



MEMORANDUM

TO: ERIC HANSON, CITY ADMINISTRATOR

FROM: GARY R. KRAMER, P.E., CITY ENGINEER/DIRECTOR OF PUBLIC WORKS

DATE: JANUARY 19, 2016

SUBJECT: THE VILLAS AT MEADOWBROOK SUBDIVISION

During the week of January 11, 2016 the developer's surveyor set the right-of-way monuments along both streets in this subdivision. The sidewalks at the traffic calming islands were found to be outside the right-of-way. The sidewalks were constructed following the pavement curbs, instead of following the right-of-way per the approved plans.

In order for the City to maintain these sidewalks the developer obtained sidewalk easements from affected owners. These easements allow the City to improve, construct, repair and maintain the sidewalks. I recommend an ordinance be passed accepting these easements prior to accepting the streets and sidewalks for City maintenance.

Lot No.	Street Address
2	214 Meadowbrook Country Club Estates
13	251 Meadowbrook Country Club Estates
14	255 Meadowbrook Country Club Estates
15	259 Meadowbrook Country Club Estates
16	267 Meadowbrook Country Club Estates
17	254 Meadowbrook Country Club Estates
22	224 Meadowbrook Country Club Way
23	228 Meadowbrook Country Club Way
33	271 Meadowbrook Country Club Estates
34	258 Meadowbrook Country Club Estates
36	270 Meadowbrook Country Club Estates
54	340 Meadowbrook Country Club Estates
55	344 Meadowbrook Country Club Estates
60	264 Meadowbrook Country Club Estates
Common Ground	263A Meadowbrook Country Club Estates
Common Ground	266 Meadowbrook Country Club Estates
Common Ground	366 Meadowbrook Country Club Estates
Golf Course	200 Meadowbrook Country Club Estates



BILL NO. 3912

CITY OF BALLWIN

ORDINANCE NO. 16-

14811 Manchester Road, Ballwin, MO 63011

INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, ROACH, STALLMANN, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE ACCEPTING SIDEWALK EASEMENTS IN THE VILLAS AT MEADOWBROOK SUBDIVISION FOR PUBLIC MAINTENANCE.

WHEREAS, a request has been received to accept sidewalk dedication and maintenance easements and the sidewalks contained therein adjacent to the public rights-of-way within the Villas at Meadowbrook Subdivision in the City of Ballwin; and.

WHEREAS, the minimum standards relative to width and sidewalk conditions as determined by the City Engineer have been met; and

WHEREAS, all easements are properly executed, recorded and dedicated, and copies are attached hereto as Exhibit A,

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

SECTION ONE: the sidewalk dedication and maintenance easements attached to this ordinance as Exhibit A are hereby accepted for public ownership and maintenance.

SECTION TWO: This ordinance shall take full force and effect from and after the date of its passage by the Board of Aldermen and approval of the Mayor.

PASSED this _____ day of _____, 2016.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2016.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR

Exhibit A

PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 2 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

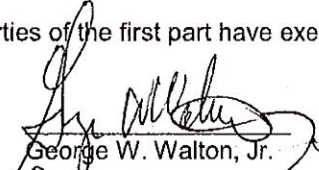
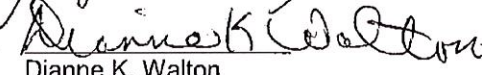
WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 2 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 2
214 Meadowbrook Country Club Estates

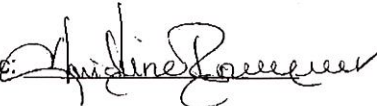

George W. Walton, Jr.

Dianne K. Walton

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared George W. Walton, Jr. and Dianne K. Walton, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of Lot 2 of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8/12/2019

Notary Public: 



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 13 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 13 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 13
251 Meadowbrook Country Club Estates

Carol L. Powell
Carol Powell, Powell Carol L Revocable Living Trust Etal

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared **Carol Powell of the Powell Carol L Revocable Living Trust Etal**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of Lot 13 of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-2019 Notary Public: Christine Bruemmer



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 14 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 14 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 14
255 Meadowbrook Country Club Estates

Michael J. Molloy
Michael J. Molloy
Judith Molloy
Judith Molloy

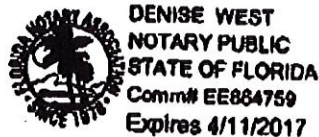
Florida
STATE OF MISSOURI)
) SS.
COUNTY OF ~~ST. LOUIS~~)
LEE

On this 18 day of January, 2016, before me appeared Michael J. Molloy and Judith Molloy, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of Lot 14 of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 4-11-17

Notary Public: *Denise West*



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 15 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

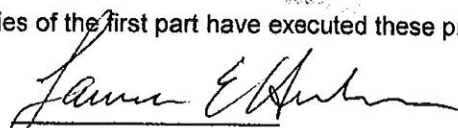
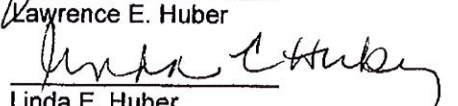
WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 15 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 15
259 Meadowbrook Country Club Estates


Lawrence E. Huber

Linda E. Huber

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared **Lawrence E. Huber and Linda E. Huber**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **Lot 15** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-19

Notary Public: 



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 16 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 16 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 16
267 Meadowbrook Country Club Estates

Harvey Brandvein, Trustee of the Harvey Brandvein and Teri L. Brandvein Revocable Trust dated October 1, 2009

Teri Brandvein, Trustee of the Harvey Brandvein and Teri L. Brandvein Revocable Trust dated October 1, 2009

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared **Harvey Brandvein and Teri L. Brandvein, Trustees of the Harvey Brandvein and Teri L. Brandvein Revocable Trust dated October 1, 2009.** to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **Lot 16** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-2019

Notary Public:



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 21st day of January, 2016 between The Owners of Lot 17 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

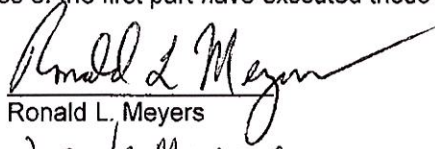

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 17 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 17
254 Meadowbrook Country Club Estates

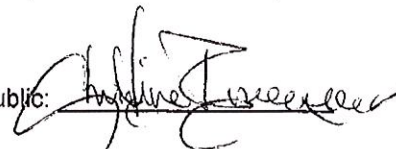

Ronald L. Meyers

Leah Meyers

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 21st day of January, 2016, before me appeared **Ronald L. Meyers and Leah Meyers**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **Lot 17** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-19

Notary Public: 


CHRISTINE BRUEMMER
Notary Public, Notary Seal
State of Missouri
St. Louis City
Commission # 15118472
My Commission Expires August 12, 2019

PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 22 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

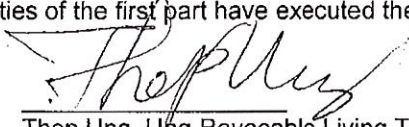
WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

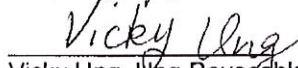
The Front 15 feet of Lot 22 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 22
224 Meadowbrook Country Club Way


Thep Ung, Ung Revocable Living Trust

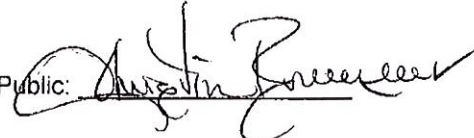

Vicky Ung, Ung Revocable Living Trust

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared **Thep Ung and Vicky Ung, representing the Ung Revocable Living Trust**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **Lot 22** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-19

Notary Public: 



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 23 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

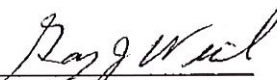
WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 23 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.


TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 23
228 Meadowbrook Country Club Way



Gary Weil



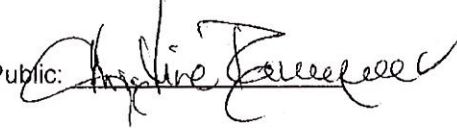
Georgiana Weil

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared **Gary Weil and Georgiana Weil**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **Lot 23** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-19

Notary Public: 



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 5th day of January, 2016 between The Owners of Lot 33 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

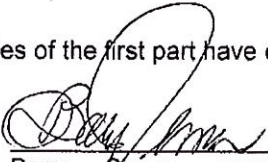
WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 33 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 33
271 Meadowbrook Country Club Estates



Barry Simon, representing Meadowbrook Development Company, LLC

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared Barry Simon, representing Meadowbrook Development Company LLC, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of Lot 33 of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-19

Notary Public: 

CHRISTINE BRUEMMER
Notary Public, Notary Seal
State of Missouri
St. Louis City
Commission # 15118472
My Commission Expires August 12, 2019

PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 10th day of January, 2016 between The Owners of Lot 34 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 34 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 34
258 Meadowbrook Country Club Estates

[Signature]
Richard Hannasch,
[Signature]
Susan Hannasch

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared **Richard Hannasch** and **Susan Hannasch**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **Lot 34** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires January 26, 2017 Notary Public: Doreen M. Mischel



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 54 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 54 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 54
340 Meadowbrook Country Club Estates

Jan Duke, Trustee
Jan Duke, Duke Jan A Rev Trust

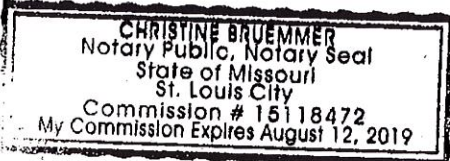
STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared Jan Duke representing the Duke Jan A Rev Trust, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **Lot 54** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8/12/2019

Notary Public: *Christine Bruemmer*



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 55 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.


WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 55 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 55
344 Meadowbrook Country Club Estates


Edward J. Streit


Ruth A. Streit

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared **Edward J. Streit and Ruth A. Streit**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **Lot 55** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-2-19

Notary Public: 



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 18th day of January, 2016 between The Owners of Lot 60 of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

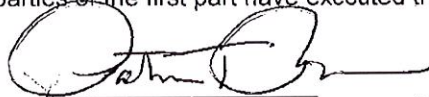
WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of Lot 60 of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

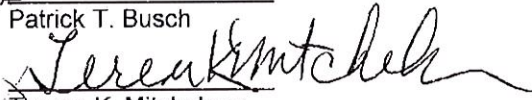
TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) Lot 60
364 Meadowbrook Country Club Estates



Patrick T. Busch



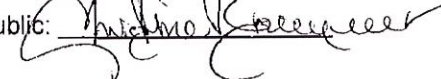
Teresa K. Mitchelson

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 18th day of January, 2016, before me appeared **Patrick T. Busch and Teresa K. Mitchelson**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **Lot 60** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-2019

Notary Public: 



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 20th day of January, 2016 between The Owners of 263A Meadowbrook Country Club Estates of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of 263A Meadowbrook Country Club Estates of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) 263A Meadowbrook Country Club Estates

Barry Simon, representing the Villas at Meadowbrook Homeowners' Association

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 20th day of January, 2016, before me appeared **Barry Simon, representing the Villas at Meadowbrook Homeowners' Association**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **263A Meadowbrook Country Club Estates** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-19

Notary Public:



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 20th day of January, 2016 between The Owners of 266 Meadowbrook Country Club Estates of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

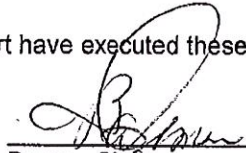
WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of 266 Meadowbrook Country Club Estates of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) 266 Meadowbrook Country Club Estates



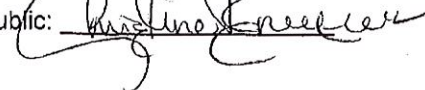
Barry Simon, representing the Villas at Meadowbrook Homeowners' Association

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 20th day of January, 2016, before me appeared **Barry Simon, representing the Villas at Meadowbrook Homeowners' Association**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **266 Meadowbrook Country Club Estates** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-19

Notary Public: 



PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made and entered into this 20th day of January, 2016 between The Owners of 366 Meadowbrook Country Club Estates of the Villas at Meadowbrook, a subdivision as per the Plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records, parties of the first part and The City of Ballwin, Missouri, party of the second part.

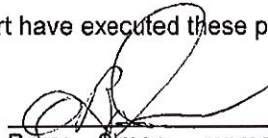
WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in and upon the following described premise(s) situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

The Front 15 feet of 366 Meadowbrook Country Club Estates of the Villas of Meadowbrook as per the plat thereof recorded in Plat Book 353 Pages 424 thru 426 of the St. Louis County records being made a part of this indenture by reference and being the same 15 feet as shown and dedicated as utility easement on said plat of the Villas at Meadowbrook.

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

Owner(s) 366 Meadowbrook Country Club Estates

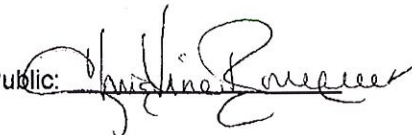

Barry Simon, representing the Villas at Meadowbrook Homeowners' Association

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 20th day of January, 2016, before me appeared **Barry Simon, representing the Villas at Meadowbrook Homeowners' Association**, to me personally known, who being by me duly sworn, did say that he/she/they are the owners of **366 Meadowbrook Country Club Estates** of the Villas at Meadowbrook and that they have executed the foregoing as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-19

Notary Public: 



PERMANENT SIDEWALK EASEMENT


THIS INDENTURE made and entered into this 21st day of January, 2016 between Meadowbrook Country Club, 200 Meadowbrook Country Club Estates, parties of the first part and The City of Ballwin, Missouri, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, grant unto the party of the second part a permanent easement to improve, construct, repair and maintain sidewalk improvements in an upon the following described premises situated in the City of Ballwin, County of St. Louis and State of Missouri, to wit:

A tract of land as depicted on the attached Exhibit "A"

TO HAVE AND TO HOLD said easement unto The City of Ballwin, Missouri, and to its assigns and successors forever.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

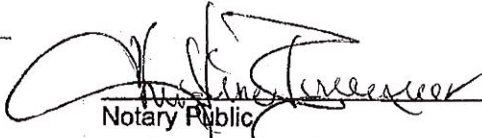
Meadowbrook Country Club
By: 
James K. Bahlinger

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 21st day of January, 2016, before me appeared James K. Bahlinger to me personally known, who being by me duly sworn did say that he is the General Manager of Meadowbrook Country Club, and that said instrument was signed and sealed in behalf of said Meadowbrook Country Club by authority of General Manager, and said James K. Bahlinger, acknowledged said instrument to be the free act and deed of said Meadowbrook Country Club

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 8-12-19


Notary Public

