



Bill No. 5062

Ordinance No. _____

INTRODUCED BY

ALDERMEN FINLEY, JUDD, GRAY, KELLING, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE APPROVING A LOT SPLIT PLAT FOR THE PROPERTY KNOWN AND NUMBERED AS 532 KINGRIDGE DRIVE IN THE CITY OF BALLWIN.

WHEREAS, a petition was received from Melissa Golightly on behalf of the Marilyn Evensen Revocable Living Trust to split the lot known and numbered as 532 Kingridge Drive in the City of Ballwin; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on August 3, 2026, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval of the requested lot split and lot split plat in accordance with the petition received to the Board of Aldermen; and

WHEREAS, upon review and consideration of the Planning and Zoning Commission's report and recommendation, review of the City's Ordinance regarding lot splits contained in Section 25-38, and the submissions of the Petitioner, the Board of Aldermen finds and determines that said lot split meets the criteria and requirements contained in the City's Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The request for lot split and the accompanying lot split plat attached hereto submitted by Melissa Golightly on behalf of the Marilyn Evensen Revocable Living Trust to split the lot known and numbered as 532 Kingridge Drive in the City of Ballwin is hereby approved.

Section 2: The lot split plat of 532 Kingridge Drive shall be tendered to the St. Louis County Recorder of Deeds by the Petitioner for recording.



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Section 3: This ordinance shall be in full force and effect from its passage and approval pursuant to law and shall remain in effect until amended or repealed by the Board of Aldermen.

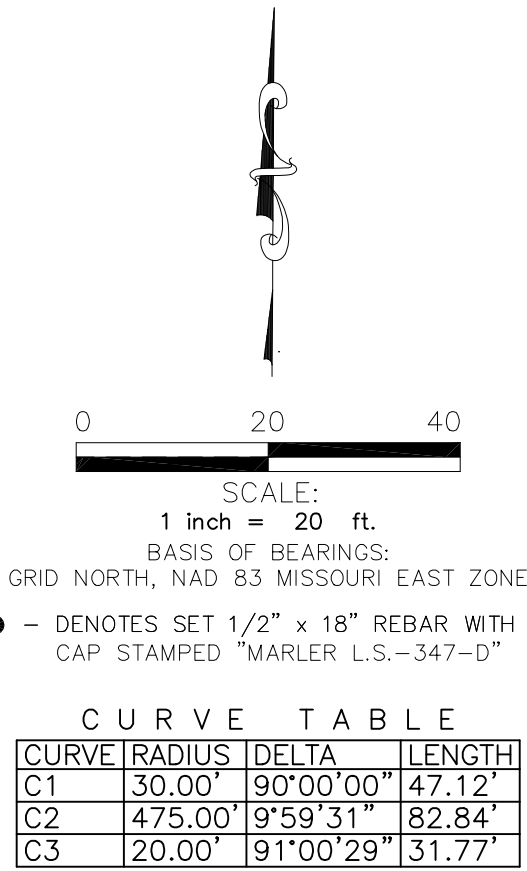
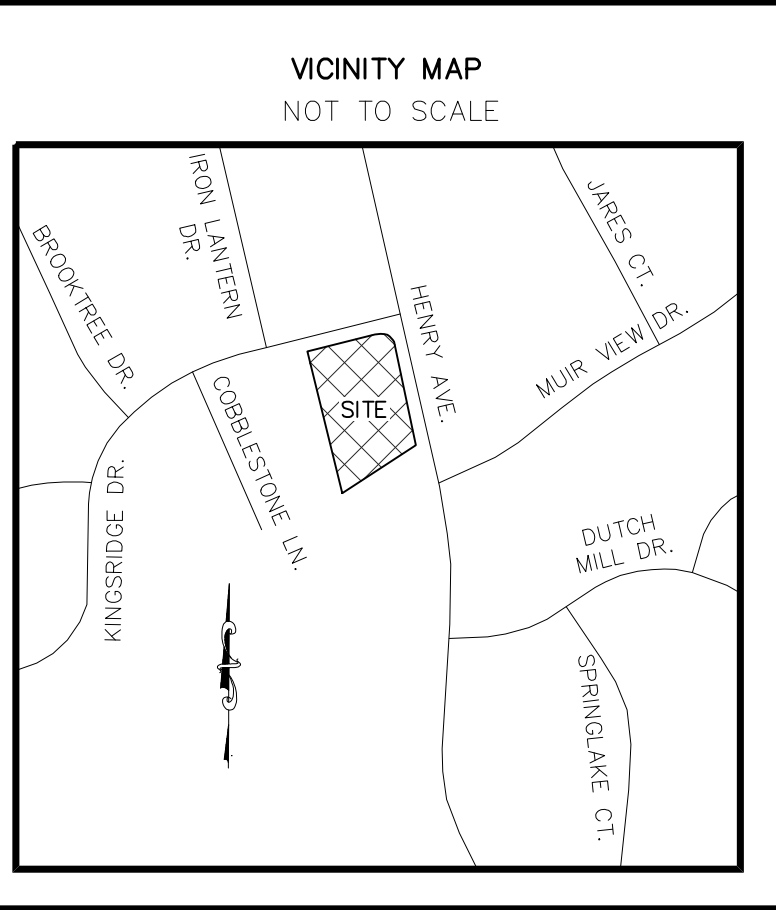
PASSED this _____ day of _____, 2026.

MARK R. STALLMANN, MAYOR

APPROVED this _____ day of _____, 2026.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



GENERAL NOTES

1. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY LOCATOR NUMBER #21R330679.
2. THIS PLAT CONTAINS A TOTAL OF 38,764 SQ. FT. OR 0.88 ± ACRES.
3. THIS PLAT DOES NOT VACATE EXISTING EASEMENTS.

CITY SCRIPT

THIS LOT SPLIT PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE DESIGN, IMPROVEMENT, AND ZONING REQUIREMENTS OF THE CITY OF BALLWIN, MISSOURI. IT WAS OFFICIALLY APPROVED BY THE BOARD OF ALDERMEN BY ORDINANCE NO. _____ ON THIS _____ DAY OF _____, 20____.

MARK R. STALLMANN, MAYOR
CITY OF BALLWIN, MISSOURI

DATE

ATTEST:

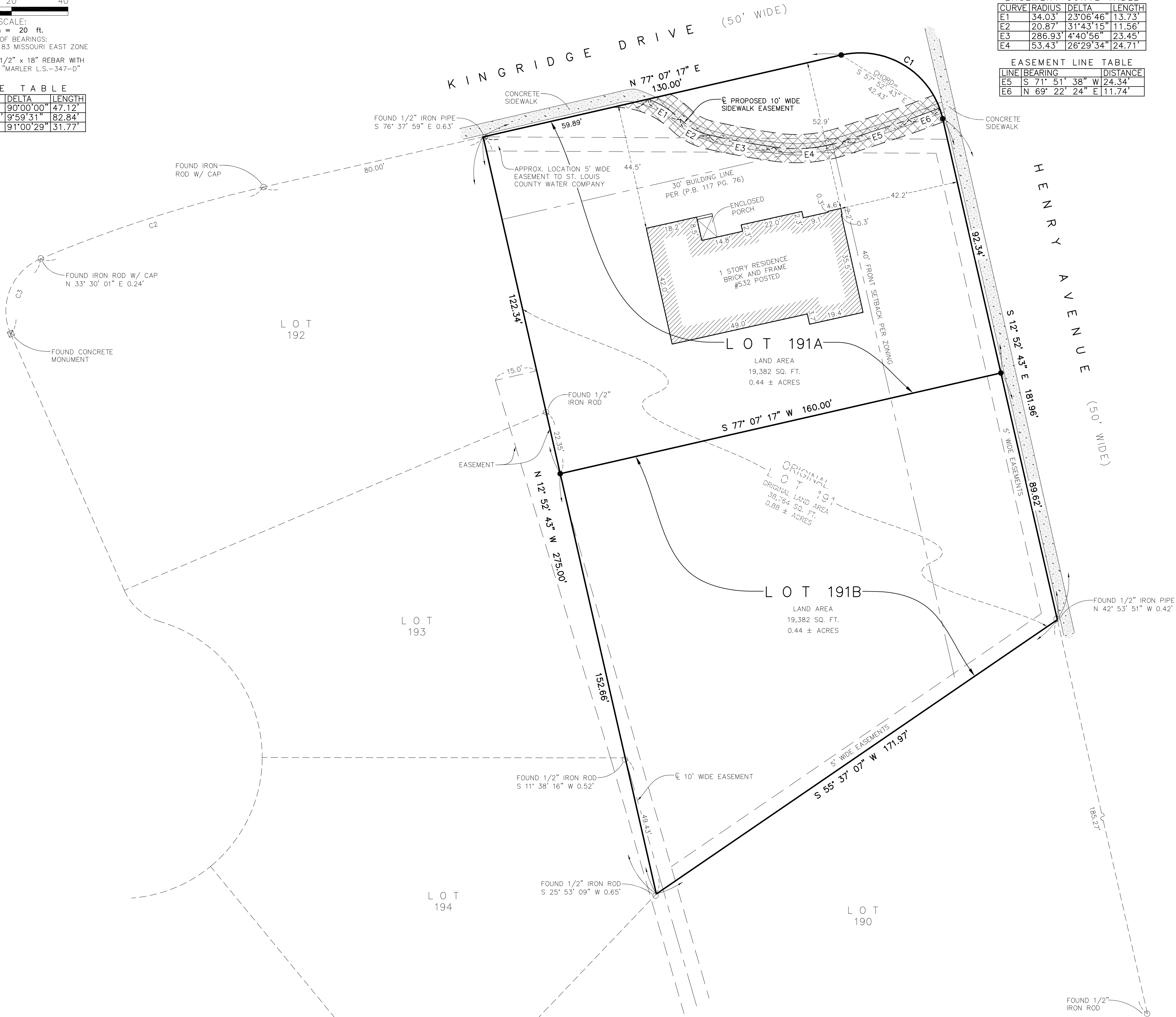
MEGAN FREEMAN, CITY CLERK
CITY OF BALLWIN, MISSOURI

DATE

ORIGINAL LAND DESCRIPTION (DATE DOCUMENT 11142022-392)

LOT 191 OF OAK TREE FARM PLAT 4, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 117 PAGE 76 OF THE ST. LOUIS COUNTY RECORDS

LOT SPLIT PLAT
OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191
A LOT SPLIT PLAT OF LOT 191 OF OAK TREE FARM PLAT 4
A SUBDIVISION IN SECTION 25 AND U.S. SURVEY 119, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M.
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



EASEMENT CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
E1	34.03'	23°06'46"	13.73'
E2	20.87'	31°43'15"	11.56'
E3	286.93'	4°40'56"	23.45'
E4	53.43'	26°29'34"	24.71'

EASEMENT LINE TABLE			
LINE	BEARING	DISTANCE	
E5	S 71° 51' 38" W	24.34'	
E6	N 69° 22' 24" E	11.74'	

OWNER'S SCRIPT

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR STATEMENT HAVE CAUSED THE LOTS TO BE DIVIDED IN THE MANOR SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191".

ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT.

PROPOSED 10' WIDE SIDEWALK EASEMENT, SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BALLWIN, MISSOURI FOR SIDEWALK PURPOSES.

EVENSEN MARILYN REVOCABLE LIVING TRUST

DATE

DATE

STATE OF _____ }
COUNTY _____ } S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED _____ OF EVENSEN MARILYN REVOCABLE LIVING TRUST, TO ME KNOWN TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ EXECUTED THE SAME AS _____ FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER SCRIPT (IF APPLICABLE)

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS OFFICE HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION PLAT OF "OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191"

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED THIS PLAT THIS _____ DAY OF _____, 2026.

SIGNATURE

PRINT NAME

TITLE

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID _____ ACKNOWLEDGED SAID SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLEASE PRINT NAME

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF **EVENSEN MARILYN REVOCABLE LIVING TRUST**, WE HAVE DURING THE MONTH OF APRIL 2026, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS AND EASEMENTS ON LOT 191 OF OAK TREE FARM PLAT 4, A SUBDIVISION RECORDED IN PLAT BOOK 117 PAGE 76, OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND CAUSED THE SAME TO BE DIVIDED IN THE MANNER SHOWN HEREON AND SHALL BE KNOWN AS "OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191" AND THE RESULTS ARE REPRESENTED ON THIS DRAWING:

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION 2030 BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS CHAPTER 16 AND DEPARTMENT OF AGRICULTURE DIVISION 90 WEIGHTS, MEASURES AND CONSUMER PROTECTION CHAPTER 60 (20 CSR 2030-16.030/2 CSR 90-60.030), (20 CSR 2030-16.040/2 CSR 90-60.040), (20 CSR 2030-16.060/2 CSR 90-60.060), AND (20 CSR 2030-16.110/2 CSR 90-60.070), EFFECTIVE 12/30/94, AND LAST REVISED 07/31/25. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2026.

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. -347-D

STATE OF MISSOURI }
SAINT LOUIS CITY } S.S.

By: **MARTY L. MARLER**
MISSOURI P.L.S. 2501

ON THIS _____ DAY OF _____, 2026, BEFORE ME, DANIEL L. EGGERS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARTY L. MARLER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THIS PLAT CONTAINS A TOTAL OF
38,764 SQ. FT. OR 0.88 ± ACRES.

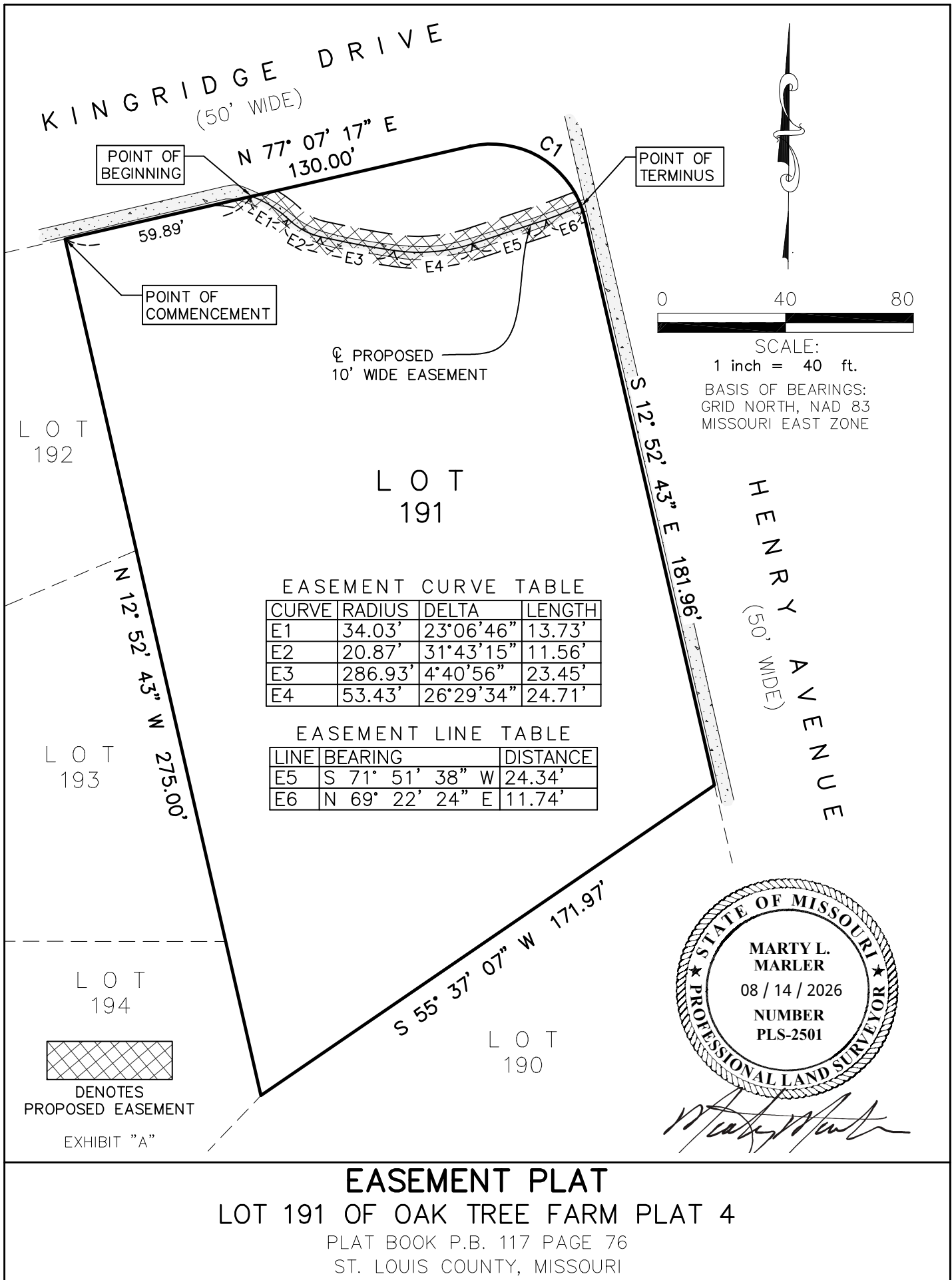
DATE: 05/20/2026	REVISION DATES
SCALE: 1" = 20'	
DRAWN BY: D.L.E.	
DEPUTY: M.C.	
CHECKED BY: M.L.M.	
DWG. No.: 2603-037	

PROJECT NAME: OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191
ADDRESS: 532 KINGRIDGE DRIVE, BALLWIN, MISSOURI 63011

SHEET 1 OF 1

MARLER
SURVEYING COMPANY, INC.

11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4664 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net



EASEMENT PLAT **LOT 191 OF OAK TREE FARM PLAT 4**

PLAT BOOK P.B. 117 PAGE 76
ST. LOUIS COUNTY, MISSOURI

MARLER

SURVEYING COMPANY, INC.

11402 Gravois Road, Suite 200 St. Louis, MO 63126

Phone: (314) 729-1001 Fax: (314) 729-1044

Marty L. Marler
MO PLS 2501
IL PLS 035-003891

JOB NO. 2603-037
EXHIBIT "B"

Jonathan S. Marler
MO LSI-2026030707

LAND DESCRIPTION: (10' WIDE EASEMENT)

A STRIP OF LAND BEING PART OF LOT 191 OF OAK TREE FARM PLAT 4, A SUBDIVISION RECORDED IN PLAT BOOK 117 PAGE 76, ALL IN SECTION 25, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M. OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE CLAYTON, MISSOURI, BEING 10 FEET WIDE, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING FROM A POINT BEING THE NORTHEAST CORNER OF SAID LOT 191 ALSO BEING THE SOUTH RIGHT-OF-WAY OF KINGRIDGE DRIVE (50 FEET WIDE);

THENCE ALONG SAID RIGHT-OF-WAY NORTH 77 DEGREES 07 MINUTES 17 SECONDS EAST A DISTANCE OF 59.89 FEET TO A POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 13.73 FEET A RADIUS OF 34.03 FEET WITH A CHORD BEARING OF SOUTH 58 DEGREES 06 MINUTES 43 SECONDS EAST AND LENGTH OF 13.63 FEET TO A POINT;

THENCE WITH A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 11.56 FEET A RADIUS OF 20.87 FEET WITH A CHORD BEARING OF SOUTH 61 DEGREES 18 MINUTES 37 SECONDS EAST AND LENGTH OF 11.41 FEET TO A POINT;

THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING AN ARC LENGTH OF 23.45 FEET A RADIUS OF 286.93 FEET WITH A CHORD BEARING OF SOUTH 79 DEGREES 28 MINUTES 17 SECONDS EAST AND LENGTH OF 23.44 FEET TO A POINT;

THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING AN ARC LENGTH OF 24.71 FEET A RADIUS OF 53.43 FEET WITH A CHORD BEARING OF NORTH 85 DEGREES 06 MINUTES 24 SECONDS EAST AND LENGTH OF 24.49 FEET TO A POINT;

THENCE NORTH 71 DEGREES 51 MINUTES 38 SECONDS EAST A DISTANCE OF 24.34 FEET TO A POINT;

THENCE NORTH 69 DEGREES 22 MINUTES 24 SECONDS EAST A DISTANCE OF 11.74 FEET TO THE POINT OF TERMINUS;

EXTENDING OR TRUNCATING THE EXTERIOR LINES AS NECESSARY TO INTERSECT THE WEST RIGHT-OF-WAY LINE OF THE INTERSECTION OF SAID KINGRIDGE DRIVE AND HENRY AVENUE (50 FEET WIDE) TO FORM A CLOSED FIGURE.



PUBLIC SIDEWALK USE AND MAINTENANCE EASEMENT AGREEMENT

THIS PUBLIC SIDEWALK USE AND MAINTENANCE EASEMENT AGREEMENT ("Agreement") is made and entered into this 1st day of August, 2026, by and between:

GRANTOR

Ralph S. Evensen Jr., Trustee of The Marilyn Evensen Revocable Living Trust, whose mailing address is:

**17697 Hollybrook Way
Boca Raton, FL 33487**

(hereinafter referred to as "Grantor"),

and

GRANTEE

CITY OF BALLWIN, MISSOURI, a Missouri municipal corporation, whose address is:

**1 Government Center
Ballwin, Missouri 63011**

(hereinafter referred to as "City").

RECITALS

WHEREAS, Grantor is the owner of certain real property located in the City of Ballwin, St. Louis County, Missouri, identified as **Lot 191A of the Oak Tree Farm Plat 4 Adjustment of Lot 191**, as shown upon the Lot Split Plat entitled:

OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191

A Lot Split Plat of Lot 191 of Oak Tree Farm Plat 4, a subdivision in Section 25 and U.S. Survey 119, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Ballwin, St. Louis County, Missouri.

WHEREAS, as a condition of approval of the Lot Split Plat, the City of Ballwin has required Grantor to grant a perpetual ten-foot (10') Public Sidewalk Use and Maintenance Easement along the frontage of Lot 191A adjacent to Kingridge Drive.

WHEREAS, Grantor desires to grant said easement for the benefit of the City of Ballwin and the general public.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor agrees as follows:

1. GRANT OF EASEMENT

Grantor hereby grants, bargains, conveys and warrants unto the **City of Ballwin, Missouri**, its successors and assigns, a perpetual Public Sidewalk Use and Maintenance Easement over the ten-foot (10') wide strip of land located along the frontage of Lot 191A adjacent to Kingridge Drive.

The Easement is granted for the following purposes:

- Public pedestrian travel;
- Construction of sidewalks;
- Reconstruction of sidewalks;
- Inspection;
- Maintenance;
- Repair;
- Replacement;
- Removal of unsafe conditions;
- ADA accessibility improvements;
- Installation and replacement of curb ramps;
- Grading and drainage associated with the sidewalk;
- Any other work reasonably necessary for the operation, use and maintenance of the public sidewalk.

2. RIGHTS OF THE CITY

The City of Ballwin, together with its elected officials, officers, employees, contractors, agents and authorized representatives, shall have the perpetual right to enter upon the Easement Area at reasonable times for the purposes described herein.

The City may remove vegetation, landscaping or other improvements located within the Easement Area when reasonably necessary to perform maintenance, repair, replacement or reconstruction of the sidewalk or related public improvements.

3. RIGHTS RESERVED TO GRANTOR

Grantor retains fee simple ownership of the property subject to this Easement.

Grantor may continue to use, landscape and maintain the Easement Area provided such use does not interfere with:

- Public pedestrian travel;
- Inspection;

- Maintenance;
- Repair;
- Replacement; or
- Any rights granted to the City under this Agreement.

Grantor shall not construct permanent improvements within the Easement Area that interfere with the purposes of this Easement.

4. NO OBLIGATION OF THE CITY

Nothing contained herein shall obligate the City to construct, maintain or repair the sidewalk except as otherwise required by applicable law.

5. RUNS WITH THE LAND

This Easement shall be perpetual and shall run with the land and shall be binding upon Grantor and all future owners, heirs, successors and assigns of Lot 191A.

6. PURPOSE OF AGREEMENT

This Easement is granted in satisfaction of a condition of approval imposed by the City of Ballwin in connection with the subdivision of Lot 191 into Lots 191A and 191B.

7. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

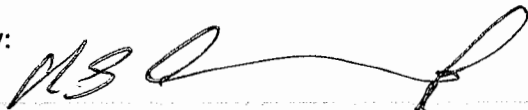
IN WITNESS WHEREOF

Grantor has executed this Agreement as of the date first written above.

GRANTOR

THE MARILYN EVENSEN REVOCABLE LIVING TRUST

By:



8/1/21

Ralph S. Evensen Jr., Trustee

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 1st day of August, 2026, by **Ralph S. Evensen Jr., as Trustee of The Marilyn Evensen Revocable Living Trust**, who is personally known to me or who has produced Florida ID as identification.

Notary Public, State of Florida

Printed Name: Ninoska V. Reyes

My Commission Expires: 04/03/2029

(Notary Seal)

