

BILL NO. 05-17

ORDINANCE NO. 2312

AN ORDINANCE ACCEPTING LAND DEDICATED FOR ROAD AND UTILITY EASEMENTS WHICH ARE KNOWN AS WALNUT CREEK LANE, WALNUT HOLLOW DRIVE AND WALNUT VIEW DRIVE OF THE BOUNDARY ADJUSTMENT FOR WALNUT VIEW DRIVE AT THE MEADOWS OF WALNUT HOLLOW SUBDIVISION BY THE CITY OF WARRENTON, MISSOURI

WHEREAS, the Board of Aldermen of the City of Warrenton at their meeting of January 17, 2017 voted to accept the dedication of land known as Walnut Creek Lane, Walnut Hollow Drive and Walnut View Drive and utility easements for the Boundary Adjustment for Walnut View Drive at the Meadows of Walnut Hollow Subdivision.

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

SECTION I. That the instrument attached hereto and made a part hereof to the land described therein, having been submitted to the City, is hereby approved and accepted by the City.

SECTION II. That said land described in said General Warranty Deed shall be used by the City as roads and are known as Walnut Creek Lane, Walnut Hollow Drive and Walnut View Drive.

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 All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.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 17th day of January, 2017.



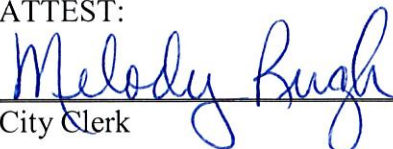
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 17th day of January, 2017.



Mayor

ATTEST:



City Clerk

Type of Document: Quit-Claim Deed, The Boundary Adjustment for
Walnut View Drive at the Meadows of Walnut Hollow Subdivision

Grantor: St. Louis Investment Properties, Inc.

Grantee: City of Warrenton, Missouri

Date: Ordinance No.

QUIT-CLAIM DEED

THIS INDENTURE, made on the 7 day of December, 2016 by and between, **St. Louis Investment Properties, Inc.**, of St. Louis County, Missouri, party of the first part, Grantor's mailing address, 14323 South Outer Forty Road, Town and Country, MO and the City of Warrenton, of Warren County, MO, party of the second part, Grantee's mailing address 200 W. Booneslick, Warrenton, MO 63383.

WITNESSETH, that the said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, to her paid by the said party of the second part (the receipt of which is hereby acknowledged) does by these presents **REMISE, RELEASE AND FOREVER QUIT CLAIM** unto the said party of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of Warren, State of Missouri, to-wit:

See Attached Legal's

TO HAVE AND TO HOLD THE SAME, with all rights, immunities, privileges and appurtenances thereto belonging, unto the said party of the second part and unto their heirs and assigns forever; so that neither the said party of the first part nor their heirs nor any other person or persons, for them or in the name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand and seal the day and year above written.


_____ EVP

In the State of Missouri, County of St. Louis, on this 7 day of December, 2016 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared John Bulengo to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notarial Seal and affixed my official seal at my office in the County and State aforesaid, the day and year first above written.


_____ Amy Sue Barthels
Notary Public

My commission expires:

AMY SUE BARTHELS
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: August 4, 2019
Commission # 15165895

A strip of land 50 feet wide being part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 47 North, Range 2 West, City of Warrenton, Warren County, Missouri, and being described as follows:

Commencing at the Northeast corner of Lot 49 of The Meadows of Walnut Hollow Plat One as shown on Slide D-85, 86, 87, and 88 of the Warren County records; thence South $88^{\circ}-13'-39''$ East 25.00 feet; thence North $01^{\circ}-46'-12''$ East 83.63 feet to the place of beginning of the centerline of the said 50 foot wide strip of land; thence along the said centerline, North $88^{\circ}-13'-39''$ West 274.00 feet to the end of the said centerline of the 50 foot wide strip of land, including all roundings.

The above is known as Walnut Creek Lane.

A strip of land 50 feet wide being part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 47 North, Range 2 West, City of Warrenton, Warren County, Missouri, and being described as follows:

Commencing at the Northeast corner of Lot 49 of The Meadows of Walnut Hollow Plat One as shown on Slide D-85, 86, 87, and 88 of the Warren County records; thence South $88^{\circ}-13'-39''$ East 25.00 feet to the place of beginning of the centerline of the said 50 foot wide strip of land; thence along the said centerline, North $01^{\circ}-46'-21''$ East 108.63 feet to the end of the said centerline of the 50 foot wide strip of land, including all roundings.

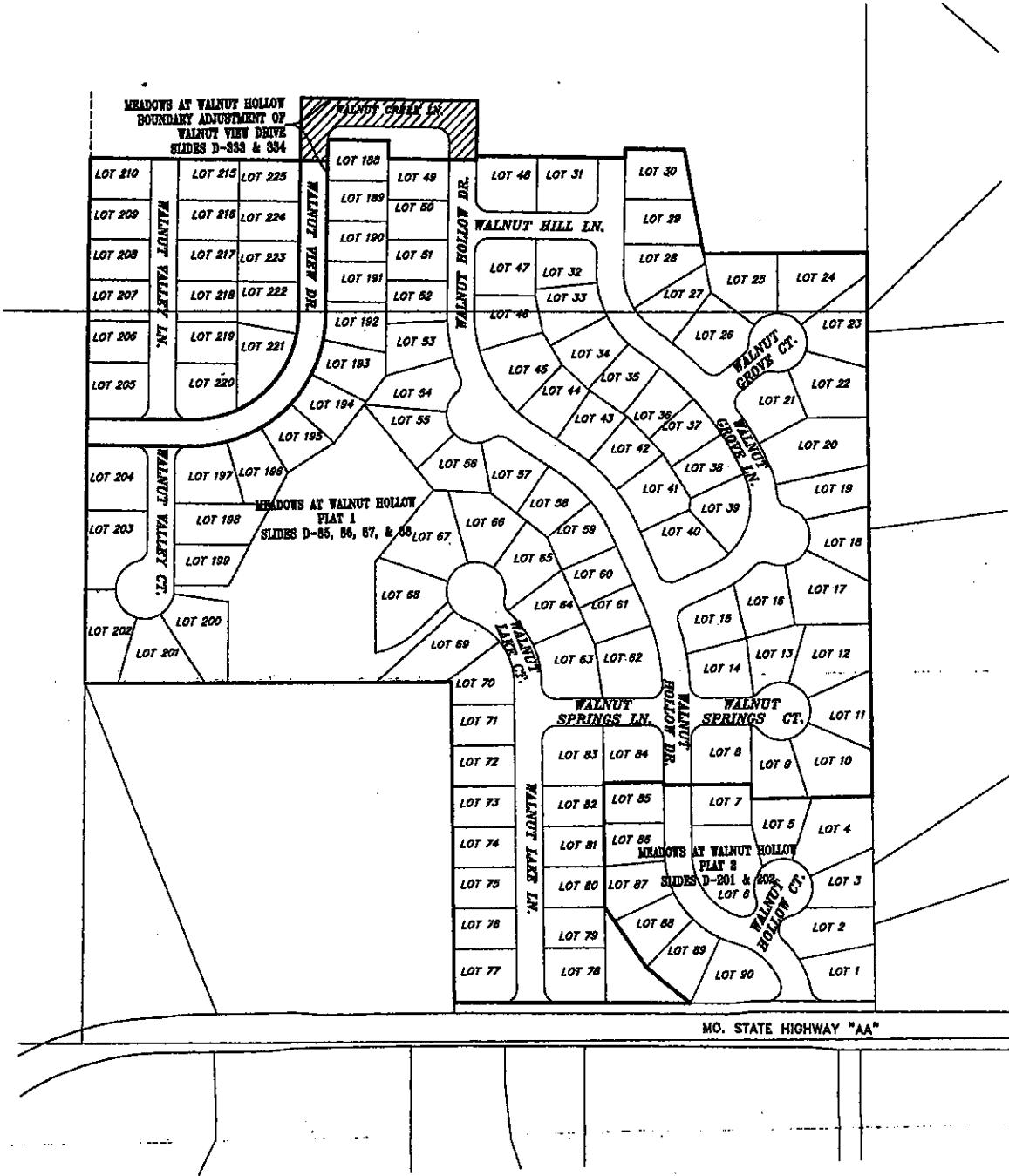
The above is known as Walnut Hollow Drive.

A strip of land 50 feet wide being part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 47 North, Range 2 West, City of Warrenton, Warren County, Missouri, and being described as follows:

Commencing at the Northeast corner of Lot 225 of The Meadows of Walnut Hollow Plat One as shown on Slide D-85, 86, 87, and 88 of the Warren County records; thence South $88^{\circ}-13'-39''$ East 25.00 feet to the place of beginning of the centerline of the said 50 foot wide strip of land; thence along the said centerline, North $01^{\circ}-46'-21''$ East 114.62 feet to the end of the said centerline of the 50 foot wide strip of land, including all roundings.

The above is known as Walnut View Drive.

**A TRACT OF LAND BEING PART OF A
BOUNDARY ADJUSTMENT PLAT OF WALNUT VIEW DRIVE
AT THE MEADOWS AT WALNUT HOLLOW
SECTION 15, TOWNSHIP 47 NORTH, RANGE 2 WEST,
CITY OF WARRENTON, WARREN COUNTY, MISSOURI**




F:\2004\104249 - WALNUT HOLLOW\WALNUT NEW DR. BOUND. ADJ. BILL OF SALE EXHIBIT 12-10-10.DWG 12/22/2010 4:16:48 PM



0 200 400

SCALE: 1" = 200'

**MEADOWS AT WALNUT HOLLOW
WALNUT VIEW DR. BOUND. ADJ. STREET EXHIBIT**



Lewis-Bade, Inc.
Professional Land Surveyors
and Professional Engineers
101 EAST WALTON WARRENTON, MO. 63383
PHONE (636) 456-2615 FAX (636) 456-7252

SURVEYED BY	DATE	REVISIONS	
	12-22-10		
DRAWN BY:	CHECKED BY:	SCALE	FILE
MATT	LARRY	1"=200'	04249