

# APPENDIX A

9009 - 1st ward

NOTICE OF PUBLIC HEARING  
ANNEXATION PETITION

The City of Sedalia will hold a public hearing a 7:00 p.m. on Monday, May 5, 1997 in the Council Chambers at City Hall to consider an annexation petition filed with the City on April 21, 1997.

The legal description is set forth below:

Public comments concerning the requested annexation will be entertained at the hearing.

Legal description for Our Savior Lutheran Church:

Beginning at a point in the North right-of-way line of U.S. Highway No. 50, Three Thousand Four Hundred Seventy Seven and forty-five hundredths (3477.45) feet Northwesterly from the intersection of said North line of U.S. Highway No. 50 and the East line of Section Six (6) in Township Forty Five (45) North, of Range Twenty One (21) West of the Fifth Principal Meridian, in Pettis County, Missouri, thence Southeasterly along the North right-of-way line of U.S. Highway No. 50 Four Hundred (400) feet, Thence Northeasterly and at right angles with said U.S. Highway No. 50 to the South right-of-way line of the Main Street Road, thence Westerly along the South right-of-way line of said Main Street Road to a point Three Thousand Thirty Nine and forty-five hundredths (3039.45) feet West of the East line of said Section Six (6) in Township Forty Five (45) North of Range Twenty One (21) West of the Fifth Principal Meridian, thence Southwesterly to the point of beginning, EXCEPT that portion deeded to the State of Missouri for highway purposes as recorded December 9, 1970 in Book 31 at page 198 in the Recorder's Office of Pettis County, Missouri.

Legal description for the property owned by John and Margie Wagenknecht.

Beginning at a point on the South Line of Main Street Road, 1982.42 feet East of the West line of the Northwest Quarter of Section 6, Township 45 North, Range 21 West, Pettis County, Missouri, said point being the Northeast corner of a tract described in Book 429 Page 1, recorded October 12, 1988; thence South 14 degrees 17 Minutes West, along the East line of said tract, 715.18 feet to the Southeast corner of said tract and the North right-of-way line of U.S. Route 50; thence in a Northwesterly direction along said North right-of-way line on the following courses; North 64 Degrees 52 Minutes West, 907.91 feet to Highway Station 692+00; thence North 53 Degrees 35 Minutes West, 305.93 feet to Highway Station 689+00; thence North 72 Degrees 05 Minutes 50 Seconds West, 201.5 feet to Highway Station 687+00; thence North 64 Degrees 52 Minutes West, 199.11 feet to Highway Station 685+00; thence North 18 Degrees 11 Minutes 40 Seconds West, 73.84 feet to Highway Station 684+00 and the South right-of-way line of Main Street Road, established by the Missouri State Highway Department; thence South 81 Degrees 31 Minutes 50 Seconds East, along said South right-of-way line, 267.55 feet; thence continuing along said right-of-way line, North 08 Degrees 28 Minutes 10 Seconds East, 15.06 feet; thence continuing along said right-of-way line, South 87 Degrees 14 Minutes 10 Seconds East, 1374.39 feet to the point of beginning. Containing 14.03 acres subject to easements of record.

Handicapped citizens needing accommodation in order to attend this public hearing should contact the City Administrator's office at (816)827-3000, ext. 46 no later than 48 hours prior to the scheduled public hearing.

Irl Tessendorf, City Administrator  
City of Sedalia, Missouri

9.13.1st Ward

**EXHIBIT A**

**PROPERTY OWNED BY THE COUNTY OF PETTIS  
(Highway 50 and Mitchell Road)**

**LEGAL DESCRIPTION FOR PROPERTY OWNED BY  
THE COUNTY OF PETTIS**

Beginning at a point in the North right-of-way line of U.S. Highway No. 50, three thousand eighty seven and forty five hundredths feet (3087.45) Northwesterly from the intersection of said North line of U.S. Highway No. 50 and the East line of Section Six (6) in Township Forty Five (45) North, of Range Twenty One (21) West of the Fifth Principal Meridian, in Pettis County, Missouri, said point being the intersection of the North line of U.S. Highway No. 50 and Mitchell Road; thence Southeasterly along the North line of U.S. Highway No. 50, a distance of eighty feet (80); thence Northeasterly at right angles with said U.S. Highway No. 50 along the East right-of-way of Mitchell Road a distance of fifty-five feet (55); thence with an angle of ninety degrees (90) to the left a distance of ten feet (10); thence with an angle of ninety degrees (90) to the right continuing along the said East line of Mitchell Road to the centerline of said Section Six (6); thence Northerly along the centerline of said Section Six (6) to the West right-of-way line of said Mitchell Road; thence Southwesterly along the West right-of-way line of Mitchell Road a distance of four hundred eighty and ninety two hundredths feet (480.92); thence with an angle of ninety degrees (90) to the right a distance of ten feet (10) feet; thence with an angle of ninety degrees (90) to the left a distance of fifty five feet (55) to the point of beginning.

REC DATE: 04/29/1999 REC TIME: 02:59  
PETTIS CO, MO, JANET KRESSE - RECORDER OF DEEDS

BOOK: 15 PAGE: 213  
DOC #: 1999 2974

9155-1st Ward

## **NOTICE OF PUBLIC HEARING**

### **~ Annexation Petition ~**

The City of Sedalia will hold a public hearing at 7:00 p.m. on Tuesday, September 7, 1999, in the Council Chambers at City Hall to consider an annexation petition filed with the City on August 18, 1999.

The Legal description is set forth below.

Public comments concerning the requested annexation will be entertained at the hearing.

Legal Description for the property owned by Armand Beaudette and Carolyn Beaudette, husband and wife, residents of Bay County, Florida; Janet R. Proctor, Trustee of the Janet R. Proctor Revocable Living Trust dated November 11, 1992; and Beykirch Land Company L.L.P., residents of Pettis County, Missouri:

All that part of the North Half of Section 32, Township 46 North, Range 21 West of the Fifth Principal Meridian lying East of State Fair Boulevard and West of the center line of the former right-of-way of the Lexington Branch of the Missouri Pacific Railroad which is not presently within the city limits of the City of Sedalia, Missouri, and also all that part of the North 30 acres of the West Half of the Southeast Quarter of Section 32, Township 46 North, Range 21 West of the Fifth Principal Meridian which is not presently within the city limits of the City of Sedalia, Missouri.

Handicapped citizens needing accommodation in order to attend this public hearing should contact the City Administrator's Office at (660) 827-3000 extension 146 no later than 48 hours prior to the scheduled hearing.

Irl Tessendorf, City Administrator  
City of Sedalia

9173 1st ward

## NOTICE OF PUBLIC HEARING

### ANNEXATION PETITION

The City of Sedalia will hold a public hearing a 7:00 p.m. on Monday, December 20, 1999, in the Council Chambers at City Hall to consider an annexation petition filed with the City on November 29, 1999.

The legal description is set forth below:

Public comments concerning the requested annexation will be entertained at the hearing.

A tract of land located in the northwest quarter of Section 6 T45N R21W in Pettis County, Missouri, being part of the tract described by an executor's deed recorded in book 272 page 415 of the Pettis County Records: Starting at the northwest corner of Section 6-45-21, thence S 4 degrees 08' 50" W, along the range line, 325.88 feet to the southerly right-of-way of U.S. Highway 50; thence along said right-of-way, S 64 degrees 54' 40" E 8.56 feet; thence N 82 degrees 43' 00" E 233.48 feet; thence S 64 degrees 54' 40" E 275.00 feet; thence S 84 degrees 12' 10" E 21.19 feet; thence S 64 degrees 54' 40" E 60.00 feet; thence S 45 degrees 37' 20" E 21.19 feet; thence S 64 degrees 54' 40" E 586.15 feet to the point of beginning.

From the point of beginning continuing along the southerly right-of-way of U.S. Highway 50, S 64 degrees 54' 40" E 810.00 feet to the northwesterly corner of a tract described by a warranty deed recorded in book 29 page 276; thence along the lines of said tract, S 25 degrees 05' 20" W 400.00 feet; thence S 64 degrees 54' 40" E 60.00 feet; thence leaving the line of said tract, S 25 degrees 05' 20" W 393.88 feet; thence N 64 degrees 54' 40" W 870.00 feet; thence N 25 degrees 05' 20" E 793.88 feet to the beginning and containing 15.30 acres.

Handicapped citizens needing accommodation in order to attend this public hearing should contact the City Administrator's office at (660) 827-3000, ext. 146 no later than 48 hours prior to the scheduled public hearing.

Irl Tessoroff, City Administrator  
City of Sedalia, Missouri

9518- 1st ward

## EXHIBIT A

### CITY OF SEDALIA ANNEXATION OF LANDFILL AND CENTRAL PLANT

#### LEGAL DESCRIPTION

March, 2006

Beginning at the Southwest corner of the Southwest quarter (SW $\frac{1}{4}$ ) of Section 32, Township 46 North, Range 21 West; (said corner being on the North Right-of-way line of West Main Street), thence North, Three hundred ninety-seven and twenty-five hundredths feet (397.25') (existing City limits line of City of Sedalia, Missouri) to the point of Beginning. Thence Northwesterly of 30 $^{\circ}$ +/- Six hundred feet plus or minus (600'); thence North a distance of Four hundred ninety six and six tenths feet (496.6') to the South Right-of-way line of Missouri Pacific Railroad (now Union Pacific Railroad), (the above line being the West line of Sedalia Central Treatment Plant); thence East along the South Right-of-way line of Union Pacific Railroad Fifty-three feet plus or minus (53'+/-); thence North to the North Right-of-way line of the Union Pacific Railroad (point being Two hundred seventy-seven and thirty-two hundredths feet (277.32') along the North Right-of-way line of the Union Pacific Railroad, West of the East line of the Southeast quarter (SE $\frac{1}{4}$ ) of Section 31, Township 46 North, Range 21 West; thence North 38 $^{\circ}$ 15'55" West One thousand four hundred sixty and thirteen hundredths feet (1460.13') to the South line of the Northeast quarter (NE $\frac{1}{4}$ ) of Section 31, Township 46 North, Range 21 West; thence West on the said line Two hundred forty-nine and ninety six hundredths feet (249.96'); thence North 43 $^{\circ}$ 49'20" West, One thousand eight hundred twenty and five tenths feet (1820.5'), to a point in the West line of the Northeast quarter (NE $\frac{1}{4}$ ) of Section 31, Township 46 North, Range 21 West; thence North along the West line of said Section 31 and continuing North on the West line of the West  $\frac{1}{2}$  of the Southeast quarter (SE $\frac{1}{4}$ ) of Section 30 Township 46 North, Range 21 West, (this line being the West line of the Sedalia Landfill) to the Northwest corner of the West  $\frac{1}{2}$  of the Southeast quarter (SE $\frac{1}{4}$ ) of said Section 30; thence East on the North line of the West  $\frac{1}{2}$  of the Southeast quarter (SE $\frac{1}{4}$ ) of said Section 30, One thousand three hundred twenty five and seven tenths feet (1,325.7') to the Northeast corner of the West  $\frac{1}{2}$  of the Southeast quarter (SE $\frac{1}{4}$ ) of said Section 30; thence South along the East line of the West  $\frac{1}{2}$  of the Southeast quarter (SE $\frac{1}{4}$ ) of said Section 30, Two thousand six hundred twenty five and eighty five hundredths feet (2,625.85'), to the Southeast corner of the West  $\frac{1}{2}$  of the Southeast quarter (SE $\frac{1}{4}$ ) of Section 30, Township 46 North, Range 21 West; thence East on the North line of the Northeast quarter (NE $\frac{1}{4}$ ) of Section 31, Township 46 North, Range 21 West, to the Northeast corner of the Northeast quarter (NE $\frac{1}{4}$ ) of said Section 31, Township 46 North, Range 21 West, thence South on the East line of said Section 31 to the point of beginning.

This area containing 241 acres more or less.

9647- 1st and 4th Wards

EXHIBIT A

**LEGAL DESCRIPTION FOR ANNEXATION OF**

**U.S. 50 HIGHWAY MITCHELL ROAD TO MAIN STREET**

Beginning at the Northwest corner Section Six (6) Township 45 North, Range 21 West, thence S  $04^{\circ}08'45''$ W, a distance of Three Hundred Thirty feet more or less (330'+/-) along the West line of said Section Six (6) (existing City Limits line) point being the South right-of-way line of 50 Highway; thence along said right-of-way, S  $64^{\circ}54'40''$ E Eight feet and Fifty Six Hundredths (8.56'); thence N  $82^{\circ}43'00''$ E Two hundred Thirty Three feet and Forty Eight hundredths (233.48'); thence S  $64^{\circ}54'40''$ E Two Hundred Seventy Five Feet (275'); thence S  $84^{\circ}12'10''$ E Twenty One feet and Nineteen hundredths (21.19'); thence S  $64^{\circ}54'40''$  E Sixty feet (60'); thence S  $45^{\circ}37'20''$ E Twenty One feet and Nineteen hundredths (21.19'); thence S  $64^{\circ}54'40''$ E Five Hundred Eighty Six feet and Fifteen hundredths (586.15'); thence continuing on the South line of 50 Highway right-of-way to the East line of the Northwest Quarter of Section Six (6) Township 45 North, Range 21 West; thence North on the East line of the Northwest Quarter said Section Six (6) to the North right-of-way line of Highway 50; thence Northwesterly along the North right-of-way line of Highway 50, N  $64^{\circ}52'W$  to Highway Station 692+00; thence N  $53^{\circ}35'W$  Three Hundred Five feet and Ninety Three hundredths (305.93') to Highway Station 689+00; thence N  $72^{\circ}05'50''W$ , Two hundred One feet and Five tenths (201.5') to Highway Station 687+00; thence N  $64^{\circ}52'W$ , One Hundred Ninety Nine feet and Eleven hundredths (199.11') to Highway Station 685+00; thence N  $18^{\circ}11'40''W$ , Seventy Three feet and Eighty Four hundredths (73.84') to Highway Station 684+00 and the South right-of-way line of Main Street (existing City Limits line), thence continuing N  $18^{\circ}11'40''W$ , to the North line of said Section Six (6); thence West along the North line of Section Six (6) (being in Main Street) to the Northwest corner of Section Six (6) Township 45 North, Range 21 West of the Fifth Principal Meridian, the point of beginning.

This area is 13.5 Acres more or less

**U.S. 50 HIGHWAY WEST OF MAIN STREET INTERSECTION**

Beginning at the Southeast corner of Section Thirty Six (36), Township 46 North, Range 22 West, thence North on the East line of said Section Thirty (36), Fifty Five feet more or less (55'+/-); point being the North line of U.S. 50 Highway Right-of-Way if extended East to the Section line, and point being Ninety (90) feet North of 50 Highway centerline; thence West along the North Right-of-Way line of 50 Highway N  $67^{\circ}31'40''W$  to a point Six Hundred Fifty feet more or less (650'+/-), (50 Highway Station 674+50, 90' left of centerline); thence following the North Right-of-Way line of 50 Highway S  $78^{\circ}46'09''E$  to a point One hundred one and three tenths feet (101.3'), (50 Highway Station 673+50, 75' left of centerline); thence continuing on the North Right-of-Way line of 50 Highway S  $67^{\circ}14'10''E$  Ten feet (10'), (50 Highway Station 673+40, 75' left of Centerline); thence Southwesterly (90° to Centerline of 50 Highway Station 673+40) to the South line of Section Thirty Six (36), Township 46 North, Range 22 West; thence East on the said line of Section Thirty Six (36) (existing City Limits line) to point of beginning.

This area is 3.72 Acres more or less

9654-1st

**DESCRIPTION OF: ANNEXATION TRACT  
OWNER OF LAND: WENDEL & MARTHA L. MCKEE  
PROJECT: MENARDS SITE IN SEDALIA, MISSOURI  
JOB #87258.02**

FEBRUARY 28, 2008

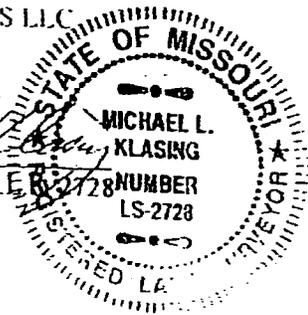
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 22 WEST, PETTIS COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY BENEFICIARY DEED RECORDED IN BOOK 452, PAGE 86, BEING THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2006, PAGE 1595 AND ALSO BEING PART OF THE UNRECORDED SURVEY BY TURPIN LAND SURVEYING, DATED JULY 30, 2007, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 22 WEST AS SHOWN BY PLAT OF SURVEY RECORDED IN PLAT CABINET A, PAGE 191; THENCE WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, S87°14'00"E, 1332.46 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE THEREOF, S3°07'10"W, 2129.44 FEET TO THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 5, PAGE 38; THENCE LEAVING SAID EAST LINE AND WITH THE LINES OF SAID SURVEY, N89°07'05"W, 226.91 FEET; THENCE S24°37'55"W, 355.25 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N64°51'45"W, 261.05 FEET; THENCE N73°23'35"W, 101.12 FEET; THENCE N64°51'45"W, 500.00 FEET; THENCE N57°05'00"W, 183.94 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE WITH SAID EAST LINE, N2°47'15"E, 2060.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 68.65 ACRES.

ALLSTATE CONSULTANTS LLC

*Michael L. Klasing*  
MICHAEL L. KLASING P.E. #2728

2-28-08  
DATE



10045 - 1st Ward

EXHIBIT A

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI; THENCE NORTH  $3^{\circ}00'50''$  EAST ALONG THE RANGE LINE, 79.50 FEET; THENCE NORTH  $86^{\circ}59'10''$  WEST, 47.40 FEET TO A RIGHT OF WAY MARKER ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 50; THENCE NORTH  $65^{\circ}04'50''$  WEST ALONG SAID RIGHT OF WAY, 176.80 FEET TO A RIGHT OF WAY MARKER; THENCE NORTH  $64^{\circ}48'50''$  WEST ALONG SAID RIGHT OF WAY, 162.00 FEET TO AN IRON PIN BEING COMMON TO THE SOUTHEAST CORNER OF LOT 6 IN MENARD'S PLAZA SUBDIVISION; THENCE NORTH  $24^{\circ}37'45''$  EAST ALONG THE LINE COMMON TO THE EAST LINE OF SAID LOT 6, 355.90 FEET TO AN IRON PIN BEING COMMON TO AN ANGLE POINT IN SAID LOT 6; THENCE SOUTH  $89^{\circ}06'05''$  EAST ALONG A COMMON LINE TO SAID LOT 6, 210.50 FEET TO THE WEST LINE OF OAK GROVE LANE AS IT CURRENTLY EXISTS; THENCE SOUTH  $3^{\circ}00'55''$  WEST ALONG SAID WEST LINE, 290.80 FEET; THENCE NORTH  $89^{\circ}06'05''$  WEST, 9.80 FEET TO A RIGHT OF WAY MARKER FOR SAID U.S. HIGHWAY ALONG THE WEST LINE OF SAID OAK GROVE LANE; THENCE SOUTH  $8^{\circ}45'20''$  WEST ALONG SAID RIGHT OF WAY, 175.50 FEET TO THE POINT OF BEGINNING, CONTAINING 112,375.5 SQUARE FEET OR 2.6 ACRES MORE OR LESS.