



April 26, 2024

## **Public Hearing notice**

**Village of Sunrise Beach**

**Board of Trustees**

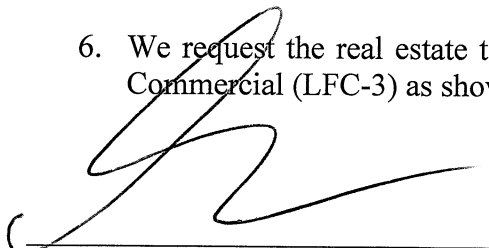
### **Voluntary Annexation, parcels located along and adjacent to State Route TT, Shawnee View Road, Putt N Bay Drive and Tropical Trail Road Including Paradise Tropical Restaurant**

The Board of Trustees of the Village of Sunrise Beach will conduct a public hearing **at 5 p.m. May 13 at Sunrise Beach City Hall, 16537 N Highway 5**, to hear comments on a petition for voluntary annexation of property generally located at State Route TT west of Shawnee View Road, including parcels adjacent to Shawnee View Road, Putt N Bay Drive and Tropical Trail Road, and including Paradise Tropical Restaurant. The property includes 13 parcels and totals approximately 68 acres. The petition includes a request for Sunrise Beach zoning classifications of certain parcels, including C-3 commercial for vacant land parcels and LFC-3 for the Lakefront properties. A map of the areas proposed for annexation and their requested zoning classifications is available at Sunrise Beach City Hall and online at [sunrisebeachmo.gov](http://sunrisebeachmo.gov). Citizens will be given an opportunity to comment at the public hearing. Individuals who require an accommodation to attend a meeting are asked to contact City Hall (573-374-8782) at least twenty-four hours in advance.

**PETITION  
REQUESTING ANNEXATION TO  
THE VILLAGE OF SUNRISE BEACH, MISSOURI**

We, the undersigned, Petitioners, submit to the Board of Trustees of the Village of Sunrise Beach, Missouri, as follows:

1. We are the owners of all fee interests of record in the real estate in Camden County, Missouri, described in Exhibit A.
2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous to the existing corporate limits of the Village of Sunrise Beach, Missouri, or will be prior to the completion of this annexation.
4. We request that the real estate be annexed to and included within the corporate limits of the Village of Sunrise Beach, Missouri, as authorized by the provisions of § 71.012, RSMo.
5. We request the Board of Trustees of the Village of Sunrise Beach to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the Village of Sunrise Beach to include the described real estate.
6. We request the real estate to be annexed to be zoned Commercial (C-3) and Lakefront Commercial (LFC-3) as shown on the attached Exhibit A.

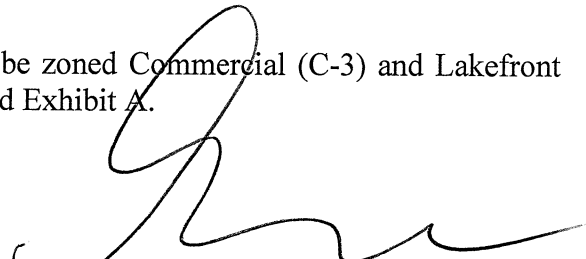
  
\_\_\_\_\_  
Property Owner

By:

George Tucker

Name:

Title: Owner

  
\_\_\_\_\_  
Property Owner

By:

Gregory G. Tucker

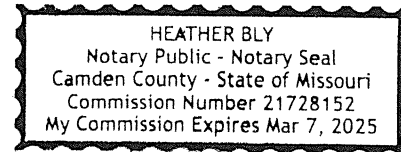
Name:

Title: Owner

STATE OF MISSOURI )

) SS.

COUNTY OF Camden )



On this 16 day of April in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Georgette known to me to be the person who executed the within Petition for Annexation on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal.

Heather Bly [official signature]

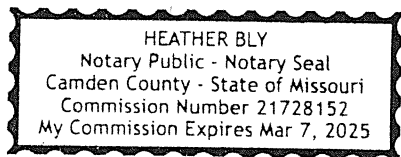
Notary Public

SEAL

STATE OF MISSOURI )

) SS.

COUNTY OF Camden )



On this 16 day of April in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Gregory B Tucker known to me to be the person who executed the within Petition for Annexation on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal.

Heather Bly [official signature]

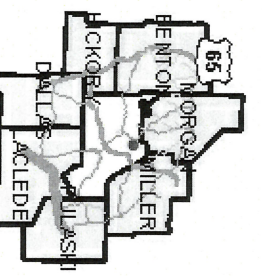
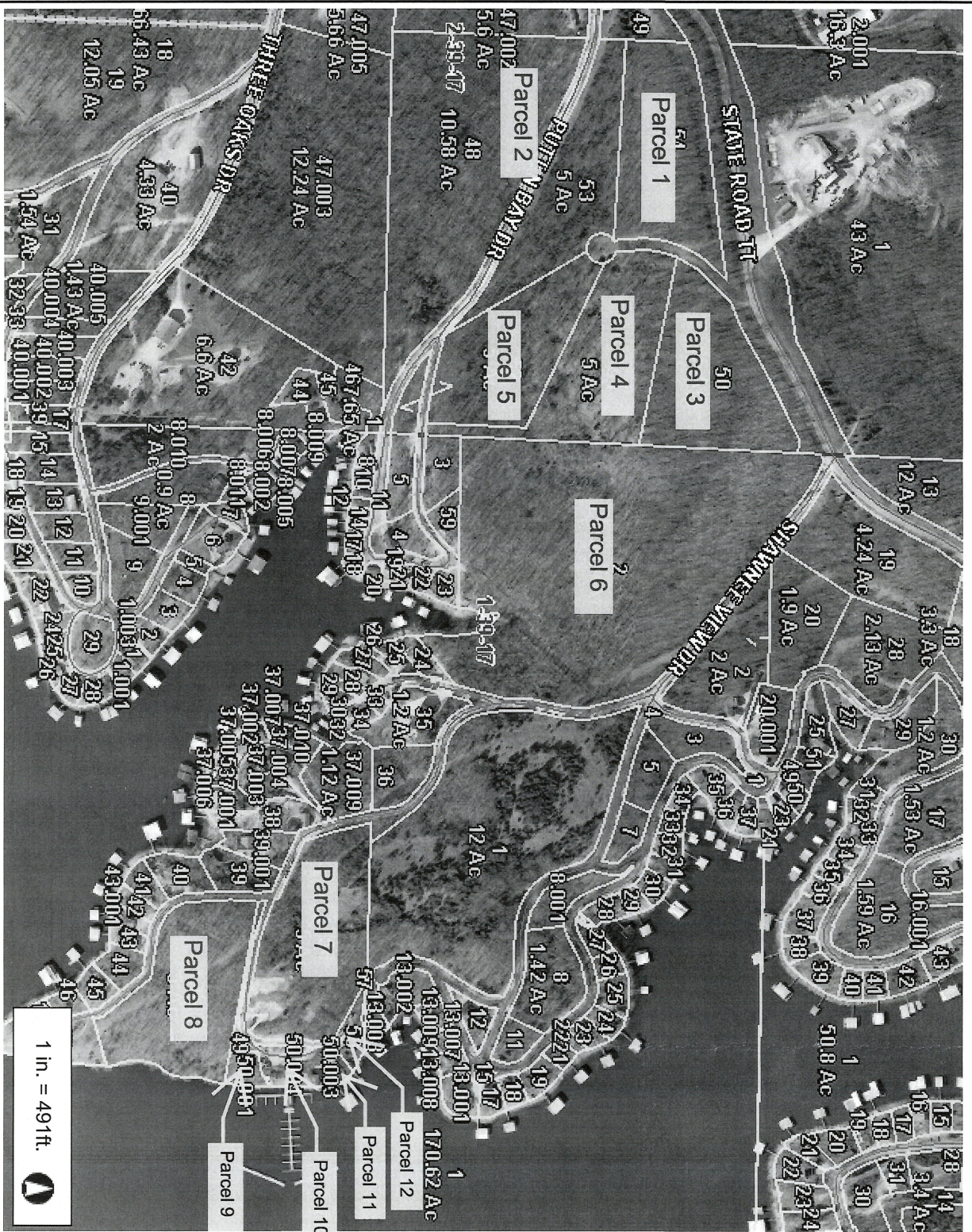
Notary Public

SEAL

**Exhibit A**  
**Parcels to be annexed and requested zoning classifications**

Tract No.	Owner	Camden County Parcel No.	Zoning designation
1	Tucker Investments LLC	07-1.0-02.3-000.0-001-054.000	C-3
2	Tucker Investments LLC	07-1.0-02.3-000.0-001-053.000	C-3
3	Tucker Investments LLC	07-1.0-02.3-000.0-001-050.000	C-3
4	Tucker Investments LLC	07-1.0-02.3-000.0-001-051.000	C-3
5	Tucker Investments LLC	07-1.0-02.3-000.0-001-052.000	C-3
6	Tucker Capital LLC	07-1.0-01.3-000.0-002-002.000	C-3
7	Tucker Investments LLC	07-1.0-01.3-000.0-002-058.000	C-3
8	Tucker Capital LLC	07-1.0-01.3-000.0-002-048.000	LFC-3
9	Tucker Investments LLC	07-1.0-01.3-000.0-002-050.001	LFC-3
10	Tucker Investments LLC	07-1.0-01.3-000.0-002-050.004	LFC-3
11	Tucker Investments LLC	07-1.0-01.3-000.0-002-050.003	LFC-3
12	Tucker Investments LLC	07-1.0-01.3-000.0-002-050.000	LFC-3

# Camden County, MO

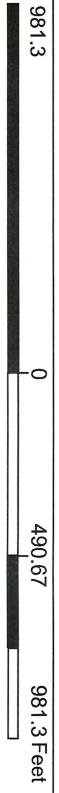


### Legend

- Highway
- Interstate Highway
- US Highway
- Numbered State Highway
- Lettered State Highway
- Road
- Parcel
- Corporate Limit Line
- Land Hook
- DASHED LAND HOOK
- SOLID LAND HOOK
- Section
- County Boundary

### Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION





1 in. = 491ft.



**PETITION  
REQUESTING ANNEXATION TO  
THE VILLAGE OF SUNRISE BEACH, MISSOURI**

We, the undersigned, Petitioners, submit to the Board of Trustees of the Village of Sunrise Beach, Missouri, as follows:

1. We are the owners of all fee interests of record in the real estate in Camden County, Missouri, described in Exhibit A.
2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous to the existing corporate limits of the Village of Sunrise Beach, Missouri, or will be prior to the completion of this annexation.
4. We request that the real estate be annexed to and included within the corporate limits of the Village of Sunrise Beach, Missouri, as authorized by the provisions of § 71.012, RSMo.
5. We request the Board of Trustees of the Village of Sunrise Beach to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the Village of Sunrise Beach to include the described real estate.
6. We request the real estate to be annexed to be zoned Commercial.

  
\_\_\_\_\_  
Property Owner  
  
By: \_\_\_\_\_

\_\_\_\_\_  
Property Owner  
By: \_\_\_\_\_

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

Title:

\_\_\_\_\_  
Title:

## **Legal Description**

Camden County Parcel ID: 07-1.0-01.3-000.0-002-001.000  
Shawnee View Subdivision Lots 33, 34 and 39

Totaling 12.0 acres m/l

STATE OF MISSOURI )

) ss.

COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said state, personally appeared \_\_\_\_\_ known to me to be the person who executed the within Petition for Annexation on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal.

\_\_\_\_\_ [official signature]  
Notary Public

SEAL

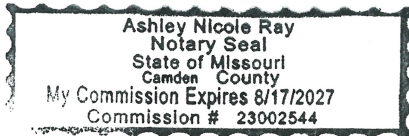
STATE OF MISSOURI )

) ss.

COUNTY OF Camden )

On this 10<sup>th</sup> day of April in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Dan Drake known to me to be the person who executed the within Petition for Annexation on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal.



Ashley Ray [official signature]  
Notary Public

SEAL



# Camden County, MO



## Legend

- Highway
  - Interstate Highway
  - US Highway
  - Numbered State Highway
  - Lettered State Highway
- Road
- Parcel
- Corporate Limit Line
- Land Hook
  - DASHED LAND HOOK
  - SOLID LAND HOOK
- Section
- County Boundary

## Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION