

City of Arnold, Missouri

City Council
Council Chamber

June 20, 2019
7:00 p.m.

Agenda

1. Pledge of Allegiance:
2. Opening Prayer:
3. Roll Call:
4. Business from the Floor:
5. Consent Agenda:
 - A. Regular Minutes **June 6, 2019**
 - B. Payroll Warrant **#1318 in the Amount of \$301,397.46**
 - C. General Warrant **#5740 in the Amount of \$ 435,072.81**
6. Ordinances:
 - A. **Bill No.2746:** An Ordinance Extending for Two (2) Additional Months the Moratorium on Business Licenses and Occupancy Permits for New Medical Marijuana-related Entities, Electronic Cigarette Shops, and Tobacco Shops, Within the City of Arnold.
7. Resolutions:
 - A. **Resolution No. 19-34:** A Resolution Authorizing the Vacation of Right of Way Parcel.
8. Motion:
9. Reports from Mayor, Council, and Committees:
10. Administrative Reports:
11. Adjournment:

Next Regular City Council Meeting July 18, 2019 @ 7:00 p.m.
Next Work Session July 11, 2019 at 7:00 p.m.

Mayor Ron Counts called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

Councilman Tim Seidenstricker offered the opening prayer.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Counts, Fleischmann, Plunk, McArthur, Cooley, Seidenstricker, Fulbright, Hood, Sullivan, Richison, Bookless, Lehmann, Sweeney, Brown, Kroupa and Chief Shockey.

BUSINESS FROM THE FLOOR

NONE

CONSENT AGENDA

- A. MINUTES FROM MAY 16, 2019 MEETING**
- B. PAYROLL WARRANT NO. 1317 IN THE AMOUNT OF \$300,838.82**
- C. GENERAL WARRANT NO. 5739 IN THE AMOUNT OF \$945,424.46**

Butch Cooley made a motion and so moved to approve the consent agenda.

Seconded by Vern Sullivan. Roll call vote: Fleischmann, yes; Plunk, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; Fulbright, yes; Hood, yes; Sullivan, yes; 8 Yeas: **Consent agenda approved.**

ORDINANCES

BILL NO. 2744 – AN ORDINANCE TO ENABLE ARNOLD, MISSOURI TO JOIN SHOW ME PACE, PURSUANT TO SECTIONS §67.2800 TO §67.2835, RSMO, THE “PROPERTY ASSESSMENT CLEAN ENERGY ACT,” AND STATING THE TERMS UNDER WHICH THE CITY WILL CONDUCT ACTIVITIES AS A MEMBER OF SUCH DISTRICT was read twice by City Clerk Tammi Casey. Roll call vote: Fleischmann, yes; Plunk, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; Fulbright, yes; Hood, yes; Sullivan, yes; 8 Yeas: **Ordinance passed.**

BILL NO. 2745 – AN ORDINANCE OF THE CITY OF ARNOLD, MISSOURI, AUTHORIZING THE CITY TO PARTICIPATE IN THE CREATION OF MIRMA HEALTH AND FURTHER AUTHORIZING THE MAYOR TO EXECUTE SUCH DOCUMENTS AS MAY BE NECESSARY FOR THE CREATION OF MIRMA HEALTH AND THE CITY’S PARTICIPATION THEREIN was read twice by City Clerk Tammi Casey. Roll call vote: Fleischmann, yes; Plunk, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; Fulbright, yes; Hood, yes; Sullivan, yes; 8 Yeas: **Ordinance passed.**

RESOLUTIONS

RESOLUTION NO. 19-31 – A RESOLUTION RE-APPOINTING VARIOUS INDIVIDUALS TO SERVE ON DIFFERENT BOARDS WITH DIFFERENT EXPIRATION DATES

Gary Plunk made a motion and so moved to approve Resolution No. 19-31. Seconded by Mark Hood. Roll call vote: Fleischmann, yes; Plunk, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; Fulbright, yes; Hood, yes; Sullivan, yes; 8 Yeas: **Resolution approved.**

RESOLUTION NO. 19-32 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A MULTIPLE YEAR CONTRACT WITH LITTLE EGYPT SHOWS INC. FOR CARNIVAL RIDES, GAMES AND FOOD DURING THE ANNUAL ARNOLD DAYS FESTIVAL

Tim Seidenstricker made a motion and so moved to approve Resolution No. 19-32. Seconded by Jason Fulbright. Roll call vote: Fleischmann, yes; Plunk, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; Fulbright, yes; Hood, yes; Sullivan, yes; 8 Yeas: **Resolution passed.**

RESOLUTION NO. 19-33 – A RESOLUTION APPROVING THE PURCHASE OF A 2019 FORD F150 TRUCK FROM JOE MACHENS FORD

Jason Fulbright made a motion and so moved to approve Resolution No. 19-33. Seconded by Brian McArthur. Roll call vote: Fleischmann, yes; Plunk, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; Fulbright, yes; Hood, yes; Sullivan, yes; 8 Yeas: **Resolution passed.**

MOTIONS

A. A MOTION TO HOLD A CLOSED SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING FOR THE PURPOSE OF DISCUSSING LITIGATION PURSUANT TO RSMo SECTION 610.021(1)

Jason Fulbright made a motion and so moved to hold a closed session immediately following the council meeting. Seconded by Butch Cooley. Roll call vote: Fleischmann, yes; Plunk, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; Fulbright, yes; Hood, yes; Sullivan, yes; 8 Yeas: **Motion carried.**

REPORTS FROM MAYOR, COUNCIL AND COMMITTEES

Gary Plunk, Ward 4 – Asked council, on behalf of the Veterans Committee, to keep the veterans that lost their lives on D-Day in their prayers, on this anniversary.

Vern Sullivan, Ward 3 – Informed council that the Tourism Committee met last night.

Butch Cooley, Ward 4 – Informed council that the Liquor Committee met earlier tonight and asked City Clerk Tammi Casey to provide an update. Mrs. Casey stated that she has received more annual renewals since the last meeting of May 16, 2019 and asked for a motion to approve those renewals.

Butch Cooley made a motion and so moved to approve the annual liquor license renewals that have been received since the May 16, 2019 meeting. Seconded by Vern Sullivan. Roll call vote: Fleischmann, yes; Plunk, yes; McArthur, yes; Cooley, yes; Seidenstricker, yes; Fulbright, yes; Hood, yes; Sullivan, yes; 8 Yeas: **Motion carried.**

Jason Fulbright, Ward 1 – Thanked Chief Shockey, Bryan Richison and staff for their hard work during the recent flooding.

Brian McArthur, Ward 2 – Echoed Jason Fulbright's statement regarding staff.

ADMINISTRATIVE REPORTS

Bryan Richison – Informed council that the pre-construction meeting for the Jeffco-Tenbrook intersection project was held on Tuesday with approximately 20 people in attendance. July 1st is the expected start date. Mr. Richison also provided council with an update on the Melody Lane project. There is a new engineer on the project now and Mr. Richison emphasized to him the need to move this project forward.

Chief Shockey – Stated that the river is expected to crest on Saturday at 41.9 feet and is not expected to start receding until June 15th. The Emergency Operations Center has closed as of 5:00 today.

Bill Lehmann – Informed council that the yearly budget process has begun and is being done through Open Gov.

Bob Sweeney – Stated that we are being sued by I55 Store-It/Baumann. Mr. Sweeney stated that Baumann's attorney actually complimented highly the City of Arnold staff on the excellent work on both the Sunshine Law Request fulfillment and staff reporting.

4
Regular Meeting
June 6, 2019

Mayor Counts announced a five minute recess before going into Closed Session.

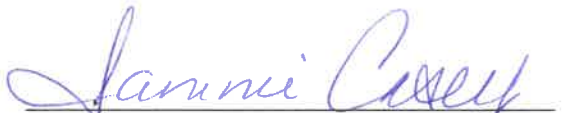
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Closed Session ended at 7:29 p.m.

A motion to adjourn the meeting was made by Gary Plunk. Seconded by Brian McArthur.

Voice vote: All yeas.

Meeting adjourned at 7:29 p.m.


City Clerk Tammi Casey, CMC/MRCC-C

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 6/6/2019

PAGE: 1

BILL NO - RESOLUTION - MOTION

| | | ROLL CALL | CONSENT AGENDA | BILL NO 2744 | BILL NO 2745 | RESOLUTION NO 19-31 | RESOLUTION NO 19-32 |
|---------------------------|---------------------------|-----------|----------------------|---------------|--------------|---------------------|---------------------|
| COUNCIL MEMBERS: | | | | | | | |
| MAYOR | <u>RON COUNTS</u> | PRESENT | | | | | |
| COUNCIL: | <u>EJ FLEISCHMANN</u> | PRESENT | YES | YES | YES | YES | YES |
| COUNCIL: | <u>GARY PLUNK</u> | PRESENT | YES | YES | YES | YES | YES |
| COUNCIL: | <u>BRIAN MCARTHUR</u> | PRESENT | YES | YES | YES | YES | YES |
| COUNCIL: | <u>BUTCH COOLEY</u> | PRESENT | YES | YES | YES | YES | YES |
| COUNCIL: | <u>TIM SEIDENSTRICKER</u> | PRESENT | YES | YES | YES | YES | YES |
| COUNCIL: | <u>JASON FULBRIGHT</u> | PRESENT | YES | YES | YES | YES | YES |
| COUNCIL: | <u>MARK HOOD</u> | PRESENT | YES | YES | YES | YES | YES |
| COUNCIL: | <u>VERN SULLIVAN</u> | PRESENT | YES | YES | YES | YES | YES |
| CITY ADMINISTRATOR | BRYAN RICHISON | PRESENT | PARKS DIR: | DICKIE BROWN | | | PRESENT |
| CITY CLERK | TAMMI CASEY | PRESENT | PUBLIC WORKS: | - | | | |
| COM DEV | DAVID BOOKLESS | PRESENT | TREASURER: | DAN KROUPA | | | PRESENT |
| FINANCE DIRECTOR | BILL LEHMANN | PRESENT | POLICE DEPT. | CHIEF SHOCKEY | | | PRESENT |
| CITY ATTORNEY | BOB SWEENEY | PRESENT | | | | | |

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 6/6/2019

PAGE: 2

BILL NO - RESOLUTION - MOTION

COUNCIL MEMBERS:

MAYOR RON COUNTS

COUNCIL: EJ FLEISCHMANN

COUNCIL: GARY PLUNK

COUNCIL: BRIAN MCARTHUR

COUNCIL: BUTCH COOLEY

COUNCIL: TIM SEIDENSTRICKER

COUNCIL: JASON FULBRIGHT

COUNCIL: MARK HOOD

COUNCIL: VERN SULLIVAN

CITY ADMINISTRATOR BRYAN RICHISON

CITY CLERK TAMMI CASEY

COM DEV DAVID BOOKLESS

FINANCE DIRECTOR BILL LEHMANN

CITY ATTORNEY BOB SWEENEY

| RESOLUTION NO 19-33 | MOTION TO HOLD CLOSED SESSION | MOTION TO APPROVE LIQUOR LICENSE RENEWALS | | | |
|------------------------|-------------------------------------|--|----------------------|---------------|--|
| | | | | | |
| YES | YES | YES | | | |
| YES | YES | YES | | | |
| YES | YES | YES | | | |
| YES | YES | YES | | | |
| YES | YES | YES | | | |
| YES | YES | YES | | | |
| YES | YES | YES | | | |
| | | | | | |
| | | | PARKS DIR: | DICKIE BROWN | |
| | | | PUBLIC WORKS: | - | |
| | | | TREASURER: | DAN KROUPA | |
| | | | POLICE DEPT. | CHIEF SHOCKEY | |
| | | | | | |

AN ORDINANCE EXTENDING FOR TWO (2) ADDITIONAL MONTHS THE MORATORIUM ON BUSINESS LICENSES AND OCCUPANCY PERMITS FOR NEW MEDICAL MARIJUANA-RELATED ENTITIES, ELECTRONIC CIGARETTE SHOPS, AND TOBACCO SHOPS, WITHIN THE CITY OF ARNOLD.

WHEREAS, prior to operating or transacting business as a medical marijuana dispensary facility, medical marijuana cultivation facility, medical marijuana-infused product manufacturing facility, medical marijuana testing facility, or other marijuana-related entity, electronic cigarette shop, or tobacco shop, a person must obtain a license to conduct such businesses;

WHEREAS, prior to occupying a space to operate or transact business in the City of Arnold, a person must obtain an occupancy permit;

WHEREAS, the City Council of the City of Arnold finds that it would be in the best interest of the City to re-examine the way such uses are regulated under the Chapter 405 (Zoning Ordinance) and Chapter 605 (Business Regulations); and

WHEREAS, the City Council of the City of Arnold has determined that use of property for such purposes affects the health and welfare of the community and, therefore, the City intends (i) to study the licensing and zoning issues related to medical marijuana dispensary facilities, medical marijuana cultivation facilities, medical marijuana-infused product manufacturing facilities, medical marijuana testing facilities, or other marijuana-related entities, electronic cigarette shops, and tobacco shops; (ii) to consider potential broad changes to the Municipal Code of Ordinances Chapter 405 and Chapter 605 of the City of Arnold that relate to medical marijuana dispensary facilities, medical marijuana cultivation facilities, medical marijuana-infused product manufacturing facilities, medical marijuana testing facilities, or other marijuana-related entities, electronic cigarette shops, and tobacco shops; and (iii) if such changes are necessary, to revise Chapter 405 (Zoning Ordinance) and Chapter 605 (Business Regulations) to incorporate such broad changes; and

WHEREAS, on January 17, 2019, the City Council passed Ordinance 4.486 establishing a six (6) month moratorium on business licenses and occupancy permits for new medical marijuana-related entities, electronic cigarette shops, and tobacco shops, within the City of Arnold; and

WHEREAS, the six (6) month moratorium may expire before the City has developed and adopted new regulations for medical marijuana cultivation facilities, medical marijuana-infused product manufacturing facilities, medical marijuana testing facilities, or other marijuana-related entities, electronic cigarette shops, or tobacco shops; and

WHEREAS, the health, welfare and safety of the general public and community require that the City study, analyze and evaluate the impact that a medical marijuana cultivation facility, medical marijuana-infused product manufacturing facility, medical marijuana testing facility, or

other marijuana-related entity, electronic cigarette shop, or tobacco shop will have on the community, it is necessary and desirable for the City to take the following actions:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:

Section 1. Extend Moratorium, Procedure/Process/Purpose

1. The City Council of Arnold hereby extends the existing six (6) month moratorium on the issuance of business licenses and/or occupancy permits for new medical marijuana dispensary facilities, medical marijuana cultivation facilities, medical marijuana-infused product manufacturing facilities, medical marijuana testing facilities, or other marijuana-related entities, electronic cigarette shops, and tobacco shops within the City of Arnold for an additional two (2) months.
2. The purpose of the moratorium is to allow the City of Arnold (i) adequate time to study the licensing and zoning issues related to medical marijuana dispensary facilities, medical marijuana cultivation facilities, medical marijuana-infused product manufacturing facilities, medical marijuana testing facilities, or other marijuana-related entities, electronic cigarette shops, and tobacco shops; (ii) adequate time to consider potential broad changes to Chapter 405 (Zoning Ordinance) and Chapter 605 (Business Regulations) that relate to medical marijuana dispensary facilities, medical marijuana cultivation facilities, medical marijuana-infused product manufacturing facilities, medical marijuana testing facilities, or other marijuana-related entities, electronic cigarette shops, and tobacco shops; and (iii) if such changes are necessary, to revise Chapter 405 (Zoning Ordinance) and Chapter 605 (Business Regulations) to incorporate such broad changes.
3. The City Staff may commence research to determine how such medical marijuana dispensary facilities, medical marijuana cultivation facilities, medical marijuana-infused product manufacturing facilities, medical marijuana testing facilities, or other marijuana-related entities, electronic cigarette shops, and tobacco shops should be regulated by the City of Arnold, consider potential broad changes to Chapter 405 (Zoning Ordinance) and Chapter 605 (Business Regulations) that relate to medical marijuana dispensary facilities, medical marijuana cultivation facilities, medical marijuana-infused product manufacturing facilities, medical marijuana testing facilities, or other marijuana-related entities, electronic cigarette shops, and tobacco shops, and if necessary, prepare potential revisions to the Chapter 405 (Zoning Ordinance) and Chapter 605 (Business Regulations) to incorporate such regulations.

Section 2. This Ordinance will be in full force and effect from and after its passage and approval.

READ TWO TIMES, PASSED AND APPROVED ON THIS 20th DAY OF JUNE, 2019.

Presiding Officer of the Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

First Reading: _____

Second Reading: _____

APPROVED AS TO FORM:

City Attorney Robert Sweeney

RESOLUTION NO. 19-34

A RESOLUTION AUTHORIZING
THE VACATION OF RIGHT OF WAY PARCEL

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Mayor is hereby authorized to execute the vacation of 1 portion of Right of Way within a tract of land being part of "US SURVEY 2991 TOWNSHIP 43 NORTH, RANGE 6 EAST", City of Arnold, Jefferson, County Missouri. A copy of the vacation document and plat exhibit is attached hereto and made a part hereof by reference.

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____



CITY COUNCIL AGENDA ITEM STAFF REPORT

| | |
|--------------------------|---|
| MEETING DATE: | June 20, 2019 |
| TITLE: | Cedarhurst (City Right-of-Way Vacation Plat) |
| DEPARTMENT: | Community Development |
| PROJECT MANAGER: | Christie Hull-Bettale, Community Development Engineer |
| REQUESTED ACTION: | Resolution 19-34 , Approval |
| ATTACHMENTS: | (1) Letter of Request (2) Reference Plat and Map (3) Resolution (4)Exhibits |

EXECUTIVE SUMMARY:

The Sterling Company on behalf of Dover Development is requesting release of an existing right of way parcel along the edge of Missouri State Road.

REVIEW & ANALYSIS:

A portion of land considered an excess right of way is located along the southern edge of Missouri State Road approximately 300 feet from the intersection of the Missouri State Road and Old Lemay Ferry Road. Staff has investigated the request, the excess land is city owned, the City does not have infrastructure located within the easement and there no plans for public improvements in the future at this location. Aside from this vacation there is adequate right of way remaining, 35-feet from centerline of the road as required. Attached for approval are the vacation documents and exhibits.

The Staff brings forth the request; it is a ministerial act for Council to approve the land vacation. Per the Subdivision Ordinance Section 410.160 Vacation; whereas, a petition for the vacation of a plat has been filed, such instrument shall be approved by the City Council, and such instrument should be executed, acknowledged or approved and recorded to vacate and divest all public rights to the grounds as described on the plat.

RECOMMENDATION:

Staff recommends approval of easement vacation request subject to condition identified below:

- After Council Approval, it is the responsibility of the Dover Development or representative to record the exhibit with Jefferson County recorder of Deeds and provide 2 copies to the City of Arnold.
- Any other utilities within this parcel needs separate approval from the associated agency.



Exhibit—Location Map

THE STERLING CO.
ENGINEERS & SURVEYORS

May 23, 2019

City of Arnold Public Works Department
Attn: Tom Palasky
2900 Arnold Tenbrook Road
Arnold, MO 63010

**RE: Cedarhurst of Arnold
ROW Vacation
Sterling Co. Project # 18-07-221**

Dear Mr. Palasky,

This letter is submitted to you on behalf of Dover Development for the partial vacation of right of way along the southern edge of Missouri State Road approximately 300 feet west of the intersection of Missouri State Road and Old Lemay Ferry Road.

For your convenience in reviewing this matter, we have attached a vacation plat designated as Exhibit "A" which is hatched and labeled to identify the proposed vacation. Additionally a legal description of the vacated right of way is also attached for review and consideration.

Please advise the undersigned if The City of Arnold has any objections to the proposed vacation. If you have any questions regarding the proposed vacation, please contact the undersigned at (314) 487-0440. Your expedience in review and process of this request will greatly be appreciated. Thank you for your cooperation and consideration in this matter.

Sincerely,
The Sterling Company



Jamey A. Henson, PLS

DOCUMENT TYPE: Ordinance

DATE OF DOCUMENT: _____, 2019

GRANTOR: **City of Arnold**
2101 Jeffco Blvd.
Arnold, Missouri 63010

GRANTEE: **Dover Development**
120 South Central Ave., Suite 1050
Clayton, MO 63105

PROPERTY ADDRESS: 1777 Old Lemay Ferry Road, 2077 Old Lemay Ferry Road,
1739 Old Lemay Ferry Road, 1757 Old Lemay Ferry Road
2069 Missouri State Road, Arnold, MO 63010

COUNTY LOCATOR #: 01-9.0-30.0-2-003-003, 01-9.0-30.0-1-003-027,
01-9.0-30.0-1-003-028, 01-9.0-30.0-2-003-006,
01-9.0-30.0-4-002-012

CITY/MUNICIPALITY: Arnold, MO

LEGAL DESCRIPTION: **A tract of land being all of Lots 11 and 12 of Gebhart's 2nd subdivision, recorded in Plat Book 26, Page 15, all of Adjusted Parcel A of Consolidation Plat of part of Lot 17 in U.S. Survey 2991, Township 43 North, Range 6 East recorded in Document No. 2007S-000040, and pat of Lots 16 and 17 of U.S. Survey 2991, all located in U.S. Survey 2991, Township 43 North, Range 6 East of the Fifth Principal Meridian, City of Arnold, Jefferson County, Missouri.**

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax: (314) 487-8944

PROPERTY DESCRIPTION

Project: CEDARHURST OF ARNOLD
Description: RIGHT OF WAY VACATION

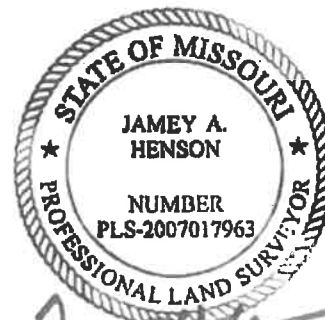
Order Number: 18-07-221

Date: May 22, 2019

Page 1 of 1: By: HHH

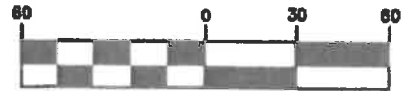
A TRACT OF LAND BEING PART OF U.S. SURVEY 2991 TOWNSHIP 43 NORTH, RANGE 6 EAST, CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF ADJUSTED PARCEL A OF "CONSOLIDATION PLAT OF PART OF LOT 17 OF U.S. SURVEY 2991 TOWNSHIP 43 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI, CITY OF ARNOLD", A SUBDIVISION ACCORDING TO DOCUMENT NUMBER 2007S-000040 OF JEFFERSON COUNTY RECORDS, SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY OF MISSOURI STATE ROAD, WIDTH VARIES, AS KNOWN AS OLD STATE HIGHWAY 141, DISTANCE 37.42 FEET FROM THE CENTERLINE OF SAID MISSOURI STATE ROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG THE NORTHWEST LINE OF SAID ADJUSTED PARCEL A AND SOUTH LINE OF LOT 16 OF U.S. SURVEY 2991, SOUTH 52°20'13" WEST, 99.70 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CHARLES L. DONNELLY & LAVERNE B. DONNELLY FAMILY TRUST, DATED 11/15/1994 AS RECORDED IN DEED BOOK 689 PAGE 1896; THENCE LEAVING SAID NORTHWEST LINE OF ADJUSTED PARCEL A AND SAID SOUTH LINE OF LOT 16 AND ALONG THE NORTH LINE OF SAID DONNELLY FAMILY TRUST TRACT AND ITS PROLONGATION, NORTH 64°39'47" WEST, 173.00 FEET TO THE NORTHEAST CORNER OF LOT 11 OF "GEBHARDT'S 2ND SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 15 OF SAID RECORDS; THENCE ALONG NORTH LINE OF SAID LOT 11, NORTH 53°39'47" WEST, 89.55 FEET TO A NON-TANGENT POINT ON SAID SOUTH RIGHT OF WAY, DISTANCE 35 FEET FROM THE CENTERLINE OF SAID ROAD; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 835.00 FEET, AN ARC DISTANCE OF 76.64 FEET, A CHORD BEARING OF S75°51'47"E, AND A CHORD DISTANCE OF 76.61 FEET TO A POINT OF TANGENCY, DISTANCE 35 FEET FROM THE CENTERLINE OF SAID ROAD; THENCE SOUTH 78°29'33" EAST, 237.91 FEET TO THE POINT OF BEGINNING AND CONTAINS 12,990 SQUARE FEET, OR 0.298 ACRES, MORE OR LESS.

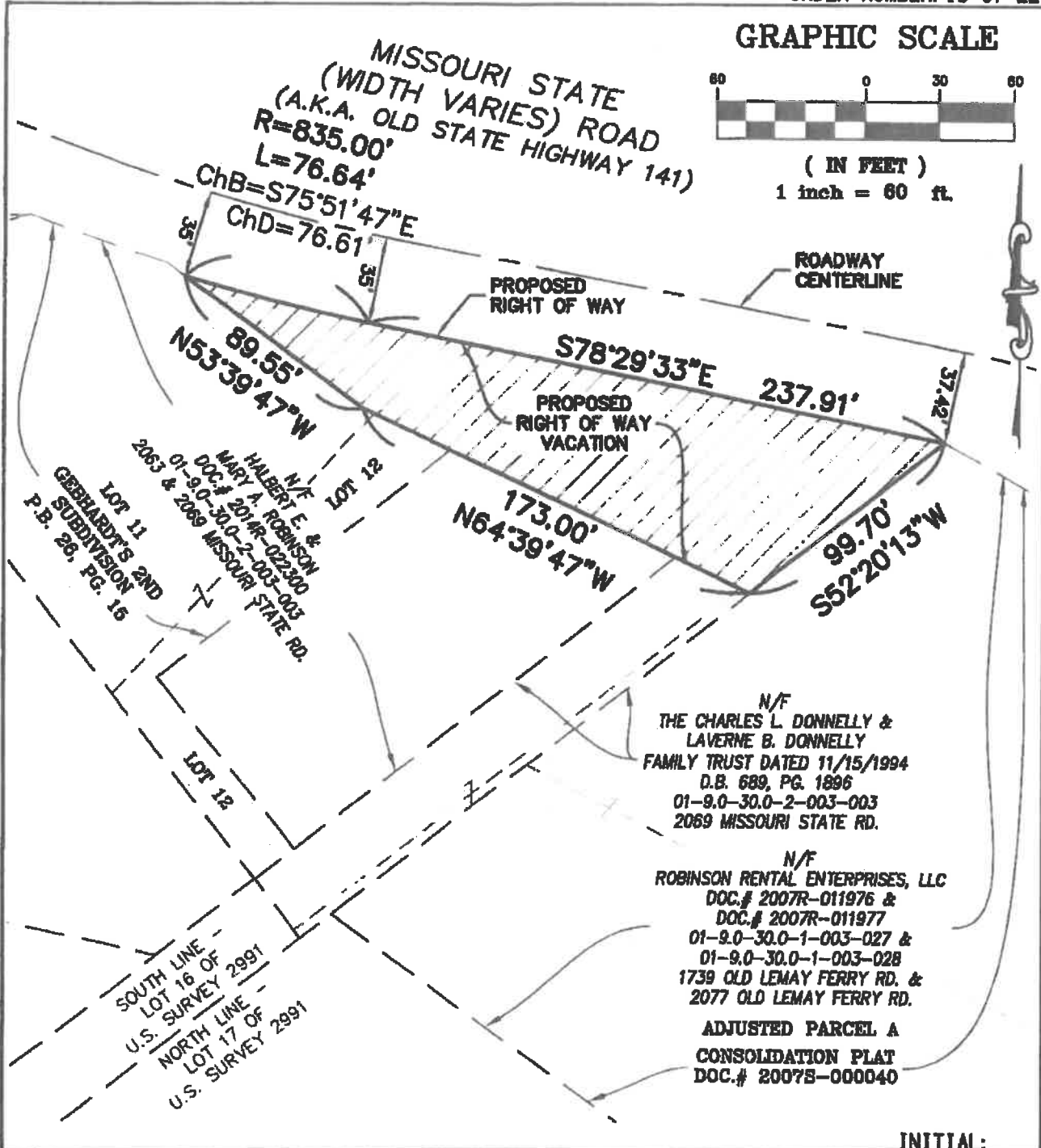


JCH
5-22-19

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



INITIAL:

RIGHT OF WAY VACATION PLAT
A TRACT OF LAND BEING PART OF U.S. SURVEY 2991,
TOWNSHIP 43 NORTH, RANGE 6 EAST, CITY OF ARNOLD,
JEFFERSON COUNTY, MISSOURI

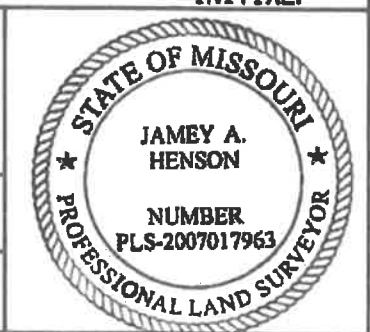


EXHIBIT "A"
SHEET 1 of 1

THE STERLING COMPANY
MO. REG. 307D

Jamey A. Henson
MO. REG. P.L.S. # 2007017963

J.A.H.
5-22-19