

BILL NO. _____

INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE ANNEXING PROPERTY INTO THE TOWN OF AUGUSTA, MISSOURI

WHEREAS, on or about December 12, 2023 a verified petition signed by the owners of all fee interests of record in the tract of real estate hereinafter described, requesting annexation of certain territory into the Town of Augusta, Missouri was filed with the Town Clerk; and

WHEREAS, said real estate as hereinafter described is contiguous and compact to the present corporate limits of the Town of Augusta, Missouri; and

WHEREAS, the Board of Trustees of the Town of Augusta, Missouri does find and determine that said annexation of the land described in this ordinance is reasonable and necessary to the proper development of the Town; and

WHEREAS, the Town is able to furnish normal municipal services to said area within a reasonable time after annexation.

NOW, THEREFORE, be it ordained by the Board of Trustees of the Town of Augusta, Missouri, as follows:

SECTION 1: The boundaries of the Town of Augusta, Missouri are hereby altered to encompass the tracts of land described in Exhibit A of this ordinance, lying contiguous and compact to the present corporate limits.

SECTION 2: The Town Clerk of the Town of Augusta is hereby ordered to have three (3) certified copies of this ordinance filed with the St. Charles County Registrar and the St. Charles County Assessor.

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: _____

ATTEST: _____

Chairman of the Board of Trustees
Town of Augusta, Missouri

Approved: _____

ATTEST: _____

Chairman of the Board of Trustees
Town of Augusta, Missouri

EXHIBIT A

Ex. A

LANDMARK SURVEYING CO.

802 E Main St. Wentzville, MO 63385
636-327-5853
636-332-9190

Dale Walterman
Registered Land Surveyor

Shane@landmarksurveymo.com

NOVEMBER 10TH, 2023
PREPARED FOR: AUGUSTA FOUR C'S, LLC.

LAND DESCRIPTION
27.59 ACRES

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 12 & PART OF U.S. SURVEY 1644, TOWNSHIP 44 NORTH, RANGE 1 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND AXLE IN CONCRETE; THENCE SOUTH 15 DEGREES 44' 00" WEST, ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO LAKE AUGUSTA FARMS, LLC., AS RECORDED IN BOOK 6085, PAGE 2140 OF THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE, 999.24 FEET TO A POINT IN THE CENTERLINE OF HACKMANN RD. (30' WIDE); THENCE NORTH 72 DEGREES 59' 31" WEST, ALONG THE CENTERLINE OF HACKMANN RD., 145.51 FEET TO A POINT; THENCE NORTH 77 DEGREES 12' 47" WEST, 278.00 FEET TO A POINT; THENCE NORTH 45 DEGREES 10' 09" WEST, 228.65 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE CENTERLINE OF HACKMANN RD., THE FOLLOWING COURSES AND DISTANCES: NORTH 40 DEGREES 54' 33" WEST, 80.58 FEET; NORTH 42 DEGREES 41' 41" WEST, 59.87 FEET; NORTH 36 DEGREES 57' 28" WEST, 97.58 FEET; NORTH 49 DEGREES 04' 13" WEST, 84.18 FEET; SOUTH 65 DEGREES 52' 59" WEST, 72.15 FEET; SOUTH 52 DEGREES 57' 20" WEST, 73.01 FEET; SOUTH 59 DEGREES 22' 07" WEST, 78.48 FEET; SOUTH 72 DEGREES 04' 55" WEST, 68.09 FEET; THENCE SOUTH 88 DEGREES 30' 01" WEST, LEAVING THE CENTERLINE OF HACKMANN RD. & ALONG THE SOUTH LINE OF SECTION 12, 200.90 FEET TO A FOUND IRON ROD AND FROM WHICH A FOUND OLD STONE AT THE CORNER OF SECTION 11, 12, 13 & 14 BEARS SOUTH 88 DEGREES 30' 01" WEST, 30.02 FEET; THENCE NORTH 00 DEGREES 30' 00" EAST, ALONG THE EAST LINE OF A 30 FOOT WIDE EASEMENT FOR INGRESS & EGRESS, 486.01 FEET TO A FOUND IRON ROD; THENCE NORTH 87 DEGREES 36' 56" EAST, ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE KATHLEEN TURNER TRUST, AS RECORDED IN BOOK 2134, PAGE 502, 196.45 FEET TO A FOUND IRON ROD; THENCE NORTH 87 DEGREES 33' 36" EAST, 131.00 FEET TO A FOUND IRON ROD; THENCE NORTH 55 DEGREES 32' 25" EAST, 223.34 FEET TO A FOUND IRON ROD; THENCE NORTH 20 DEGREES 27' 26" WEST, 565.73 FEET TO A FOUND IRON ROD; THENCE NORTH 19 DEGREES 55' 24" WEST, ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO NYE IN BOOK 7053, PAGE 833, 98.81 FEET TO A FOUND IRON ROD; THENCE NORTH 41 DEGREES 02' 20" WEST, 621.23 FEET TO A FOUND IRON PIPE ON THE SOUTHERN RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "94"; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID HIGHWAY THE FOLLOWING COURSES AND DISTANCES: NORTH 73 DEGREES 13' 35" EAST, 416.87 FEET; SOUTH 68 DEGREES 52' 55" EAST, 44.80 FEET; NORTH 47 DEGREES 28' 56" EAST, 155.05 FEET; NORTH 62 DEGREES 11' 10" EAST, 73.34 FEET; NORTH 57 DEGREES 41' 30" EAST, 146.49 FEET; NORTH

62 DEGREES 30' 04" EAST, 233.25 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1056.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 53' 44" EAST, 172.48 FEET; THENCE SOUTH 07 DEGREES 39' 49" WEST, LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "94", 2,336.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.59 ACRES, MORE OR LESS, AS SURVEYED BY LANDMARK SURVEYING DURING NOVEMBER, 2023.

