



BILL NO. 3901

CITY OF BALLWIN

ORDINANCE NO. 15-

14811 Manchester Road, Ballwin, MO 63011

INTRODUCED BY

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

AN ORDINANCE APPROVING ANNEXATION OF THE PROPERTY KNOWN AND NUMBERED AS 2750 CLARKSON ROAD INTO THE CITY OF BALLWIN.

WHEREAS, George and Kerry Stumpf are the owners of property known and numbered as 2750 Clarkson Road (as described in the legal description attached hereto as Exhibit A and incorporated herein) in unincorporated St. Louis County, and

WHEREAS, the Stumpfs approve of the proposed annexation as evidenced by the letter attached hereto as Exhibit B, and

WHEREAS, a certain portion of the right-of-way of Missouri Route 340 is also included in the Stumpf property. A legal description of the right-of-way is attached hereto as Exhibit C, and

WHEREAS, the proposed annexation qualifies as a boundary adjustment that is not subject to review by the St. Louis County Boundary Commission as set forth in § 72.401.8, RSMo., provided that St. Louis County also consents thereto by ordinance, and

WHEREAS, the property to be annexed is currently zoned NU – Non-Urban, 1003.107, SLCRO, by St. Louis County, and shall remain subject to such restrictions pursuant to City Zoning Code until such time as the City adopts zoning regulations for such property, and

WHEREAS, the Board of Aldermen find that this boundary adjustment is in the public interest because it will remove an unincorporated island and allow for better provision of public services.

WHEREAS, copies of this proposed Ordinance have been made available for public inspection prior to consideration by the Board of Aldermen, and this Bill has been read by title in open meeting twice before final passage by the Board of Aldermen,

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

SECTION 1. The City hereby extends its limits to include the property described on Exhibits A and C attached hereto and incorporated herein, subject to consent thereto by ordinance of St. Louis County.

SECTION 2. This Ordinance shall take effect and be in full force from and after its passage and approval, however the boundary adjustment shall not take effect until passage of an ordinance by the County Council of St. Louis County approving such boundary adjustment.

PASSED this _____ day of _____, 2015.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2015.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR

EXHIBIT A
LEGAL DESCRIPTION

A tract of Land in Section 28, Township 45 North, Range 4 East, in the County of St. Louis, Missouri, and described as: Commencing at a stone being the Northwest corner of Lot 8 of the Subdivision of K. Shotwell Estate; thence South 89-1/2 degrees East 250 feet to a stake; thence North 22 degrees 48 minutes East 171 feet 6 inches to a stake; thence North 89 degrees 25 minutes West 282 feet 7 inches to a stake in the center line of Clarkson Road, 30 feet wide, as originally established, thence with the center line of said road, South 22 degrees 48 minutes West 86 feet 10 inches to a stake in the West line of said Section 28, thence with said Section Line South 0 degree 10 minutes West 78 feet 4 inches to the point of beginning, LESS AND EXCEPTING that portion of the above described property deeded to the State of Missouri by deed dated November 14, 1987 and recorded January 20, 1988 in Book 8259 Page 1803.

Together with all improvements thereon known and numbered as 2750 Clarkson Road.
Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any.

Locator No: 21T510422

Exhibit B

November 4, 2015

Mayor Tim Pogue
City of Ballwin
14811 Manchester Rd.
Ballwin, MO 63011

Re: Annexation

Dear Mayor Pogue;

We are the owners of the property commonly known as 2750 Clarkson Rd. Our property and a small adjoining portion of the Clarkson Rd. right-of-way are presently an island of unincorporated land surrounded by the cities of Ballwin and Clarkson Valley. As former residents of Ballwin we understand and appreciate the quality of the community services offered by the City of Ballwin. By this letter we are asking that our property be annexed into the City of Ballwin. It is our understanding that Ballwin and St Louis County each have to approve this transfer of jurisdiction before it becomes final.

Sincerely:

George Stumpf
Owner

Kerry Stumpf
Owner

EXHIBIT C
STUMPF/CLARKSON ROAD ANNEXATION LEGAL DESCRIPTION

A tract in the Northwest quarter of Section 28, Township 45 North, Range 4 East and described as follows:

Beginning at the point of intersection of the northwestern line of the city limits of the City of Ballwin, said line also being the southeast line of the Clarkson Rd. right-of- way, 60 feet wide, and the northeast line of the Williamsburg Green subdivision Plat 1, as set out and described on pages 78 and 79 of Plat Book 179 of record in the office of the St. Louis County Recorder of Deeds; thence southwestwardly along said Ballwin City limits line to its point of intersection with the north line of a tract of land conveyed to Matilda Holloway by deed recorded in book 72 page 247 of record in the office of the St. Louis County Recorder of Deeds; thence westwardly along the north line of said conveyed property, said line also being the city limits line of the City of Ballwin to a point of intersection with the former centerline of Clarkson Rd. said point also being the northwest corner of said conveyed Matilda Holloway property; thence southwardly along the west property line of said conveyed property, said line also being the city limits line of the City of Ballwin to a point being the southwest corner of said conveyed Matilda Holloway property; thence eastwardly along the south line of said conveyed property, said line also being the city limits line of the City of Ballwin to its point of intersection with the east line of lot 2 of the Williamsburg Green Subdivision Plat 1, as set out and described on pages 78 and 79 of Plat Book 179, of record in the office of the St. Louis County Recorder of Deeds; thence southwestwardly along the northwest line of said lot 2 to a point being its intersection with the south line of said Williamsburg Green Subdivision, said line also being the north line of Westhampton Subdivision Plat 1 as set out and described on page 145 of Plat Book 68 of record in the office of the St. Louis County Recorder of Deeds, said line also being the city limits line of the City of Clarkson Valley; thence westwardly along said city limits line of the City of Clarkson Valley to a point of intersection with the former west line of Clarkson Road; thence northwardly and north westwardly along said former Clarkson Rd. west line, said line also being the city limits line of the City of Clarkson Valley to a point of intersection in the southern prolongation of the western line of Clarkson Road, vacated, as shown on plat of survey recorded on the Surveyor's Record 6, Page 21, of the St. Louis County Surveyor's Office, said line also being the city limits line of the City of Ballwin; thence southeastwardly along said prolongation line to its point of intersection with the southeast line of Clarkson Road, 60 feet wide, said line also being the city limits line of the City of Ballwin; thence southwestwardly along said city limits line to the point of beginning.