

**AN ORDINANCE OF THE CITY OF PEVELY, MISSOURI ANNEXING CERTAIN ADJACENT TERRITORY LOCATED AT 9135 CHERRY LANE, PEVELY MO, 63070 INTO THE CITY OF PEVELY, MISSOURI**

WHEREAS, on August 3, 2021 the fee simple owners of a certain tract of land, more particularly described on Exhibit A, which is attached hereto and made a part hereof, submitted a verified petition requesting voluntary annexation of the tract of land into the City of Pevely, Missouri under Section 71.014, RSMo.; and

WHEREAS, said real estate located at 9135 Cherry Lane, Pevely, MO 63070 as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Pevely, Missouri; and

WHEREAS, the Board of Aldermen of the City of Pevely, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the City of Pevely is able to furnish normal municipal services to said area within a reasonable time after annexation;

NOW THEREFORE, be it ordained by the Board of Aldermen of the City of Pevely, Missouri as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PEVELY, MISSOURI, AS FOLLOWS:**

Section 1. The City of Pevely hereby completes the annexation of an unincorporated area adjacent to the Pevely city limits, more fully described in Exhibit A attached hereto in accordance with Section 71.014, RSMo.

Section 2. The City of Pevely city limits are hereby extended to include the annexation area within the City of Pevely city limits. The annexation area is described in Exhibit A attached hereto and made a part hereof by reference.

Section 3. The effective date and time of the annexation will be 12:01 a.m., September 14, 2021.

Section 4. Normal city services shall be afforded to the annexation territory immediately from and after the effective date and time of the annexation.

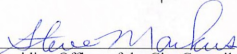
Section 5. Zoning of the annexation area shall be established by the Board of Aldermen upon the recommendation of the Planning Commission in accordance with City ordinances governing same.

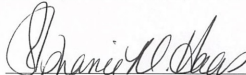
Section 6. The annexation area shall be designated as part of Ward 4, unless subsequently reassigned through a process of ward redistricting.

Section 7. The City Clerk of the City of Pevely is hereby ordered to cause three certified copies of this Ordinance to be filed with the Jefferson County Clerk.

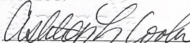
Section 8. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

READ TWO TIMES, PASSED AND APPROVED THIS 13 DAY OF September 2021.

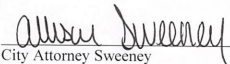
  
Presiding Officer of the City Council

  
Stephanie Haas, Mayor

ATTEST:

  
Ashton L. Cooke, City Clerk

APPROVED AS TO FORM:

  
City Attorney Sweeney

**To Put Bill #1548 on its 1<sup>st</sup> reading  
By Caption:**

Motioned: Larry Coulson  
Seconded: Rick Yount

	<u>Aye</u>	<u>Nay</u>
Eckles	✓	—
Menkhus	✓	—
Yount	✓	—
Markus	—	—
Coulson	✓	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—

Absent: Markus

**To Accept Bill #1548 on its 1<sup>st</sup>  
Reading by Caption:**

Motioned: Don Menkhus  
Seconded: Larry Coulson

	<u>Aye</u>	<u>Nay</u>
Eckles	✓	—
Menkhus	✓	—
Yount	✓	—
Markus	—	—
Coulson	✓	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—

Absent: Markus

**To Put Bill #1548 on its 2nd Reading  
By Caption:**

Motioned: Rick Yount  
Seconded: Ryan Tucker

	<u>Aye</u>	<u>Nay</u>
Eckles	✓	—
Menkhus	✓	—
Yount	✓	—
Markus	—	—
Coulson	✓	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—

Absent: Markus

**To Approve Bill #1548 on its 2nd  
and Final Reading by Caption:**

Motioned: Rick Yount  
Seconded: Ryan Tucker

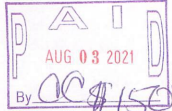
	<u>Aye</u>	<u>Nay</u>
Eckles	✓	—
Menkhus	✓	—
Yount	✓	—
Markus	—	—
Coulson	✓	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—

Absent: Markus

Exhibit  
A

COPY

PETITION FOR ANNEXATION



PETITION REQUESTING ANNEXATION TO THE CITY OF PEVELY

I the undersigned, Larry A Church, hereinafter referred to as petitioner, for my petition to the Board of Aldermen of the City of Pevely, Missouri state and allege as follows:

1. That I, Larry A Church the owner of all fee interests of record in the real estate in Jefferson County, Missouri, described as follows to wit:

A tract of land located in:

See general warranty deed

2. That the said real estate is not now a part of any incorporated municipality.
3. That said real estate is contiguous to the corporate limits of the City of Pevely, Missouri.
4. I request that the said real estate be annexed to, and be included within, the corporate limits of the City of Pevely, Missouri, as a R-1 Zoning District, as authorized by the provisions of Section 71.012, RSMo.
5. That I, Larry A Church, the petitioner request that the Board of Aldermen of the City of Pevely 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 City of Pevely to include the above described real estate.

Dated this 3RD day of AUGUST, 2016. 21

/s/ \_\_\_\_\_

STATE OF MISSOURI )  
 )SS  
COUNTY OF JEFFERSON )

COPY

On this 3<sup>rd</sup> of AUGUST, 2011, before me personally appeared, LARRY CHURCH to be known, to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his 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.

My term expires 2/28/2022.



Linda M. Miles

# General Warranty Deed

BOOK 379 PAGE 1149

*This Deed*, Made and entered into this 16th day of  
October nineteen hundred and Eighty-seven (1987), by and between

LARRY A. CHURCH, a single person,

of the County of Jefferson State of Missouri  
part y of the first part, and

LaCAL INVESTMENTS, INC.,

P. O. Box 735, Hillsboro, Missouri 63050

of the County of Jefferson State of Missouri  
part y of the second part.

*Witnesseth*, that the said part y of the first part, for and in consideration of the sum of TEN DOLLARS and other valuable considerations paid by the said part y 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 part y of the second part, the following described Real Estate, situated in the County of Jefferson and State of Missouri, to-wit:

PARCEL NO. 1: A part of the lands conveyed to Werman Martin and wife by Warranty Deed recorded in book 177, page 143 of the Jefferson County Land Records, and lying within U. S. Survey No. 421, Township 41 North, Range 5 East, bounded and described as follows, to-wit: Beginning at an iron pin on the South line of U. S. Survey 421, Township and Range aforesaid, which point of beginning bears South 82 degrees 40 minutes East 126.11 feet from the Southwest corner of said Survey 421; thence North 23 degrees 56 minutes East 874.12 feet to a point in the center of State Highway No. 2; thence with center of said highway South 87 degrees 4 minutes East 315 feet to a point which marks the intersection of the center line of State Highway 2 and the Pevely-Horine County Road; thence with the center of County Road as follows: South 23 degrees 49 minutes West 674.25 feet; South 22 degrees 28 minutes West 222.90 feet to a point on the South line of U. S. Survey 421; thence departing from county road and running with said South line North 82 degrees 40 minutes West 315 feet to the place of beginning.

LESS AND EXCEPTING that part conveyed to the State of Missouri for highway purposes.

The above includes CERRY LANE SUBDIVISION, a subdivision as shown by plat on file in the Recorder's Office of Jefferson County, Missouri, in plat book 66, page 24, (consisting of Lots 1 thru 7 inclusive).

Subject to Easements, Conditions and Restrictions of record.

Parcel # 11-6.0-23-025

EX-1150

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to its successors heirs and assigns forever. The said party of the first part hereby covenanting that he and his heirs, executors and administrators, shall and will Warrant and Defend the title to the premises unto the said party of the second part, and to its successors heirs and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1987 and thereafter, and the special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party of the first part has executed these presents the day and year first above written.

*Larry A. Church*  
Larry A. Church

State of Missouri, }  
County of Jefferson ss.

On this 16th day of October, 1987, before me personally appeared

LARRY A. CHURCH, a single person,

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his 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.



*Shirley Woods*  
Shirley Woods Notary Public.  
My term expires May 7, 1989

FILED FOR RECORD  
1987 OCT 16 PM 4:12

RECORDING FEE \$ 8.00  
STATE USER FEE 3.00  
TOTAL \$ 11.00  
7A

MARLENE CASTLE RECORDER  
JEFFERSON COUNTY, MO.

State of Missouri, }  
of } ss.

On this day of , 19, before me appeared

to me personally known, who, being by me duly sworn, did say that he is the of a Corporation of the State of , and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said acknowledged said instrument to be the free act and deed of said corporation.

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

Notary Public.  
My term expires

7A

# COPY

## Property Information

Parcel Number	11-6.0-23.0-0-000-025	Tax Year	2020 ▾
Owner Name	LACAL INVESTMENTS INC	Mapped Acres	6.0200
Mailing Address	PO BOX 735	Assessed Value	8,700
	HILLSBORO, MO, 63050-0735	Tax Code	R5DFJPF5
Deed Book	0379	Tax Rate	6.9785
Deed Page	01149	Class	Residential
Deed Document#		Land Use	W - Mobile Home Park
Document Date	10/16/1987		

## Physical Address

Address	City	State	Zip
9135 CHERRY LN	PEVELY	MO	63070

## Legal Descriptions

Legal Description	Section/Township/Range	Plat Document Number	Plat Book	Plat Page	Plat Date
CHERRY LANE PT US SURVEY 421	23 41 5		066	024	

## Land Valuation

Property Use	Valued Acres	Appraised Value
Residential	1.0200	32,000
Residential	5.0000	14,000

## No Structure Information

## Assessments

Assessment Period	Appraised Land	Assessed Land	Appraised Building	Assessed Building	Appraised Total	Assessed Total
Final Value	46,000	8,700	0	0	46,000	8,700
Form 11a	46,000	8,700	0	0	46,000	8,700
Form 11	46,000	8,700	0	0	46,000	8,700
Prior Year	46,000	8,700	0	0	46,000	8,700

## Billing Details

	Total
Tax Billed	\$607.13
Late Payment Penalty	\$0.00
Late Filing Penalty	\$0.00
Total Billed	\$607.13
Amount Paid	\$607.13
Total Unpaid	\$0.00
Date Paid	12/31/2020
Paid By	LACAL INVESTMENTS INC



Tax Due Amounts

COPY

Parcel has no balance due.

Payment History

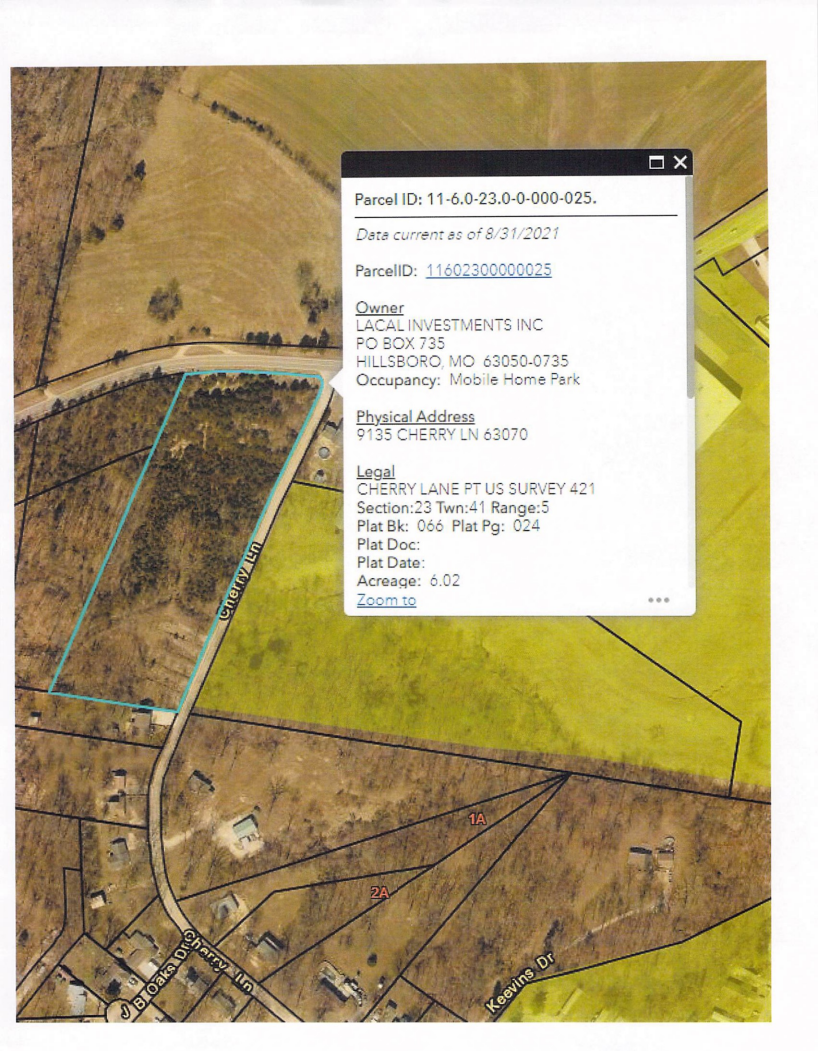
Taxing Bodies

Prior Owners

Name	Document	Status	Year
LACAL INVESTMENTS INC ,		Current	2021
LACAL INVESTMENTS INC ,		Current	2020
LACAL INVESTMENTS INC ,		Current	2019

Show 13 More

No Property Photos



Parcel ID: 11-6.0-23.0-0-000-025.

Data current as of 8/31/2021

ParcelID: [11602300000025](#)

Owner

LACAL INVESTMENTS INC  
PO BOX 735  
HILLSBORO, MO 63050-0735  
Occupancy: Mobile Home Park

Physical Address

9135 CHERRY LN 63070

Legal

CHERRY LANE PT US SURVEY 421  
Section:23 Twn:41 Range:5  
Plat Bk: 066 Plat Pg: 024  
Plat Doc:  
Plat Date:  
Acreage: 6.02  
[Zoom to](#)