

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ACCEPTING PALISADES BOULEVARD STREET INTO CITY INVENTORY

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS, TO WIT:

Section 1. The Board of Aldermen of the City of Osage Beach, Missouri, does hereby find and declare that it is in the best interest of the City to accept Palisades Boulevard Street into the City's street inventory as described in the attached Exhibit A.

Section 2. That the right-of-way described in Exhibit A being and the same is hereby accepted.

Section 3. That the City Clerk of Osage Beach, Missouri, is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance to be filed for record in the Recorder's Office in Camden County, Missouri.

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are, in so much as they conflict with this ordinance, hereby repealed.

Section 5. That this ordinance shall be in full force and effect from and after its date of passage and approval by the Mayor.

READ FIRST TIME: July 6, 2023

READ SECOND TIME: July 20, 2023

I hereby certify that the above Ordinance No. 23.60 was duly passed on July 20, 2023, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 1

This Ordinance is hereby transmitted to the Mayor for his signature.

July 20, 2023
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury
Cole Bradbury, City Attorney

I hereby approve Ordinance No. 23.60.

July 20, 2023
Date

Michael Harmison
Michael Harmison, Mayor

ATTEST:

Tara Berreth
Tara Berreth, City Clerk

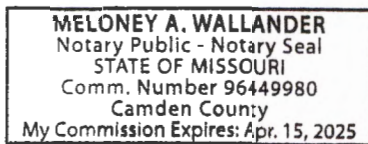
ACKNOWLEDGMENT

STATE OF MISSOURI)

COUNTY OF CAMDEN)

On this 20th day of July, 2023, before me, the undersigned Notary Public, personally appeared Tara Berreth, to me known, who being by me duly sworn, did say that she is the City Clerk of the City of Osage Beach, Missouri, a municipal corporation, and that the seal affixed to the foregoing Ordinance is the municipal seal of the City of Osage Beach, and that said Ordinance was signed and sealed in behalf of said corporation by authority of its Board of Aldermen, and said Tara Berreth acknowledged said Ordinance to be the free act and deed of said municipality.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Osage Beach, Missouri, the day and year last written above.



Notary Public

Printed
Name

Meloney A Wallander

My commission expires: 4/15/2025

Recorded in Camden County, Missouri



Recording Date/Time: 08/28/2023 at 01:31:13 PM

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Page: 325

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Fee: \$30.00 8 20230009989

CITY OSAGE BEACH



**QUIT-CLAIM DEED
BY LIMITED LIABILITY COMPANY**

THIS INDENTURE, Made on the 5TH day of May A.D., 2023, by and between **DUENKE REAL ESTATE HOLDINGS L.L.C.** of the County of Camden, and State of Missouri, a limited liability company organized and existing under the laws of the State of Missouri, Grantor, and **THE CITY OF OSAGE BEACH, CAMDEN COUNTY MISSOURI**, (Grantee's mailing address: **1000 CITY PARKWAY OSAGE BEACH, MO. 65065** of the County of Camden, in the State of Missouri, Grantee:

WITNESSETH, That the said Grantor in consideration of the sum of Ten Dollars and Other Good and Valuable Consideration to it paid by the said Grantee, the receipt of which is hereby acknowledged, and by virtue and in pursuance of a unanimous vote of all the members of said Grantor, does by these presents Remise, Release and forever Quit-Claim unto the said Grantee, the following described Lots, Tracts or parcels of Land lying, being and situate in the County of Camden, and State of Missouri, to-wit:

A Tract of land lying in part of Section 16, Township 39 North, Range 16 West, Camden County, Missouri, being part of Palisades Boulevard as shown on the plats of Palisades Village Plat 1 and Palisades Village Plat 2, subdivisions of record in the Camden County Recorder's Office, being more particularly described as follows:

"Commencing at an existing iron pin at the Southwest Corner of Lot 1 of said Palisades Village Plat 1, on the northern right-of-way of said Palisades Boulevard, run along and with the said right-of-way the following four (4) bearings and distances: (1) along and with a 13 degree 29 minute 46 second degree curve to the right with a radius of 424.54 feet, an arc length of 260.79 feet, a chord bearing of South 65 degrees 42 minutes 53 seconds East and a chord distance of 256.71 feet to an iron pin at the P.T. of the said curve, (2) thence departing the said curve South 48 degrees 07 minutes 00 seconds East a distance of 164.94 feet to another iron pin, (3) North 41 degrees 53 minutes 00 seconds East a distance of 2.90 feet to another existing iron pin and (4) South 48

degrees 07 minutes 00 seconds East a distance of 135.06 feet (deed = 135.0 feet) to another iron pin on the northwesterly right-of-way of Osage Beach Parkway (U.S. Highway 54); thence departing the said right-of-way of Palisades Boulevard and run along and with the said right-of-way of Osage Beach Parkway, South 41 degrees 53 minutes 00 seconds West a distance of 74.40 feet to another existing iron pin on the southerly right-of-way of said Palisades Boulevard; thence departing the said right-of-way of Osage Beach Parkway and run along and with the said right-of-way of Palisades Boulevard, North 48 degrees 07 minutes 00 seconds West a distance of 300.00 feet to another existing iron pin at the northwest corner of a tract of land recorded in Book 297 Page 955; thence departing the said right-of-way and run along and with the west line of the said tract of land, South 41 degrees 51 minutes 34 seconds West a distance of 184.83 feet (deed = South 41 degrees 53 minutes West a distance of 185.0 feet) to another existing iron pin at the southwest corner of said tract; thence departing the said west line, North 61 degrees 05 minutes 31 seconds West a distance of 19.32 feet to another existing iron pin at the southeast corner of Lot 2 of said Palisades Village Plat 1; thence along and with the said east line of said Lot 2, North 44 degrees 41 minutes 07 seconds East a distance of 189.27 feet (deed = North 45 degrees 02 minutes 00 seconds East a distance of 189.65 feet) to another iron pin on the south right-of-way of said Palisades Boulevard; thence departing the said east line and run along and with the said south right-of-way of Palisades Boulevard the following five (5) bearings and distances: (1) along and with a 16 degree 03 minute 07 second curve to the left with a radius of 356.94 feet, an arc length of 235.33 feet, a chord bearing of North 68 degrees 31 minutes 45 seconds West and a chord distance of 231.09 feet to the P.T. of the said curve, (2) thence departing the said curve North 87 degrees 14 minutes 59 seconds West a distance of 144.52 feet (plat = North 87 degrees 22 minutes 00 seconds West a distance of 144.93 feet) to an X in concrete, (3) North 58 degrees 21 minutes 47 seconds West (plat = North 59 degrees 07 minutes 00 seconds West) a distance of 27.45 feet to another existing iron pin, (4) thence along a 229 degree 10 minute 59 second degree curve to the left with a radius of 25.00 feet, an arc length of 33.72 feet, a chord bearing of North 19 degrees 43 minutes 22 seconds West and a chord distance of 31.22 feet to another iron pin at the P.T. of the said curve and (5) departing the said curve North 58 degrees 21 minutes 47 seconds West (plat = North 59 degrees 07 minutes 00 seconds West) a distance of 17.83 feet to another iron pin on the southwesterly right-of-way of U.S. Highway 54; thence departing the said right-of-way of Palisades Boulevard and run along and with the right-of-way of said U.S. Highway 54, North 24 degrees 31 minutes 08 seconds East (Highway Plans = North 24 degrees 45 minutes 49 seconds East) a distance of 38.93 feet to another existing iron pin on the south line of Lot 1 of Palisades Village Plat 4; thence departing the said right-of-way and run along and with the said south line of Lot 1 the following three (3) bearings and distances: South 73 degrees 36 minutes 15 seconds East (plat = South 73 degrees 31 minutes 39 seconds East) a distance of 69.88 feet to another existing iron pin, (2) South 87 degrees 22 minutes 00 seconds East (plat = South 87 degrees 17 minutes 24 seconds East) a distance of 116.25 feet to the P.C. of a 13 degree 29 minute 46 second degree curve to the right with a radius of 424.54 feet and (3) thence along and with the said curve in an easterly direction an arc length of 30.18 feet, a chord bearing of South 85 degrees 20 minutes 58 seconds East and a chord distance of 30.18 feet, returning to the Point of Beginning."

Containing 1.30 Acres

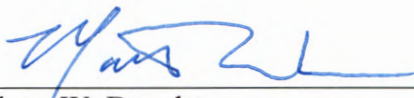
Subject to any right-of-ways, restrictions, reservations, condition easements and exceptions of record.

TO HAVE AND TO HOLD the same, with all the rights, immunities, privileges and appurtenances thereto belonging unto the said Grantees, and heirs and assigns, **FOREVER** so that neither the said Grantor nor its successors or assigns, nor any other person or persons for it or in its Name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by all of its members the day and year first above written.

DUENKE EQUITY HOLDINGS LLC.

By its Member/Operations Manager:


Matthew W. Duenke

STATE OF MISSOURI)
) ss.
COUNTY OF CAMDEN)

On this 5TH day of May, 2023, before me personally appeared **Matthew W. Duenke** to me personally known, who, being by me duly sworn, did say that they are members of **Duenke Equity Holdings L.L.C.**, and that the said instrument was signed in behalf of said company by authority set forth in the Articles of Organization and the current Operating Agreement of the Company.

And the said **MATTHEW W. DUENKE** acknowledge said instrument to be the free act and deed of said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in OSAGE BEACH, CAMDEN COUNTY MISSOURI the day and year first above written.


Notary Public

My commission expires:

01-29-2026

