



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED MEETING AT 6:30 P.M. ON MARCH 8, 2022, AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning and Zoning Meeting Agenda

The meeting will take place on March 8, 2022, at 6:30 P.M.

Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**
January 2022 Planning and Zoning Meeting
5. **New Business**
Pevely Pointe Estates Major Preliminary Plat Approval
Pevely Pointe Estates Rezoning
Code Report
6. **Old Business**
7. **Member Reports**
Doug Groom
Mike Sullivan
Steve Markus
Russ Shackelford
Art Heyl
Dan Murphy
Mike Menkhus
8. **Citizen Comments**
9. **Adjournment.**

Posted On: 3/1/2022 3:58:41 PM By: Adam Mitchell, Building Official

**PLANNING AND ZONING PUBLIC HEARING
JANUARY 04, 2022
CITY OF PEVELY**

The Planning and Zoning Public Hearing was called to order at 6:00pm by Russ Shackelford.

Public Hearing is being held to discuss the rezoning of parcels 1160130000009507, 1160130000009504, 1160130000009502, and 1160130000009502. Current Property Zoned Commercial, proposed change to Light Industrial.

Ryan Huckfeldt, owner of Jett Acquisitions would like to purchase the property to build on. He would like to relocate his business located in Herculaneum to the property on the corner of Weier Rd. and Lynnwood Dr. The business is a Fabricated Metal Product Manufacturer. Ryan would like to build a 46,000 Sq. ft. facility on the 12.2-acre property.

Citizen Comments:

Paula Spatafora-Ward 2- inquired about the location of the building on the property, parking and the storage of products.

Ryan showed the location of the proposed building on the map, as well as the parking area and entrances.

Board member Steve Markus stated to resident Paula Spatafora that this hearing is being held to discuss the rezoning of the property only. Steve told her that what was going to be built on the property was not the issue and was not to be talked about at this hearing.

Paula asked when would be the appropriate time to ask questions. Steve referred her to Adam Mitchell for additional questions. Adam said she could speak to him and he would consult with Ryan Huckfeldt to get her questions answered.

Public Hearing closed at 6:25pm by Russ Shackelford.

**PLANNING AND ZONING
JANUARY 04, 2022
CITY OF PEVELY**

The Planning and Zoning Meeting was called to order by Russ Shackelford at 6:33pm with the reciting of the Pledge of Allegiance.

Roll call:

Those Present: Doug Groom, Mike Sullivan, Arthur Heyl, Russ Shackelford, Dan Murphy, and Steve Markus.

Those Absent: Mike Menkhus.

City Employees: Adam Mitchell, Adam Schmidt, and Maggie Doenges.

Consent of Agenda: Russ called for a motion to accept the agenda as is. **Motion** was made to accept the agenda as is by Dan Murphy, seconded by Doug Groom. **Motion** to accept passed with all ayes and no nays.

Approval of Minutes: Russ called for a motion to approve the minutes from the December 07, 2021 meeting. **Motion** was made to approve the minutes by Art Heyl, seconded by Dan Murphy. **Motion** carried with all ayes and no nays.

New Business:

Jett Metals Rezoning:

Russ called for a motion to approve the rezoning from Commercial to Light Industrial of the property on the corner of Weier Rd. and Lynnwood Dr. **Motion** was made by Mike Sullivan to approve the zone change, seconded by Doug Groom. **Motion** carried with all ayes and no nays.

Code report:

December 2021

Permit Report:

Vehicles

- **Total Violations** **10**
- **Resolved** **05**
- **Not Resolved** **05**
- **Forward to PD** **01**

Garbage

- **Total Violations** **02**
- **Resolved** **01**
- **Not Resolved** **01**

Yard Parking

- **Total Violations** **11**
- **Resolved** **05**
- **Not Resolved** **06**

Nuisances Affecting Health

- **Total Violations** **01**
- **Resolved** **00**
- **Not Resolved** **01**

Total Violations **24**

Occupancy	10
Electric	02
Fence	01
Land Disturbance	01
Sewer Lateral	01
Deck	01
Total	16

Old Business:

Driveway Permit Time Frame

Russ called for a motion be made to table the discussion at this time. **Motion** was made to table the permit change by Steve Markus, seconded by Mike Sullivan. **Motion** carried with all ayes and no nays.

Members Reports:

Doug Groom: none

Mike Sullivan: none

Steve Markus: none

Russ Shackelford: none

Art Heyl: none

Dan Murphy: none

Mike Menkhus: absent

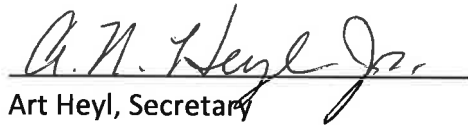
Citizen Comments: none

Motion was made by Dan Murphy, seconded by Doug Groom to close the meeting.

Motion carried with all ayes and no nays.

Meeting closed at 6:38pm

Submitted by:


Art Heyl, Secretary


Maggie Doenges, Secretary

Approved by:

Russ Shackelford, Board Chair



CITY OF PEVELY

401 Main St.
Pevely, MO 63070

Date 2/9/2022

Applicant Name Cochran Engineering C/O Tim Schowe Phone #: 636-584-0540

Address 530A East Independence Drive, Union, MO 63084

Property Owner Name Dee Jay Huckie Phone #: 314-808-4006

Address 2500 Doewood Court, De Soto, MO 63020



Subdivision Plat Submission:

- Minor Preliminary (\$100.00 + \$2.00 per lot) [2 - 4 lots/No improvements]
Minor Final (\$100.00 + \$2.00 per lot) 150.00
Major Preliminary (\$100.00 + \$2.00 per lot) [5 or more lots or includes improvements]
Major Final (\$100.00 + \$2.00 per lot)

Number of Lots: 3 Zoning of Area: R-3, R-4, B-2

ATTACH LEGAL DESCRIPTION AND PLAT OF PROPERTY

Reviews:

Water Superintendent

Sewer Superintendent

City Administrator

Engineer

Preliminary Approval: P&Z Commission Board of Aldermen

Final Approval: P&Z Commission Board of Aldermen

Conditional Approval

Comments Jhaynes @ Cochran-eng.com

Applicants Signature

Owner's Signature



PAID
DEC 27 2021
Ch 45724
By: [Signature]
\$ 100.00

PLANNING & ZONING APPLICATION
CITY OF PEVELY, MO
401 MAIN ST.
PEVELY, MO 63070
636-475-4452

(Please Print)

Date December 15, 2021
Name Dee Jay Huckie
Address 2500 Doewood Court
De, Soto, MO 63020

Boundary Adjustment _____
(\$100.00)
Code Change Request _____
Sketch Plan _____
Lot Consolidate _____
Rezoning X _____
(\$100.00)
Special Use Permit _____
(\$100.00 + \$2.00 per lot)
PRD/PBD/PID _____
(\$100.00 + \$2.00 per lot)
Business Approval _____

Phone # 314-808-4006 Cell Phone # _____

Current Property Zone R-2 (Change to?) B-2

Adjoining Zoning: North: MH South: R-4 East: B-2 West: Proposed R-4

Number of Acres: 7.61 Present use of property: Undeveloped

Describe your request Rezoning of the frontage along Weier Rd to B-2
for commercial lots.

[Signature]
Signature of Person Desiring Hearing

****Attach plans or drawings of any new construction associated with proposal.**

How will it be a benefit to the neighborhood and community? Provide available commercial
land for local retail sales and job opportunities.

Property Address: Weier Rd.

Property description (location, lot, subdivision, etc.): See attached

Name & Address of Legal Property Owner

Quentin Tierra, LLP
6004 S. First St.
Lufkin, TX 75901

Is Transfer of Ownership dependent on Commission Action? Yes _____ No X

Have there been prior applications for action on this property? Yes _____ No X

Adjoining Property Owners (Special Use & Rezoning Permit Only)

Charles Horn - 9199 Weier Rd, Pevely, MO 63070
Dorothy Weier - 9096 Lynnwood Dr. Pevely, MO 63070
Lynnwood Village MHC, LLC - 5308 Deronshire Ave. St. Louis, MO 63109

****Attach legal description and/or plat of property.**

Attach scale plat of tract(s) including: boundary dimensions, adjoining streets and alleys, present improvements, intended improvements, adjoining & cornering property lines and owners and their zoning, addressed & stamped envelopes for all abutting property owners subject to notification of public hearing.



**EXHIBIT A
COMMERCIAL PARCEL REZONING DESCRIPTION**

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24 ALL WITHIN TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE 5TH P.M., CITY OF PEVELY, JEFFERSON COUNTY, MISSOURI ALSO BEING THOSE PARCELS CONVEYED TO QUENTIN TIERRA, LLLP BY DEEDS RECORDED AS DOCUMENT NO. 2021R-034183 AND 2021R-034185 OF THE JEFFERSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE CORNER OF FRACTION SECTIONS 13 AND 24 OF TOWNSHIP 41 NORTH, RANGE 5 EAST AND FRACTIONAL SECTIONS 18 AND 19 OF TOWNSHIP 41 NORTH, RANGE 6 EAST, SAID POINT BEING ON THE SOUTH LINE OF THE CADWALLADER ACRES SUBDIVISION AS RECORDED IN BOOK 35, PAGE 93 OF SAID RECORDER OF DEEDS OFFICE, THENCE S02°18'28"W ALONG THE COMMON LINE BETWEEN SAID SECTIONS 19 AND 24, 563.46 FEET TO A SET IRON ROD ON THE WESTERN RIGHT OF WAY LINE OF INTERSTATE 55 AT STATION 664+34.84 362.20 FEET RIGHT; THENCE S09°44'07"W ALONG SAID RIGHT OF WAY LINE, 353.26 FEET TO A METAL RIGHT OF WAY MARKER AT STATION 667+68.30 265.00 FEET RIGHT; THENCE S85°13'31"W 45.68 FEET TO AN IRON ROD; THENCE S01°38'14"W 49.14 FEET TO A METAL RIGHT OF WAY MARKER AT THE NORTHEAST CORNER OF LOT 1 OF HENRY'S SUBDIVISION NO. TWO AS RECORDED ON BOOK 196, PAGE 22 OF SAID RECORDER OF DEEDS OFFICE AT STATION 668+20.43 445.62 FEET RIGHT; THENCE S29°30'30"W ALONG THE NORTH LINE OF SAID LOT 1, 75.07 FEET TO AN IRON PIPE; THENCE S47°50'45"W 99.91 FEET TO AN IRON PIPE; THENCE S66°36'29"W 81.88 FEET TO AN IRON PIPE; THENCE S85°27'26"W 100.47 FEET TO AN IRON ROD; THENCE N04°28'36"W 62.10 FEET TO AN IRON ROD; THENCE CROSSING SAID QUENTIN TIERRA, LLLP PARCEL, N14°01'30"E 207.82 FEET; THENCE N09°44'07"E 333.88 FEET TO A POINT OF CURVATURE; THENCE 23.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 185.00 FEET, AND A CHORD THAT BEARS N06°01'17"E 23.97 FEET; THENCE N02°18'28"E 282.86 FEET; THENCE N25°40'39"W 41.07 FEET TO A POINT OF CURVATURE; THENCE 84.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, AND A CHORD THAT BEARS N40°45'43"W 83.28 FEET; THENCE N02°04'50"E 151.22 FEET TO THE SOUTH LINE OF SAID CADWALLADER ACRES SUBDIVISION, SAID LINE ALSO BEING THE COMMON LINE BETWEEN SAID SECTIONS 13 AND 24; THENCE S87°55'10"E ALONG SAID COMMON LINE AND SOUTH LINE OF SAID CADWALLADER ACRES SUBDIVISION, 366.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.61 ACRES OR 331,501 SQUARE FEET MORE OR LESS.

8 East Main Street
Wentzville, MO 63385
Phone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, MO 63026
Phone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, MO 63084
Phone: 636-584-0540
Fax: 636-584-0512

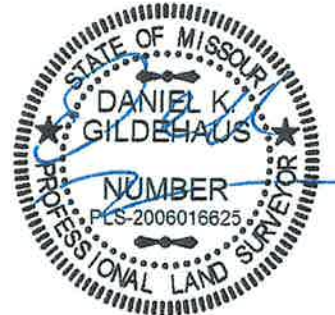
1163 Maple Street
Farmington, MO 63640
Phone: 573-315-4810
Fax: 573-315-4811

7804 N. Biagio Street
Ozark, MO 65721
Phone: 417-595-4108
Fax: 417-595-4109

905 Executive Drive
Osage Beach, MO 65065
Phone: 573-525-0299
Fax: 573-525-0298



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12-15-21

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Wentzville, MO 63385
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Fax: 636-327-0760

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Fenton, MO 63026
Phone: 314-842 4033
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Phone: 573-525-0299
Fax: 573-525-0298

www.cochraneng.com



PAID
DEC 27 2021
By: [Signature] 45726
\$ 100.00

PLANNING & ZONING APPLICATION
CITY OF PEVELY, MO
401 MAIN ST.
PEVELY, MO 63070
636-475-4452

(Please Print)

Date December 15, 2021

Name Dee Jay Huckie

Address 2500 Doewood Court

De, Soto, MO 63020

Boundary Adjustment _____

(\$100.00)

Code Change Request _____

Sketch Plan _____

Lot Consolidate _____

Rezoning X

(\$100.00)

Special Use Permit _____

(\$100.00 + \$2.00 per lot)

PRD/PBD/PID _____

(\$100.00 + \$2.00 per lot)

Business Approval _____

Phone # 314-808-4006 Cell Phone # _____

Current Property Zone R-2 (Change to?) R-4
Proposed

Adjoining Zoning: North: MH/R2 South: R-2 East: B-2 West: R-2

Number of Acres: 84.98 Present use of property: Undeveloped

Describe your request Rezoning from R-2 to R-4 to allow for 7,000 square foot lots for single family dwellings.

[Signature]
Signature of Person Desiring Hearing

****Attach plans or drawings of any new construction associated with proposal.**

How will it be a benefit to the neighborhood and community? Provide affordable new single family housing for the community.

Property Address: Willow Drive

Property description (location, lot, subdivision, etc.): See attached

Name & Address of Legal Property Owner

Quentin Tierra, LLP
6004 S. First St.
Lufkin, TX 75901

Is Transfer of Ownership dependent on Commission Action? Yes _____ No X

Have there been prior applications for action on this property? Yes _____ No X

Adjoining Property Owners (Special Use & Rezoning Permit Only)

City of Pevely

Charles Horn - 9199 Weier Rd, Pevely, MO 63070

Wesley Kenner - 1697 Willow Dr, Pevely, MO 63070

Katherine Shelley - 9900 Sleepy Hollow Rd, Pevely, MO 63070 and 9900 Sleepy Hollow Rd, Pevely, MO 63070

Ricky & Denise Freeman - 1705 Willow Dr, Pevely, MO 63070

Hilary and Steven Garner & Chester Kell - 6081 Brookview Heights Dr, Pevely, MO 63070

MDK Investments, INC. - 2950 Stonebridge Place EST, Festus, MO 63028

John Ingerson - 1717 Willow Dr, Pevely, MO 63070

Derek & Catherine Emerson - 512 Olive St, De Soto, MO 63020

Catherine Harpster - 1729 Willow Dr, Pevely, MO 63070

Dennis & Paula Kertz - 530 Walnut St, Pevely, MO 63070

See Attached

****Attach legal description and/or plat of property.**

Attach scale plat of tract(s) including: boundary dimensions, adjoining streets and alleys, present improvements, intended improvements, adjoining & cornering property lines and owners and their zoning, addressed & stamped envelopes for all abutting property owners subject to notification of public hearing.

Darrell & Helen – 2935 Meyer Rd, Festus, MO 63028

Ronald & Glenda Christakos – 1741 Willow Dr, Pevely, MO 63070

William & Shelley Pratt – 1801 Willow Dr, Pevely, MO 63070

Patricia Hogenmiller – 1807 Willow Dr, Pevely, MO 63070

Curtis Williams – 1813 Willow Dr, Pevely, MO 63070

Katherine & Kimberly Shelley – 9900 Sleepy Hollow Rd, Pevely, MO 63070

Matthew & Christine – 1825 Willow Dr, Pevely, MO 63070

Thomas & Julie Kostecki – 1831 Willow Dr, Pevely, MO 63070

Karen Francone – 1837 Willow Dr, Pevely, MO 63070

Cynthia Nuspl – 1843 Willow Dr, Pevely, MO 63070

Beulah Hodecker – 1849 Willow Dr, Pevely, MO 63070

Gerald & Kelly Keimer – 1855 Willow Dr, Pevely, MO 63070

Dennis Behnen - 1861 Willow Dr, Pevely, MO 63070

Norman & Katherine Shelley - 9900 Sleepy Hollow Rd, Pevely, MO 63070

Robert Grimm JR – 1873 Willow Dr, Pevely, MO 63070

Alan & Christina Jackson – 1879 Willow Dr, Pevely, MO 63070

Paige & Pippins Martin – 1889 Willow Dr, Pevely, MO 63070

Jerry Sr & Kimberly West – 1891 Willow Dr, Pevely, MO 63070

Douglas & Susana Schinzing – 6626 Idaho St, St. Louis, MO 63111

Paul & Rebecca Berndt – 4156 N. Shore Dr, Hillsboro, MO 63050 and 1872 Mountain Ash Dr, Pevely, MO 63070

Mirzet & Samira Subasic – 1860 Mountain Ash Dr, Pevely, MO 63070

Cody Watz & Kimberly Hagemann – 1850 Mountain Ash Dr, Pevely, MO 63070

Taylor Solter – 1840 Mountain Ash Dr, Pevely, MO 63070

Pevely Apartments LP – 17 W. Lockwood Ave, St. Louis, MO 63119

Kevin Bradley – PO Box 566, Pevely, MO 63070

Thomas Mosses – 1735 Herky Horine Rd, Pevely, MO 63070

Michael & Janet Weseman – 2522 Pine Ln, Pevely, MO 63070

Jason & Sara Strieder – 5571 EMS Rd, Cedar Hill, MO 63016

Jeffrey Weier – 9096 Lynnwood Dr. Pevely, MO 63070

Dorothy Weier- 9096 Lynnwood Dr. Pevely, MO 63070



**EXHIBIT A
RESIDENTIAL PARCEL REZONING DESCRIPTION**

A TRACT OF LAND BEING PART OF U.S. SURVEYS 421 AND 924, AND FRACTIONAL SECTION 24 ALL WITHIN TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE 5TH P.M., CITY OF PEVELY, JEFFERSON COUNTY, MISSOURI ALSO BEING THOSE PARCELS CONVEYED TO QUENTIN TIERRA, LLLP BY DEEDS RECORDED AS DOCUMENT NO. 2021R-034183 AND 2021R-034185 OF THE JEFFERSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE CORNER OF FRACTION SECTIONS 13 AND 24 OF TOWNSHIP 41 NORTH, RANGE 5 EAST AND FRACTIONAL SECTIONS 18 AND 19 OF TOWNSHIP 41 NORTH, RANGE 6 EAST, SAID POINT BEING ON THE SOUTH LINE OF THE CADWALLADER ACRES SUBDIVISION AS RECORDED IN BOOK 35, PAGE 93 OF SAID RECORDER OF DEEDS OFFICE, THENCE N87°55'10"W ALONG THE SOUTH LINE OF SAID CADWALLADER ACRES SUBDIVISION, SAID LINE ALSO BEING THE COMMON LINE BETWEEN SAID SECTIONS 13 AND 24, 366.74 FEET TO THE POINT OF BEGINNING.

THENCE S02°04'50"W 151.22 FEET TO A POINT OF CURVATURE; THENCE 84.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET, AND A CHORD THAT BEARS S40°45'43"E 83.28 FEET; THENCE S25°40'39"E 41.07 FEET; THENCE S02°18'28"W 282.86 FEET TO A POINT OF CURVATURE; THENCE 23.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, AND A CHORD THAT BEARS S06°01'17"W 23.97 FEET; THENCE S09°44'07"W 333.88 FEET; THENCE S14°01'30"W 207.82 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF HENRY'S SUBDIVISION NO. TWO AS RECORDED ON BOOK 196, PAGE 22 OF SAID RECORDER OF DEEDS OFFICE; THENCE N76°55'49"W 85.72 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF LOT 1 OF HENRY'S SUBDIVISION AS RECORDED ON BOOK 144, PAGE 22A OF SAID RECORDER OF DEEDS OFFICE; THENCE N89°02'23"W ALONG THE NORTH LINE OF SAID PLAT OF LOT 1 OF HENRY'S SUBDIVISION AND THE NORTH LINE OF ANCIENT OAK MANOR AS RECORDED ON BOOK 83, PAGE 2 OF SAID RECORDER OF DEEDS OFFICE, 385.94 FEET TO AN IRON PIPE; THENCE S88°08'17"W 349.94 FEET TO A SET IRON ROD AT THE NORTHWEST CORNER OF LOT 11 OF SAID PLAT OF ANCIENT OAK MANOR, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 43 OF ANCIENT OAK MANOR PLAT 2 AS RECORDED ON BOOK 89, PAGE 56 OF SAID RECORDER OF DEEDS OFFICE; THENCE N54°12'48"W ALONG THE NORTH LINE OF SAID PLAT OF ANCIENT OAK MANOR PLAT 2, 283.62 FEET TO AN IRON ROD; THENCE N88°20'28"W 416.20 FEET TO AN IRON ROD; THENCE S75°08'26"W 488.21 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF SAID PLAT OF ANCIENT OAK MANOR PLAT 2, SAID POINT ALSO BEING ON THE WEST LINE OF FRACTIONAL SECTION 24, SAME BEING THE EAST LINE OF U.S. SURVEY 421; THENCE S08°33'49"W ALONG THE WEST LINE OF SAID PLAT OF ANCIENT OAK MANOR PLAT 2 AND FRACTIONAL SECTION 24 AND EAST LINE OF U.S. SURVEY 421 605.01 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID PLAT OF ANCIENT OAK MANOR PLAT 2; THENCE N82°32'07"E ALONG THE SOUTH LINE OF SAID PLAT OF ANCIENT OAK MANOR PLAT 2, 645.49 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF LOT A OF PEVELY POINTE APARTMENTS AS RECORDED ON BOOK 245, PAGE 24 OF SAID RECORDER OF DEEDS OFFICE; THENCE S17°53'42"W ALONG THE WEST LINE LOTS A AND B OF SAID PLAT OF PEVELY POINTE APARTMENTS, 185.70 FEET TO THE APPROXIMATE FLOODPLAIN LIMITS; THENCE ALONG SAID FLOODPLAIN LIMITS, S86°43'51"W 7.70 FEET; THENCE S45°39'00"W 22.66 FEET; THENCE S74°20'43"W 81.51 FEET; THENCE S78°19'07"W 101.71 FEET. THENCE S85°46'35"W 84.17 FEET;

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Fax: 417-595-4109

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Phone: 573-525-0299
Fax: 573-525-0298



THENCE N86°16'49"W 169.99 FEET; THENCE N79°00'14"W 76.55 FEET; THENCE N75°31'02"W 82.64 FEET; THENCE N65°38'18"W 80.95 FEET; THENCE N62°27'52"W 77.72 FEET; THENCE N51°10'33"W 36.69 FEET; THENCE N56°04'50"W 51.46 FEET; THENCE N89°06'11"W 12.67 FEET; THENCE S84°34'11"W 54.47 FEET; THENCE S83°22'01"W 7.26 FEET; THENCE N72°54'23"W 15.12 FEET; THENCE N31°51'15"W 80.38 FEET; THENCE N38°00'34"E 10.44 FEET; THENCE N14°55'10"E 36.20 FEET; THENCE N05°27'08"W 56.25 FEET; THENCE N04°24'34"W 7.33 FEET; THENCE N30°14'24"E 2.73 FEET; THENCE S81°44'49"W 6.88 FEET; THENCE S67°39'48"W 38.12 FEET; THENCE S74°46'39"W 5.29 FEET; THENCE S07°07'11"W 6.60 FEET; THENCE S11°54'22"W 47.83 FEET; THENCE S04°49'56"W 44.96 FEET; THENCE S19°56'43"W 63.05 FEET; THENCE S01°54'45"W 49.83 FEET; THENCE S34°45'21"W 25.87 FEET; THENCE S41°20'55"W 31.63 FEET; THENCE S55°54'12"W 55.36 FEET; THENCE S54°03'23"W 8.80 FEET; THENCE S34°50'16"W 52.20 FEET; THENCE S53°44'54"W 32.87 FEET; THENCE S60°14'54"W 31.15 FEET; THENCE S62°05'01"W 52.18 FEET; THENCE S57°30'15"W 21.95 FEET; THENCE S19°21'30"W 12.13 FEET; THENCE S32°05'41"W 73.47 FEET; THENCE S78°48'13"W 39.07 FEET; THENCE S63°21'07"W 22.43 FEET; THENCE S59°25'04"W 52.05 FEET; THENCE S61°35'02"W 51.87 FEET; THENCE S40°46'28"W 52.25 FEET; THENCE S25°24'20"W 65.79 FEET; THENCE S12°20'15"W 68.34 FEET; THENCE S02°05'56"E 39.61 FEET; THENCE S02°26'45"E 16.64 FEET; THENCE S10°46'32"W 3.25 FEET; THENCE S58°12'25"W 14.14 FEET; THENCE S45°17'07"W 15.90 FEET; THENCE S47°17'43"W 21.62 FEET; THENCE S61°18'14"W 12.08 FEET; THENCE S59°17'25"W 32.31 FEET; THENCE S53°39'39"W 40.20 FEET; THENCE N64°05'08"W 52.23 FEET; THENCE N70°42'32"W 18.01 FEET; THENCE S56°01'38"E 18.10 FEET; THENCE S47°14'44"E 47.54 FEET; THENCE S19°16'12"W 37.39 FEET; THENCE S57°55'23"E 2.05 FEET; THENCE N49°43'46"E 44.73 FEET; THENCE N63°33'46"E 26.89 FEET; THENCE N67°55'18"E 23.64 FEET; THENCE N67°53'49"E 28.86 FEET; THENCE N56°51'41"E 24.68 FEET; THENCE S53°26'40"E 10.74 FEET; THENCE S13°10'38"W 30.52 FEET; THENCE S17°57'31"E 25.46 FEET; THENCE S00°35'37"E 31.93 FEET; THENCE S24°43'06"E 66.83 FEET; THENCE S31°49'14"E 39.13 FEET; THENCE S54°46'36"E 28.81 FEET; THENCE S58°06'36"E 40.73 FEET; THENCE S65°09'03"E 12.56 FEET; THENCE S42°00'40"E 26.81 FEET; THENCE S10°35'26"E 2.97 FEET; THENCE S30°10'43"W 8.37 FEET; THENCE S03°06'52"W 34.71 FEET; THENCE S15°48'50"E 88.38 FEET; THENCE S14°43'13"W 4.96 FEET; THENCE S38°29'11"W 7.18 FEET; THENCE S58°50'55"W 21.83 FEET; THENCE S36°51'51"W 11.97 FEET; THENCE S51°49'19"W 5.85 FEET; THENCE N80°16'05"W 21.47 FEET; THENCE S73°13'27"W 18.37 FEET; THENCE S48°18'13"W 22.71 FEET; THENCE S59°08'06"W 23.12 FEET; THENCE S55°08'06"W 7.43 FEET; THENCE S34°51'14"W 15.93 FEET; THENCE S48°37'43"W 9.18 FEET; THENCE S38°33'29"W 29.03 FEET; THENCE S12°30'42"W 27.34 FEET; THENCE S25°46'17"W 15.16 FEET; THENCE S17°04'56"W 26.53 FEET; THENCE S23°59'42"W 21.25 FEET; THENCE S04°55'47"W 22.39 FEET; THENCE S30°30'14"W 6.04 FEET; THENCE S67°10'32"W 23.56 FEET; THENCE S83°54'41"W 71.09 FEET; THENCE S73°09'10"W 33.41 FEET; THENCE N73°25'04"W 23.62 FEET; THENCE S67°21'52"W 16.33 FEET; THENCE S81°59'12"W 39.26 FEET; THENCE S55°58'27"W 14.65 FEET; THENCE S46°02'46"W 37.59 FEET; THENCE S55°16'32"W 48.00 FEET; THENCE S49°51'46"W 33.82 FEET; THENCE S66°20'20"W 21.20 FEET; THENCE S52°21'20"W 31.58 FEET; THENCE S52°48'09"W 63.34 FEET; THENCE S31°50'41"W 40.26 FEET; THENCE S26°14'16"W 24.42 FEET; THENCE S25°39'59"W 42.22 FEET; THENCE S14°07'23"W 40.72 FEET; THENCE S07°43'08"W 34.60 FEET; THENCE S01°34'36"E 52.43 FEET; THENCE S09°57'38"E 137.94 FEET; THENCE S26°42'47"W 67.01 FEET; THENCE S87°21'14"W 12.16 FEET; THENCE N83°18'33"W 21.83 FEET; THENCE N69°23'52"W 26.39 FEET; THENCE N50°55'37"W 37.28 FEET; THENCE N04°48'19"W 117.58 FEET; THENCE N07°06'33"W 20.75 FEET; THENCE N24°01'37"W 25.45 FEET; THENCE N23°36'08"W 130.35 FEET; THENCE N05°01'03"W 48.10 FEET; THENCE N56°19'49"W 9.48 FEET; THENCE N73°11'01"W 37.56 FEET; THENCE N42°14'28"W 28.78 FEET; THENCE N05°36'20"W 51.58 FEET; THENCE N03°17'08"E 77.71 FEET; THENCE N23°42'40"E 10.65 FEET; THENCE N09°23'27"E 12.01 FEET; THENCE N13°00'23"W 50.59 FEET; THENCE N13°39'19"W 42.78 FEET; THENCE N12°45'43"E 79.11 FEET; THENCE N25°50'52"E 97.43 FEET; THENCE N10°44'30"E

8 East Main Street
Wentzville, MO 63385
Phone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, MO 63026
Phone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, MO 63084
Phone: 636-584-0540
Fax: 636-584-0512

1163 Maple Street
Farmington, MO 63640
Phone: 573-315-4810
Fax: 573-315-4811

2804 N. Biagio Street
Ozark, MO 65721
Phone: 417-595-4108
Fax: 417-595-4109

905 Executive Drive
Osage Beach, MO 65065
Phone: 573-525-0299
Fax: 573-525-0298



19.28 FEET; THENCE N03°46'52"W 85.17 FEET; THENCE N28°15'41"W 85.25 FEET; THENCE N06°24'17"W 42.31 FEET; THENCE N08°00'23"W 37.77 FEET; THENCE N13°35'09"W 67.12 FEET; THENCE N10°53'43"W 60.36 FEET; THENCE N22°06'16"W 99.42 FEET; THENCE N06°53'03"W 90.83 FEET; THENCE N17°18'30"E 67.25 FEET; THENCE N05°57'46"E 93.02 FEET; THENCE N13°37'13"W 79.58 FEET; THENCE N07°26'39"W 36.96 FEET; THENCE N03°46'51"W 63.37 FEET; THENCE N00°40'33"W 16.40 FEET; THENCE N03°48'21"E 19.06 FEET; THENCE N03°58'57"E 8.09 FEET; THENCE N44°26'47"E 5.01 FEET; THENCE N43°28'26"W 8.62 FEET; THENCE N41°48'45"W 9.31 FEET; THENCE N33°46'23"W 2.77 FEET; THENCE N45°16'06"W 1.41 FEET; THENCE N40°28'33"E 29.61 FEET; THENCE N69°13'51"E 28.10 FEET; THENCE N11°53'43"W 39.15 FEET; THENCE S83°30'42"W 20.06 FEET; THENCE N59°16'47"W 121.22 FEET TO THE SOUTH LINE OF LOT 1 OF WEIER ESTATES AS RECORDED ON BOOK 119, PAGE 11 OF SAID RECORDER OF DEEDS OFFICE; THENCE N84°28'47"E ALONG THE SOUTH LINE OF SAID PLAT, 799.22 FEET TO A SET IRON ROD IN THE MIDDLE OF A GRAVEL ROAD; THENCE CONTINUING ALONG THE CENTERLINE OF SAID GRAVEL ROAD, N45°58'47"E 145.12 FEET TO A SET IRON ROD; THENCE N33°39'47"E 217.06 FEET TO A SET IRON ROD; THENCE N44°18'47"E 233.04 FEET TO A SET IRON ROD; THENCE N50°35'47"E 585.84 FEET TO A SET IRON ROD; THENCE N60°49'47"E 438.99 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE COMMON LINE BETWEEN FRACTIONAL SECTION 24 AND U.S. SURVEY 421; THENCE N07°22'49"E ALONG SAID COMMON LINE AND EAST LINE OF SAID LOT 1, 242.93 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF LOT 1 OF WEIER ESTATES NO. 2 AS RECORDED ON BOOK 119, PAGE 12 OF SAID RECORDER OF DEEDS OFFICE; THENCE S79°05'26"E ALONG THE SOUTH LINE OF SAID LOT 1 OF WEIER ESTATES NO. 2, 1267.70 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER THEREOF; THENCE N23°27'50"E ALONG THE EAST LINE OF SAID LOT 1, 358.93 FEET TO AN IRON ROD; THENCE CONTINUING, N19°04'01"E 103.10 FEET TO A SET IRON ROD; THENCE N14°57'01"E 54.69 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH LINE OF SAID CADWALLADER ACRES SUBDIVISION, SAID LINE ALSO BEING THE COMMON LINE BETWEEN SAID SECTIONS 13 AND 24; THENCE S87°55'10"E ALONG SAID COMMON LINE AND SOUTH LINE OF SAID CADWALLADER ACRES SUBDIVISION, 569.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 84.98 ACRES OR 3,701,891 SQUARE FEET MORE OR LESS.



12-15-21

8 East Main Street
Wentzville, MO 63385
Phone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, MO 63026
Phone: 314-842-4033
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530A East Independence Drive
Union, MO 63084
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1163 Maple Street
Farmington, MO 63640
Phone: 573-315-4810
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2804 N. Biagio Street
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Phone: 417-595-4108
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905 Executive Drive
Osage Beach, MO 65065
Phone: 573-525-0299
Fax: 573-525-0298