

AN ORDINANCE ACCEPTING THE PRELIMINARY SUBDIVISION PLAT FOR WARRENTON SENIOR HOUSING BY THE CITY OF WARRENTON, MISSOURI

WHEREAS, Chapter 405 of the Warrenton City Code, authorizes the subdivision of properties within the City; and

WHEREAS, an application has been filed by Gardner Capital requesting approval of a preliminary subdivision plat known as Warrenton Senior Housing; and

WHEREAS, the Planning and Zoning Commission of the City of Warrenton, at their meeting on October 1, 2015, has recommended that said preliminary subdivision plat be approved; and

WHEREAS, the Board of Aldermen after due and careful consideration has concluded that the approval of the preliminary subdivision plat known as Warrenton Senior Housing would be in the best interest of the City of Warrenton.

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

SECTION I. The preliminary plat for the Warrenton Senior Housing attached hereto and made a part hereof on the following described property:

A 5.518 ACRE, MORE OR LESS, TRACT OF LAND BEING PART OF A PARENT TRACT DESCRIBED IN DEED BOOK 750, PAGE 158 OF THE WARREN COUNTY RECORDS; SAID 5.518 ACRE TRACT ALSO BEING SITUATED IN PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WARRENTON, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF "WEST 70 BUSINESS CENTER PLAT ONE", A SUBDIVISION RECORDED IN PLAT CABINET C, SLIDE 48 OF THE WARREN COUNTY RECORDS; THENCE, ALONG THE WEST LINE OF SAID LOT 2, SOUTH 00 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 368.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 5.518 ACRE TRACT OF LAND; THENCE, CONTINUING ALONG SAID WEST LINE OF LOT 2, SOUTH 00 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 308.18 FEET TO A POINT; THENCE, DEPARTING SAID WEST LINE OF LOT 2, NORTH 66 DEGREES 27 MINUTES 02 SECONDS WEST, A DISTANCE OF 163.07 FEET TO A POINT; THENCE, SOUTH 81 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 255.19 FEET TO A POINT; THENCE, SOUTH 45 DEGREES 25 MINUTES 26 SECONDS WEST, A DISTANCE OF 81.18 FEET TO A POINT; THENCE, SOUTH 86 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 187.79 FEET TO A POINT; THENCE, NORTH 55 DEGREES 34 MINUTES 16 SECONDS WEST, A DISTANCE OF 252.50 FEET TO A POINT; THENCE, NORTH 11 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 133.42 FEET

TO A POINT; THENCE, NORTH 81 DEGREES 28 MINUTES 06 SECONDS EAST, A DISTANCE OF 773.19 FEET TO A POINT; THENCE, SOUTH 70 DEGREES 47 MINUTES 21 SECONDS EAST, A DISTANCE OF 126.04 FEET BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 5.518 ACRE, MORE OR LESS, TRACT OF LAND.

having been submitted to the Board of Aldermen for approval as a preliminary subdivision, is hereby approved and accepted by the City.

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

SECTION III. 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 20th day of October, 2015.



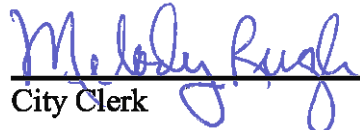
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 20th day of October, 2015.



Mayor

ATTEST:



City Clerk

PRELIMINARY PLAT



PRELIMINARY PLAT
WARRENTON SENIOR HOUSING
WARRENTON, MISSOURI



CHANN
SURVEYING & ENGINEERING
2000 W. 10th Street
Warrenton, OR 97146
(503) 863-2822

PRELIMINARY DRAWING
DATE: 08-15-13



FOR REVIEW ONLY
NOT TO BE USED FOR CONSTRUCTION

3 of 5

LEGEND

- 1. UNIMPROVED GRADE ELEVATION
- 2. EXISTING GRADE
- 3. EXISTING CONCRETE
- 4. EXISTING ASPHALT DRIVEWAYS
- 5. EXISTING ASPHALT DRIVEWAYS
- 6. EXISTING ASPHALT DRIVEWAYS
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- 20. EXISTING ASPHALT DRIVEWAYS

- 1. THE PROPOSED SENIOR HOUSING PROJECT IS LOCATED ON THE EAST SIDE OF THE 10th STREET, BETWEEN 10th AND 11th STREETS, IN WARRENTON, MISSOURI.
- 2. THE PROJECT IS A 100,000 SQ. FT. SENIOR HOUSING PROJECT.
- 3. THE PROJECT IS A 100,000 SQ. FT. SENIOR HOUSING PROJECT.
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PRELIMINARY PLAT
NO. 30712

