



BILL NO. 3905

CITY OF BALLWIN

14811 Manchester Road, Ballwin, MO 63011

ORDINANCE NO. 15-

INTRODUCED BY

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

AN ORDINANCE DETACHING FROM THE CITY OF BALLWIN, MISSOURI A TRACT OF LAND TOTALING APPROXIMATELY .6037 ACRES GENERALLY LOCATED AT THE WESTERN QUARTER OF THE PROPERTY KNOWN AS 104 JACOB LANE IN THE CITY OF BALLWIN, MISSOURI.

WHEREAS, the City of Ellisville and the City of Ballwin have begun a joint effort to detach from Ballwin a tract of land totaling approximately .6037 acres generally located at the western quarter of the property known as 104 Jacob Lane in the City of Ballwin, Missouri, and concurrently annex said property into the City of Ellisville, Missouri; and

WHEREAS, said property is hereinafter referred to as the "Property" and is more particularly described as follows:

A tract of land being part of a larger tract of land conveyed to Ronnie and Imogene Hopper by deed recorded in Book 17629, Page 2983 of the St. Louis County, Missouri, Records, located in the Southwest Quarter of the Northeast Quarter of Section 4, Township 44 North, Range 4 East of the Fifth Principal Meridian, City of Ballwin, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point in the north line of said Southwest Quarter of the Northeast Quarter of said Section 4, said point being North 89° 53' 50" East, 20.00 feet from the North-South Centerline of said Section 4; thence along the northerly line of said Southwest Quarter of the Northeast Quarter of said Section 4, said line also being the southerly line of Lisa Subdivision, as recorded in Plat Book 97, Page 7 of said St. Louis County, Missouri, Records, North 89° 53' 50" East, 174.38 feet; thence departing last said northerly line, South 08° 45' 18" West, 107.75 feet; thence South 21° 48' 01" West, 63.00 feet to the northerly line of a tract of land conveyed to Nora M. Umphres, ETAL, by deed recorded in Book 6055, Page 355 of said St. Louis County, Missouri, Records; thence along last said northerly line, South 89° 53' 36" West, 135.21 Feet to the northwest corner of said Umphres tract, said point also being on the easterly line of a tract of land conveyed to Straub, L.L.C. by deed recorded in Book 15686, Page 2833 of said St. Louis County, Missouri, Records; thence along last said easterly line, North 00° 13' 00" East, 164.93 feet to the Point of Beginning, and containing 26,296 square feet or 0.6037 acres, according to calculations performed by The Sterling Company during November, 2015 under Order No.15-03-074.

WHEREAS, the reasons for and purposes to be accomplished by the concurrent detachment and annexation of the Property are that it will ensure all lots of a new planned residential subdivision with twenty single-family home lots, to be known as the Arbors at Bluebird Park, eighteen of which lots are currently located within the corporate city limits of the City of Ellisville and two of which lots are currently located within the corporate city limits of the City of Ballwin, are included within the corporate city limits and subject to the ordinances of a single municipality; and

WHEREAS, it is in the best interests of each municipality to complete this action; and

WHEREAS, the property to be concurrently annexed by the City of Ellisville and detached by the City of Ballwin abuts the City of Ellisville;

WHEREAS, all provisions of Section 71.011 RSMo. authorizing such concurrent detachment and annexation have been met; and

WHEREAS, there are no residents living in the area to be concurrently annexed and detached; and

WHEREAS, the Property is currently zoned by the City of Ballwin as R-3 Single Family Residential Zoning District; and

WHEREAS, a copy of the proposed ordinance was available for public inspection prior to consideration by the Board of Aldermen.

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

SECTION 1: The tract of land totaling approximately .6037 acres, generally located at the western quarter of the property known as 104 Jacob Lane in the City of Ballwin, Missouri, referred to hereinafter as the "Property", and more specifically described as follows:

A tract of land being part of a larger tract of land conveyed to Ronnie and Imogene Hopper by deed recorded in Book 17629, Page 2983 of the St. Louis County, Missouri, Records, located in the Southwest Quarter of the Northeast Quarter of Section 4, Township 44 North, Range 4 East of the Fifth Principal Meridian, City of Ballwin, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point in the north line of said Southwest Quarter of the Northeast Quarter of said Section 4, said point being North 89° 53' 50" East, 20.00 feet from the North-South Centerline of said Section 4; thence along the northerly line of said Southwest Quarter of the Northeast Quarter of said Section 4, said line also being the southerly line of Lisa Subdivision, as recorded in Plat Book 97, Page 7 of said St. Louis County, Missouri, Records, North 89° 53' 50" East, 174.38 feet; thence departing last said northerly line, South 08° 45' 18" West, 107.75 feet; thence South 21° 48' 01" West, 63.00 feet to the northerly line of a tract of land conveyed to Nora M. Umphres, ETAL, by deed recorded in Book 6055, Page 355 of said St. Louis County, Missouri, Records; thence along last said northerly line, South 89° 53' 36" West, 135.21 Feet to the northwest corner of said Umphres tract, said point also being on the easterly line of a tract of land conveyed to Straub, L.L.C. by deed recorded in Book 15686, Page 2833 of said St. Louis County, Missouri, Records; thence along last said easterly line, North 00° 13' 00" East, 164.93 feet to the Point of Beginning, and containing 26,296 square feet or 0.6037 acres, according to calculations performed by The Sterling Company during November, 2015 under Order No. 15-03-074.

is hereby declared to be detached from the City of Ballwin, Missouri, according to the terms of Section 71.011 RSMo.

SECTION 2: The reasons for and purposes to be accomplished by the concurrent detachment and annexation of the Property are that it will ensure all lots of a new planned residential subdivision with twenty single-family home lots, to be known as the Arbors at Bluebird Park, eighteen of which lots are currently within the corporate city limits of the City of Ellisville and two of which lots are currently within the corporate city limits of the City of Ballwin, are included within the corporate city limits and subject to the ordinances of a single municipality.

SECTION 3: The City of Ballwin, Missouri shall file a certified copy of this ordinance simultaneously with the filing of a certified copy of the related detachment ordinance adopted by the City of Ballwin, Missouri in the office of the County Clerk of St. Louis County, the St. Louis County Assessor, the Recorder of Deeds of St. Louis County, and the Clerk of the Circuit Court of St. Louis County, at the cost of the City of Ellisville.

SECTION 4: The City Clerk for the City of Ballwin is further authorized and directed to take any and all necessary steps to effectuate this concurrent detachment and annexation by and between the City of Ballwin, Missouri and the City of Ellisville, Missouri.

SECTION 5: This Ordinance shall be in full force and effect after its passage and approval of the Board of Aldermen.

PASSED this _____ day of _____, 2015.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2015.

TIM POGUE, MAYOR

ATTEST:

ERIC HANSON, CITY ADMINISTRATOR