BILL 2023/109 **ORDINANCE 1601**

ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY OF PEVELY, MISSOURI

WHEREAS, on September 8, 2023 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 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., November 6, 2023.

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 1, 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, approved, and adopted by the City Council of the City of Pevely, Missouri, this 6 Day of November, 2023.

ATTEST:

Ashton Cooke
City Clerk of Pevely, MO

Stephanie M. Haas
Mayor of Pevely, MO

APPROVED AS TO FORM:

City Attorney Allison Sweeney

To Put Bill #2023/109 on its 1st reading By Caption:

Motioned: Steve Markus
Seconded: Rick Yount

	Aye	Nay
Dittmann	✓	
Menkhus	✓	
Yount	✓	
Markus	✓	
Tucker	✓	
Leeder		
Brooks	✓	

Absent: Leeder

To Accept Bill #2023/109 on its 1st Reading by Caption:

Motioned: Don Menkhus
Seconded: Steve Markus

	Aye	Nay
Dittmann	✓	
Menkhus	✓	
Yount	✓	
Markus	✓	
Tucker	✓	
Leeder		
Brooks	✓	

Absent: Leeder

To Put Bill #2023/109 on its 2nd Reading By Caption:

Motioned: Rick Yount
Seconded: Steve Markus

	Aye	Nay
Dittmann	✓	
Menkhus	✓	
Yount	✓	
Markus	✓	
Tucker	✓	
Leeder		
Brooks	✓	

Absent: Leeder

To Approve Bill #2023/109 on its 2nd and Final Reading by Caption:

Motioned: Don Menkhus
Seconded: Rick Yount

	Aye	Nay
Dittmann	✓	
Menkhus	✓	
Yount	✓	
Markus	✓	
Tucker	✓	
Leeder		
Brooks	✓	

Absent: Leeder

6140

PLANNING & ZONING APPLICATION

CITY OF PEVELY, MO
401 MAIN ST.
PEVELY, MO 63070
636-475-4452

(Please Print)

Date 9/8/23

Name Michelle Short

Address US Hwy No 61-67
Pevely, Mo

Boundary Adjustment _____
($100.00)
Code Change Request _____
Sketch Plan _____
Lot Consolidate _____
Rezoning _____
($100.00)
Special Use Permit _____
($100.00 + $2.00 per lot)
PRD/PBD/PID _____
($100.00 + $2.00 per lot)
Business Approval _____

Phone # 636-535-5859 **Cell Phone #** 636-375-1684

Current Property Zone Jefferson (Change to?) Pevely

Adjoining Zoning: North: _____ South: _____ East: _____ West: _____

Number of Acres: 86 Present use of property: vacant land

Describe your request

I would like to have this propert annexed into Pevely. I will be clearing & putting a building on eventually.

Signature of Person Desiring Hearing

****Attach plans or drawings of any new construction associated with proposal.**

BOUNDARY RETRACEMENT AND IMPROVEMENT SURVEY

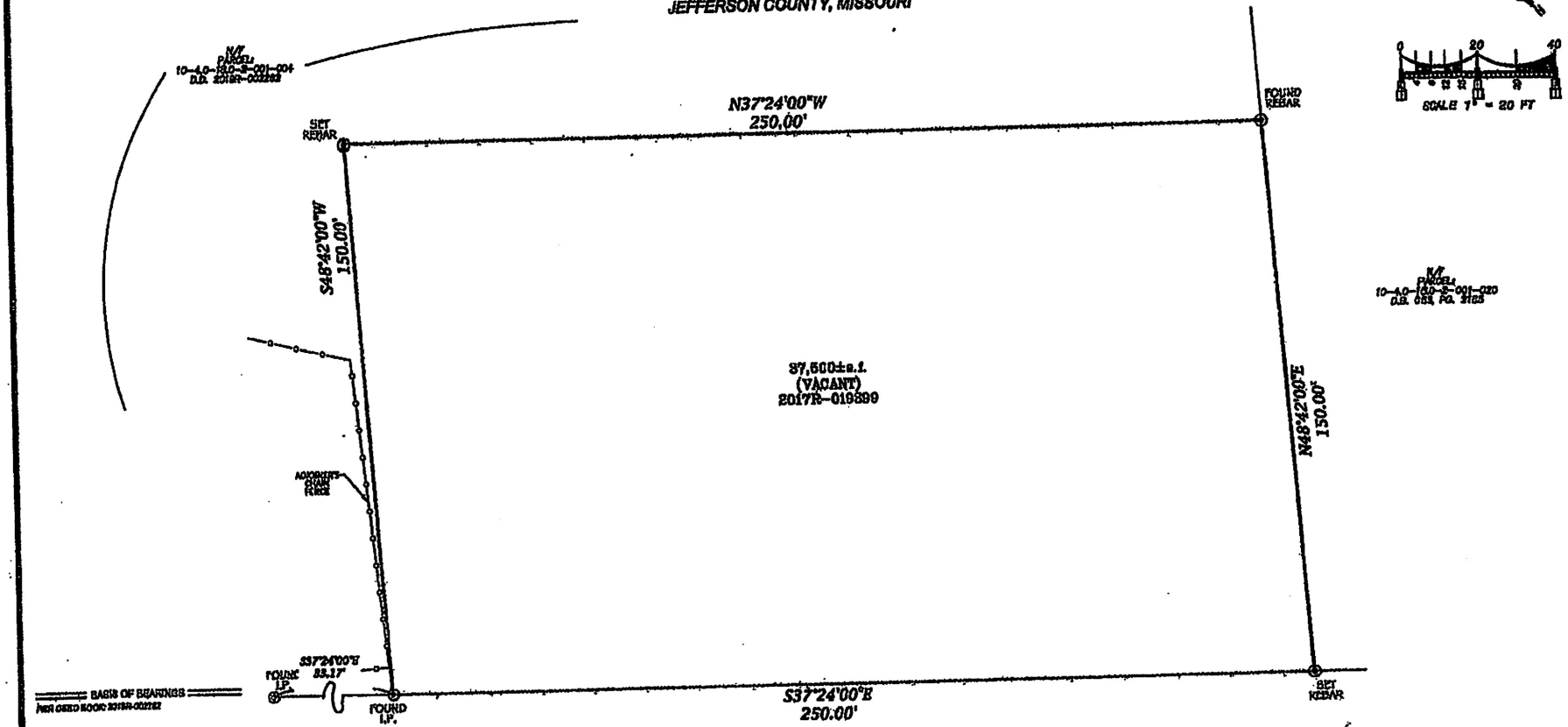
US HIGHWAY NO 61-67

10-4.0-18.0-2-001-003

A TRACT OF LAND IN PART OF U.S. SURVEY NO. 420,
TOWNSHIP 41 NORTH, RANGE 6 EAST
JEFFERSON COUNTY, MISSOURI

TITLE NOTES

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY FREEDOM TITLE & LEGACY TITLE SERVICES, LLC, FILE/COMMITMENT NUMBER 23L1044A.



COMMERCIAL BOULEVARD
A.K.A. US HIGHWAY 61-67
(R.O.W. VARIABLE WIDTH)

BASIS OF BEARINGS

PER DEED BOOK 2018R-002262

PROPERTY DESCRIPTION

A TRACT OF LAND IN JEFFERSON COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF A 5 ACRE TRACT IN US SURVEY 420, TOWNSHIP 41 NORTH, RANGE 6 EAST CONVEYED TO MAURICE M. HENSHI AND WIFE BY WARRANTY DEED RECORDED IN BOOK 246 PAGE 128 OF THE JEFFERSON COUNTY, MISSOURI LAND RECORDS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID 5 ACRE TRACT; THENCE SOUTHWESTWARDLY ALONG THE WEST LINE OF US HIGHWAY 61-67, 250 FEET TO A POINT; THENCE NORTH 48 DEGREES WEST 150 FEET; THENCE NORTHWESTWARDLY AND PARALLEL TO THE WEST LINE OF SAID US HIGHWAY 61-67, 250 FEET TO A POINT IN THE NORTH LINE OF SAID 5 ACRE TRACT; THENCE NORTH 48 DEGREES EAST ALONG SAID NORTH LINE 150 FEET TO THE PLACE OF BEGINNING.

ALTEA LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: LS-2003001

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO MAX KNIGHT, MICHELLE KNIGHT, FREEDOM TITLE AND FIDELITY NATIONAL TITLE GROUP, THAT AT THEIR REQUEST, ALTEA, LLC., HAS BUILTIN THE MONTH OF AUGUST, 2023, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF A TRACT OF LAND IN U.S. SURVEY 420, TOWNSHIP 41 NORTH, RANGE 6 EAST, OF THE JEFFERSON COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY REPORTED ON THE LABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP BY APPLICABLE. PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IN NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SERVICE WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE QUALITY OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES.

AS AGENT OF ALTEA, LLC
DATE 8-9-23

STATE OF MISSOURI
DAVID J. MORTON
LS-2276
REGISTERED LAND SURVEYOR

SURVEY MARKERS

- FOUND/SET SELF-PERMANENT MONUMENT
- FOUND/SET PERMANENT MONUMENT
- FOUND/SET CROSS
- FOUND/SET ANCHOR
- FOUND/SET NOTCH
- FOUND/SET ARROW
- SET STAKE
- SITE BENCHMARK

LINE TYPES

- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- OGAW FENCE
- WOODEN FENCE
- METAL FENCE
- WIRE FENCE
- BUILDING
- FOOTPRINT
- CENTERLINE

ABBREVIATIONS

UR-IRON PIPE UI-IRON ROD CI-CONCRETE MR-RECORD
MN-IRON NAIL PB-PLAT BOOK PG-PAGE DB-DEED BOOK
MP-MOW OR FORMERLY CL-CENTERLINE S/F-SQUARE FEET
CONC-CONCRETE BLDG-BUILDING BLD-BUILDING
EST-ESTIMATE ELE-ELEVATION BLD-BUILDING
FFE-FINISHED FLOOR ELE FL-FLOWLINE TOF-TOP OF FINISHED FLOOR

ALTEA, LLC
Consulting Land Surveyors
3206 S. OLD HWY 94, SUITE 120
ST. CHARLES, MO 63304
PHONE (636) 397-8200
FAX (636) 946-0800
WWW.ALTEALLC.COM
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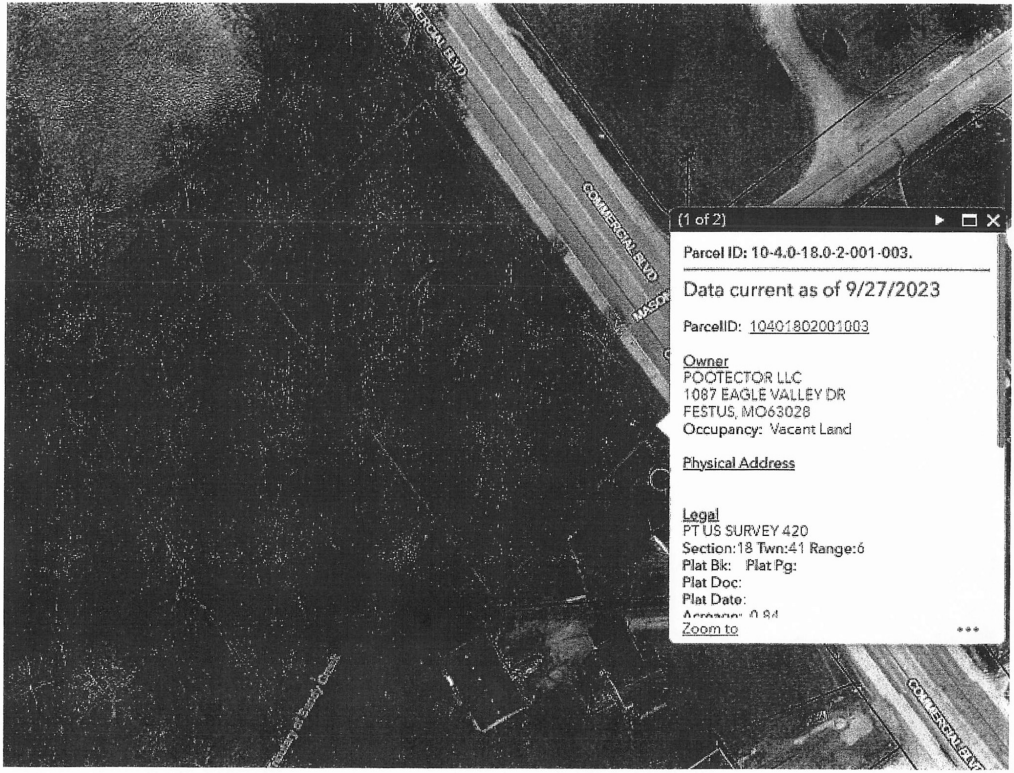
SHEET IDENTIFICATION	BOUNDARY SURVEY
PROJECT NUMBER	23-1804
SHEET	1 OF 1
FIELD CREW:	G.R./M.M.M.
SURVEYED:	8/4/2023
DRAFTER:	R.G.T.
DRAFTED:	8/4/2023
REVIEWED:	D.J.M.
REVISED:	8/4/2023


FOR SALE
COMMERCIAL
[illegible]


COMMERCIAL BLVD
(1 of 2)
Parcel ID: 10-4.0-18.0-2-001-003.
Data current as of 9/27/2023
ParcelID: 10401802001003
Owner
POOTECTOR LLC
1087 EAGLE VALLEY DR
FESTUS, MO63028
Occupancy: Vacant Land
Physical Address
Legal
PT US SURVEY 420
Section:18 Twn:41 Range:6
Plat Bk: Plat Pg:
Plat Doc:
Plat Date:
Zoom to