

BILL NO. 3603

ORDINANCE NO. 3603

AN ORDINANCE TO ALLOW THE SUBDIVISION OF 402 S. PERSING, PART OF THE S 1/2 OF LOT 1 OF THE SW 1/4, OF SECTION 18 TOWNSHIP 34 NORTH, RANGE 5 WEST, OF THE 5TH P.M. DENT COUNTY, MISSOURI; BETTY ALLEN AND ROBERT STROBURG, OWNERS

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SALEM, MISSOURI AS FOLLOWS:

Section 1.

PARCEL A DESCRIPTION:

A part of the South 1/2 of Lot 1 of the SW 1/4 of Section 18, Township 34 North, Range 5 West, of the 5th P.M., Dent County, Missouri, described as follows: Commencing at an iron pin at the SW corner of Lot 1 of the SW 1/4 of Section 18, Thence, along the West line Lot 1 of the SW 1/4 of Section 18, N 00 degrees 54 minutes 50 seconds E 183.00 feet, Thence, leaving the said West line, S 87 degrees 17 minutes 30 seconds E 17.00 feet to an iron pin on the East Right of Way of South Pershing Street and the point of beginning, Thence, along the said Right of Way, N 00 degrees 9 minutes 59 seconds W 115.13 feet to a cross in concrete, Thence, leaving the said Right of Way, S 87 degrees 26 minutes 11 seconds E 207.42 feet to an iron pin, Thence, S 00 degrees 03 minutes 51 seconds W 115.51 feet to an iron pin, Thence, N 87 degrees 17 minutes 30 seconds W 204.97 feet to the point of beginning. Bearings based on Grid North. Description per Survey M-1966, dated November 27, 2023, by Michelle Elwood, PLS. Containing 0.55 acres, more or less.

Section 2.

PARCEL B DESCRIPTION:

A part of the South 1/2 of Lot 1 of the SW 1/4 of Section 18, Township 34 North, Range 5 West, of the 5th PM, Dent County, Missouri, described as follows: Commencing at an iron pin at the SW corner of Lot 1 of the SW 1/4 of Section 18, Thence, along the West line Lot 1 of the SW 1/4 of Section 18, N 00 degrees 54 minutes 50 seconds E 183.00 feet, Thence, leaving the said West line, S 87 degrees 17 minutes 30 seconds E 221.97 feet to an iron pin and the point of beginning, Thence, N 00 degrees 03 minutes 51 seconds E 207.10 feet to an iron pin on the South Right of Way of East Dent Street, Thence, along the said Right of Way, S 87 degrees 16 minutes 46 seconds E 155.91 feet to a stone, Thence, leaving the said Right of Way, S 00 degrees 01 minutes 47 seconds W 207.07 feet to an iron pin, Thence, N 87 degrees 17 minutes 30 seconds W 156.03 feet to the point of beginning. Bearings based on Grid North. Description per Survey M-1966, dated November 27, 2023, by Michelle Elwood, PLS. Containing 0.74 acres, more or less.

Section 3.

PARCEL C DESCRIPTION:


A part of the South 1/2 of Lot 1 of the SW 1/4 of Section 18, Township 34 North, Range 5 West, of the 5th PM, Dent County, Missouri, described as follows: Commencing at an iron pin at the SW corner of Lot 1 of the SW 1/4 of Section 18, Thence, along the West line Lot 1 of the SW 1/4 of Section 18, N 00 degrees 54 minutes 50 seconds E 183.00 feet, Thence, leaving the said West line, S 87 degrees 17 minutes 30 seconds E 17.00 feet to an iron pin on the East Right of Way of South Pershing Street, Thence, along the said Right of Way, N 01 degrees 09 minutes 59 seconds W 115.13 feet to a cross in concrete, Thence, leaving the said Right of Way, S 87 degrees 26 minutes 11 seconds E 79.17 feet to an angle iron and the point of beginning, Thence, N 42 degrees 35 minutes 53 seconds E 52.25 feet to an angle iron, Thence, N 00 degrees 51 minutes 48 seconds E 51.77 feet to an angle iron on the South Right of Way of East Dent Street, Thence, along the said Right of Way, S 87 degrees 16 minutes 46 seconds E 92.18 feet to an iron pin, Thence, leaving the said Right of Way, S 00 degrees 03 minutes 51 seconds W 91.59 feet to an iron pin, Thence, N 87 degrees 26 minutes 11 seconds W 128.25 feet to the point of beginning. Bearings based on Grid North. Description per Survey M-1966, dated November 27, 2023, by Michelle Elwood, PLS. Containing 0.21 acres, more or less.

Section 4.

This Ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.


PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF SALEM, MISSOURI, AND APPROVED BY THE MAYOR, THIS 19TH DAY OF MARCH, 2024.

APPROVED:




Greg Parker
Mayor

ATTEST:



Wanda Suhr
Assistant City Clerk

APPROVED AS TO FORM:



James K. Weber
City Attorney