

Bill No. 13805

Ordinance No. 24-041

Sponsor: Mary West

AN ORDINANCE REZONING TO CITY OF ST. CHARLES ZONING DISTRICT R-1C (SINGLE-FAMILY RESIDENTIAL DISTRICT) FROM ST. CHARLES COUNTY ZONING DISTRICT R-1E (SINGLE-FAMILY RESIDENTIAL DISTRICT) APPROXIMATELY 2.0 ACRES OF LAND WITH AN ADDRESS OF 601 BLANCHE DRIVE.

WHEREAS, an application for rezoning property was received from the owner of this land; and

WHEREAS the Planning and Zoning Commission of the City of Saint Charles, Missouri, considered this application and made a recommendation to the City Council; and

WHEREAS, the Council of the City of Saint Charles, Missouri, held a Public Hearing on this proposed zoning; and

WHEREAS, citizens were provided an opportunity to speak on this proposed zoning at the Public Hearing.

Now, Therefore, Be It Ordained by the Council of the City of Saint Charles, Missouri, as Follows:

SECTION 1. Chapter 400 of the Code of Ordinances of the City of Saint Charles, Missouri, is hereby amended by making the following change in the District Zoning map which is on file in the Office of the City Clerk:

Approximately 2.0 acres of land with an address of 601 Blanche Drive is rezoned from St. Charles County Zoning District R-1E (Single-Family Residential District) to City of St. Charles Zoning District R-1C (Single-Family Residential District). The parcel of land is more particularly described in the attached Exhibit A and incorporated herein by this reference.

SECTION 2. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

April 2, 2024
Date Passed

Vince Ratchford
Vince Ratchford, Presiding Officer

4-3-24
Date Approved by Mayor

Daniel J. Borgmeyer
Daniel J. Borgmeyer, Mayor

Approved as to Form:
Michael P. Cullen
Michael P. Cullen, City Attorney

Attest:
Kimberly A. Hansen
City Clerk

EXHIBIT A

Legal Description

All of Lot 16, containing 2.00 acres of Mittler's Acres, a subdivision within U.S. Survey No. 1198, Township 46 North, Range 4 East.

A Plat of said subdivision being recorded in the Recorder's Office in St. Charles County, Missouri, in Plat Book 4 at Pages 159-160

Subject to the reservations and restrictions as set forth and recorded with the plat of said subdivision in Book 235 at Page 509.

Subject to building lines, conditions, easements, restrictions of record, and any zoning laws or ordinances affecting this property, if any.

RCA FORM (OFFICE USE ONLY)

Bill # 13805

MEETING/DATE: 3/19/2024

Regular Special Work Session

ATTACHMENT: YES NO

Report Resolution Ordinance

Request for Council Action

Ward(s): 4 upon annexation

Sponsor(s): Mary West

Description:

Case No. Z-2024-04. (George Garrison) An application to rezone upon annexation of a 2-acre tract of land known as 601 Blanche Drive, from St. Charles County R1E Single-Family Residential District to City of St. Charles R-1C Single-Family Residential District. The property will be located in Ward 4 upon annexation.

Contract Extension/Renewal: Yes No
Information Paper Attached: Yes No

Staff Recommendation: Approve Disapprove
Board/Committee/Commission Recommendation: Approve Disapprove

Summary:

The City has received an application to rezone 601 Blanche Drive upon annexation from St. Charles County R1E Single-Family Residential District to City of St. Charles R-1C Single-Family Residential District. The subject property is approximately 2-acres in area and is located on Blanche Drive off of S River Road. The residential structure that was originally on the property was recently demolished and the owner wishes to annex in to the City in order to tie into the City's utilities to build a new residence. If the requested rezoning is approved, the property would operate in compliance with the zoning regulations of the R-1C Single-Family Residential District.

The Planning and Zoning Commission held a public hearing on this item at their February 26, 2024 meeting where there were no speakers from the public; however, staff did receive an additional letter from the public (attached to this packet). The Commission voted 6 in favor, 0 opposed to forward the application to the City Council with a favorable recommendation.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)

Fiscal Impact: N/A

Account #: N/A

Project #: N/A

RCA prepared by: LAB Dept. Dir. [Signature] Finance Dir. [Signature] Dir. of Admin. [Signature]



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street, Suite 303

Saint Charles, MO 63301

636-949-3227 FAX 636-949-3557

APPLICATION FOR ESTABLISHING ZONING DISTRICT FOR NEWLY ANNEXED TRACT

CASE# (assigned by Staff): _____

PROPERTY OWNER OF RECORD:

(Name) _____
Gregory W Garrison and Brooke L Garrison

(Address) _____
2314 Ashley Place Dr. St. Charles MO 63303

(Phone / Fax) _____
636-578-4362

APPLICANT:

(Name) _____
Gregory W Garrison

(Address) _____
2314 Ashley Place Dr. St. Charles MO 63303

(Phone / Fax) _____
636-578-4362

(Email REQUIRED) _____
ggarrison@rackandshelf.com

ADDRESS OF PROPERTY TO BE REZONED: _____
601 Blanche Dr. Saint Charles, MO 63303

LEGAL DESCRIPTION OF THE PROPERTY MUST BE ATTACHED

REQUESTED ZONING DISTRICT: R1C PRESENT COUNTY ZONING DISTRICT: R1E

REASON FOR REZONING REQUEST: New Primary Residential Home Construction

I (We), the undersigned, file this petition for a City Council action.
The above statements and the statements contained in all of the attached exhibits transmitted
herewith are true, to the best of my knowledge.

Signature of applicant: _____ Date: 2/1/24

Owner's signature authorizing application: _____ Date: 2/1/24

Digital submittal of application preferred via PZ@stcharlescitymo.gov. Directions for digital
submittal are attached.



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street
Saint Charles, MO 63301
636-949-3227
FAX 636-949-3557

VOLUNTARY ANNEXATION PETITION CONTIGUOUS PROPERTIES

To the City Council of the City of Saint Charles, Missouri:

The undersigned hereby petition(s) and request(s) the City Council of the City of Saint Charles, Missouri, to annex into the corporate limits of the City of Saint Charles, Missouri, any portion or part of the following tract of land, presently unincorporated contiguous to the corporate limits of the City of Saint Charles, Missouri.

ADDRESS OF PROPERTY: 601 Blanche Dr. Saint Charles, MO 63303

PROPERTY ID NUMBER: Parcel ID 3-0117-4359-00-0008.0000000 Account # 430830A000

LEGAL DESCRIPTION OF THE PROPERTY MUST BE ATTACHED MITTLER AC LOT 16 LESS 5X141'

The undersigned represent that they are owners of all fee interest of record of the above tract of land. This petition shall be a continuing obligation running with the land, and shall bind the subsequent owners, their heirs, executors, administrators, successors, assigns, or legal representatives. It is understood that this instrument will be recorded in the Recorder of Deeds, Office of Saint Charles County and shall be of record.

PROPERTY OWNER(S) (Please print):


(Name) Gregory W Garrison and Brooke L Garrison

(Address) 2314 Ashley Place Dr. St. Charles MO 63303

(Phone / Fax) 636-578-4362

(Email Address **REQUIRED**) ggarrison@rackandshelf.com

SIGNATURE OF OWNER(S):



Date: 2/1/24



Date: 2/1/24

Digital submittal of application preferred via PZ@stcharlescitymo.gov. Directions for digital submittal are attached to this application

INDIVIDUAL

STATE OF MISSOURI }
COUNTY OF SAINT CHARLES }

On this 2 day of February, 2024, before me personally appeared Gregory Garrison & Brooke Garrison, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public



CORPORATION

STATE OF MISSOURI)
COUNTY OF)

On this ___ day of _____ in the year 20___, before me, _____, a Notary Public in and for the State of Missouri, personally appeared _____ (name of officer), _____, (title of person, member, president, vice president, etc.,) of _____ (name of licensee), known to me to be the person who executed the within Annexation Petition in behalf of said _____ (LLC, partnership, etc.) and acknowledged to me that he or she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Charles and State of Missouri, the day and year first above written.

Notary Public

My Commission Expires:

Directions for Digital Submittal

1. Complete the applicable form for the requested review (forms may be found at the following link - <https://www.stcharlescitymo.gov/518/Forms>)
2. Attach the application and required plans and send to the email address below. If the attachments exceed 10mb, please provide information on location for file share download for staff.
 - PZ@stcharlescitymo.gov Planning and Zoning Commission (Rezoning, Annexations, Conditional Use Permit, Preliminary Plat, and Site Plans)
3. Once the email is sent, the Department will respond with an automatic email letting you know we have received the application and staff will contact you with applicable information on future agenda placement or if additional items are required. If you do not receive an automated response to your submittal email, please contact the Community Development Department at (636) 949-3222.
4. Submit application fee (if applicable) via mail to:
Department of Community Development
200 North 2nd Street, Suite 303
St. Charles, MO 63301
5. Once received, staff will evaluate your request and provide comments (if any) via email with a deadline for re-submittal and provide directions for paper submittals for the Board/Commission packet.
6. After the submittal has been revised, email the applicable plan reviewer a digital copy and provide necessary paper copies as requested.

Legal description of Property Information

Tax Year 2023

Account # / PIN 430830A000

Description MITTLER AC LOT 16 LESS 5X141'

Geo CD 3-0117-4359-00-0008.0000000

Situs Address 601 BLANCHE DR
ST. CHARLES, MO 63303



AGENDA ITEM #4

**STAFF REPORT
CASE NO. Z-2024-04
601 BLANCHE DRIVE**

**FEBRUARY 26, 2024
BY LARA BERRY**

APPLICANT/ OWNER: Gregory W. Garrison
2314 Ashley Place Drive
St. Charles, Missouri 63303

ADDRESS/LOCATION: 601 Blanche Drive
Ward 3 upon annexation

ACREAGE: Approximately Two (2) Acres

EXISTING ZONING: County R1E Single-Family Residential District

REQUESTED ZONING: City R-1C Single-Family Residential District

SURROUNDING ZONING:

<u><i>Direction</i></u>	<u><i>Zoning</i></u>	<u><i>Use</i></u>
North	R-1C Single-Family Residential District	Single-Family Residential
South	County R1E Single-Family Residential District	Single-Family Residential
East	County R1E Single-Family Residential District	Single-Family Residential
West	County R1E Single-Family Residential District	Vacant/Undeveloped Land

REQUEST

The City has received an application to rezone 601 Blanche Drive (Parcel ID# 3-0117-4359-00-0008.00) upon annexation from St. Charles County R1E Single-Family Residential District to City of St. Charles R-1C Single-Family Residential District. The subject property is a two (2) acre lot and is located on Blanche Drive off of S. River Road. The annexation of this property will help to further incorporate a remaining pocket of property within Unincorporated St. Charles County. The residential structure that was originally on the property has been recently demolished and the owner wishes to annex to the City in order to tie into the City's utilities to build a new single-family dwelling. If the requested rezoning is approved, the property would operate in compliance

with the zoning regulations of the R-1C Single-Family Residential District.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The St. Charles Comprehensive Plan adopted in 2002 and updated in 2012 recommends that land use decisions be based on a project's location and compatibility with surrounding development. This revision to the Comprehensive Plan was approved by the City Council, and was written under the direction of residents, elected officials, and City staff. The Comprehensive Plan identifies 15 activity centers in the city, locations characterized by elevated levels of development, density and activity. The activity centers are the most prominent, visible and intensely developed locations in the city, and the activity centers should be surrounded by land uses that gradually decrease in levels of activity, traffic and density. Proposed new development should be judged based upon its distance from the nearest activity center, its compatibility with what surrounds it, and whether the level of development it will generate contributes to a gradual decline in density or acts counter to that goal.

The subject property is located nearest to Activity Center #11 (Page Avenue/Arena Parkway). The zoning of properties immediately adjacent to the subject site are single-family residential and all are also developed for this use with the exception of the vacant property to the north. The Department of Community Development considers this rezoning request to be in general conformance with the Updated 2012 Comprehensive Plan and consistent with existing area land uses around the subject property.

STAFF RECOMMENDATION

After review of the rezoning request, the City's Zoning Ordinance, Comprehensive Plan and area development patterns, staff believes the requested rezoning is appropriate and is compatible with the zoning of the surrounding area. The Department of Community Development recommends that the rezoning request be forwarded to the City Council with a favorable recommendation.

Recommended Motion:

Motion to forward a recommendation of approval to the City Council for the request to rezone upon annexation an approximately two (2) acre tract of land known as 601 Blanche Drive from County R1E Single-Family Residential District to City R-1C Single-Family Residential District.



Figure 1: Aerial photo of the Subject Property.

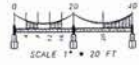


Figure 2: Photo of the Subject Property (with the former residential structure).

BOUNDARY RETRACEMENT AND IMPROVEMENT SURVEY

601 BLANCHE DRIVE

LOT 16 OF MITTLER ACRES
PLAT BOOK: 4 PAGE(S): 159-160
ST. CHARLES COUNTY, MISSOURI

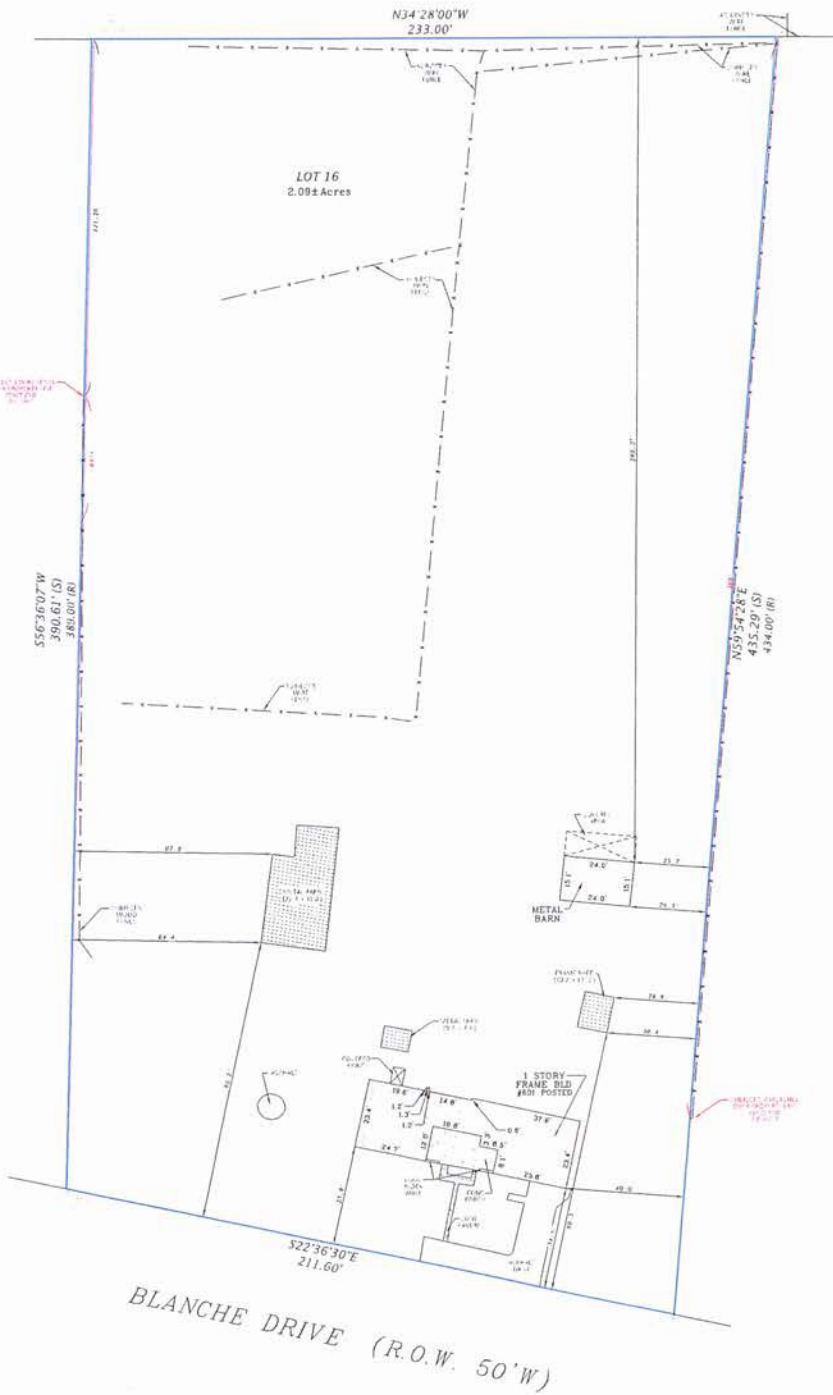


LOT
PARCEL
3-0117-1188-00-00010000
0.8 ACRES, PC 443

LOT
PARCEL
3-0117-1255-00-00010000
0.8 ACRES, PC 1438

LOT
PARCEL
3-0117-1710-00-0004000000
0.8 ACRES, PC 80779

LOT
PARCEL
3-0117-1710-00-0004000000
0.8 ACRES, PC 80779



BLANCHE DRIVE (R.O.W. 50' W)

ALTEA, LLC
Consulting Land Surveyors
315 N. Main St., Suite 100
St. Charles, MO 63304
Phone: (636) 757-1100
Fax: (636) 757-1101
www.altea-llc.com

PROJECT IDENTIFICATION		
BOUNDARY SURVEY		
PROJECT NUMBER: 23-0361		
FIELD SHEET	SCALE	SHEET
23-0361-01	AS SHOWN	1
DATE	BY	OF
02/17/2023	BLH	1 OF 1
REVISION	DATE	BY

ABBREVIATIONS		SYMBOLS	
—	BOUNDARY LINE	—	CONCRETE
- - -	EXISTING EASEMENT	- - -	WOODEN
---	SPRINKLER	---	STEEL
---	APRICES LINE	---	FOOTING
---		---	CENTRAL

TITLE NOTES

FOR THE PURPOSE OF PROPERTY EASEMENT, ENCUMBRANCES, INTERESTS AND EASEMENTS, ALTEA, LLC EXCLUSIVELY USED THE PUBLIC RECORDS PROVIDED BY THE MISSOURI TITLE RECORDS DEPARTMENT AND THE MISSOURI TITLE RECORDS DEPARTMENT, MISSOURI.

NO TEMPORARY CONSTRUCTION BASEMENT PER 191.041 - EXISTING EASEMENT UPON COMPLETION OF OTHER LINE.

SURVEYOR'S NOTES

1. THIS IS A SURVEY OF THE BOUNDARY OF LOT 16 OF MITTLER ACRES PLAT BOOK 4 PAGE(S) 159-160.

2. THE SUBJECT TRACT CONTAINS 2.08 ACRES (APPROX) OR 1.87 AC.

SURVEYOR'S STATEMENT

I, DAVID J. MORTON, LICENSED SURVEYOR IN THE STATE OF MISSOURI, HAVE PERSONALLY CONDUCTED THIS SURVEY AND HAVE THEREBY DETERMINED THE BOUNDARY OF LOT 16 OF MITTLER ACRES PLAT BOOK 4 PAGE(S) 159-160, ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PUBLIC RECORDS PROVIDED BY THE MISSOURI TITLE RECORDS DEPARTMENT AND THE MISSOURI TITLE RECORDS DEPARTMENT, MISSOURI. I HAVE ALSO PERSONALLY RECONSTRUCTED THE BOUNDARY OF LOT 16 OF MITTLER ACRES PLAT BOOK 4 PAGE(S) 159-160, ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PUBLIC RECORDS PROVIDED BY THE MISSOURI TITLE RECORDS DEPARTMENT AND THE MISSOURI TITLE RECORDS DEPARTMENT, MISSOURI. I HAVE ALSO PERSONALLY RECONSTRUCTED THE BOUNDARY OF LOT 16 OF MITTLER ACRES PLAT BOOK 4 PAGE(S) 159-160, ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PUBLIC RECORDS PROVIDED BY THE MISSOURI TITLE RECORDS DEPARTMENT AND THE MISSOURI TITLE RECORDS DEPARTMENT, MISSOURI. I HAVE ALSO PERSONALLY RECONSTRUCTED THE BOUNDARY OF LOT 16 OF MITTLER ACRES PLAT BOOK 4 PAGE(S) 159-160, ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PUBLIC RECORDS PROVIDED BY THE MISSOURI TITLE RECORDS DEPARTMENT AND THE MISSOURI TITLE RECORDS DEPARTMENT, MISSOURI.



Kimberlee Husch
588 Blanche Drive
St. Charles, MO 63302
573-731-1111

In Regards to the hearing for the rezoning annex of 601 Blanche Drive,

As a resident of Blanche Drive in St. Charles County, I am against this rezoning annexation, as I see in no way that it will benefit the other residents of Blanche Drive.

Most of the properties on Blanche have wells and are on a septic system, not to mention we are in the county, and it is a dead end street. I'd rather not have to pay extra taxes, and have more rules and regulations imposed on my fellow neighbors and myself, especially since there is no real need for it.

No matter how you think about it, I can see no merit in rezoning that lot.

Sincerely,

Kimberlee Husch

Resident of 588 Blanche Drive for 33 years.

2023R-007085

02/27/2023 12:41:41 PM

\$ 33.00

PAGES: 5

CERTIFIED-FILED FOR RECORD

MARY E. DEMPSEY

RECORDER OF DEEDS

ST. CHARLES COUNTY, MISSOURI

BY: MKIMBLE

ELECTRONICALLY RECORDED

Continental Title Company: 23446614

GENERAL WARRANTY DEED

(Individual)

This Deed, Made and entered into as of this 23rd day of February, 2023, by and between **Easton Harold Wade III and Lisa Wade, husband and wife and Timothy Harold Wade and Cathy Wade, husband and wife and Pamela Sue Wade, a single person and Debra Ann Goettel, a single person and Randy Rufo Wade, a single person and Rocky Shane Wade, a single person and Tara Lynn Wade-Passafaro and Shane Passafaro, wife and husband**, whose address is: 460 Pearl Ridge Ct., Saint Charles, MO 63303, in the county of Saint Charles State of Missouri, party (or parties) of the first part, as Grantor(s), and **Gregory Garrison and Brooke Garrison, husband and wife**, whose mailing address is: 2314 Ashley Place Dr., Saint Charles, MO 63303 in the County of Saint Charles, State of MO, party (or parties) of the second part, Grantee(s).

WITNESSETH, that the said party (or parties) of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party (or parties) of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party (or parties) of the second part, the following described Real Estate, situated in the County of **Saint Charles** State of Missouri, to-wit:

All of Lot 16, containing 2.00 acres of Mittler's Acres, a subdivision within U.S. Survey No. 1198, Township 46 North, Range 4 East.

A Plat of said subdivision being recorded in the Recorder's Office in St. Charles County, Missouri, in Plat Book 4 at Pages 159-160

Subject to the reservations and restrictions as set forth and recorded with the plat of said subdivision in Book 235 at Page 509.

Subject to building lines, conditions, easements, restrictions of record, and any zoning laws or ordinances affecting this property, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party (or parties) of the second part, and to the heirs and assigns of such party (or parties) forever.

The said party (or parties) of the first part hereby covenanting that said party (or parties) and the heirs, executors, administrators and assigns of such party (or parties), shall and will *WARRANT AND DEFEND* the title to the premises unto the said party (or parties) of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year **2023** and thereafter, and any special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party (or parties) of the first part has or have hereunto set their hand or hands the day and year first above written.

Easton Harold Wade III
Easton Harold Wade III

Lisa Wade
Lisa Wade

Timothy Harold Wade
Timothy Harold Wade

Cathy Wade
Cathy Wade

Pamela Sue Wade
Pamela Sue Wade

Debra Ann Goettel
Debra Ann Goettel

Randy Ruffo Wade
Randy Ruffo Wade

Rocky Shane Wade
Rocky Shane Wade

Tara Lynn Wade-Passafaro
Tara Lynn Wade-Passafaro

Shane Passafaro
Shane Passafaro

The said party (or parties) of the first part hereby covenanting that said party (or parties) and the heirs, executors, administrators and assigns of such party (or parties), shall and will *WARRANT AND DEFEND* the title to the premises unto the said party (or parties) of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year **2023** and thereafter, and any special taxes becoming a lien after the date of this deed.

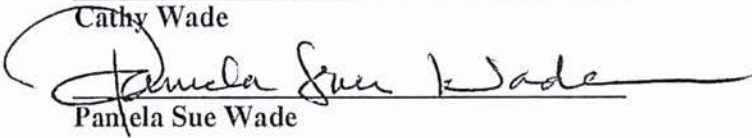
IN WITNESS WHEREOF, the said party (or parties) of the first part has or have hereunto set their hand or hands the day and year first above written.

Easton Harold Wade III

Lisa Wade

Timothy Harold Wade

Cathy Wade



Pamela Sue Wade

Debra Ann Goettel

Randy Rufo Wade

Rocky Shane Wade

Tara Lynn Wade-Passafaro

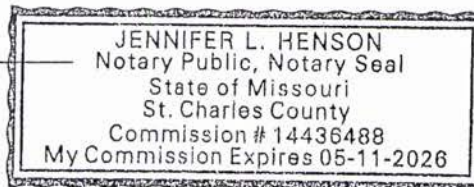
Shane Passafaro

State of Missouri)
)SS.
County Of St. Charles)

On this 23rd day of February, 2023, before me the undersigned notary, personally appeared **Easton Harold Wade III and Lisa Wade, husband and wife and Timothy Harold Wade and Cathy Wade, husband and wife and Debra Ann Goettel, a single person and Randy Rufo Wade, a single person and Rocky Shane Wade, a single person and Tara Lynn Wade-Passafaro and Shane Passafaro, wife and husband**, who proved to me through identification documents which was a **Passport / Driver's License/ State ID or _____**, to me personally known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

- Notary Public



My Commission Expires:

State of Florida)
)SS.
County Of _____)

On this _____ day of _____, 2023, before me the undersigned notary, personally appeared **Pamela Sue Wade, a single person** who proved to me through identification documents which was a **Passport / Driver's License/ State ID or _____**, to me personally known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

- Notary Public

My Commission Expires:

State of Missouri)
)SS.
County Of St. Charles)

On this _____ day of _____, 2023, before me the undersigned notary, personally appeared Easton Harold Wade III and Lisa Wade, husband and wife and Timothy Harold Wade and Cathy Wade, husband and wife and Debra Ann Goettel, a single person and Randy Rufo Wade, a single person and Rocky Shane Wade, a single person and Tara Lynn Wade-Passafaro and Shane Passafaro, wife and husband, who proved to me through identification documents which was a Passport / Driver's License/ State ID or _____, to me personally known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

- Notary Public

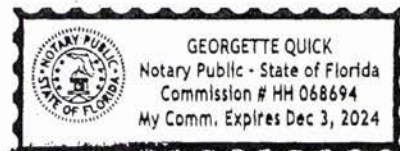
My Commission Expires:

State of Florida)
)SS.
County Of Palm Beach)

On this 22 day of February, 2023, before me the undersigned notary, personally appeared Pamela Sue Wade, a single person who proved to me through identification documents which was a Passport / Driver's License / State ID or _____, to me personally known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Georgette L Quick
- Notary Public



My Commission Expires: 12-3-2024