

ORDINANCE NO. 4173

AN ORDINANCE VACATING UNDEVELOPED TITUS PLACE, A STREET IN THE CITY OF CLINTON, MISSOURI.

WHEREAS, James Long, owner of property at 1019 Harris Street, filed an application to vacate all of the adjacent Titus Place, an undeveloped, platted street in Titus Subdivision; and

WHEREAS, the Clinton Planning Commission conducted a public hearing on November 4, 2024, in consideration of the application; and

WHEREAS, the Clinton Planning Commission recommended approval of the application by a vote of 6 Yeas, 0 Nays, 0 Abstentions, 3 Absent; and

WHEREAS, the property to be vacated is legally described as:

A STRIP OF LAND BEING THE UNDEVELOPED TITUS PLACE, AS SHOWN ON TITUS SUBDIVISION, AN ADDITION TO CLINTON, HENRY COUNTY, MISSOURI AS RECORDED IN PLAT BOOK E AT PAGE 134 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF LOT 4 OF SAID TITUS SUBDIVISION; THENCE N44°44'00"E ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 131.70 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 4 AND THE SOUTHERLY LINE OF LOTS 86 AND 85, THE WESTERLY LINE OF LOT 84 AND THE NORTHERLY LINE OF LOT 83 OF SUBDIVIDED LOTS 7 AND 8 OF TITUS SUBDIVISION, AN ADDITION TO CLINTON, HENRY COUNTY, MISSOURI AS RECORDED IN PLAT BOOK F AT PAGE 9, HAVING A RADIUS OF 50.00 FEET AND CHORD BEARING OF S45°16'00"E (CHORD DISTANCE: 50.00 FEET), AN ARC DISTANCE OF 261.80 FEET; THENCE S44°44'00"W ALONG THE WESTERLY LINE OF SAID LOT 83, A DISTANCE OF 131.70 FEET TO THE WEST CORNER OF SAID LOT 83; THENCE N45°16'00"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HARRIS STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.33 ACRE OR 14,213 SQUARE FEET OF LAND, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLINTON AS FOLLOWS:

Section One: The property described above is hereby vacated.

Section Two: The City Clerk shall provide a certified copy of this ordinance to the Henry County Recorder of Deeds for recording.

Section Three: This Ordinance shall be in full force and effect from and after its passage.

Read the first time this 19th day of November, 2024.

Read a second time and passed this 3rd day of December, 2024.

Carla Moberly

Carla Moberly, Presiding Officer

Ayes 7: Gene Henry, Roger House, Cameron Jackson, Austin Jones, Gary Mount, Shelley Nelson and Greg Shannon

Nays 0

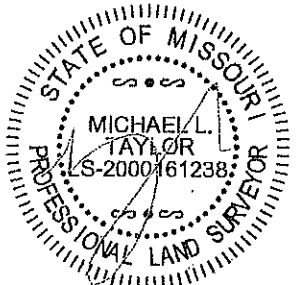
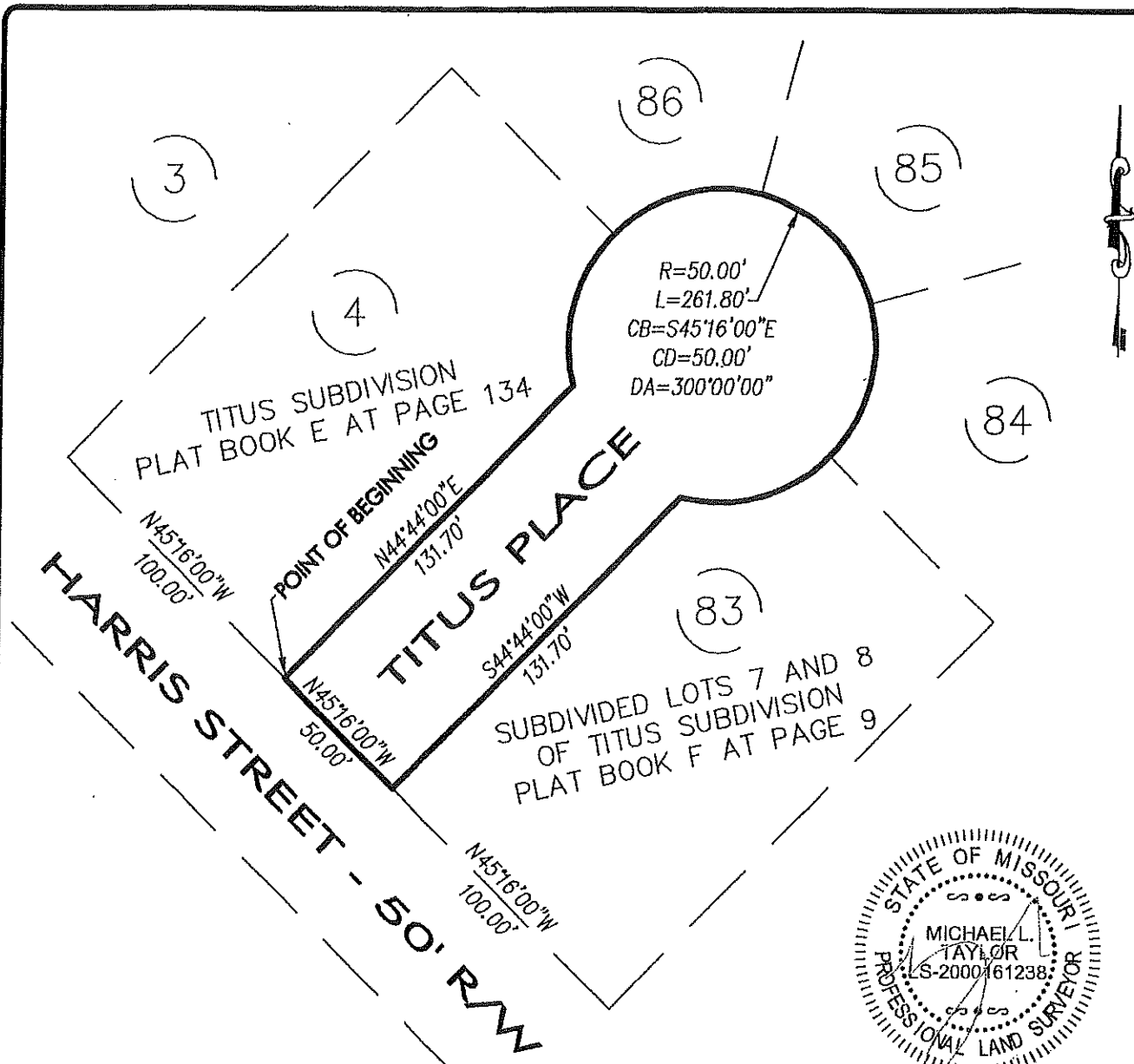
Absent 1: Stacia Wilson

ATTEST:

Wendee Seaton
Wendee Seaton, City Clerk

Carla Moberly
Carla Moberly, Mayor

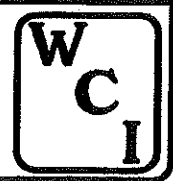




NEW LAND DESCRIPTION - UNDEVELOPED TITUS PLACE:

A STRIP OF LAND BEING THE UNDEVELOPED TITUS PLACE, AS SHOWN ON TITUS SUBDIVISION, AN ADDITION TO CLINTON, HENRY COUNTY, MISSOURI AS RECORDED IN PLAT BOOK E AT PAGE 134 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF LOT 4 OF SAID TITUS SUBDIVISION; THENCE N44°44'00"E ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 131.70 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 4 AND THE SOUTHERLY LINE OF LOTS 86 AND 85, THE WESTERLY LINE OF LOT 84 AND THE NORTHERLY LINE OF LOT 83 OF SUBDIVIDED LOTS 7 AND 8 OF TITUS SUBDIVISION, AN ADDITION TO CLINTON, HENRY COUNTY, MISSOURI AS RECORDED IN PLAT BOOK F AT PAGE 9, HAVING A RADIUS OF 50.00 FEET AND CHORD BEARING OF S45°16'00"E (CHORD DISTANCE: 50.00 FEET), AN ARC DISTANCE OF 261.80 FEET; THENCE S44°44'00"W ALONG THE WESTERLY LINE OF SAID LOT 83, A DISTANCE OF 131.70 FEET TO THE WEST CORNER OF SAID LOT 83; THENCE N45°16'00"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HARRIS STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.33 ACRE OR 14,213 SQUARE FEET OF LAND, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

PROJECT: JAMES LONG (24-553)
 PREPARED BY: WHITEHEAD CONSULTANTS, INC. | 660-885-8311
 DATE: OCTOBER 01, 2024
 SHEET: NEW LAND DESCRIPTION - UNDEVELOPED TITUS PLACE
 SCALE: SCALE: 1"=50'



Recorded in Henry County, Missouri



Recording Date/Time: 12/09/2024 at 02:25:10 PM

Book: 2024 Page: 3434

Instr #: 202403434

Pages: 3

Fee: \$30.00 S 20240003716



Gail A. Perryman
Recorder of Deeds

Title of Document: Ordinance No. 4173: Vacate Undeveloped Titus Place, a street in the City of Clinton, Missouri.

Date of Document: December 3, 2024

Grantor(s): City of Clinton, Missouri

Grantee(s): Adjacent property owners of Titus Place

Legal Description: A STRIP OF LAND BEING THE UNDEVELOPED TITUS PLACE, AS SHOWN ON TITUS SUBDIVISION, AN ADDITION TO CLINTON, HENRY COUNTY, MISSOURI AS RECORDED IN PLAT BOOK E AT PAGE 134 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF LOT 4 OF SAID TITUS SUBDIVISION; THENCE N44°44'00"E ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 131.70 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 4 AND THE SOUTHERLY LINE OF LOTS 86 AND 85, THE WESTERLY LINE OF LOT 84 AND THE NORTHERLY LINE OF LOT 83 OF SUBDIVIDED LOTS 7 AND 8 OF TITUS SUBDIVISION, AN ADDITION TO CLINTON, HENRY COUNTY, MISSOURI AS RECORDED IN PLAT BOOK F AT PAGE 9, HAVING A RADIUS OF 50.00 FEET AND CHORD BEARING OF S45°16'00"E (CHORD DISTANCE: 50.00 FEET), AN ARC DISTANCE OF 261.80 FEET; THENCE S44°44'00"W ALONG THE WESTERLY LINE OF SAID LOT 83, A DISTANCE OF 131.70 FEET TO THE WEST CORNER OF SAID LOT 83; THENCE N45°16'00"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HARRIS STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.33 ACRE OR 14,213 SQUARE FEET OF LAND, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.