

Sponsored by: City Staff
Co-Sponsored by: City Staff

Bill No. 06-2024
Ordinance No. 2024-06

An Ordinance Of The City Of Overland, Missouri, Authorizing The Mayor To Execute A General Warranty Deed On Behalf Of The City To Donate Property To St. Louis County For Improvements To Woodson Road

WHEREAS, St. Louis County Department of Transportation and Public Works intends to perform a road improvement project described as the Woodson Road Resurfacing Project No. AR-1828 (the “Project”), part of which is to occur at the intersection of Woodson and Brown Roads; and

WHEREAS, as part of the Project, St. Louis County Department of Transportation and Public Works has requested that the City donate a parcel of City property at the corner of Woodson and Brown Roads containing roughly 1,876 square feet, as more fully described in **Exhibit A**, attached hereto and incorporated herein (the “Property”); and

WHEREAS, the City does not currently utilize the Property, nor does the City have any future plans for the Property; and

WHEREAS, the City Council has determined that the donation of the Property to St. Louis County is in the best interests of the City and its citizens in maintaining safe and efficient traffic flow and operation at the intersections of Woodson and Brown Road; and

WHEREAS, in furtherance of the City Council’s determination that the donation of the Property is in the best interests of the City, the City Council hereby determines that the donation contemplated herein complies within Section 100.140(O) of the Municipal Code of the City of Overland, and furthermore waives any other applicable purchasing code requirement found within Section 100.140 to allow for the donation of the Property to St. Louis County for the Project.

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

Section 1. The Whereas Clauses laid out above are expressly incorporated herein as material terms to this Ordinance.

Section 2. The Mayor is hereby authorized to execute a General Warranty Deed, in substantially the form as attached in **Exhibit A** hereto and incorporated herein, for the donation of the Property to St. Louis County.

Exhibit A

GENERAL WARRANTY DEED

Section 3. The Mayor, City Administrator, and City Attorney are hereby authorized to perform any other action necessary to accomplish the purpose of this Ordinance.

Section 4. This ordinance shall be in full for and effect from and after its passage and approval according to law.

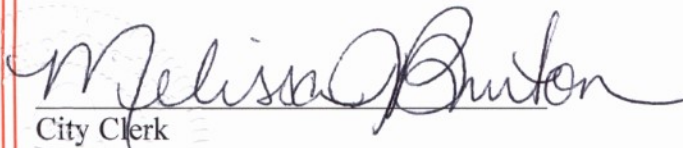
PASSED AND APPROVED THIS 8th DAY OF APRIL 2024.

CITY OF OVERLAND, MISSOURI



Mayor

ATTEST:



City Clerk

Woodson Road Resurfacing
St. Louis County Project No. AR-1828
Federal Project No. STP-9901 (660)
Parcel No. 2

GENERAL WARRANTY DEED

THIS ACQUISITION IS AUTHORIZED BY ST. LOUIS COUNTY ORDINANCE NO. 28,967, 2024, DATED, February 1, 2024

This Deed, made and entered into this day of , two thousand and twenty-four, by and between

City of Overland, Missouri

of the County of St. Louis, State of Missouri, Grantor and

St. Louis County, Missouri
41 South Central Avenue
Clayton, MO 63105

of the County of St. Louis, State of Missouri, Grantee.

Witnesseth, that the said Grantor(s), for and in consideration of the sum of One Dollar No Cents (\$1.00) paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the said Grantee, the following described Real Estate, situated in the County of St. Louis and State of Missouri, to-wit:

RIGHT OF WAY

SEE ATTACHMENT “EXHIBIT A” Page 3

Together with the following grant by the Grantor to the Grantee.

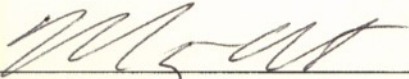
To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to their heirs and assigns forever.

The said Grantor hereby covenanting that they and their heirs, executors and administrators shall and will **Warrant and Defend** the title to the premises unto the said Grantee, and to their heirs and assigns forever. Against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2021 and thereafter, and the special taxes becoming a lien after the date of this deed.

Woodson Road Resurfacing
St. Louis County Project No. AR-1828
Federal Project No. STP-9901 (660)
Parcel No. 2

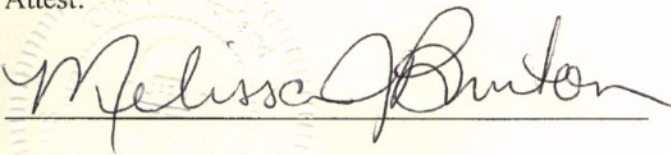
In Witness Whereof, the said Grantor has executed these presents the day and year first above written.

CITY OF OVERLAND, MISSOURI



Marty A. Little
City Mayor

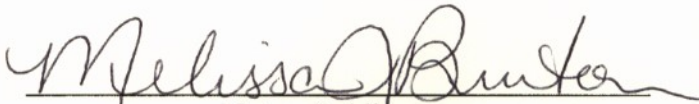
Attest:



STATE OF MISSOURI)
)
COUNTY OF SAINT LOUIS)

On this 8th day of April, 2024, before me appeared Marty A. Little, to me personally known, who being by me duly sworn, did state that he is the City Mayor of the City of Overland, Missouri, an incorporated political subdivision of the State of Missouri, and said instrument was signed and sealed on behalf of said City, and said Marty A. Little acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My term expires: 10/3/2025

Melissa J. Burton
Notary Public - Notary Seal
State of Missouri
St. Charles County
My Commission Expires October 3, 2025
Commission #13777976

Woodson Road Resurfacing
St. Louis County Project No. AR-1828
Federal Project No. STP-9901 (660)
Parcel No. 2

Exhibit "A"

PROJECT NAME: Woodson Road
PROJECT NUMBER: AR-1828
PARCEL NUMBER: Parcel 2 ROW

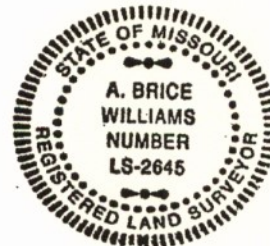
RIGHT OF WAY

A tract of land being part of Lots 18 and 19 of Leondale Terrace, a subdivision according to the plat thereof recorded in Plat Book 24 Page 1 of the St. Louis County records, as described in instrument recorded in Deed Book 3255 Page 211, situated in Section 32, Township 46 North, Range 6 East, in the City of Overland, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the Northern Line of Romaine Avenue, 40.00 feet wide (now vacated), with the Eastern Line of Woodson Road, 50.00 feet wide; thence along said Eastern Line, South 8 degrees 21 minutes 50 seconds East, 55.01 feet to a point of curvature on the Northern Line of the aforementioned tract of land described in instrument recorded in Deed Book 3255 Page 211, said point being the true point of **beginning**; thence along said Northern Line, 23.55 feet along the arc of a curve to the left having a radius of 15.00 feet, and whose chord bears South 53 degrees 20 minutes 52 seconds East, 21.21 feet to a point; thence North 81 degrees 40 minutes 06 seconds East, 40.90 feet to a point of curvature; thence 16.97 feet along the arc of a curve to the left having a radius of 20.00 feet, and whose chord bears North 57 degrees 21 minutes 33 seconds East, 16.47 feet to a point on the Northwestern Line of Brown Road, as established by instrument recorded in Deed Book 1165 Page 578; thence along said Northwestern Line, South 33 degrees 03 minutes 00 seconds West, 54.28 feet to a point of curvature; thence 48.38 feet along the arc of a curve to the right having a radius of 20.00 feet, and whose chord bears North 77 degrees 39 minutes 25 seconds West, 37.42 feet to a point on the Eastern Line, of Woodson Road as aforementioned; thence along said Eastern Line, North 8 degrees 21 minutes 50 seconds West, 35.73 feet to the point of beginning, according to calculations based on right of way plans prepared under St. Louis County Project AR-1828, and containing 1,876 square feet, more or less.

This property description does not constitute a property boundary survey, but has been written based on a property boundary survey prepared by the St. Louis County Department of Transportation.

A. Brice Williams — DECEMBER 1, 2023
By: Andrew Brice Williams Missouri PLS-002645
St. Louis County Department of Transportation
1050 N. Lindbergh, St. Louis, MO 63132
(314) 615-1175





N/F
 OVERLAND CITY OF
 1900 WOODSON RD
 Book 3255 Page 211
 LOC # 16L641434
 TITLE # 21-293174-KEE
 ORIGINAL: 0.04 A.C. = 1876 SF
 NEW R.O.W.: 1876 SF
 REMAINING: 0 SF

Lot 17

Lot 19

LIMITS OF CONSTRUCTION
Lot 18

2

1140

1105

171

123

L132

L130

Lot 19
C18

170

1104

1103

L138

2

(T.B.R.&R.) SIGN
SIGN (T.B.R.&R.E.L.)

169

1129

SET SURVEY
NAIL MARKER

SET SURVEY
NAIL MARKER

BOXED CROSS

122

168

1108

1107

ASPHALT ROAD
S08° 21' 50" E

DOUBLE CURB INLET
NO MSD ID
(U.J.P.)

RAD- 20.00'
 LGTH- 48.38'
 CHD- 37.42'
 S77° 39' 25" E

RAD- 141.67'
 LGTH- 36.62'
 CHD- 36.52'
 S25° 38' 43" W

WOODSON

1115

167

(T.B.R.)

(T.B.R.)

TRAFFIC SIGNAL

TRAFFIC SIGNAL

PERM. MAINT. ESM'T.
 CITY OF OVERLAND
 BK 13921 PG 1875

PT STA 99+49.33

NEW ROW

1106

CONCRETE CURB
(T.B.R.)

CONCRETE CURB
(T.B.R.)

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