

**AN ORDINANCE ACCEPTING PLAT OF THE SUBDIVISION KNOWN AS
“DAVE’S SUBDIVISION” BY THE CITY OF WARRENTON, MISSOURI**

WHEREAS, an application has been filed by David Waggoner for approval of the record plat of Dave’s Subdivision located at 508 West Veterans Memorial Parkway.

WHEREAS, the Planning and Zoning Commission, at their meeting of June 2, 2016 recommended approval of the record plat of Dave’s Subdivision; and

WHEREAS, on June 21, 2016 the Board of Aldermen of the City of Warrenton accepted the recommendation of the Planning and Zoning Commission to approve the record plat of Dave’s Subdivision with the condition that the Stormwater Management Plan be waived at this time and be addressed by the future owner of proposed Lot 2, when they are ready to develop proposed Lot 2 &/or submit a request for Site Plan approval.

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

SECTION I. The plat attached hereto and made a part hereof to the land described therein, having been submitted to the Board of Aldermen for approval as a subdivision, is hereby approved and accepted by the City as a subdivision.

SECTION II. The President of the Board of Aldermen and City 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 All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.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 5th day of July, 2016.




President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 5th day of July, 2016.

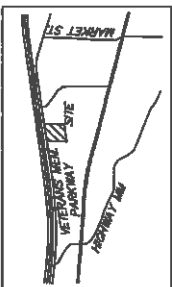


Mayor

ATTEST:



City Clerk



LOCALIZATION MAP

THIS PLAT is hereby approved by the City Council of the City of Warrenton, Missouri, this 05/25 day of 2016.

Melody Rugh, City Clerk

Eric Schleuter, Mayor

PROPERTY N/F
DRURY ZIMMERMAN
DOC. #200708374

PROPERTY N/F
ERIC SCHLEUTER
DOC. #200708374

PROPERTY N/F
WALTER DELMAR YOUNT
& EMMA LOUISE WILKERSON-YOUNT
DOC. #201301897

PROPERTY N/F
K2 HOLDINGS LLC
DOC. #201405780

PROPERTY N/F
HAC BROTHERS LLC
DOC. #200708746

PROPERTY N/F
DAVID M. WAGGONER
DOC. #201601860

PROPERTY N/F
LARRY P. BADE
P.L.S. #1434



DAVE'S SUBDIVISION

SECTION 20, TOWNSHIP 47 NORTH, RANGE 2 WEST, CITY OF WARRENTON, WARREN COUNTY, MISSOURI

THIS IS TO CERTIFY that LARRY P. BADE, have made a survey and subdivision of a 5.85 acre tract of land being part of the Northwest Quarter of the Southeast Quarter of Section 20, Township 47 North, Range 2 West, City of Warrenton, Warren County, Missouri.

The results of said survey and subdivision are hereby correctly shown.
By: *Larry P. Bade*
LARRY P. BADE, P.L.S. #1434

David M. Waggoner, the undersigned owner of the tract of land platted and described in the above Surveyor's Certificate, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "DAVE'S SUBDIVISION".

The easements shown on this plat, unless designated for other purposes, are hereby granted to the City of Warrenton (Missouri), the subdivision association (if any), Ameren, Century-Link, Charter, their successors and assigns, as their interest may appear for the purpose of construction, maintaining, accessing and repairing of public utilities, sewers, drainage and detention facilities with the right of temporary use of adjacent ground not occupied by improvements for the excavation of and storage of materials during installation, repair or replacement of said utilities, sewers, drainage and detention facilities.

This plat is subject to conditions, restrictions, easements, covenants and appurtenances filed with the Recorder of Deeds for Warren County, Missouri. IN WITNESS WHEREOF, the undersigned party has executed these presents, on this 25 day of May, 2016

DAVID M. WAGGONER

By: _____

STATE OF MISSOURI)
COUNTY OF WARREN) S.S.

On this 25 day of May, 2016, before me personally appeared DAVID M. WAGGONER, to me known to be the person described in and who executed the foregoing instrument, and who being by me duly sworn, 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, on the day and year last above written.

My Commission Expires: _____

By: _____
Notary Public

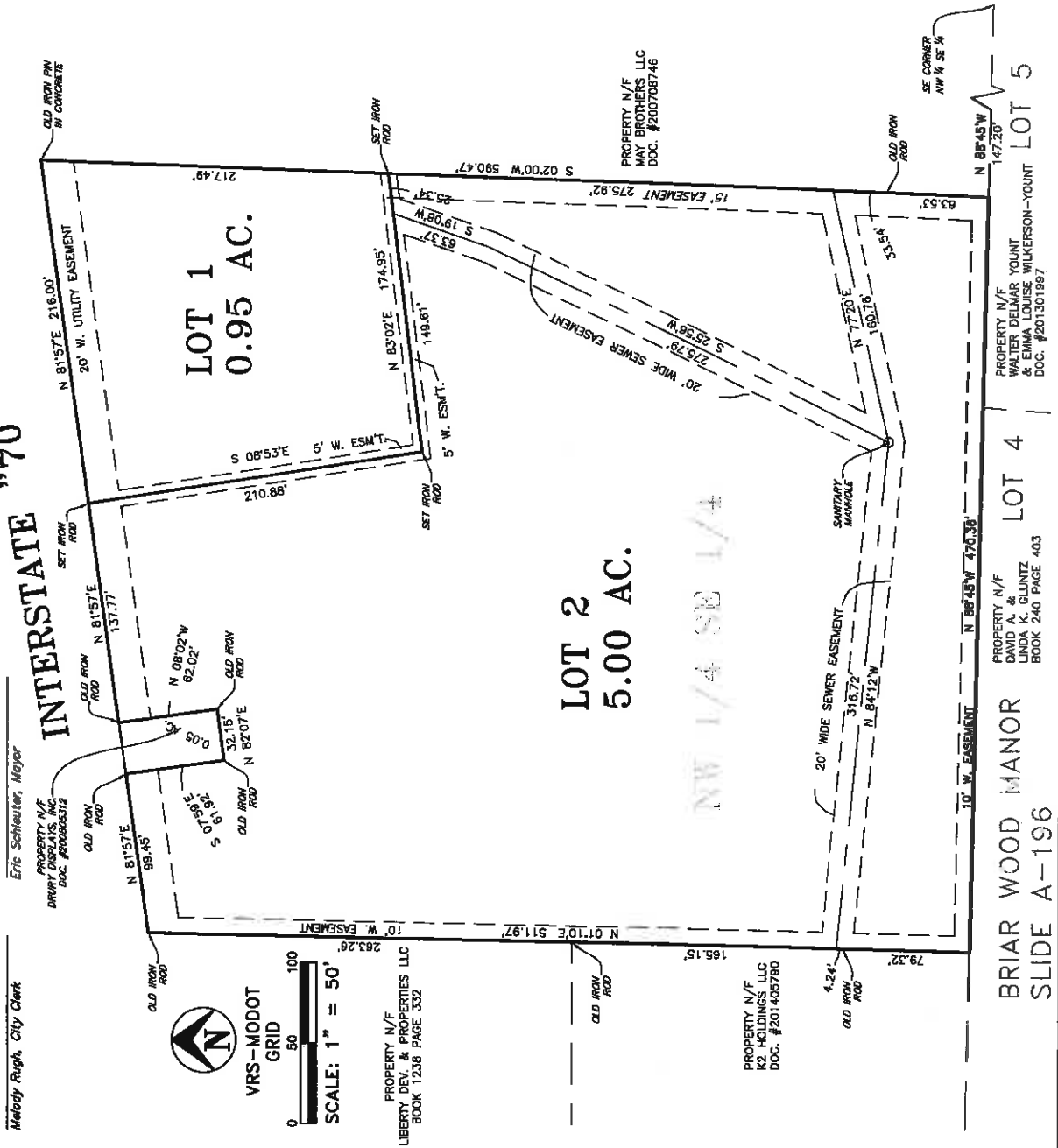
Class of Survey - Urban
Parent Deed: Doc. #201601860 & #201601861
Subject To: Easements of Record

DAVE'S SUBDIVISION RECORD PLAT



Lewis-Bade, Inc.
Professional Land Surveyors
and Professional Engineers
101 EAST WILSON AVENUE, MO. 63383
PHONE (636) 498-3885 FAX (636) 498-7252

SURVEYED BY	DATE	REVISIONS
AW CBW	May 5, 2016	May 25, 2016
DRAWN BY:	CHECKED BY:	SCALE
Brandon	L.P.B.	1"=30'
FILE	16075	



VRS-MODOT
GRID

SCALE: 1" = 50'

PROPERTY N/F
LIBERTY DEV. & PROPERTIES LLC
BOOK T236 PAGE 332

LOT 2
5.00 AC.

LOT 1
0.95 AC.

BRIAR WOOD MANOR
SLIDE A-196

LOT 4

LOT 5

LOT 5