
Sponsored by: Council Members Smith and Epps

AN ORDINANCE APPROVING A PETITION FOR VOLUNTARY ANNEXATION FILED BY LOWELL AND JULIE BOYLAN REGARDING CERTAIN PROPERTY CONTIGUOUS AND COMPACT TO THE CITY OF O'FALLON, MISSOURI AND GENERALLY LOCATED AT 2086 OLD HIGHWAY 79.

WHEREAS, a verified petition requesting annexation into the City of O'Fallon and signed by the owners of all fee interests of record of all the real estate hereinafter described was filed with the City pursuant to the provisions of Section 71.014 of the Revised Statutes of Missouri; and

WHEREAS, the real estate hereinafter described and described in the petition aforesaid is contiguous and compact to the existing corporate limits of the City of O'Fallon and is located in unincorporated St. Charles County, Missouri; and

WHEREAS, the City Council hereby finds and determines that the proposed annexation is reasonable and necessary to the proper development of the City; the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; annexation of such real estate pursuant to such petition and the Laws of Missouri and the terms set forth and referenced hereinafter is in the best interests of the City and the current and future owners of such real estate, and that all things required by law to accomplish such annexation have been done;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: Pursuant to the provisions of Sections 77.020 and Sections 71.014 of the Revised Statutes of Missouri, the real estate described below and owned by Lowell and Julie Boylan is hereby annexed into the City of O'Fallon, Missouri, and the city limits of the said City are hereby extended to include such real estate, to wit:

A tract of land being part of U.S. Survey 1790 within Township 47 North, Range 3 East and being more particularly described as follows: Commencing at a point marking the intersection of the Southwest line of U.S. Survey 1790 with the Southeast line of U.S. Survey 469, Township 47 North, Range 3 East, thence South 45 degrees 00 minutes East, 1216.30 feet to a point on the common line of U.S. Survey 1790 and Fractional Section 16, Township 47 North, Range 3 East; thence North 31 degrees 39 minutes East, 157.50 feet to an old iron pipe on the Northern right of way line of Old State Highway 79, an 80 foot wide road, thence North 64 degrees 04 minutes 40 seconds West, 99.95 feet to an iron pipe, along the Northern right of way line of said Old State Highway 79, continuing along said right of way line North 52 degrees 11 minutes West 63.31 feet to an iron pipe, said iron pipe also being the Beginning Point of the tract herein described: Thence continuing along said right of way North 52 degrees 11 minutes West, 36.66 feet North 43 degrees 17 minutes 45 seconds West 99.97 feet, North 36 degrees 42 minutes 50 seconds West, 99.97 feet, North 30 degrees 31 minutes 10 seconds West. 99.94 feet; North 25 degrees 32 minutes 25 seconds West, 65.90 feet to an iron pipe; Thence departing from said right of way line South 87 degrees 18 minutes 20 seconds East, 230.90 feet to an old iron pipe; thence South 60 degrees 08 minutes 10 seconds East, 203.20 feet to an iron pipe; thence South 39 degrees 51

minutes 50 seconds West 234.29 feet to the Point of Beginning, containing 1.507 acres more or less, as per survey and plat made by St. Charles County Engineering and Surveying, Inc. and dated January 27, 1976.

SECTION 2: The City Clerk is hereby authorized and instructed to cause a certified copy of this Ordinance to be filed with the appropriate officials of St. Charles County, Missouri, including three certified copies of the to be filed with the St. Charles County Registrar and to take any and all other steps necessary or appropriate to effectuate the annexation provided hereby.

SECTION 3: Any and all ordinances or parts thereof in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: May 23, 2024

Second Reading: June 13, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI THIS 13TH DAY OF JUNE, 2024.



Bill Hennessy

Presiding Officer

Attest:

Bess Bacher

Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI THIS 13TH DAY OF JUNE, 2024.



Bill Hennessy

Bill Hennessy, Mayor

Attest:

Bess Bacher

Bess Bacher, City Clerk

Approved as to Form:
Kevin M. O'Keefe

Kevin M. O'Keefe, City Attorney

City of O'Fallon Planning and Development Department
100 North Main Street O'Fallon, Missouri
63366 www.ofallon.mo.us



For additional information send inquiries to:
E-mail: tcuffman@ofallon.mo.us or call (636) 379-5544

BEFORE THE CITY COUNCIL OF THE CITY OF O'FALLON
STATE OF MISSOURI

VERIFIED PETITION FOR ANNEXATION

Property Location: *2086 Old Highway 79*

Proposed Use of Property:

Proposed Zoning:

PROPERTY OWNER INFORMATION:

Name: *Julie Boylan*

Contact Person (if different):

Address: *2086 Old Highway 79*

City/State/Zip: *O'Fallon MO 63366*

Phone: *636-734-6443*

Email: *jj-marie09@yahoo.com*

1. The undersigned are the owners of all the fee interest in that real property described in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference.
2. Said property described in Exhibit "A" is contiguous and compact to the existing corporate limits of the City of O'Fallon, Missouri.
3. The undersigned hereby petitions the City Council of the City of O'Fallon, Missouri for voluntary annexation of the real property described in Exhibit "A".
4. That the undersigned hereby request that the said real estate be annexed to, and be included within the corporate limits of, the City of O'Fallon, Missouri, as authorized by the provisions of Section 71.012 and/or 71.014, RSMo.

VERIFICATION

By signing this document, I
hereby verify and swear that
the above statements are
true and correct.

Julie Boylan
Name (Print)

Lowell Boylan

[Signature]
Signature

[Signature]
Lowell Boylan

Notary for Individual Only

STATE OF MISSOURI)

) ss:
COUNTY OF St. Charles)

On the 25th day of April 2024,
before me appeared

Lowell Boylan and
Julie Boylan to me personally

known to be the persons described in and who executed
the foregoing instrument

and acknowledged that they executed same as their free
act and deed.

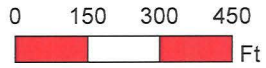
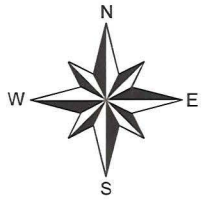
IN TESTIMONY WHEREOF, I have hereunto set my hand
and affixed my official seal, in the County and State
aforesaid, the day and year last above written.

[Signature]
Notary Public K. Kuhn


My Commission Expires:

12/17/26


K. KUHN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 17, 2026
ST. CHARLES COUNTY
COMMISSION #14392002



Legend

 Subject Property Location

R-1 Area Zoning Designation

 O'Fallon City Limits



2086 Old Highway 79