

**AN ORDINANCE ACCEPTING THE BOUNDARY ADJUSTMENT FOR LOT 4A AND 4B OF THE ISAAC KENT FARM SUBDIVISION BY THE CITY OF WARRENTON, MISSOURI.**

WHEREAS, an application was filed by Ted and Charlotte Hemmy on November 1, 2016 for the boundary adjustment for Lot 4A and 4B of the Isaac Kent Farm Subdivision; and

WHEREAS, the Planning and Zoning Commission of the City of Warrenton at their meeting of December 1, 2016 has recommended to the Board of Aldermen approval of the boundary adjustment for Lot 4A and 4B of the Isaac Kent Farm 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 4A and 4B of the Isaac Kent Farm Subdivision, as shown in the plat attached as Exhibit A incorporated herein by reference, is described as follows:

Description Lot 4A

Lot 4A of Isaac Kent Farm, as per plat thereof recorded in Plat Cabinet C Slide C-249 and C-250 of the Warren County records

Description Lot 4B

Lot 4B of Isaac Kent Farm, as per plat thereof recorded in Plat Cabinet C Slide C-249 and C-250 of the Warren County records

Description of Lot 4D

Lot 4D of a boundary adjustment plat for Lots 4A and 4B of the Isaac Kent Farm, as per plat thereof recorded in Plat Cabinet E Slide 31+32 of the Warren County records.

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 All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.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 20<sup>th</sup> day of December, 2016.

  
\_\_\_\_\_  
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 20<sup>th</sup> day of December, 2016.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

**A BOUNDARY ADJUSTMENT PLAT FOR  
LOTS 4A AND 4B OF THE ISAAC KENT FARM  
SECTIONS 15, 21, AND 22,  
TOWNSHIP 47 NORTH, RANGE 2 WEST,  
CITY OF WARRENTON, WARREN COUNTY, MO.**

THIS IS TO CERTIFY that LARRY P. BADE, here made a survey and boundary adjustment of a tract of land being Lot 4A and Lot 4B of Isaac Kent Farm, as per plat thereof recorded in Plat C-1184 of Warren County, Missouri, and the same being located in Sections 15, 21, and 22, Township 47 North, Range 2 West, City of Warrenton, Warren County, Missouri, and containing 5.42 acres, more or less.

The results of said boundary adjustment are herein correctly shown.

Dated: OCTOBER, 2016  
By: Larry P. Bade, PLS #1434

TED M. HENRY and CHARLOTTE HENRY, his wife, the record owners of the tract of land described and depicted in the attached plat, do hereby certify that the survey and boundary adjustment shown on this plat was made in accordance with the provisions of the Boundary Adjustment Act, Chapter 477, RSMo, and that the same is correct and true.

THE 5 feet wide utility easement on the common line of Lot 4A and 4B to be shown above on this plat are hereby designated as public utility easements and are hereby granted to the City of Warrenton, Missouri, and to its various utility companies as their interest may appear for the use and service of water, sewer, gas, electric, telephone, and other public utility services, under and across said easements.

This plat is subject to conditions, restrictions, easements, covenants, and other matters shown thereon and to all laws, ordinances, rules and regulations of the Board of Health of the City of Warrenton, Missouri.

IN WITNESS WHEREOF, the undersigned have executed these presents, on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

TED M. HENRY CHARLOTTE HENRY  
STATE OF MISSOURI ) N.K.  
COUNTY OF WARREN )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared TED M. HENRY and CHARLOTTE HENRY, his wife, who are known to me to be the persons whose names are subscribed to the foregoing instrument, and who being duly sworn, acknowledged that they executed the same for the purposes and contents therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this \_\_\_\_\_ day and year first above written.

My Term Expires: \_\_\_\_\_ By: \_\_\_\_\_

THE PLA is hereby approved by the Warrenton Board of Adjustment. This is to certify that the same is correct and true.

Mayor Paul J. City Clerk

The following is a list of the names of the persons who are interested in the property described in this plat, as shown on the attached plat, and who are entitled to receive notice of the hearing thereon.

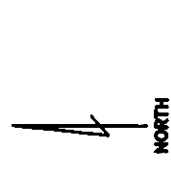
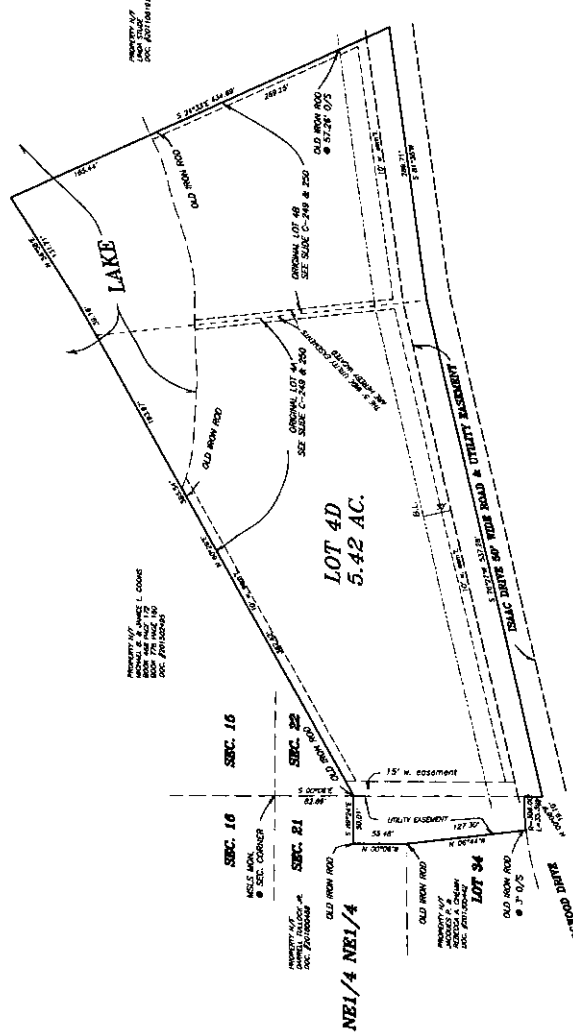
Descriptions of Lot 4A  
Lots A of Isaac Kent Farm, as per plat thereof recorded in Plat C-1184 of Warren County records.

249 and C-250 of the Warren County records.

Descriptions of Lot 4B  
Lot 4B of Isaac Kent Farm, as per plat thereof recorded in Plat C-1184 of Warren County records.

249 and C-250 of the Warren County records.

Descriptions of Lot 4D  
Lot 4D of a boundary adjustment plat for Lot 4A and 4B of the Isaac Kent Farm, as per plat thereof recorded in Plat C-1184 of Warren County records.



GRAPHIC SCALE - FEET  
ALL BOUNDARY CALCULATIONS ARE TO 0.01' AND ARE SUBJECT TO THE USUAL ACCURACY OF SURVEYING METHODS.  
UNLESS OTHERWISE NOTED.

<b>BOUNDARY ADJUSTMENT PLAT</b>	
SUBJECT TO: COVENANTS OR RECORDS	
CASE NO. 2016-00000	DATE: OCT. 2016
Surveyed by: <b>Lewis-Bade Inc.</b> Professional Land Surveyors	
PLAT NO. 111-1-2016	
DATE OF SURVEY: OCT. 2016	DATE OF RECORDING: OCT. 2016
CHECKED BY: _____	FILED: _____

DATE OF SURVEY: OCT. 2016	DATE OF RECORDING: OCT. 2016
CHECKED BY: _____	FILED: _____