

Recorded in Nodaway County, Missouri



Recording Date/Time: 07/25/2023 at 09:41:11 AM

Instr #: 20231243

Book: 1048 Page: 135

Pages: 2

Fee: \$24.00 E



Lisa James
Recorder of Deeds

CITY OF MARYVILLE

Recorder of Deeds Certificate Nodaway County, Missouri

Exempt Document

This document has been recorded under exempt status pursuant to R.S.Mo. 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

Lisa James
Recorder of Deeds
Nodaway County Administration Center
403 N. Market, Room 104-105
Maryville, Missouri 64468

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT - DO NOT REMOVE THIS PAGE

A RESOLUTION AUTHORIZING A LOT SPLIT FOR PROPERTY LOCATED AT 1013 EAST 5TH STREET, OWNED BY PHILLIP A. AND AMY L. SCHRECK, MARYVILLE, MISSOURI.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARYVILLE, MISSOURI,

as follows:

SECTION 1: That a lot split is hereby authorized on property located at 1013 East 5th Street,

owned by Phillip A. And Amy L. Schreck, and described as follows:

Tract 1

Beginning at the Southeast Corner of Block 8 of DeAlley's Addition to the City of Maryville, Nodaway County, Missouri; thence along the northerly right-of-way line of Fifth (5th) Street, North 88 degrees 15 minutes 29 seconds West 103.66 feet; thence departing said line, North 01 degrees 45 minutes 05 seconds East 159.00 feet; thence South 88 degrees 15 minutes 29 seconds East 103.66 feet to the East Boundary Line of DeAlley's Addition; thence along said line South 01 degrees 45 minutes 05 seconds West 159.00 feet to the point of beginning.

The above described tract of land contain 0.38 acres, more or less, exclusive of Fifth Street right-of-way and inclusive of alleyways as dedicated thru DeAlley's Addition in the City of Maryville, and is subject to recorded and unrecorded easements, restrictions, and right-of-ways.

Tract 2

Commencing at the Southeast Corner of Block 8 of DeAlley's Addition to the City of Maryville, Nodaway County, Missouri; thence along the northerly right-of-way line of Fifth (5th) Street, North 88 degrees 15 minutes 29 seconds West 103.66 feet to the Point of Beginning; thence continuing along said line, North 88 degrees 15 minutes 29 seconds West 103.66 feet to the West Line of a tract of land described in Book 1037 Page 246 in the Office of the Nodaway County Recorder of Deeds; thence along the West and North lines of said tract the following courses and distances; North 01 degrees 36 minutes 49 seconds East 310.46 feet; thence North 01 degrees 36 minutes 49 seconds East 310.46 feet; thence North 01 degrees 19 minutes 54 seconds East 7.54 feet; thence South 88 degrees 15 minutes 33 seconds East 208.13 feet to the East Boundary Line of DeAlley's Addition; thence along said line, South 01 degrees 45 minutes 05 seconds West 159.00 feet; thence departing said line, North 88 degrees 15 minutes 29 seconds West 103.66 feet; thence South 01 degrees 45 minutes 05 seconds West 159.00 feet to the point of beginning.

The above described tract of land contains 1.14 acres, more or less, exclusive of Fifth Street right-of-way, and inclusive of platted Hester Street right-of-way and alleyways as dedicated thru DeAlley's Addition to the City of Maryville, and is subject to recorded and unrecorded easements, restrictions, and right-of-ways.

SECTION 2: This Resolution shall be in full force and effect from and after its passage an adoption.

PASSED AND ADOPTED this 24th day of July, 2023.



Tye Parsons

Tye Parsons, Mayor

Stacy Wood

Stacy Wood, City Clerk