

**AN ORDINANCE ACCEPTING THE BOUNDARY ADJUSTMENT FOR LOT 1 AND LOT 2 OF JON AND RUSSELL BROCKFELD SUBDIVISION BY THE CITY OF WARRENTON, MISSOURI.**

WHEREAS, an application was filed by BFA on behalf of the property owners on April 23, 2015 for the boundary adjustment for Lot 1 and Lot 2 of Jon and Russell Brockfeld Subdivision; and

WHEREAS, the Planning and Zoning Commission of the City of Warrenton at their meeting of May 7, 2015 has recommended to the Board of Aldermen approval of the boundary adjustment for Lot 1 and Lot 2 of Jon and Russell Brockfeld Subdivision as herein described; and

WHEREAS, the Board of Aldermen has concluded that the request for Boundary Adjustment be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:

SECTION I. The boundary adjustment for Lot 1 and Lot 2 of Jon and Russell Brockfeld Subdivision, as shown in the plat attached as Exhibit A incorporated herein by reference, is described as follows:

**Amended Lot 1**

A tract of land being part of Lot 1 of Jon and Russell Brockfeld Subdivision recorded on July 16, 1997 in Plat Cabinet B, Slide B-324 of the Warren County Recorder of Deeds Office, being part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 47 North, Range 2 West, of the 5th P.M., City of Warrenton, Warren County, Missouri.

Beginning at a found iron rod at the Northwest Corner of said Lot 1, also being on the east right of way line of State Highway 47, thence along said the north line of said Lot 1 S88°-36'-08"E 247.31 ft. to a set iron rod; thence leaving said line S23°-48'-57"W 190.86 ft. to a set cotton picker spindle; thence N88°-36'-08"W 226.81 ft. to a set cotton picker spindle; thence N68°-48'-25"W 18.97 ft. to a set cotton picker spindle at the Southwest Corner of said Lot 1, also being the Northwest Corner of Lot 2 of said Subdivision, also being on said east right of way line; thence along said east right of way line and the west line of said Lot 1 N23°-48'-37"E 183.91 ft. to the point of beginning, containing 1.00 acres. Subject to any and all easement, restrictions, conditions, etc. of record.

**Amended Lot 2**

A tract of land being all of Lot 2 and part of Lot 1 of Jon and Russell Brockfeld Subdivision

recorded on July 16, 1997 in Plat Cabinet B, Slide B-324 of the Warren County Recorder of Deeds Office, being part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 47 North, Range 2 West, of the 5th P.M., City of Warrenton, Warren County, Missouri.


Beginning at a found iron rod at the Southwest Corner of said Lot 2, also being on the east right of way line of State Highway 47, thence along said east right of way line and the west line of said Lot 2 N23°-48'-37"E 197.80 ft. to a set cotton picker spindle at the Northwest Corner of said Lot 2, also being the Southwest Corner of said Lot 1; thence leaving said line along the north line of said Lot 2 and the south line of said Lot 1 S68°-48'-25"E 18.97 ft. to a set cotton picker spindle, thence S88°-36'-08"E 226.81 ft. to a set cotton picker spindle; thence leaving said line N23°-48'-37"E 190.86 ft. to a set iron rod on the north line of said Lot 1; thence along said north line S88°-36'-08"E 185.23 ft. to the Northeast Corner of said Lot 1; thence leaving said line along the east line of said Lot 1 and the east line of said Lot 2 S23°-48'-37"W 381.72 ft. to a set iron rod at the Southeast Corner of said Lot 2; thence leaving said line along the south line of said Lot 2 N88°-36'-08"W 432.54 ft. to the point of beginning, containing 2.50 acres. Subject to any and all easement, restrictions, conditions, etc. of record.

SECTION II. That the Mayor and Clerk of the City of Warrenton are hereby directed to execute said Plat.

SECTION III. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION IV. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 19th day of May, 2015.

  
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 19th day of May, 2015.

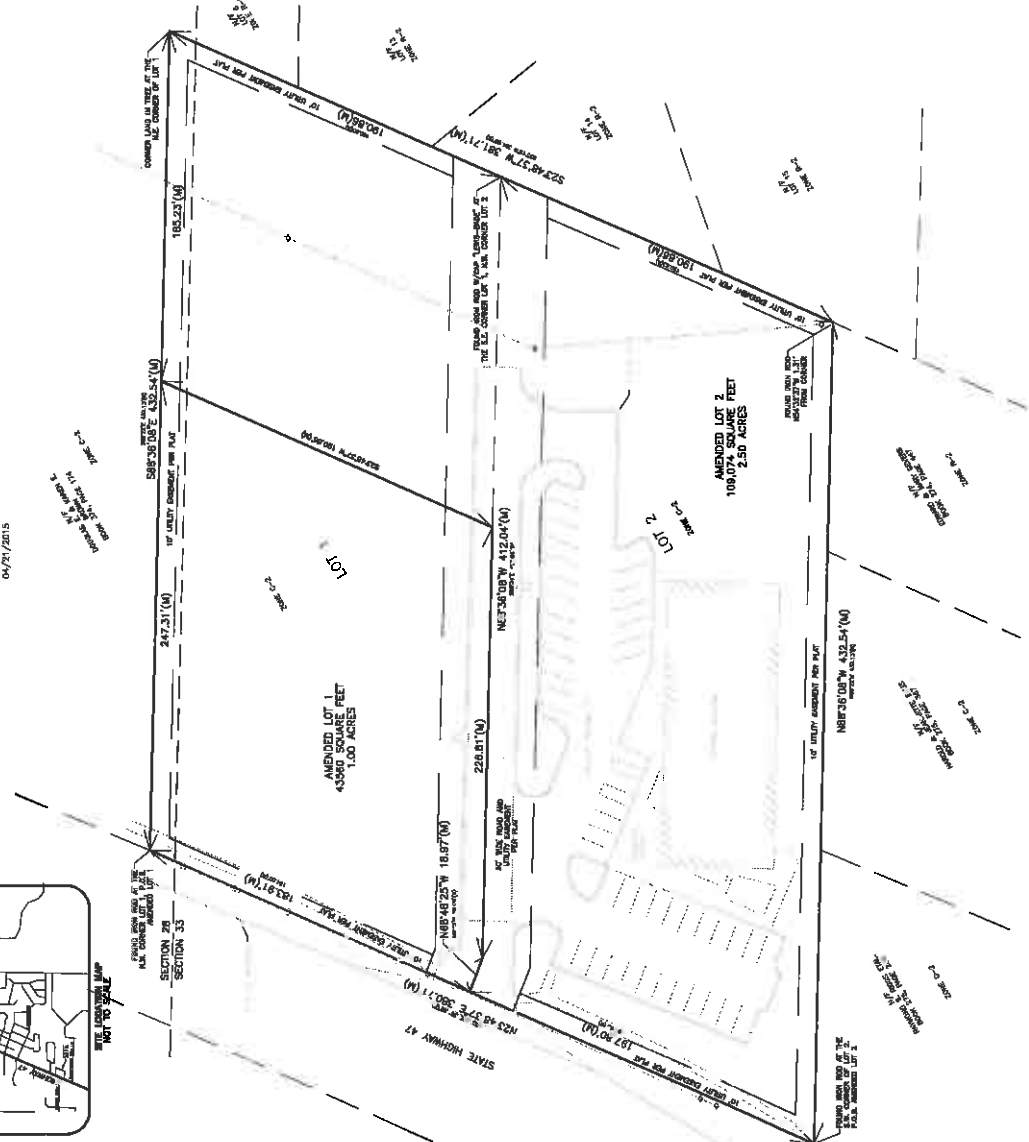
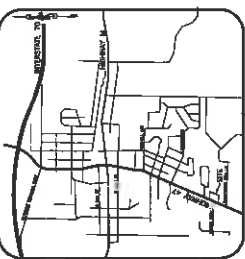
  
Mayor

ATTEST:

  
City Clerk

# BOUNDARY ADJUSTMENT PLAT

ALL OF LOT 1 AND 2 OF JON AND RUSSELL BROCKFIELD SUBDIVISION, TOWNSHIP 47 NORTH, RANGE 2 WEST, OF THE 5TH P.M., CITY OF WARRENTON, WARREN COUNTY, MISSOURI



**Notes:**

1. Bearings referenced to Old North of the Missouri Quarantine System (1883), East Zone per GPS observations utilizing the NAD03 NGS RTK network. Missouri secondary information on per field data obtained in April, 2015 by BFA Inc.
2. Succeeded on boundary information on Joe Jan and Russell Brockfield Subdivision recorded on July 15, 1997 in Plat Cabinet B, Side B-324 of the Warren County Recorder of Deeds Office, being part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 47 North, Range 2 West, of the 5th P.M., City of Warrenton, Warren County, Missouri.
3. Succeeded on boundary information on Joe Jan and Russell Brockfield Subdivision recorded on July 15, 1997 in Plat Cabinet B, Side B-324 of the Warren County Recorder of Deeds Office, being part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 47 North, Range 2 West, of the 5th P.M., City of Warrenton, Warren County, Missouri.
4. SR = 5/8" Gender Iron rods set at corners.

**DESCRIPTION: Tied Trust**

A tract of land being all of Lots 1 and 2 of Jan and Russell Brockfield Subdivision recorded on July 15, 1997 in Plat Cabinet B, Side B-324 of the Warren County Recorder of Deeds Office, being part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 47 North, Range 2 West, of the 5th P.M., City of Warrenton, Warren County, Missouri.

**DESCRIPTION: Amended Lot 1**

A tract of land being all of Lot 1 of Jan and Russell Brockfield Subdivision recorded on July 15, 1997 in Plat Cabinet B, Side B-324 of the Warren County Recorder of Deeds Office, being part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 47 North, Range 2 West, of the 5th P.M., City of Warrenton, Warren County, Missouri.

**DESCRIPTION: Amended Lot 2**

A tract of land being all of Lot 2 of Jan and Russell Brockfield Subdivision recorded on July 15, 1997 in Plat Cabinet B, Side B-324 of the Warren County Recorder of Deeds Office, being part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 47 North, Range 2 West, of the 5th P.M., City of Warrenton, Warren County, Missouri.

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**DESCRIPTION: Amended Lot 2**

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**DESCRIPTION: Amended Lot 2**

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**Certificate of Ownership:**

We hereby certify that we are the owners of the property shown and described herein, have caused the same to be surveyed and subdivided as shown on this plat, and we hereby certify that the same is true and correct. We have caused the foregoing instrument and contemplated to be filed in the public records of Warren County, Missouri.

IN WITNESS WHEREOF, we have executed this plat on this \_\_\_\_ day of \_\_\_\_\_, 2015.

**Owner:**

Jon and Russell Brockfield  
 10914 S. Highway 47  
 Warrenton, MO 64088

**Notary Public:**

\_\_\_\_\_  
 Notary Public  
 State of Missouri

**Surveyor's Certificate:**

This is to certify to the State Board of Surveyors that during the month of July 2015, we surveyed a Boundary Adjustment Plat being all of Lot 1 and Lot 2 of Jan and Russell Brockfield Subdivision recorded on July 15, 1997 in Plat Cabinet B, Side B-324 of the Warren County Recorder of Deeds Office, being part of the Southwest Quarter of Section 28 and part of the Northwest Quarter of Section 33, Township 47 North, Range 2 West, of the 5th P.M., City of Warrenton, Warren County, Missouri.

**IN TESTIMONY WHEREOF,** I have hereunto set my hand and affixed my official seal this day and year first above written.

**Notary Public:**

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**BFA**  
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 SHEET NAME  
 BOUNDARY ADJUSTMENT PLAT