of said road South 69 degrees 28 minutes West 260.9 feet, more or less to the West line of the East half of the Southeast Quarter; thence South along said West line 510 feet more or less to a point 125 feet West of the head of a cove of the Lake of the Ozarks, said point 105 feet North of the Southwest corner of said Northeast Quarter of the Southeast Quarter, thence leaving said West line and run East parallel to the South line of said Northeast Quarter of the Southeast Quarter a distance of 125.0 feet, thence South parallel to said West line of the East half of the Southeast Quarter, 19.5 feet to the 662 contour line of the Lake of the Ozarks; thence run along said 662 contour line in an Easterly direction, thence in a Southeasterly direction to the Northwest corner of Lot 1 of "DUN-WANDRIN", a Subdivision located in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1961 at page 51; thence leaving said 662 contour line and run in a Northeasterly direction along the North line of said "DUN-WANDRIN" and said North line extended a distance of 311.64 feet to the point of beginning. EXCEPT THEREFROM that part of the within described property lying within the boundaries of Missouri State Highway Route "O"; ALSO EXCEPT THEREFROM that part lying within the boundaries of the 30 foot road of ingress and egress herein described.

A tract of land lying in the East half of the Southeast Quarter of Section 13 and in the East half of the Northeast Quarter of Section 24, both in Township 40 North, Range 17 West, and lying in the West half of the Southwest Quarter of Section 18 and in the Northwest Quarter of the Northwest Quarter of Section 19, both in Township 40 North, Range 16 West all in Morgan County, Missouri and all that part of Ozark Pistol Club, a subdivision in Morgan County, Missouri, according to the plat thereof filed in Plat Book 1931 at Page 42 in the office of the Recorder of Deeds for Morgan County, Missouri, including, all of Lot 39 and part of Lots 32, 33,

34, 40, 41, 42, 43, 44 and described by metes and bounds as follows: Beginning at the point of intersection of the East line of said East half of the Southeast quarter of Section 13, with the Southerly right-of-way line of Missouri State Highway Route O, thence leaving said East line of the East half of the Southeast Quarter and run along said Southerly right-of-way line as follows: North 77 degrees 48 minutes 47 seconds West (Deed – North 77 degrees 52 minutes West) a distance of 208.34 feet to a right-of-way marker opposite and Southerly from Highway Centerline Station P.C. 32+51.85; thence in a Westerly direction along a curve to the left, said curve having a radius of 894.93 feet, a central angle of 20 degrees 51 minutes 30 seconds, a chord of North 88 degrees 05 minutes 44 seconds West 324.00 feet, an arc length of 325.80 feet (Deed – 325.99 feet) to a right-of-way marker; thence South 69 degrees 07 minutes 38 seconds West 188.68 feet (Deed – South 68 degrees 55 minutes West 188.7 feet) to a right-of-way marker opposite and Southeasterly from Highway Centerline Station P.T. 38+02.41; thence South 69 degrees 26 minutes 57 seconds West (deed – South 69 degrees 13 minutes West 195.2 feet) 194.99 feet to a metal right-of-way marker; thence South 30 degrees 24 minutes 35 seconds West (deed – South 30 degrees 13 minutes West 79.15 feet) 79.2 feet to a metal right-of-way marker, thence South 49 degrees 00 minutes 08 seconds West (deed – South 48 degrees 51 minutes West 34.0 feet) 33.99 feet to the centerline of a road of ingress and egress 30 feet in width; thence run along said centerline South 22 degrees 59 minutes 16 seconds East (deed – South 23 degrees 00 minutes East 248.9 feet) 248.46 feet; thence South 4 degrees 29 minutes 33 seconds East (deed – South 4 degrees 31 minutes East) to a point which would intersect with the North line of Lot 1 of Dun Wandrin No. 3, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1974 at page 4 in the office of the Recorder of Deeds for Morgan County, Missouri, extended, thence run Southwesterly along the extension of the North line of said Lot 1 and the Northerly line of said Lot 1 of Dun Wandrin No. 3 to the Northwest corner thereof, thence continue in a Southwesterly direction to the Northeast corner of Lot 1 of Dun Wandrin, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1961 at page 51 in the office of the Recorder of Deeds, thence continue in a Southwesterly direction along the North line of said Lot 1 of Dun Wandrin to the Northwest corner thereof on the 662 contour line of the Lake of the Ozarks; thence run in a Southeasterly direction along said 662 contour line (and the Westerly lines of Lots 1 through 15, inclusive and the Southerly lines of Lots 16 and 17 of said Dun Wandrin) to the Southeast corner of Lot 17 of said Dun Wandrin, which is common to the Southwesterly corner of Lot 18 of Dun Wandrin No. 2, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1970 at page 33 in the office of the Recorder of Deeds for Morgan County, Missouri, thence continue along said 662 contour line in a Southerly direction to the Southwest corner of an Easement shown on the plat of said Dun Wandrin No. 2, which is common to the Northwest corner of Lot 1 of Dun-Wandrin Estates No. 1, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1970 at page 3 in the office of the Recorder of Deeds for Morgan County, Missouri, thence continue along said 662 contour line in a Southwesterly direction to the Southwest corner of Lot 8 of said Dun-Wandrin Estates No. 1, which is common to the Northwest corner of Lot 9 of Dun-Wandrin Estates No. 2, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1970 at page 33 in the office of the Recorder of Deeds for Morgan County, Missouri, thence continue along said 662 contour line in a Southeasterly and Northeasterly direction to the Southeast corner of Lot 16 of said Dun-Wandrin Estates No. 2, which is common to the Southwest corner of Lot 19 of said Dun Wandrin No. 2, thence continue along said 662 contour line in a Northeasterly direction to

the Southeast corner of Lot 21 of said Dun Wandrin No. 2, thence continue along said 662 contour line in an Easterly direction to the East line of the East half of the Northeast Quarter of said Section 24, Township 40 North, Range 17 West, which is common to the West line of the Northwest Quarter of the Northwest Quarter of said Section 19, Township 40 North, Range 16 West, thence continue along said 662 contour line in a Northeasterly direction to the North line of said Northwest Quarter of the Northwest Quarter of Section 19, which is common to the South line of the West half of the Southwest Quarter of said Section 18, Township 40 North, Range 16 West, thence run East along said South line to the 660 contour line, thence leaving said South line and run along said 660 contour line in a Northeasterly, Northwesterly, Northerly, Easterly and Southeasterly direction to the Southwest corner of Tract No. 1, shown on the land survey recorded in Cabinet 5 at Slide 27 of December 3, 1986 in the office of the Recorder of Deeds for Morgan County, Missouri; thence leaving said 660 contour line and run along the Westerly line of said Tract No. 1 as follows: North 3 degrees 37 minutes West 43.0 feet to an iron pin, thence leaving said Westerly line of Tract No. 1 and run North 71 degrees 38 minutes 41 seconds West 56.64 feet to an iron pin, thence North 6 degrees 00 minutes 51 seconds West 147.08 feet to an iron pin, thence North 1 degree 00 minutes 04 seconds West 192.92 feet to the Southerly line of a road of ingress and egress, thence South 66 degrees 31 minutes East along said Southerly line of the road 21.51 feet to said Westerly line of Tract No. 1, thence leaving said Southerly line of the road and run along said Westerly line of Tract No. 1 as follows: North 38 degrees 38 minutes 09 seconds West (Deed – North 38 degrees 40 minutes West) 223.77 feet to an iron pin, thence North 16 degrees 38 minutes 18 seconds West 448.98 feet to an iron pin (Deed – North 16 degrees 40 minutes West 448.68 feet), to the Northwest corner of said Tract No. 1 and the South right-of-way line of Missouri State Highway Route O; thence along said right-of-way line in a Northwesterly direction along a curve to the right, said curve having a radius of 823.94 feet, a central angle of 7 degrees 09 minutes 59 seconds, a chord of North 81 degrees 35 minutes 54 seconds West 102.99 feet and an arc length of 103.06 feet to a right-of-way marker opposite and Southerly from Highway Centerline Station P.T. 30+28.90, thence North 77 degrees 48 minutes 47 seconds West (Deed – North 77 degrees 52 minutes West) a distance of 14.35 feet to the point of beginning.

All of Dun Wandrin, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1961 at page 51 in the office of the Recorder of Deeds for Morgan County, Missouri; Dun Wandrin No. 2, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1970 at page 33 in the office of the Recorder of Deeds for Morgan County, Missouri; Dun Wandrin No. 3, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1974 at page 4 in the office of the Recorder of Deeds for Morgan County, Missouri; Dun-Wandrin Estates No. 1, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1970 at page 3 in the office of the Recorder of Deeds for Morgan County, Missouri; and Dun-Wandrin Estates No. 2, a subdivision in Morgan County, Missouri, according to the plat thereof recorded in Plat Book 1970 at page 33 in the office of the Recorder of Deeds for Morgan County, Missouri, lie within the boundaries of the above described property.

Exhibit B

FORM OF NOTICE OF ELECTION

NOTICE OF SPECIAL ELECTION

MORGAN COUNTY, MISSOURI

Notice is hereby given to the qualified voters of the neighborhood improvement district known as **DUN-WANDRIN ROAD NEIGHBORHOOD IMPROVEMENT DISTRICT** (the "District") that a special election to be held in said District concurrently with the primary election has been called by the Morgan County Commission (the "County"), at the regular polling places of the County located in such District, which have been designated by the County Clerk on Tuesday, April 4, 2017, commencing at 6:00 a.m. and closing at 7:00 p.m. on said date, for the purpose of determining the question of the cost of all indebtedness so incurred to be assessed by the County against the real property benefitted by such improvements, all as more fully described below:

Project name for the improvement:

DUN-WANDRIN ROAD NEIGHBORHOOD IMPROVEMENT DISTRICT PROJECT

General nature of the improvement:

To pave approximately 1.0 miles of Dun-Wandrin Road, Sunset Road and Hall Road within the District

Estimated cost of the improvement:

The annual cost of maintenance of the Improvement in each year after the original period approved for the assessment of property within the District has expired is estimated to be \$6,425.40 each year. The annual assessment for maintenance costs of the Improvement shall not exceed the estimated annual maintenance cost by more than twenty-five percent (25%).

Boundaries of the neighborhood improvement district to be assessed:

All that part of the following described tract of land which lies above the contour elevation 662 feet: Being a part of the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter all in Section 13, Township 40 North, Range 17 West, in Morgan County, Missouri:

From the Section corner common to Sections 13 and 24, Township 40 North, Range 17 West and Sections 18 and 19, Township 40 North, Range 16 West, run North along the East line of said Section 13, 88.7 feet to centerline of a 30 foot road of ingress and egress herein reserved for the joint use and benefit of O. B. Boyer and

Section 6. An election at the County's next election is hereby ordered to be held for the qualified voters residing in the District on April 4, 2017, to vote on the following questions:

QUESTION

Shall Morgan County, Missouri, be authorized to levy an annual assessment of .332% of assessed valuation of real property within the Dun-Wandrin Road Neighborhood Improvement District (the "District") for each parcel within the District to be used solely for the cost of maintenance of the improvements pursuant to Rev. Stat. Mo. 67.453 et seq.?

Section 7. The County Clerk is hereby authorized and directed to conduct said election in a manner consistent with the provisions of Chapter 115 of the Revised Statutes of Missouri, as amended, unless another political subdivision or special district of the State of Missouri having territory which overlaps the territory of the proposed Neighborhood Improvement District is conducting an election on the election date.

Section 8. The form of the Notice of Election for said election, a copy of which is attached hereto as **Exhibit Band** made a part hereof, is hereby approved.

Section 9. The County Clerk has been notified of the adoption of this Resolution no later than 5:00 p.m. on January 24, 2017, and included in said notification are all of the terms and provisions required by Chapter 115 of the Revised Statutes of Missouri, as amended.

Section 10. This Resolution shall be in full force and effect from and after its passage.

ADOPTED by the County Commission of Morgan County, Missouri on January __, 2017.

(SEAL)

Presiding Commissioner

County Clerk