

**STATE OF MISSOURI  
PUBLIC SERVICE COMMISSION  
JEFFERSON CITY  
May 4, 1999**

**CASE NOS: GA-99-107 & GA-99-236**

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312 East Capitol Avenue, PO Box 456  
Jefferson City, MO 65102**

**Enclosed find certified copy of ORDER in the above-numbered case(s).**

**Sincerely,**



**Dale Hardy Roberts  
Secretary/Chief Regulatory Law Judge**

**Uncertified Copy:**

**Robert J. Amdor  
UtiliCorp United Inc.  
1815 Capitol Avenue  
Omaha, NE 68102**

**STATE OF MISSOURI  
PUBLIC SERVICE COMMISSION**

At a Session of the Public Service  
Commission held at its office  
in Jefferson City on the 4th  
day of May, 1999.

In the Matter of the Application of )  
Union Electric Company d/b/a AmerenUE )  
for a Certificate of Public Convenience )  
and Necessity Authorizing It to Construct, )  
Install, Own, Operate, Control, Manage, ) Case No. GA-99-107  
and Maintain Natural Gas Pipeline )  
Facilities and a Gas Distribution System )  
for the Public in a Portion of St. Charles )  
County, Missouri, as an Expansion of Its )  
Presently Certificated Area. )

In the Matter of the Application of )  
Laclede Gas Company for a Certificate )  
of Public Convenience and Necessity )  
Authorizing It to Construct, Install, )  
Own, Operate, Control, Manage, and ) Case No. GA-99-236  
Maintain a Gas Distribution System )  
for the Public in a Portion of the City )  
of Wentzville, Missouri, as an Expansion )  
of Its Presently Certificated Area. )

**ORDER APPROVING STIPULATION AND AGREEMENT**

On September 15, 1998, Union Electric Company d/b/a AmerenUE (UE) filed an application for a certificate of public convenience and necessity for authorization to construct, own, and operate natural gas pipeline facilities and a gas distribution system for the public in a portion of St. Charles County. UE's application was assigned case number GA-99-107. On November 3, Laclede Gas Company (Laclede) was granted leave to intervene in the UE case. Laclede filed its own application, on November 24, for a certificate of public convenience and necessity to

41.

provide gas service to a portion of St. Charles County that overlaps the area for which UE seeks certification. Laclede's application was assigned case number GA-99-236. On December 3, the Commission issued an order consolidating the UE and Laclede applications into a single proceeding. The Commission granted intervention in the consolidated case to the City of Wentzville and allowed Missouri Pipeline Company to participate without intervention. A procedural schedule was adopted by the Commission on December 10 and this matter was set for hearing on March 17, 18 and 19, 1999.

On March 16, the parties filed a Motion to Suspend Procedural Schedule. In that motion the parties indicated that they had been able to reach a compromise agreement and that they expected to be able to file a Stipulation and Agreement that would resolve all the matters at issue. The Motion asked that the hearing be postponed. On March 16, the Commission issued an order canceling the hearing.

On April 13, UE, Laclede, the Staff of the Public Service Commission (Staff), the Office of the Public Counsel, and Missouri Pipeline Company filed a Stipulation and Agreement. The City of Wentzville did not sign the Stipulation and Agreement. However, on April 14, counsel for the City of Wentzville filed a letter indicating that the city does not oppose the Stipulation and does not intend to request a hearing. Therefore, pursuant to 4 CSR 240-2.115(1) the Stipulation and Agreement will be treated as a unanimous stipulation and agreement.

The Stipulation and Agreement indicates the parties' agreement that the Commission should issue a certificate of convenience and necessity

to UE authorizing it to reinforce its existing Curryville to Wentzville feeder system by constructing and operating a natural gas pipeline in the general location set forth in Schedule 1 of the Stipulation and Agreement. The Stipulation and Agreement asks that the Commission divide the service areas near Wentzville between UE and Laclede as provided in schedules attached to the Stipulation and Agreement. Furthermore, the Commission is asked to issue Certificates of Convenience and Necessity to UE and Laclede to allow them to serve their respective service areas. Finally, prefiled testimony and schedules submitted by several witnesses are to be admitted into evidence without the necessity of those witnesses taking the stand.

On April 27, Staff filed suggestions in support of the Stipulation and Agreement. Staff indicates that UE currently is certificated to provide natural gas service to Wentzville and adjacent areas. Those adjacent areas are composed of portions of unincorporated St. Charles County. Laclede is also certificated to serve unincorporated St. Charles County. In order to avoid conflicting service claims from the two companies, the Staff supports the idea of drawing a firm dividing line between the service areas of the two gas companies. Such a service territorial boundary is described in the Stipulation and Agreement. Both companies now hold the necessary franchises from the City of Wentzville and St. Charles County to allow them to serve their agreed upon territories. Staff recommends that the Commission accept the Stipulation and Agreement and issue the requested Certificates of Convenience and Necessity.

In the Stipulation and Agreement, the parties waived their rights to present testimony, cross-examine witnesses, present oral argument or briefs, have the transcript read by the Commission and to judicial review. The Commission has the legal authority to accept a stipulation and agreement as offered by the parties as a resolution of issues raised in this case, pursuant to Section 536.060, RSMo Supp. 1998.

The requirement for a hearing is met when the opportunity for hearing has been provided and no proper party has requested the opportunity to present evidence. State ex rel. Rex Deffenderfer Enterprises, Inc. v. Public Service Commission, 776 S.W.2d 494, 496 (Mo. App. 1989). Since no one has requested a hearing in this case, the Commission may grant the relief requested based on the Stipulation and Agreement.

**IT IS THEREFORE ORDERED:**

1. That the Stipulation and Agreement filed on April 13, 1999 by Union Electric Company d/b/a AmerenUE, Laclede Gas Company, the Staff of the Public Service Commission, the Office of the Public Counsel, and Missouri Pipeline Company is hereby approved (See Attachment A).

2. That the prefiled testimony and schedules submitted by the following witnesses on behalf of Union Electric Company d/b/a AmerenUE, Laclede Gas Company, and the Staff of the Public Service Commission are received into evidence:

On Behalf of UE:

Robert W. Schmidt, Direct, Rebuttal and Surrebuttal  
Stephen R. Colyer, Direct and Surrebuttal  
Robert G. Nichols, Direct and Surrebuttal  
Scott A. Glaser, Rebuttal

On Behalf of Laclede:

Benjamin O. McReynolds, Direct, Rebuttal and Surrebuttal  
James K. Zeltmann, Direct, Rebuttal and Surrebuttal  
Michael R. Spotanski, Direct, Rebuttal and Surrebuttal

On Behalf of Staff:

Randy L. Flowers, Rebuttal and Surrebuttal  
James A Gray, Rebuttal and Surrebuttal

3. That a Certificate of Convenience and Necessity is granted to Union Electric Company d/b/a AmerenUE to construct, install, own, operate, control, manage and maintain natural gas pipeline facilities for the purpose of reinforcing and increasing the capacity of its existing gas distribution system in the Wentzville District Service Area. The general location of the natural gas pipeline is set forth in Schedule 1 attached to the Stipulation and Agreement. The precise location of the line is to be established as rights-of-way are secured by Union Electric Company d/b/a AmerenUE.

4. That a Certificate of Convenience and Necessity is granted to Union Electric Company d/b/a AmerenUE to provide natural gas service in unincorporated St. Charles County as described in Schedules 2 and 3 attached to the Stipulation and Agreement.

5. That a Certificate of Convenience and Necessity is granted to Laclede Gas Company to provide natural gas service in the City of

Wentzville as described in Schedules 2 and 4 attached to the Stipulation and Agreement.

6. That a Certificate of Convenience and Necessity is granted to Laclede Gas Company to provide natural gas service in the following specific areas within the city limits of the City of Wentzville north of Interstate Highway 70:

- (a) The General Motors Assembly Plant site annexed into the city limits of Wentzville pursuant to Ordinance No. 741;
- (b) All customers of Laclede located in Wentzville which Laclede currently serves through the main that serves the General Motors Assembly Plant site; and
- (c) Future customers located in the areas of Wentzville that were annexed pursuant to Ordinance Nos. 760, 761, 762, 763, 764, 765, 766, 767, 769 and 771 that can be served through the main that serves the General Motors Assembly Plant Site, which ordinances, together with a map, are set forth in Schedule 5 attached to the Stipulation and Agreement.

7. Union Electric Company d/b/a AmerenUE and Laclede Gas Company shall file tariffs reflecting the changes approved in this Order no later than June 3, 1999. The tariffs shall reference these case numbers and shall briefly describe the territorial boundary lines established by this Order.

8. That this order shall become effective on May 14, 1999.

BY THE COMMISSION

*Dale Hardy Roberts*

Dale Hardy Roberts  
Secretary/Chief Regulatory Law Judge

( S E A L )

Lumpe, Ch., Crumpton, Murray,  
Schemenauer, and Drainer, CC., concur

Woodruff, Regulatory Law Judge

BEFORE THE PUBLIC SERVICE COMMISSION  
OF THE STATE OF MISSOURI

FILED

APR 13 1999

Missouri Public  
Service Commission

In the matter of the application of Union )  
Electric Company d/b/a AmerenUE for )  
a certificate of public convenience and )  
necessity authorizing it to construct, )  
install, own, operate, control, manage )  
and maintain natural gas pipeline )  
facilities and a gas distribution system )  
for the public in a portion of St. Charles )  
County, Missouri, as an expansion of its )  
presently certificated area. )

Case No. GA-99-107

In the matter of the application of )  
Laclede Gas Company for a certificate )  
of public convenience and necessity )  
authorizing it to construct, install, own, )  
operate, control, manage and maintain )  
a gas distribution system for the public )  
in portions of the City of Wentzville, )  
Missouri as an extension of its presently )  
certificated area. )

Case No. GA-99-236

**STIPULATION AND AGREEMENT**

On September 15, 1998, Union Electric Company d/b/a AmerenUE ("UE") filed an application (Case No. GA-99-107) with the Missouri Public Service Commission ("Commission") requesting a certificate of public convenience and necessity ("CCN") for authorization to construct, own, and operate natural gas pipeline facilities and a gas distribution system for the public in a certain identified portion of St. Charles County, immediately south of Wentzville, Missouri. On January 21, 1999, UE amended its application.

Laclede Gas Company ("Laclede") intervened in Case No. GA-99-107 and thereafter on November 24, 1998, filed its own application (Case No. GA-99-236) with the Commission

requesting a CCN for authorization to provide natural gas service to two identified portions of the City of Wentzville.

By order dated December 3, 1998, the Commission consolidated the two cases. A procedural schedule for the pre-filing of testimony and evidentiary hearings was established by the Commission's Order dated December 10, 1998. The City of Wentzville's ("Wentzville") application to intervene and Missouri Pipeline Company's ("MPC") application for participation without intervention were granted by the Commission. The Hearing Memorandum filed in this consolidated proceeding on March 8, 1999 indicates the dates of the filing of testimony by the parties.

Prior to the scheduled hearing of this consolidated matter, UE and Laclede reached a negotiated settlement of all outstanding disputes. The Commission Staff ("Staff"), Office of the Public Counsel ("OPC") and MPC join in the settlement and concur in the following stipulations and agreements. Although not a signatory, Wentzville, by its counsel, has represented that it does not oppose this Stipulation and Agreement.

1 The parties concur it is in the public interest for UE to reinforce its existing Curryville-to-Wentzville feeder system by constructing and operating a natural gas pipeline in the general location set forth in Schedule 1 hereto. The precise location of the line will be established as rights-of-way are secured by UE. UE anticipates that approval by the Commission of this Stipulation and Agreement and the issuance of a CCN by no later than July 1, 1999, will permit UE to construct its natural gas pipeline and reinforce its feeder system by December 1, 1999 in preparation for the winter of 1999-2000. Accordingly, the parties request that the Commission issue a CCN to UE authorizing it to construct the facilities described in UE's testimony.

2. UE presently holds a CCN (Commission Report and Order in Case No. 15,759) to provide gas service to various communities including the City of Wentzville. Laclede presently holds a CCN (Commission Report and Order in Case No. 15,234) to provide gas service within unincorporated St. Charles County. Wentzville has annexed, and may continue to annex, portions of unincorporated St. Charles County into Wentzville's city limits. Accordingly, based upon the unique factors presented in this matter, and to allow for the orderly construction of gas facilities, the prevention of duplication of facilities and the timely provision of gas services to the public, to minimize public confusion, and to enable each utility to plan for future needs, the parties have agreed that the public interest will be served by the establishment of territorial boundaries that divide UE's and Laclede's service areas South of Interstate Highway 70 in portions of unincorporated St. Charles County and the City of Wentzville. Appended hereto as **Schedule 2** is a map that depicts the boundaries of such service areas.

3. In accordance with the territorial boundaries referred to above, the parties agree that it is in the public interest for UE to provide gas service in certain areas of what is presently unincorporated St. Charles County as set forth more specifically in **Schedule 3** hereto. Laclede waives and/or relinquishes its right under its pre-existing CCN to provide gas in such areas. Except as expressly provided herein, nothing in this Stipulation and Agreement shall impact, affect or modify Laclede's right to serve unincorporated St. Charles County under its pre-existing CCN. The parties request that the Commission issue a CCN to UE authorizing it to provide gas service in unincorporated St. Charles County as described in **Schedules 2 and 3** hereto.

4. Also in accordance with the territorial boundaries referred to in Paragraph 2 above, the parties concur that it is in the public interest for Laclede to provide gas service within

the City of Wentzville south of Interstate Highway 70 as set forth more specifically in Schedule 4 hereto. On April 6, 1999, the voters of the City of Wentzville approved a franchise for Laclede which permits Laclede to serve this area. UE waives and/or relinquishes its right under its pre-existing CCN to provide gas service in such area. Except as expressly provided herein, nothing in this Stipulation and Agreement shall impact, affect or modify UE's right to serve Wentzville under its pre-existing CCN or any other community covered by said CCN. The parties request that the Commission issue a CCN to Laclede authorizing it to provide gas service in the City of Wentzville as described in Schedules 2 and 4 hereto.

5. The parties further request that the Commission issue a CCN authorizing Laclede to serve the following specific areas within the city limits of Wentzville north of Interstate Highway 70:

- (a) The General Motors Assembly Plant site annexed into the city limits of Wentzville pursuant to Ordinance No. 741;
- (b) All customers of Laclede located in Wentzville which Laclede currently serves through the main that serves the General Motors Assembly Plant site; and
- (c) Future customers located in the areas of Wentzville that were annexed pursuant to Ordinance Nos. 760, 761, 762, 763, 764, 765, 766, 767, 769 and 771 that can be served through the main that serves the General Motors Assembly Plant site, which ordinances, together with a map, are set forth in Schedule 5 hereto.

6. This Stipulation and Agreement represents a negotiated settlement for the purpose of disposing of all issues in this consolidated case. Signatories to this Stipulation and Agreement shall not be prejudiced or bound in any manner by the terms of this Stipulation and Agreement in this proceeding or any other proceeding herein for any purpose, except as otherwise specified. None of the parties to the Stipulation and Agreement shall have been deemed to have approved

or acquiesced in any ratemaking, procedural or legal principle, any method of cost determination or cost allocation, or any service or payment standard, and none of the Parties shall be prejudiced or bound in any manner by the terms of this Stipulation and Agreement in this or any other proceeding, except as otherwise expressly specified herein.

7. UE, Laclede and the Staff filed testimony pursuant to the procedural schedule adopted in this case. The OPC, Wentzville and MPC did not file testimony or other evidence regarding the issues presented by the consolidated case. The parties agree that the prefiled testimony and schedules submitted by the following witnesses on behalf of UE, Staff and Laclede should be received into evidence without the necessity of those witnesses taking the stand:

On Behalf of UE:

Robert W. Schmidt, Direct, Rebuttal and Surrebuttal  
Stephen R. Colyer, Direct and Surrebuttal  
Robert G. Nichols, Direct and Surrebuttal  
Scott A. Glaser, Rebuttal

On behalf of Laclede:

Benjamin O. McReynolds, Direct, Rebuttal and Surrebuttal  
James K. Zeltmann, Direct, Rebuttal and Surrebuttal  
Michael R. Spotanski, Direct, Rebuttal and Surrebuttal

On behalf of Staff:

Randy L. Flowers, Rebuttal and Surrebuttal  
James A. Gray, Rebuttal and Surrebuttal

8. In the event the Commission approves and adopts the matters addressed in this Stipulation and Agreement, the parties waive their respective rights pursuant to Sections 536.070 and 536.080.1 (RSMo. 1994) to present testimony, to cross-examine witnesses, and to present oral argument and written briefs; their respective rights to the reading of the transcript by the

Commission pursuant to Section 536.080.2 (RSMo. 1994); and their respective rights to judicial review pursuant to Section 386.510 (RSMo. 1994).

9. The Staff will submit to the Commission a memorandum explaining its rationale for entering into this Stipulation and Agreement. Each party of record shall be served with a copy of any such memorandum and shall be entitled to submit to the Commission, within five (5) days of receipt of Staff's memorandum, a responsive memorandum which shall also be served on all parties. All memoranda submitted by the parties shall be considered privileged in the same manner as are settlement discussions under the Commission's rules; shall be maintained on a confidential basis by all parties; and shall not become a part of the record of this proceeding or bind or prejudice the party submitting such memorandum in any future proceedings or in this proceeding, whether or not the Commission approves this Stipulation and Agreement. The contents of any memorandum provided by any party are its own and are not acquiesced in or otherwise adopted by the other signatories to this Stipulation and Agreement, whether or not the Commission approves and adopts this Stipulation and Agreement.

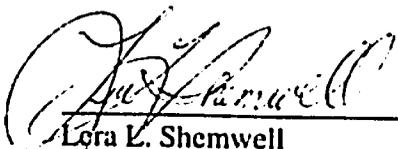
The Staff shall also have the right to provide, at any agenda meetings at which this Stipulation and Agreement is noticed to be considered by the Commission, whatever oral explanation the Commission requests; provided that the Staff shall, to the extent reasonably practicable, promptly provide other parties with advance notice of when the Staff shall respond to the Commission's request for such explanation once such explanation is requested from Staff (and afford all such parties, to the maximum extent practicable, the right to be present at such oral explanation). Staff's oral explanation shall be subject to public disclosure, except to the extent it refers to matters that are privileged or protected from disclosure pursuant to any Protective Order issued in this case.

10. The agreements in this Stipulation and Agreement have resulted from extensive negotiations among the parties and are interdependent. In the event the Commission does not approve or adopt the provisions of this Stipulation and Agreement in total, then this Stipulation and Agreement shall be void and no signatory shall be bound by any of the agreements or provisions hereof.

11. To assist the Commission in its review of this Stipulation and Agreement, the parties also request that the Commission advise them of any additional information that the Commission may desire from the parties relating to the matters addressed in this Stipulation and Agreement, including any procedures for furnishing such information to the Commission.

WHEREFORE, for the foregoing reasons, the undersigned parties respectfully request that the Commission issue its order approving all of the specific terms and conditions of this Stipulation and Agreement.

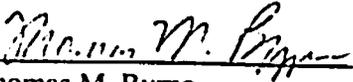
Respectfully Submitted this 12<sup>th</sup> day of April, 1999.

  
\_\_\_\_\_  
Lora L. Shemwell  
Missouri Bar No. 43792

Attorney for the Staff of the  
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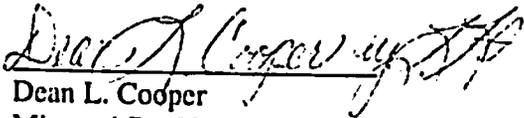
  
\_\_\_\_\_  
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314-554-2156  
314-554-3183 (Fax)

CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing have been mailed or hand-delivered to all counsel of record as shown on the attached service list this 13<sup>th</sup> day of April, 1999.



**SERVICE LIST**

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LEGAL DESCRIPTION - GENERAL ROUTE - 8-INCH HIGH PRESSURE GAS MAIN

BEGINNING AT A POINT ON AN EXISTING MISSOURI PIPELINE COMPANY TRANSMISSION LINE, SAID POINT BEING LOCATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 46 NORTH, RANGE 2 EAST; THENCE WEST, A DISTANCE OF 4,600 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION 6; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 1,300 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SECTION 6, SAID POINT BEING ON THE TOWNSHIP LINE DIVIDING TOWNSHIP 46 NORTH/TOWNSHIP 47 NORTH, SAID POINT ALSO BEING ON THE RANGE LINE DIVIDING RANGE 1 EAST/RANGE 2 EAST; THENCE WEST ALONG SAID TOWNSHIP LINE, A DISTANCE OF 2,300 FEET, MORE OR LESS, TO AN INTERSECTION WITH MISSOURI STATE ROUTE "Z"; THENCE CONTINUING WEST ALONG SAID TOWNSHIP LINE, A DISTANCE OF 1,650 FEET, MORE OR LESS, TO A POINT AT THE SOUTHWEST CORNER OF APPALOOSA RANCH ESTATE SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF MEADOW BROOK ESTATE II SUBDIVISION; THENCE NORTHERLY THROUGH SECTION 36, TOWNSHIP 47 NORTH, RANGE 1 EAST, ALONG KELSEY ANN COURT OF SAID MEADOW BROOK ESTATE II SUBDIVISION, A DISTANCE OF 1,900 FEET, MORE OR LESS, TO A CUL-DE-SAC AT THE NORTH END OF SAID KELSEY ANN COURT; THENCE LEAVING SAID KELSEY ANN COURT, NORTHERLY THROUGH SAID SECTION 36, A DISTANCE OF 300 FEET, MORE OR LESS, TO PERUQUE CREEK, SAID POINT BEING AT OR NEAR THE SECTION LINE

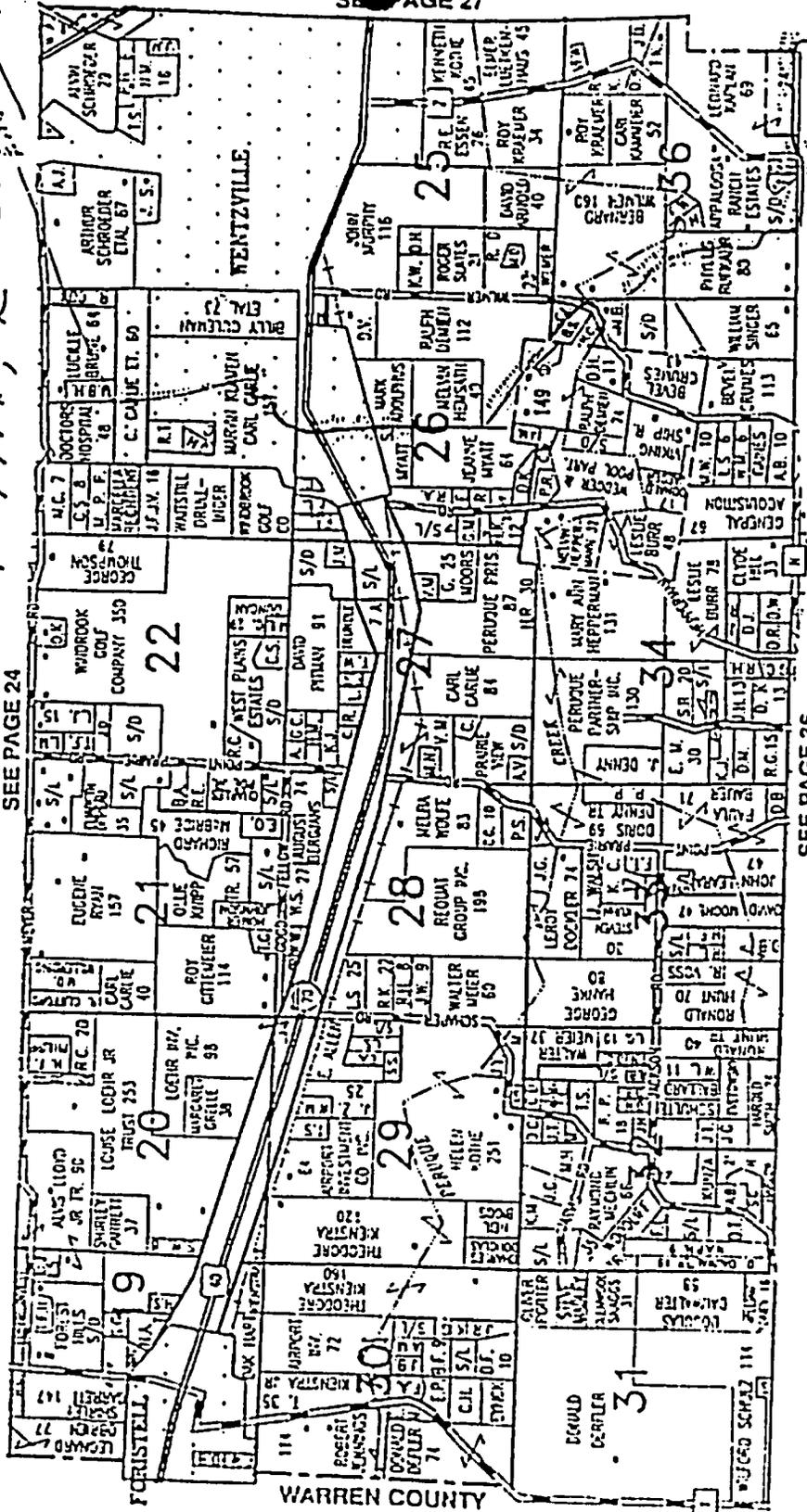
DIVIDING SECTION 35 AND SECTION 26 OF TOWNSHIP 47 NORTH, RANGE 1 EAST; THENCE IN A NORTHWESTERLY DIRECTION THROUGH SECTION 35 AND SECTION 26 OF TOWNSHIP 47 NORTH, RANGE 1 EAST, A DISTANCE OF 6,400 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE IN THE SOUTH HALF OF SAID SECTION 26; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID SECTION 26, A DISTANCE OF 2,300 FEET, MORE OR LESS, TO THE NORFOLK & WESTERN RAILROAD; THENCE CONTINUING IN A NORTHERLY DIRECTION 400 FEET, MORE OR LESS, TO A POINT ON SWANTNERVILLE DRIVE; THENCE ALONG SAID SWANTNERVILLE DRIVE, A DISTANCE OF 900 FEET, MORE OR LESS, TO A POINT ON INTERSTATE 70; THENCE IN A NORTH AND EASTERLY DIRECTION ALONG WEST PEARCE BLVD. (NORTH OUTER ROAD), A DISTANCE OF 1,600 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND D/B/A WALGREEN, SAID TRACT LOCATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 1 EAST; THENCE NORTHERLY ALONG THE WEST LINE OF SAID WALGREEN TRACT TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID WALGREEN TRACT TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON BY-PASS DRIVE (WENTZVILLE PARKWAY); THENCE NORTH ALONG SAID WENTZVILLE PARKWAY, A DISTANCE OF 2,600 FEET, MORE OR LESS, TO A POINT OF TERMINATION AT AN EXISTING UNION ELECTRIC COMPANY GAS MAIN LOCATED IN THE NORTH HALF OF SAID SECTION 23. ALL BEING LOCATED IN ST. CHARLES COUNTY, MISSOURI.



T-47N, R1E 7th Edition Project

SEE PAGE 24

SEE PAGE 36



WARREN COUNTY



**AmerenUE Metes and Bounds Description**

**Gas Service Area/South of I-70, Wentzville, St. Charles County, Missouri**

PART OF TOWNSHIP 47 NORTH, RANGE 1 EAST, PART OF TOWNSHIP 47 NORTH, RANGE 2 EAST, PART OF TOWNSHIP 46 NORTH, RANGE 1 EAST, AND PART OF TOWNSHIP 46 NORTH, RANGE 2 EAST, ALL IN ST. CHARLES COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF SECTION 19, TOWNSHIP 47 NORTH, RANGE 1 EAST, AND THE CENTER OF INTERSTATE HIGHWAY 70; THENCE EAST ALONG THE CENTER OF SAID INTERSTATE HIGHWAY 70, A DISTANCE OF 7 MILES, MORE OR LESS, TO THE CENTER OF U.S. HIGHWAY NO. 61; THENCE LEAVING THE CENTER OF SAID INTERSTATE HIGHWAY NO. 70, IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER OF SAID U.S. HIGHWAY NO. 61, A DISTANCE OF 1 MILE, MORE OR LESS, TO THE CENTER OF CALLAHAN ROAD; THENCE LEAVING THE CENTER OF SAID U.S. HIGHWAY NO. 61, IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER OF SAID CALLAHAN ROAD, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE CENTER OF DUELLO ROAD; THENCE LEAVING THE CENTER OF SAID CALLAHAN ROAD, SOUTHERLY ALONG THE CENTER OF SAID DUELLO ROAD, A DISTANCE OF 2.5 MILES, MORE OR LESS, TO THE CENTER OF MISSOURI STATE ROUTE N; THENCE LEAVING THE CENTER OF SAID DUELLO ROAD, NORTHWESTERLY ALONG THE CENTER OF SAID MISSOURI STATE ROUTE N, A DISTANCE OF 4 MILES, MORE OR LESS, TO THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 46 NORTH, RANGE 1 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 47 NORTH, RANGE 1 EAST; THENCE LEAVING THE CENTER OF SAID MISSOURI STATE ROUTE N, NORTHERLY ALONG THE WEST LINE OF SAID SECTION 35 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE N, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 67-ACRE TRACT OF LAND KNOWN AS THE GENERAL ACQUISITION TRACT; THENCE NORTHERLY ALONG THE WEST LINE OF SAID GENERAL ACQUISITION TRACT AND ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 0.5 MILES, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID GENERAL ACQUISITION TRACT, SAID POINT ALSO BEING ON THE SOUTH LINE OF U.S. SURVEY NO. 149, TOWNSHIP 47 NORTH, RANGE 1 EAST; THENCE LEAVING THE WEST

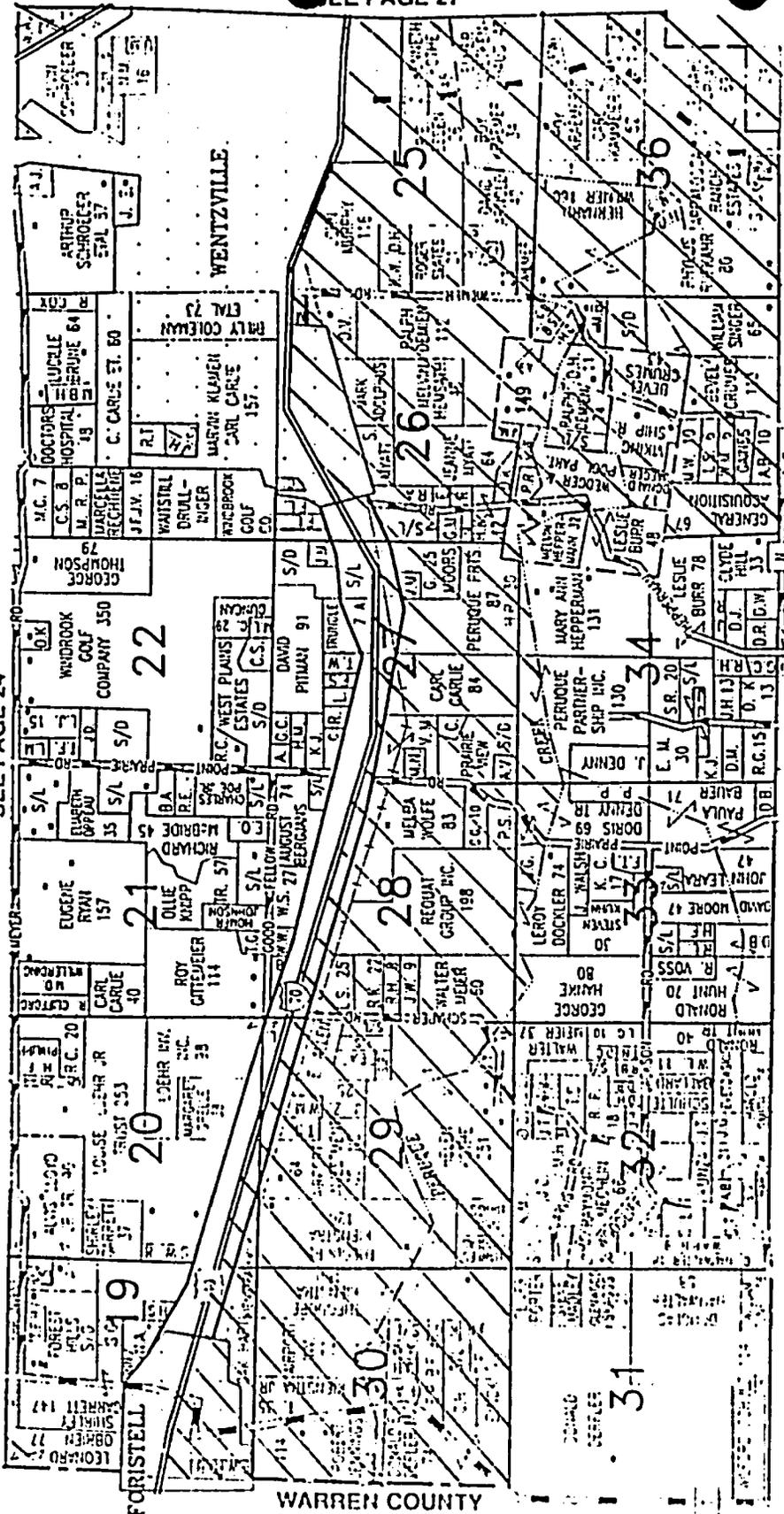
LINE OF SAID SECTION 35, EAST ALONG THE SOUTH LINE OF SAID U.S. SURVEY NO. 149 AND ALONG THE NORTH LINE OF SAID GENERAL ACQUISITION TRACT, A DISTANCE OF 0.1 MILE, MORE OR LESS, TO THE SOUTHWEST CORNER OF A 17-ACRE TRACT KNOWN AS THE DONALD JAEGER TRACT; THENCE LEAVING THE SOUTH LINE OF SAID U.S. SURVEY NO. 149 AND THE NORTH LINE OF SAID GENERAL ACQUISITION TRACT, NORTHERLY ALONG THE WEST LINE OF SAID DONALD JAEGER TRACT, A DISTANCE OF 0.15 MILES, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SAID DONALD JAEGER TRACT, SAID POINT ALSO BEING IN THE CENTER OF PERUQUE CREEK; THENCE LEAVING SAID DONALD JAEGER TRACT, NORTHERLY AND WESTERLY ALONG AND WITH THE MEANDERINGS OF THE CENTER OF SAID PERUQUE CREEK, A DISTANCE OF 2.5 MILES, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 1 EAST, SAID POINT BEING 0.1 MILE, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE LEAVING THE CENTER OF SAID PERUQUE CREEK, WEST ALONG THE SOUTH LINE OF SECTIONS 28, 29 & 30, OF TOWNSHIP 47 NORTH, RANGE 1 EAST, A DISTANCE OF 2.1 MILES, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH ALONG THE WEST LINE OF SECTIONS 30 & 19, OF TOWNSHIP 47 NORTH, RANGE 1 EAST, A DISTANCE OF 1.5 MILES, MORE OR LESS, TO A POINT IN THE CENTER OF SAID INTERSTATE HIGHWAY NO. 70, SAID POINT BEING THE POINT OF BEGINNING.

NOTE:

Wherever in the foregoing description a corner is stated to be the same as and/or to coincide with another corner, and when in fact, such corners are not the same and/or do not coincide with one another, they shall be treated as if they are the same and do coincide.

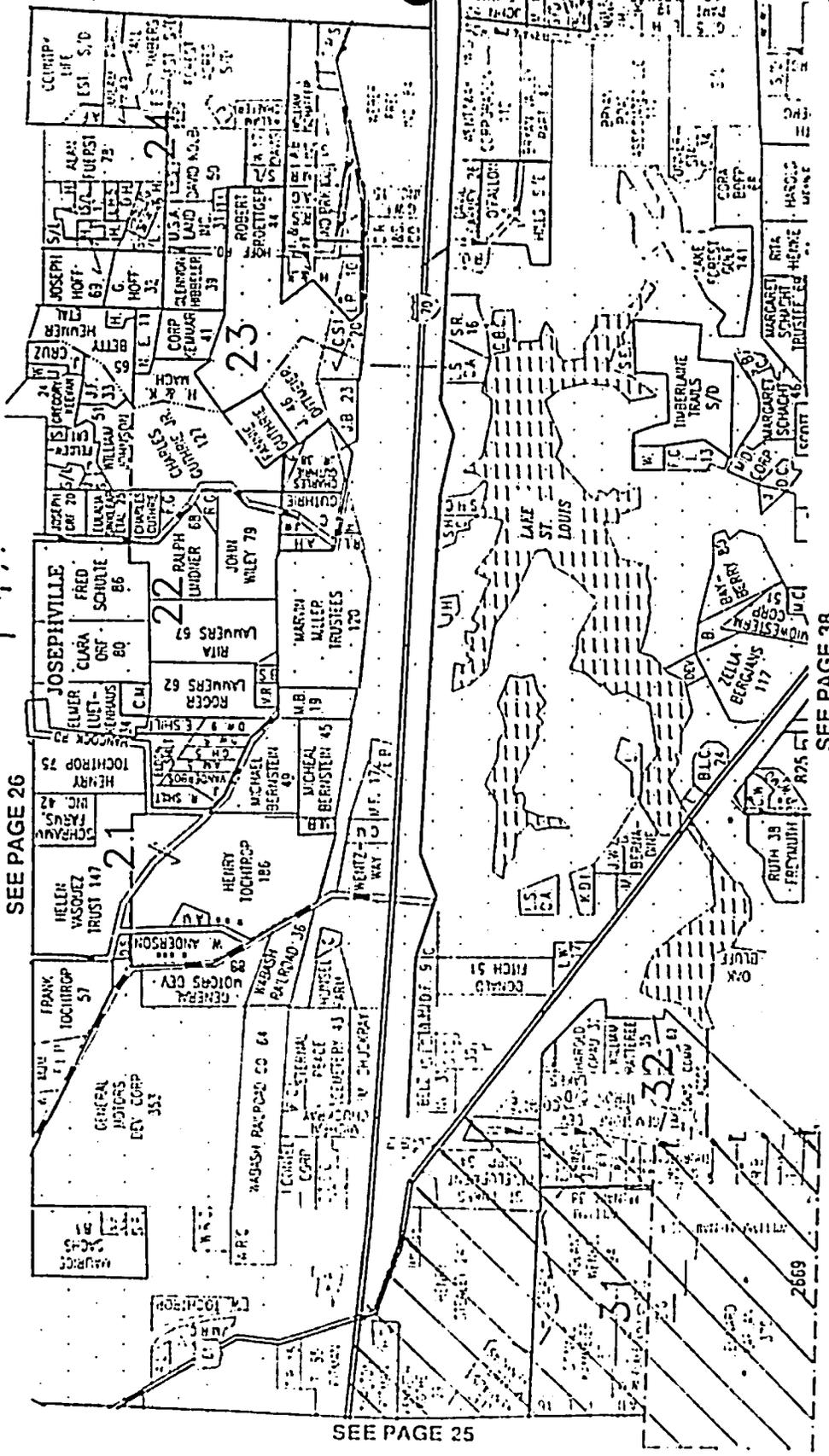
T47N-R1E

SEE PAGE 24



SEE PAGE 36

WARREN COUNTY



SEE PAGE 26

SEE PAGE 25

SEE PAGE 38

# LANDMARK SURVEYING, & ENGINEERING, INC.

802 E. MAIN  
WEITZVILLE, MO 63385  
327-5853  
332-9190

TROY, MO  
528-5452

DALE WALTERMAN - REGISTERED LAND SURVEYOR  
KATHY WALTERMAN - OFFICE MANAGER



# Lewis-Bade, Inc.

Registered Land Surveyors and Professional Engineers

101 E. Walton, Wmtn  
(314) 456-2615  
County Surveyors Office  
(314) 456-3332  
Fax Line • (314) 456-7252

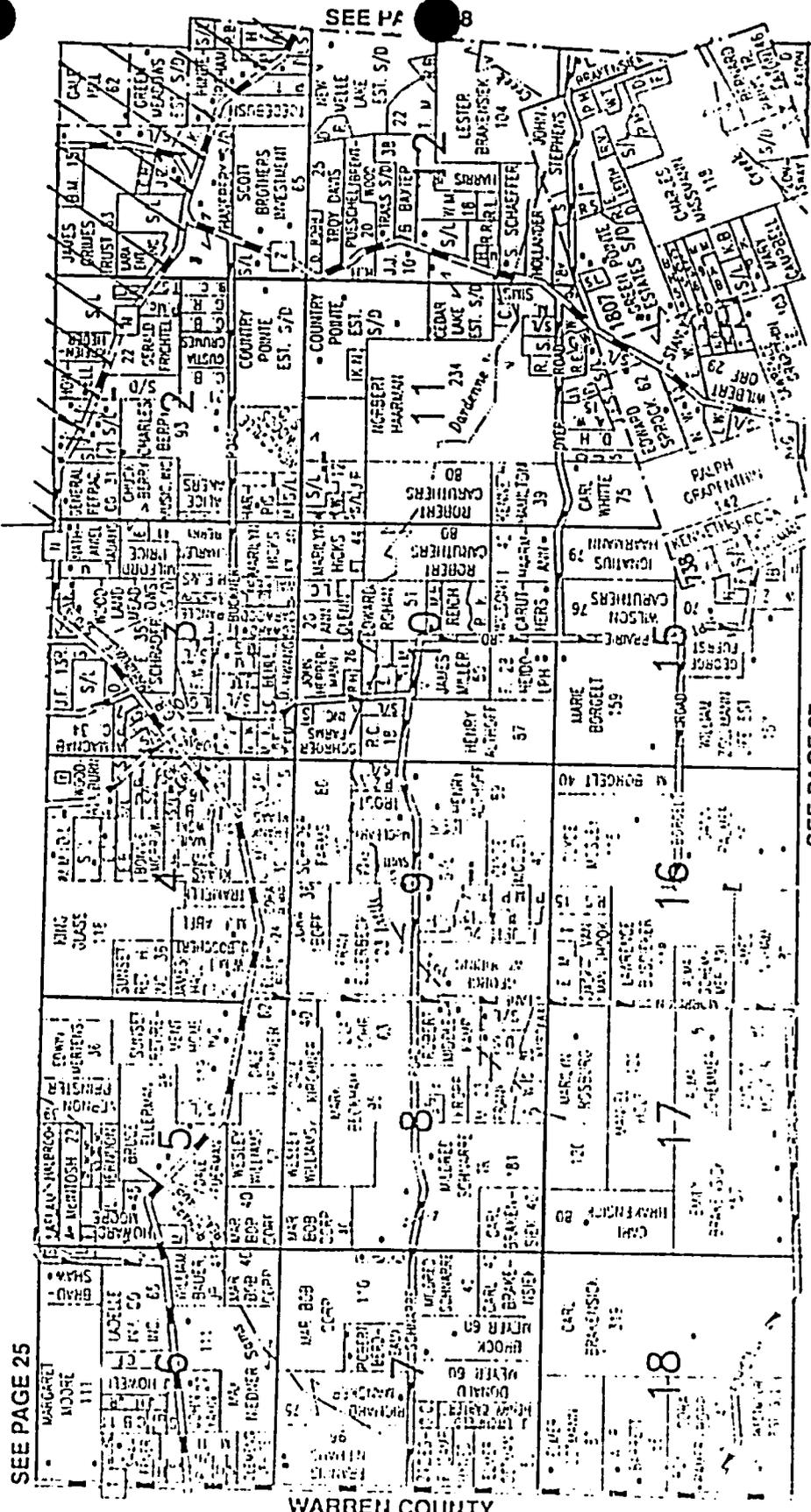
ROBERT LEWIS

Warren County Surveyor

LARRY BADE

- LOT SURVEYS
- SUBDIVISION LAYOUTS
- SITE PLANS
- MUNICIPAL SERVICES "Serving Warren and West St. Charles County For Over 30 Years"

## TOWNSHIP 46N - RANGE 1E



SEE PAGE 25

WARREN COUNTY

SEE PAGE 37



SCHEDULE 4

Laclede Gas Company's  
Gas Service Area/South of I-70  
Wentzville, St. Charles County, Missouri

Part of St. Charles County, Missouri, more particularly described as follows:

That portion of the City of Wentzville, as its boundaries may currently exist or hereafter be altered or expanded by annexation or otherwise, located south of U. S. Highway 61 and Interstate Highway No. 70, specifically excluding the following described real property, which real property is the same real property described on Schedule 3 to this Stipulation and Agreement:

Part of Township 47 North, Range 1 East, part of Township 47 North, Range 2 East, part of Township 46 North, Range 1 East, and part of Township 46 North, Range 2 East, all in St. Charles County, Missouri, more particularly described as follows:

Beginning at a point of intersection of the West line of Section 19, Township 47 North, Range 1 East, and the center of Interstate Highway 70; thence East along the center of said Interstate Highway 70, a distance of 7 miles, more or less, to the center of U. S. Highway No. 61; thence leaving the center of said Interstate Highway No. 70, in a Southeasterly direction along the center of said U. S. Highway No. 61, a distance of 1 mile, more or less, to the center of Callahan Road; thence leaving the center of said U. S. Highway No. 61, in a Southwesterly direction along the center of said Callahan Road, a distance of 200 feet, more or less, to the center of Duello Road; thence leaving the center of said Callahan Road, Southerly along the center of said Duello Road, a distance of 2.5 miles, more or less, to the center of Missouri State Route N; thence leaving the center of said Duello Road, Northwesterly along the center of said Missouri State Route N, a distance of 4 miles, more or less, to the Northwest corner of Section 2, Township 46 North, Range 1 East, said point also being the Southwest corner of Section 35, Township 47 North, Range 1 East; thence leaving the center of said Missouri State Route N, Northerly along the West line of said Section 35 to the Northerly right-of-way line of said Missouri State Route N, said point also being the Southwest corner of a 67-acre tract of land known as the General Acquisition Tract; thence Northerly along the West line of said General Acquisition Tract and along the West line of said Section 35, a distance of 0.5 miles, more or less, to the Northwest corner of said General Acquisition Tract, said point also being on the South line of U. S. Survey No. 149, Township 47 North, Range 1 East; thence leaving the

West line of said Section 35, East along the South line of said U. S. Survey No. 149 and along the North line of said General Acquisition Tract, a distance of 0.1 mile, more or less, to the Southwest corner of a 17-acre tract known as the Donald Jaeger Tract; thence leaving the South line of said U. S. Survey No. 149 and the North line of said General Acquisition Tract, Northerly along the West line of said Donald Jaeger Tract, a distance of 0.15 miles, more or less, to the Northwest corner of the said Donald Jaeger Tract, said point also being in the center of Peruque Creek; thence leaving said Donald Jaeger Tract, Northerly and Westerly along and with the meanderings of the center of said Peruque Creek, a distance of 2.5 miles, more or less, to a point of intersection with the South line of Section 28, Township 47 North, Range 1 East, said point being 0.1 mile, more or less, East of the Southwest corner of said Section 28; thence leaving the center of said Peruque Creek, West along the South line of Sections 28, 29 & 30, of Township 47 North, Range 1 East, a distance of 2.1 miles, more or less, to the Southwest corner of said Section 30; thence North along the West line of Sections 30 & 19, of Township 47 North, Range 1 East, a distance of 1.5 miles, more or less, to a point in the center of said Interstate Highway No. 70, said point being the point of beginning.

[NOTE: Wherever in the foregoing description a corner is stated to be the same as and/or to coincide with another corner, and when in fact, such corners are not the same and/or do not coincide with one another, they shall be treated as if they are the same and do coincide.]

The area described above to be served by Laclede includes, but is not limited to, the following described tracts of land:

The west half of the northwest quarter of section thirty-three (33) Township 47 North, Range 1 East, containing eighty (80) acres, located in St. Charles County, Missouri, EXCEPTING THEREFROM that portion located north of the center of Peruque Creek.

Also,

The Southeast quarter of the Northeast quarter of Section 33, Township 47 North, Range 1 East, EXCEPTING THEREFROM that portion conveyed to CHARLES P. MAY by deed recorded in Book 19, page 318 of the St. Charles County Records.

Also,

The Northwest quarter of Section 34, Township 47 North, Range 1 East, EXCEPTING THEREFROM that portion conveyed to JOHN I. DENNY and wife by deed recorded in Book 370, page 638 of the St. Charles County Records, EXCEPTING THEREFROM that portion located north of the center of Peruque Creek.

Also,

The Northeast quarter of and the Western 28-4/7 acres of the Southeast Quarter of the Northeast Quarter of Section

33 and thirty (30) acres of the Southwest quarter of the Northwest quarter of Section 34, Township 47 North, Range 1 East, devised to Benjamin Franklin Walker under the Will of Susan D. Walker, deceased, and conveyed to the said Benjamin F. Walker by Henry H. Walker, et al, by deed dated March 6, 1940, recorded in Book 192, page 620 in the St. Charles County Recorder's Office, EXCEPTING THEREFROM that portion located north of the center of Peruque Creek.

[Legal description continued on next page; remainder of this page intentionally left blank.]

A tract of land being part of Fractional Section 34 and U.S. Survey 149, Township 47 North, Range 1 East, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at a found old stone marking the Northwest Corner of the Northwest Quarter of the Northeast Quarter of aforesaid Section 34; thence North 89 degrees 10' 22" East, along the North line of said Section 34, 2210.05 feet to a set iron rod on the West line of aforesaid U.S. Survey 149; thence North 04 degrees 31' 04" East, along said West Survey line, 89.76 feet to the meandering centerline of Perouque Creek; thence along said centerline, the following courses and distances: North 84 degrees 59' 00" East, 256.07 feet; South 74 degrees 15' 00" East, 378.79 feet to a point on a line being the Eastwardly projection of the aforesaid North line of Section 34; thence departing said creek centerline, North 89 degrees 10' 22" East, along said line, 189.19 feet to a set iron rod at foot of bluff being also a Western line of a tract conveyed to Richard R. and Anne M. Boedaker per deed recorded in deed book 1330 page 1600 of the St. Charles County Recorder's Office; thence in a Southwardly direction along said foot of bluff, being the Western lines of said Boedaker tract and the Western lines of a tract conveyed to Michael W. and Josephine M. Furler per deed recorded in deed book 707 page 1747 of aforesaid Recorder's Office, the following courses and distances: South 39 degrees 41' 26" East, 151.16 feet to an old iron pipe; South 43 degrees 04' 26" East, 186.13 feet to an old iron pipe; South 16 degrees 05' 20" East, 142.54 feet to an old iron pipe; South 01 degrees 46' 25" West, 185.22 feet to an old iron pipe; South 08 degrees 44' 24" West, 173.63 feet to an old iron pipe; South 10 degrees 39' 13" West, 262.74 feet to an old iron pipe; South 07 degrees 27' 12" West, 111.43 feet to an old iron pipe; South 14 degrees 43' 38" East, 94.57 feet to an old iron pipe; South 00 degrees 13' 38" East, 56.50 feet to the most Southern Corner of said Furler tract on the centerline, as traveled, of Hepperman Road Bridge over Perouque Creek, said corner bears South 75 degrees 56' 05" West, 0.26 feet from the center of the East end of said bridge; thence South 75 degrees 56' 05" West, along said centerline of bridge, 64.53 feet; thence departing said centerline of bridge, South 07 degrees 13' 46" East, along aforesaid meandering centerline of Perouque Creek, 167.25 feet to a point from which a set iron rod bears North 85 degrees 22' 00" West, 206.58 feet; thence North 85 degrees 22' 00" West, departing said creek centerline, 1076.46 feet to an old stone on the West line of aforesaid U.S. Survey 149, marking the Southeast Corner of the Northeast Quarter of the Northeast Quarter of aforesaid Section 34, from which a found concrete monument bears South 85 degrees 22' 00" East, 0.66 feet; thence South 04 degrees 51' 20" West, along said West line of U.S. Survey 149, 295.94 feet to the aforesaid centerline, as traveled, of Hepperman Road, from which a set iron rod bears North 04 degrees 51' 20" East, 50.00 feet; thence departing said survey line and along said centerline, as traveled, of Hepperman Road, the following courses and distances: South 32 degrees 33' 48" West, 52.58 feet; South 08 degrees 04' 28" West, 69.00 feet; South 06 degrees 31' 51" West, 671.88 feet; South 23 degrees 43' 33" West, 76.63 feet; South 66 degrees 01' 17" West, 70.92 feet; South 71 degrees 00' 48" West, 116.06 feet; South 70 degrees 14' 18" West, 319.78 feet to a point on the South line of the South Half of the aforesaid Northeast Quarter of Section 34, from which an old iron rod marking the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 34 bears North 89 degrees 04' 45" West, 102.06 feet; thence departing said centerline, North 89 degrees 04' 45" West, along said South line, 1433.56 feet to an old stone marking the center of Section 34; thence North 00 degrees 38' 31" West, along the North-South centerline of Section 34, 1332.96 feet to an old stone marking the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 34; thence North 00 degrees 17' 31" West, 1297.37 feet to the point of beginning, as surveyed by Landmark Surveying and Engineering, Inc., during February, 1994, EXCEPTING THEREFROM the property legally described on the attached Exhibit A-1 and Exhibit A-2 and any part of the right of way of Hepperman Road as travelled or as platted.

A tract of land being part of Fractional Section 34 and U. S. Survey 149, Township 47 North, Range 1 East, St. Charles County, Missouri, and being more particularly described as follows:

Commencing at a found old stone marking the Northwest Corner of the Northwest Quarter of the Northeast Quarter of aforesaid Section 34; thence North  $89^{\circ} 10' 22''$  East, along the North line of said Section 34, 2210.05 feet to a set iron rod on the West line of aforesaid U.S. Survey 149; thence North  $04^{\circ} 31' 04''$  East, along said West Survey line, 89.76 feet to the meandering centerline of Peruque Creek; thence along said centerline, the following courses and distances: North  $84^{\circ} 59' 00''$  East, 256.07 feet; South  $74^{\circ} 15' 00''$  East, 378.79 feet to a point on a line being the Eastwardly projection of the aforesaid North line of Section 34; thence departing said creek centerline, North  $89^{\circ} 10' 22''$  East, along said line, 189.19 feet to a set iron rod at foot of bluff being also a Western line of a tract conveyed to Richard R. and Anne M. Boedeker per deed recorded in deed book 1330, page 1600 of the St. Charles County Recorder's Office; thence in a Southwardly direction along said foot of bluff, being the Western lines of said Boedeker tract and the Western lines of a tract conveyed to Michael W. and Josephine M. Purler per deed recorded in deed book 707, page 1747 of aforesaid Recorder's Office, the following courses and distances: South  $39^{\circ} 41' 26''$  East, 151.16 feet to an old iron pipe; South  $43^{\circ} 04' 26''$  East, 186.13 feet to an old iron pipe; South  $16^{\circ} 05' 20''$  East, 142.54 feet to an old iron pipe; South  $01^{\circ} 46' 25''$  West, 185.22 feet to an old iron pipe; South  $08^{\circ} 44' 24''$  West, 173.63 feet to an old iron pipe; South  $10^{\circ} 39' 13''$  West, 262.74 feet to an old iron pipe; South  $07^{\circ} 27' 12''$  West, 111.43 feet to an old iron pipe; South  $14^{\circ} 43' 38''$  East, 94.57 feet to an old iron pipe; thence South  $0^{\circ} 13' 38''$  East a distance of 35.91 feet to a point on the Northern existing right-of-way line of Hepperman Road; thence along said existing right-of-way line South  $75^{\circ} 47' 55''$  West a distance of 137.89 feet; thence continuing along said existing right-of-way line South  $59^{\circ} 55' 30''$  West a distance of 40.42 feet; thence continuing along said existing right-of-way line South  $48^{\circ} 19' 37''$  West a distance of 57.41 feet to the point of BEGINNING; thence continuing along said existing right-of-way line South  $48^{\circ} 19' 37''$  West a distance of 40.86 feet; thence continuing along said existing right-of-way line along a curve to the right having a central angle of  $48^{\circ} 41' 45''$  and an arc length of 109.71 feet; thence continuing along said existing right-of-way line North  $82^{\circ} 58' 38''$  West a distance of 169.48 feet; thence leaving said existing right-of-way line North  $4^{\circ} 50' 08''$  East a distance of 9.74 feet; thence North  $69^{\circ} 44' 30''$  East a distance of 22.36 feet; thence South  $89^{\circ} 24' 14''$  East a distance of 150.75 feet; thence North  $85^{\circ} 24' 59''$  East a distance of 93.48 feet; thence North  $66^{\circ} 51' 30''$  East a distance of 37.66 feet to the point of BEGINNING.

Said tract of land containing 0.184 acres more-or-less.

A tract of land being part of Fractional Section 34 and U. S. Survey 149, Township 47 North, Range 1 East, St. Charles County, Missouri, and being more particularly describe as follows:

Commencing at a found old stone marking the Northwest Corner of the Northwest Quarter of the Northeast Quarter of aforesaid Section 34; thence North  $89^{\circ} 10' 22''$  East, along the North line of said Section 34, 2210.05 feet to a set iron rod on the West line of aforesaid U.S. Survey 149; thence North  $04^{\circ} 31' 04''$  East, along said West Survey line, 89.76 feet to the

meandering centerline of Peruque Creek; thence along said centerline, the following courses and distances: North 84° 59' 00" East, 256.07 feet; South 74° 15' 00" East, 378.79 feet to a point on a line being the Eastwardly projection of the aforesaid North line of Section 34; thence departing said creek centerline, North 89° 10' 22" East, along said line, 189.19 feet to a set iron rod at foot of bluff being also a Western line of a tract conveyed to Richard R. and Anne M. Boedeker per deed recorded in deed book 1330, page 1600 of the St. Charles County Recorder's Office; thence in a Southwardly direction along said foot of bluff, being the Western lines of said Boedeker tract and the Western lines of a tract conveyed to Michael W. and Josephine M. Purler per deed recorded in deed book 707, page 1747 of aforesaid Recorder's Office, the following courses and distances: South 39° 41' 26" East, 151.16 feet to an old iron pipe; South 43° 04' 26" East, 186.13 feet to an old iron pipe; South 16° 05' 20" East, 142.54 feet to an old iron pipe; South 01° 46' 25" West, 185.22 feet to an old iron pipe; South 08° 44' 24" West, 173.63 feet to an old iron pipe; South 10° 39' 13" West, 262.74 feet to an old iron pipe; South 07° 27' 12" West, 111.43 feet to an old iron pipe; South 14° 43' 38" East, 94.57 feet to an old iron pipe; South 00° 13' 38" East, 56.50 feet to the Most Southern Corner of said Purler tract on the centerline, as traveled, of Hepperman Road Bridge over Peruque Creek, said corner bears South 75° 56' 05" West, 0.26 feet from the center of the East end of said bridge; thence South 75° 56' 05" West, along said centerline of bridge, 64.53 feet; thence South 7° 13' 46" East a distance of 20.16 feet to a point on the Southern existing right-of-new line of Hepperman Road which is the point of BEGINNING; thence South 7° 13' 46" East a distance of 147.09 feet; thence North 85° 22' 00" West a distance of 233.48 feet to a point on the Southern existing right of way line of Hepperman Road; thence along said existing right-of-way line along a curve to the left having a central angle of 23° 09' 21" and an arc distance of 68.34 feet; thence continuing along said existing right-of-line North 48° 19' 37" East a distance of 94.21 feet; thence North 59° 55' 30" East a distance 30.83 feet; thence continuing along said right-of-line North 75° 39' 18" East a distance of 60.32 feet to the point of BEGINNING

Said tract of land containing 0.423 acres more-or-less.

[Legal description continued on next page;  
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blank.]

Tract 2: A tract of land being part of Section 29, Township 47 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows: Commencing at an old stone marking the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 29; thence South 89° 42' East along the South line of Section 29, 233.43 feet to a point in the centerline of Callahan Road, 40 feet wide marking the TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; thence along said centerline North 48° 33' 00" East, 81.47 feet to a point; thence North 28° 59' 00" East, 50.00 feet to a point; thence North 23° 33' 00" East, 100.00 feet to a point; thence North 12° 46' 00" East, 141.33 feet to a point; thence North 4° 27' 00" East, 125.32 feet to a point; thence North 1° 31' 30" West, 325.16 feet to a point; thence North 4° 35' 00" West, 100.36 feet to a point; thence North 10° 04' 27" West, 202.87 feet to a point on the southwestern right-of-way line of Missouri State Highway 40/61; thence leaving said centerline of Callahan Road, along said right-of-way line North 79° 47' 39" East, 25.14 feet to a right-of-way marker; thence North 10° 43' 31" West, 218.90 feet to a right-of-way marker; thence South 51° 46' 44" East, 1581.44 feet to a right-of-way marker; thence South 45° 16' 57" East, 327.46 feet to a right-of-way marker; thence South 37° 52' 07" West; 120.95 feet to a point marking the intersection of said right-of-way line of Missouri State Highway 40/61 with the southern right-of-way line of Prospect Road 40 feet wide; thence along said southern right-of-way line North 89° 42' 00" West, 1498.94 feet to the point of beginning and containing 23.090 acres more or less as surveyed by P.R.&S. during November 1983.

EXCEPTING THEREFROM that portion, but only that portion, if any, of the above-described tracts of land to the extent such portion lies within the boundaries of the area described in Schedule 3 to this Stipulation and Agreement.

BILL NO. 777

ORDINANCE NO. 760

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN TRACTS OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES, PRESENTLY OWNED BY WENTZWAY CORPORATION.

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

Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.Mo. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tracts:

A tract of land being part of U. S. Survey 888, Township 47 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows: Commencing at an old iron pipe marking the Southwest corner of U. S. Survey 888, thence North 01° 16' 03" West, along the Western line of said U. S. Survey 888, 1025.23 feet to an old iron pipe on the Northern Right-of-Way line of Interstate Highway 70; thence leaving said U. S. Survey line South 87° 44' 35" East along said Right-of-Way line, 1227.12 feet to a Right-of-Way marker; thence continuing along said Right-of-Way line South 87° 42' 42" East, 1192.24 feet to an old iron pipe in centerline of Gilmore Road, 40 feet wide, as travelled, marking the TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED: thence leaving said Right-of-Way line North 00° 31' 31" East, along said centerline, 597.73 feet to an old nail; thence continuing along said centerline North 01° 08' 09" West, 479.50 feet to a railroad spike; thence leaving said centerline South 77° 46' 57" East, 679.50 feet to a point from which an iron pipe bears North 12° 42' 28" East, 3.20 feet; thence continuing South 77° 46' 57" East 21 feet more or less, to the Southwest corner of property conveyed to Joe A. Miller and wife by deed recorded in Book 246, Page 358; thence continuing South 77° 46' 57" East, 714.62 feet to an old fence corner post; thence South 05° 31' 57" West, 131.71 feet to an old fence corner post; thence South 79° 09' 31" East, 147.51 feet to an old fence corner post; thence South 00° 11' 52" West, 570.30 feet to an iron pipe on the above mentioned Northern Right-of-Way line of Interstate Highway 70; thence along said Right-of-Way line North 83° 59' 47" West, 191.60 feet to an old iron pipe; thence South 08° 14' 29" West, 118.01 feet to an old iron pipe; thence North 87° 35' 34" West, 32.94 feet to a Right-of-Way marker; thence South 00° 00' 43" West, 4.50 feet to a Right-of-Way marker; thence North 87° 40' 55" West, 1269.92 feet to the point of beginning as surveyed by P. R. & S. during October, 1980.

A tract of land being part of U. S. Survey 888, Township 47 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows: Commencing at an old iron pipe marking the Southwest corner of U.S. Survey 888, thence North 01° 16' 03" West, along the Western line of said U. S. Survey 888, 1025.23 feet to an old iron pipe on the Northern Right-of-Way line of Interstate 70; thence leaving said U. S. Survey line South 87° 44' 35" East along said Right-of-Way line, 1227.12 feet to a Right-of-Way marker; thence continuing along said Right-of-Way line South 87° 42' 42" East, 1192.24 feet to an old iron pipe in centerline of Gilmore Road, 40 feet wide, as travelled, marking the TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED: thence leaving said Right-of-Way line North 00° 31' 31" East, along said centerline, 597.73 feet to an old nail; thence continuing along said centerline North 01° 08' 09" West, 479.50 feet to a railroad spike; thence leaving said centerline South 77° 46' 57" East, 679.50 feet to a point from which an old iron pipe bears North 12° 42' 28" East, 3.20 feet; thence to the TRUE POINT OF BEGINNING of the tract herein described; thence North 12° 42' 28" East, 117.31 feet to a point on the Southern Right-of-Way line of Pitman Avenue, 60 feet wide (Old U.S. Highway 40); thence South 77° 17' 32" East along said Right-of-Way line, 21.00 feet to a point; thence

leaving said Right-of-Way line South 12° 42' 28" West, 117.13 feet to a point; thence North 77° 46' 57" West 21 feet more or less, to the point of beginning.

Section 3: That this ordinance shall be in full force and effect immediately upon its passage and approval, the above described tracts are to be incorporated within the city forthwith, and the City Clerk is hereby directed to so notify the St. Charles County Assessor's and Recorder's Offices.

READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, THIS 2 DAY OF June, 1981.

Donald Sheets  
MAYOR Donald Sheets

ATTEST:

Lou Ann Crider  
CITY CLERK Lou Ann Crider

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 2 DAY OF June, 1981.

Donald Sheets  
MAYOR DONALD SHEETS

ATTEST:

Lou Ann Crider  
CITY CLERK LOU ANN CRIDER



8005

STATE OF MISSOURI  
COUNTY OF ST CHARLES  
FILED FOR RECORD  
1981 JUN 18 AM 11:35

Alvin W. Tresekoff  
RECORDER OF DEEDS

BILL NO. 778ORDINANCE NO. 761

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN TRACTS OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES.

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

Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.No. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tracts:

Presently owned by Terry Fortman and Donna Fortman, his wife.  
4.05 acres situated in Survey No. 888, Township 47 North, Range 2 East, described as follows, to-wit: Beginning at the intersection of the Northern boundary line of Wabash Railroad Company right-of-way with the East line of U. S. Survey No. 888; thence North along said Survey line 4.40 chains to corner; thence West 18.20 chains to the Northern line of Wabash Railroad Company right-of-way; thence South  $76^{\circ}$  East along and with the right-of-way line 18.75 chains to place of beginning; in and as is condition.  
Subject to building, lines, easements, conditions and restrictions of record, if any.

Presently owned by Walter H. Clausner and Angie Clausner, his wife.  
A lot of ground in the Town of Gilmore, in U. S. Survey No. 888 described and bounded as follows: Bounded on the North by State Highway No. 40, on the West by what is known as the Willderding Hotel property, on the South by land formerly belonging to August Willderding and on the East by what is known as the Orf & Schramm Garage lot. Being 100 feet from of said State Highway and 115 feet deep said East and West lines being parallel and said South line being parallel with the South line of said Highway. Being the same real estate conveyed to Charles Kersting by Warranty Deed from August Willderding and wife, dated June 8th, 1928, and recorded in Recorder's Office.

Presently owned by Walter H. Clausner and Angie Clausner, his wife.  
A lot in U. S. Survey No. 888 in Township 47 North, Range 2 East, bounded and described as follows:- Beginning at a point in the South line of Missouri State Highway No. 40 running through said Survey, 100 feet East of the point where said South line is intersected by the East line of the Hotel lot formerly owned by Peter H. Willderding; thence South a line parallel with the East line of said Hotel lot 115 feet; thence East on a line parallel with the South line of said Highway 150 feet; thence North on a line parallel with the first line 115 feet to the South line of said Highway; thence West along said South line 150 feet to the place of beginning. Being the same lot conveyed to Ella M. Miller by Yetta Cohon et al by deed dated February 15, 1954, recorded in Book 266, Page 494 in the St. Charles County Recorder's Office.

Presently owned by Clark D. Michels.  
A lot, tract or parcel of land, lying being and situate in the County of St. Charles and State of Missouri, to-wit: One acre of land situate in and being part of United States Survey No. 888 in Township 47 North, Range 2 East, more particularly described as follows: beginning at a point in the southern line of a Missouri State Highway known and designated as United States Highway No. 40 which beginning point is distance North  $76^{\circ}$  West 11.894 chains from the point of intersection of the southern line of United States Highway No. 40 with the eastern line of United States Survey No. 888, thence with the southern line of said United States Highway No. 40, North  $76^{\circ}$  West 3.166 chains to the northeastern corner of a tract of land

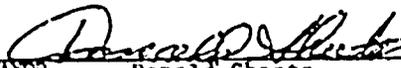
now or formerly owned by Willerding; thence South with the eastern line of the tract of land, now or formerly owned by Willerding, 3.166 chains; thence South 76° East 3.166 chains; thence North 3.166 chains to the point of beginning, together with all appurtenances thereon, and numbered R.R. 2, Box 226, Wentzville, Missouri.

Presently owned by HOTSY UNLIMITED, INC., a Missouri Corporation. A tract of land being part of U.S. Survey 888, Township 47 North, Range 2 East, described as follows: Commencing at an old stone marking the Northwestern corner of Lot No. 6 of the Gilmore Partition; thence South 76° 47' East 1,381.00 feet to the POINT OF BEGINNING OF THE HERBIN DESCRIBED TRACT; thence South 07° 28' West 151.00 feet; thence South 78° 13' East 147.5 feet; thence North 1° 39' East to a point which is the Southeast corner of Parcel No. 2 conveyed this same day to Hotsy Unlimited, Inc. by James E. Hawk, Jr., Executor under the Will of Mamie E. Sommer, deceased; thence westwardly along the southern line of said Parcel No. 2 to the point of beginning.

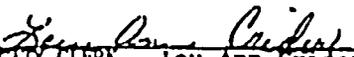
A tract of land being part of U. S. Survey 888, Township 47 North, Range 2 East described as follows: All that land located East of a 30.20 acre tract conveyed to Robert Schulte, et al. by deed recorded in Book 270 at page 615 as shown on a survey by Edgar Rapp, Jr., dated September 17, 1954 and West of the Western boundary line of Parcel No. 1 conveyed to James E. Hawk, Jr., Executor under the Will of Mamie Sommer, deceased, to Hotsy Unlimited, Inc.

Section 3: That this ordinance shall be in full force and effect immediately upon its passage and approval, the above described tracts are to be incorporated within the city forthwith, and the City Clerk is hereby directed to so notify the St. Charles County Assessor's and Recorder's Offices.

READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, THIS 2 DAY OF June, 1981.

  
MAYOR Donald Sheets  
DONALD SHEETS

ATTEST:

  
CITY CLERK Lou Ann Crider

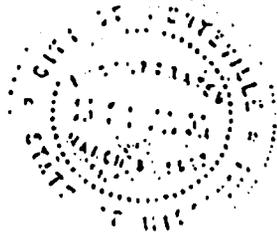
APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 2 DAY OF June, 1981.

  
MAYOR DONALD SHEETS

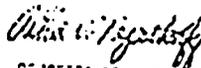
ATTEST:

  
CITY CLERK LOU ANN CRIDER

8606



STATE OF MISSOURI  
COUNTY OF ST. CHARLES  
FILED FOR RECORD  
1981 JUN 18 AM 11:36

  
RECORDER OF DEEDS

BILL NO. 779ORDINANCE NO. 762

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN TRACTS OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES.

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

Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.Mo. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tracts:

Presently owned by William R. Rauschelbach and Florence E. Rauschelbach, his wife.

All of lot Numbered Two (2) of West View acres, a Subdivision of part of U.S. Survey No. 888, Township 47 North, Range 2 East, as said lot is shown on the Plat of said Subdivision recorded in Plat Book No. 6 page 1 in the St. Charles County Recorder's Office.

Presently owned by Willie E. Rhodes and Paulino J. Rhodes, his wife.  
Lot 4 of WEST VIEW ACRES, according to plat thereof recorded in Plat Book 6 Page 1 of the St. Charles County Records.  
Subject to conditions, restrictions, and easements of record if any.

Presently owned by Virginia R. Wardenburg, a single person.  
Lots 7, 9, 13, 14, 15, 16, 17, 18, 19 and 20 of WEST VIEW ACRES, a Subdivision of part of U.S. Survey No. 888, Township 47 North, Range 2 East, according to the plat thereof recorded in Plat Book 6 Page 1 of the St. Charles County Recorder's Office.

Presently owned by William R. Thomeczek and Rickie E. Thomeczek, his wife.  
Lot 8 of WEST VIEW ACRES, a Subdivision in St. Charles County, Missouri, as per plat thereof recorded in Plat Book 6 page 1 of the St. Charles County Records.  
Subject to Building lines, easements, conditions and restrictions of record, if any.

Presently owned by Robert R. Stieg and Jean H. Stieg, his wife.  
Lot 10 of "WEST VIEW ACRES" a Subdivision of a tract of land being part of U.S. Survey No. 888, Township 47 North, Range 2 East, as said lot is marked and designated on a Plat of said Subdivision filed for record in Plat Book 6, at page 1, in the Office of the Recorder of Deeds for the County of St. Charles, Missouri.

Presently owned by Virginia R. Wardenburg and Alan D. Wardenburg, joint tenants, and Susan C. Wardenburg.  
Lot 11 of WEST VIEW ACRES, a Subdivision of part of U.S. Survey #888, Township 47 North, Range 2 East according to the Plat thereof recorded in Plat Book 6, page 1 of the St. Charles County Records.

Presently owned by Robert L. Stevens and Linda S. Stevens, his wife.  
Lot 12 of WEST VIEW ACRES, a subdivision in St. Charles County, Missouri, according to plat thereof in Plat Book 6 page 1 of the St. Charles County Records.

Section 3: That this ordinance shall be in full force and effect immediately upon its passage and approval, the above described tracts are to be incorporated within the city forthwith, and the City Clerk is hereby directed to so notify the St. Charles County Assessor's and Recorder's Offices.

READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE,  
MISSOURI, THIS 2 DAY OF June, 1981.

Donald Sheets  
MAYOR DONALD SHEETS

ATTEST:

Lou Ann Grider  
CITY CLERK LOU ANN GRIDER

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 2 DAY OF June, 1981.

Donald Sheets  
MAYOR DONALD SHEETS

ATTEST:

Lou Ann Grider  
CITY CLERK LOU ANN GRIDER



8607

STATE OF MISSOURI  
COUNTY OF ST. CHARLES  
FILED FOR RECORD

1981 JUN 18 AM 11:37

Ann W. Tipton  
RECORDER OF DEEDS

BILL NO. 760

ORDINANCE NO. 760

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN TRACTS OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES.

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

Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.Mo. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

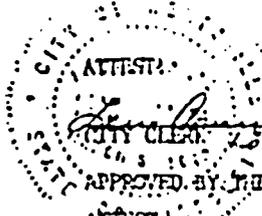
Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tracts:

Presently owned by Delbert I. Scott and Mary E. Scott, his wife. A part of U. S. Survey No. 929 in Township 47 North, Range 2 East, described as follows: Beginning at a stone in the Northeastern line of U. S. Survey No. 929 which is distant 825 feet South 28° 30' East from the most northern corner of said survey; thence South 51° 30' West 76.82 feet to an iron rod in the south right-of-way line of U. S. Highway By-pass No. 40, which iron rod marks the beginning point of the tract of land herein described; thence along the southern right-of-way line of said By-pass 40 North 76° 11' West 673.87 feet to a point; thence South 13° 49' West 581.46 feet to a point; thence South 76° 11' East 224.74 feet to an iron bar on the property line which formerly divided the lands of Clem Schipper and Mary Amptmann; thence North 51° 30' East 734.58 feet to the place of beginning. Containing 6 acres; excepting 1.1 acres now owned by the State of Missouri for road purposes.

Presently owned by Wayne Jolliff and Suzann Jolliff, his wife. All that of a one acre tract conveyed by J. H. Koester and wife to Peter H. Willerding by deed dated October 18, 1912 and recorded in Book 114, Page 80, St. Charles County Recorder's records, fronting 136 feet on the South side of State Highway No. 40 By-Pass and described as follows: Beginning at the Northwest corner of said one acre tract, thence South 76° East 136 feet to an iron pipe, thence South 14° West 116 feet to an iron pipe at corner, thence North 76° West 136 feet to an iron pipe at corner, thence North 14° East 116 feet to the place of beginning, reserving that no building shall be erected on this lot closer than 5 feet of the East line thereof. Also a lot of ground in the Town of Gilmore in U. S. Survey No. 888, Township 47 North, Range 2 East, fronting 140 feet on the South side of said State Highway No. 40 By-Pass, by a depth southwardly of 90 feet, being bounded Northwardly by said Highway, Eastwardly by the above described lot, Southwardly by land of August Willerding and wife and Westwardly by the County Road running Southwardly from said State Highway, being, the property conveyed to Anthony T. Koester and wife by Sheriff's deed in the case of Andrew Roettger, et al, vs. Annie Willerding, et al, recorded in Book 214, page 86, St. Charles County Recorder's records. Also all of the interest of grantors in and to a 30 foot roadway conveyed to Peter H. Willerding by J.H. Koester and wife by deed above mentioned, described as beginning at the Southwest corner of the lot then called the Hotel Lot, being the 136 foot lot above mentioned, running West to the County Road.

Section 3: That this ordinance shall be in full force and effect immediately upon its passage and approval, the above described tracts are to be incorporated within the city forthwith, and the City Clerk is hereby directed to so notify the St. Charles County Assessor's and Recorder's Offices.

READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, THIS 2 DAY OF June, 1981.



Lou Ann Weidner  
CITY CLERK

Donald Shurts  
MAYOR

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 2 DAY OF June, 1981.

ATTEST: 1 11 Donald Shurts

BILL NO. 781

ORDINANCE NO. 764

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN TRACTS OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES.

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

Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.Mo. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tracts:

Property owned by Victor LaBantschnig and Marian LaBantschnig, his wife, and Frederick H. Sredl and Dorelene Sredl, his wife.

A parcel of land in Section 27, Township 47 North, Range 2 East in St. Charles County, Missouri, and more particularly described as follows: Beginning at a point at the intersection of old Highway 40 and the North line of U.S. Survey 929, thence South 41 degrees East 6.31 chains to the North right-of-way of new Highway 40, thence South 86 degrees 07 minutes East 14.25 chains along the North right-of-way line of new Highway 40 to an iron pipe; thence North 1.26 chains to the South right-of-way line of old Highway 40, thence North 78 degrees West along the South right-of-way line of old Highway 40, 18.50 chains to the point of beginning, containing 4.79 acres, more or less, together with all improvements thereon.

Section 3: That this ordinance shall be in full force and effect immediately upon its passage and approval, the above described tracts are to be incorporated within the city forthwith, and the City Clerk is hereby directed to so notify the St. Charles County Assessor's and Recorder's Offices.

READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, THIS 2ND DAY OF JUNE, 1981.

*Donald Sheets*  
MAYOR Donald Sheets

ATTEST:

*Lou Ann Crider*  
CITY CLERK Lou Ann Crider

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 2ND DAY OF JUNE, 1981.

8611



*Donald Sheets*  
MAYOR Donald Sheets

STATE OF MISSOURI  
COUNTY OF ST. CHARLES  
FILED FOR RECORD

1981 JUN 18 AM 11:41

*Lou Ann Crider*  
CITY CLERK Lou Ann Crider

*John A. [Signature]*

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN TRACTS OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES.

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

Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.Mo. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tracts:

Property owned by Marguerite V. D'Amato, Marvin Miller and Ethel Miller. All of a tract of land being part of and in the North Fractional half section 27, Township 47 North, Range 2 East, described as follows: Beginning at a point in the line between Sections 27 and 22 of said township and range, a distance of 18.25 chains west of the common corner of sections 22, 23, 26 and 27 of said township, thence west with the north line of said fractional section 27 to the intersection of said line with the center line of the public road, known as the Mexico road, being the north-east corner of the Schipper land, from which point a stone bears South 89 degrees 51' West 23 feet; thence along and with the center line of the Mexico Road South 45 degrees 12' East 4.71 chains to a point from which a stone bears South 0 degrees 22' West 22 feet; thence South 0 degrees 22' West 18.16 chains to an iron pipe in the Northern line of the Wabash Railroad right of way, thence along and with said northern line of the Wabash Railroad right of way, southeastwardly, to its intersection with a line drawn North and South parallel to and distant 18.25 chains from the East line of said fractional section 27, for a corner, it being the southeast corner of the land herein conveyed; thence North 2 degrees 2' East to the place of beginning. Containing 120 acres more or less. Subject to the right of way of Mexico Road and a private road running along the east side thereof from Wabash Railroad right of way to the Mexico Road; the private road being 30 feet wide.

Section 3: That this ordinance shall be in full force and effect immediately upon its passage and approval, the above described tracts are to be incorporated within the city forthwith, and the City Clerk is hereby directed to so notify the St. Charles County Assessor's and Recorder's Offices.

READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, THIS 2 DAY OF JUNE, 1981.

*Donald Sheets*  
MAYOR Donald Sheets

ATTEST:

*Lou Ann Crider*  
CITY CLERK Lou Ann Crider



APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 2ND DAY OF JUNE, 1981.

*Donald Sheets*  
MAYOR Donald Sheets

BILL NO. 783

ORDINANCE NO. 766

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES.

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

Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.Mo. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tract:

Presently owned by Betty M. Hackman and Harold M. Hackman, her husband. Lot 1 of West View Acres, a Subdivision in St. Charles County, Missouri, as per plat thereof recorded in Plat Book 6 page 1 of the St. Charles County Records.

Section 3: That this ordinance shall be in full force and effect immediately upon its passage and approval, the above described tract is to be incorporated within the city forthwith, and the City Clerk is hereby directed to so notify the St. Charles County Assessor's and Recorder's Offices.

READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, THIS 10 DAY OF JUNE, 1981.

MAYOR Donald Sheets  
Donald Sheets

ATTEST:

CITY CLERK Low Ann Ceideo  
Low Ann Ceideo

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 10 DAY OF JUNE, 1981.

MAYOR Donald Sheets  
Donald Sheets

ATTEST:

CITY CLERK Low Ann Ceideo  
Low Ann Ceideo

8609



STATE OF MISSOURI  
COUNTY OF ST. CHARLES  
FILED FOR RECORD

1981 JUN 18 AM 11:40

Alvin J. Tappan  
RECORDER OF RECORDS

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN TRACTS OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES.

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

Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.No. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tracts:

Presently owned by Julius E. Blust and Mary E. Blust, his wife  
A tract of land being part of U. S. Survey No. 929, Township 47 North, Range 2 East, and more fully described as follows: Beginning at an old iron pipe marking the intersection of the Northeastern Survey line of said U. S. Survey No. 929 and the Northern right-of-way line of the new U.S. Highway No. 40, a 250 foot highway in width, thence North 41 degrees West, along said Northeastern survey line 410.1 feet to an old iron pipe in the Southern right-of-way line of old U.S. Highway 40, a 60 foot highway in width, thence North 70 degrees 11' West along said Southern right-of-way line 124 feet to an iron pipe; thence South 51 degrees 30' West 481.6 feet to an iron pipe in the Northern right-of-way line of said U.S. Highway 40, thence South 86 degrees 07' East along said Northern right-of-way line 764.3 feet to the place of beginning, containing 3.13 acres, more or less, EXCEPTING THEREFROM 1.051 acre tract conveyed by Virgil J. Webb and wife to Julius E. Blust and wife, by deed dated April 12, 1961, recorded in Book 358, Page 480 of the St. Charles County Recorder's Office.

Presently owned by Julius E. Blust and Mary E. Blust, his wife  
A parcel of land in U.S. Survey No. 929, Township 47 North, Range 2 East, more particularly described as follows, to-wit: Beginning at an old iron pipe marking the intersection of the Northeastern survey line of said U. S. Survey 929, and the northern right-of-way line of new U.S. Highway No. 40, and thence North 41° West said Northeastern survey line 410.1 feet to an old iron pipe in the Southern right-of-way line of old U.S. Highway No. 40, and thence North 70° 11' West along said Southern right-of-way line, 124 feet to an iron pipe; thence South 51° 30' West 481.6 feet to an iron pipe in the Northern right-of-way line of said U. S. Highway 40, which iron pipe marks the point of beginning of the parcel of land herein described; thence, from said point of beginning, along said Highway right-of-way line, South 86° 09' 20" East 138.30 feet; North 3° 50' 40" East 20 feet; South 86° 09' 20" East 20 feet; South 3° 50' 40" West 20 feet; South 86° 09' 20" East 237.13 feet to an iron pipe; thence North 26° 48' 20" West to an iron pipe in the Northwestern line of the 3.13 acre parcel of land conveyed to Virgil J. Webb by deed recorded in Book 356, Page 335, in the St. Charles County Recorder's Office; thence South 51° 34' 30" West along said Northwestern line 347.37 feet to the place of beginning, containing 1.051 acres according to the plat of a survey made by R. Dan Bales & Co. in March 1961. Also, an easement over a 15 foot wide roadway situated in a part of U. S. Survey 929, Township 47 North, Range 2 East, more particularly described as follows, to-wit: Beginning at a point in the South right-of-way line of Old Bypass Highway 40, said point being 98.5 feet East of the intersection of said right-of-way line and the Northwest line of property described in deed in book 92, page 27 of the St. Charles County Records; thence Southwardly to a point in the North line of Missouri State Highway 40 Bypass said point being North 86° 09' 20" West 296.60 feet from the intersection of the Northeastern line of U.S. Survey 929, and said North line of Missouri State Highway 40 Bypass; thence North 86° 09' 20" West 62.5 feet to a point; said point being South 86° 09' 20" East 395.43 feet from the intersection of said North right-of-way line of Highway 40 Bypass with the Northwestern line of property described in deed in Book 92 Page 27 of said County records; thence North 26° 48' 20" West 17.44 feet to a point; thence South 86° 09' 20" East 56.4 feet, more or less, to a point 15 feet West of the first described course to said South right-of-way line of Old Bypass Highway 40; thence Eastwardly along said South right-of-way line of Bypass Highway 40 to the point of beginning.

Presently owned by Peace Cemeteries, Inc., A Missouri Corporation  
 Beginning at a point in the West line of U.S. Survey No. 888 North 0 degrees  
 9' West from the Southwest corner of said Survey, 23.61 chains, thence North  
 13 chains to the South line of Highway No. 40, thence West along said South  
 line 33 chains to the West line of Callahan's land, thence South 15 degrees  
 East 22.07 chains to the Northwest corner of a 100 acre tract owned by J. S.  
 Sullivan, thence North 89 degrees 19' East 27.17 chains to the place of  
 beginning, being part of the North half of Section 29 and part of the South  
 half of Section 20, all in Township 47 North, Range 2 East, containing 48  
 acres, more or less.

Presently owned by Paul Heying and Martha Heying, his wife  
 A tract of land in United States Survey No. 888 in Township 47 North,  
 Range 2 East in St. Charles County, Missouri, being part of lots 4 and 6  
 of the Gilmore partition of said Survey, more particularly described as  
 follows: Commencing at a point in the Southern line of U. S. Highway  
 No. 40, 112 feet 2 inches North 75° 48' West from an iron pipe in the  
 Southern line of said Highway right of way South 13° 09' West 127.4 feet  
 from the center line of the Wabash Depot at Gilmore, thence South 13°  
 09' West 119.3 feet to the line of a fence between lands now or formerly  
 owned by the Grantors herein and Irvin Harvey Shonkwiler and Louetta S.  
 Shonkwiler, his wife, and By August Willerding; thence South 76° 47'  
 East along the line of said fence 112 feet 2 inches to an iron pipe  
 at the intersection of said fence with a fence along the Eastern line  
 of Grantors land; thence North 13° 09' East along said fence line 117.4  
 feet to an iron pipe in the South right of way line of Highway 40; thence  
 North 75° 48' West along said Southern line 112 feet 2 inches to the  
 place of beginning.  
 Together with all the improvements contained thereon.

Presently owned by Ervin E. Beyrau and Evelyn Beyrau, his wife.  
 A tract of land being part of U. S. Survey No. 929, Township 47 North, Range  
 2 East, described as follows: Commencing at an old iron pipe marking the  
 intersection of the Northwestern line of said U. S. Survey 929, with the  
 Southern right-of-way line of Old U. S. Highway 40 By-Pass; thence South 52°  
 40' West, along said Northwestern line, a distance of 226.9 feet to the most  
 Northern corner of a 1.5 acre tract conveyed to Hugh P. Rice and wife by  
 deed recorded in Book 278, page 251; thence South 4° 02' West, along the  
 Eastern line of said Rice property, a distance of 341.9 feet to a point on  
 the Northern right-of-way line of Interstate Highway 70; thence South 85°  
 58' East, along said Northern right-of-way line, a distance of 458.3 feet  
 to an iron pipe at the Southwest corner of property conveyed to Charles C.  
 Dalton and wife by deed recorded in Book 256, page 535; thence North 13°  
 49' East, a distance of 436.8 feet to an iron pipe on the Southern line of  
 said Old U.S. Highway 40 By-Pass; thence North 76° 11' West, along said  
 Southern right-of-way line, a distance of 361.5 feet to the place of  
 beginning. Together with improvements situated thereon.  
 Subject to building lines, conditions, easements and restrictions of record,  
 if any.

Section 3: That this ordinance shall be in full force and effect immediately  
 upon its passage and approval, the above described tracts are to be incorporated  
 within the city forthwith, and the City Clerk is hereby directed to so notify  
 the St. Charles County Assessor's and Recorder's Offices.

READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE,  
 MISSOURI, THIS 10 DAY OF JUNE, 1981.

ATTEST:

*Donald Sheets*  
 MAYOR Donald Sheets

*Low Ann Crider*  
 CITY CLERK  
 APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 10 DAY OF JUNE, 1981.  
 ATTEST:  
*Low Ann Crider*  
 CITY CLERK

*Donald Sheets*  
 MAYOR Donald Sheets

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN TRACTS OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES.

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

Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.Mo. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tract:

Presently owned by Wabash Railroad Company.  
Railroad operating right-of-way between its Stations 2260+56.4 and 2116+15.3 all located in St. Charles County, Missouri, beginning at the eastern city limits of Wentzville, Missouri, as now established where it crosses said operating right-of-way and continuing easterly for a distance of approximately 14,441 feet.

)  
)

Section 3: That this ordinance shall be in full force and effect immediately upon its passage and approval, the above described tract is to be incorporated within the city forthwith, and the City Clerk is hereby directed to so notify the St. Charles County Assessor's and Recorder's Offices.

READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, THIS 24 DAY OF JUNE, 1981.

Donald Sheets  
MAYOR Donald Sheets

ATTEST:

Lou Ann Crider  
CITY CLERK Lou Ann Crider

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 24 DAY OF JUNE, 1981.

Donald Sheets  
MAYOR Donald Sheets

ATTEST:

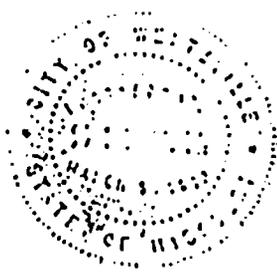
Lou Ann Crider  
CITY CLERK Lou Ann Crider

5685

STATE OF MISSOURI  
COUNTY OF ST. CHARLES  
FILED FOR RECORD

1981 JUL -7 AM 10: 07

Alvin S. J. [Signature]  
REC'D - CLERK OF DEEDS



BILL NO. 788

ORDINANCE NO. 771

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXTION OF A CERTAIN TRACT OF LAND TO THE CITY OF WENTZVILLE, MISSOURI, UNDER THE PROVISIONS OF SECTION 71.014 REVISED MISSOURI STATUTES, SAID TRACT BEING PRESENTLY OWNED BY JERRY K. RENNICK AND ELIZABETH A. RENNICK, HIS WIFE.

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

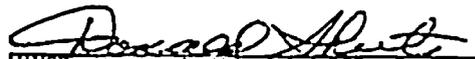
Section 1: That Missouri cities located within a county which borders a first class county with a charter form of government with a population in excess of nine hundred thousand, Wentzville being such, have the authority under Section 71.014 R.S.Mo. 1978, to annex unincorporated areas which are contiguous to the existing corporate limits upon verified petition requesting such annexation signed by the owners of all fee interest of record.

Section 2: That a verified petition for annexation has been filed with the City of Wentzville by the fee owner of the following described tract:

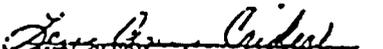
Lots 5 and 6 of WEST VIEW ACRES, according to the plat thereof recorded in Plat Book 6 Page 1 of the St. Charles County Records.

Section 3: That this ordinance shall be in full force and effect immediately upon its passage and approval, the above described tract is to be incorporated within the city forthwith, and the City Clerk is hereby directed to so notify the St. Charles County Assessor's and Recorder's Offices.

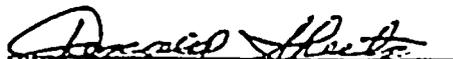
READ THREE TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, THIS 8 DAY OF JULY, 1981.

  
MAYOR Donald Sheets

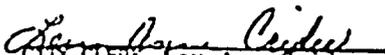
ATTEST:

  
CITY CLERK Lou Ann Crider

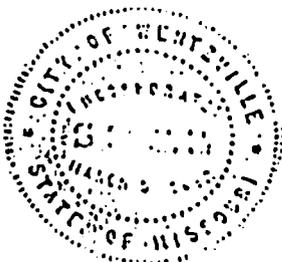
APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE THIS 8 DAY OF JULY, 1981.

  
MAYOR Donald Sheets

ATTEST:

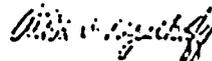
  
CITY CLERK Lou Ann Crider

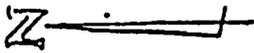
1981



STATE OF MISSOURI  
COUNTY OF ST. CHARLES  
FILED FOR RECORD

1981 JUL 16 AM 10:20

  
RECORDS CLERK



PROPOSED

GENERAL MOTORS

ORD. 769  
6-24-81

ORD. 763  
6-2-81

ORD. 767  
6-10-81

ORD. 761  
6-2-81

ORD. 766  
6-10-81

ORD. 763  
6-2-81

ORD. 765  
6-2-81

ORD. 758  
5-27-81

ORD. 760  
6-2-81

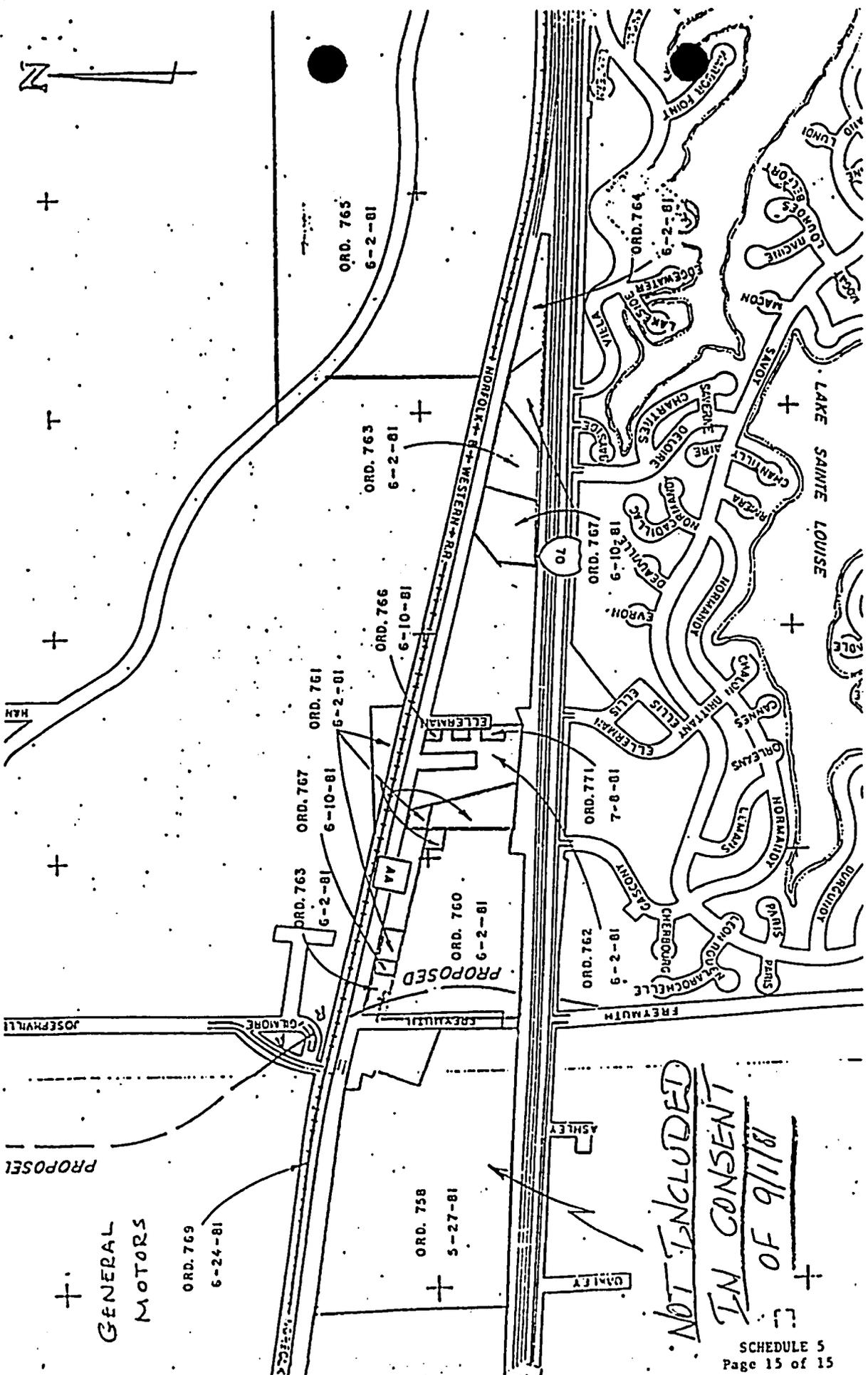
ORD. 762  
6-2-81

ORD. 771  
7-8-81

ORD. 767  
6-10-81

ORD. 764  
6-2-81

NOT INCLUDED  
IN CONSENT  
OF 9/1/81



Atty/Sec'y: Woodruff / Boyce

4-30 CA-99-107  
CA-99-236

Date Circulated CASE NO.

[Signature]  
Lumpke, Chair

[Signature]  
Crumpkorn, Commissioner

[Signature]  
Murray, Commissioner

[Signature]  
Schemenauer, Commissioner

[Signature]  
Drainer, Vice-Chair

5-4  
Agenda Date

Action taken: 5-CA5

Must Vote Not Later Than \_\_\_\_\_

**STATE OF MISSOURI  
OFFICE OF THE PUBLIC SERVICE COMMISSION**

I have compared the preceding copy with the original on file in this office and I do hereby certify the same to be a true copy therefrom and the whole thereof.

WITNESS my hand and seal of the Public Service Commission, at Jefferson City,

Missouri, this 4TH day of MAY, 1999.

[Signature: Dale Hardy Roberts]  
Dale Hardy Roberts  
Secretary/Chief Regulatory Law Judge