

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 19

In the County Commission of said county, on the 29th day of August 20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby recognize the Boone County Sheriff's Department for its commitment to running a constitutionally safe facility and for being a leader in the State of Missouri in the area of jail operations.

Done this 29th day of August 2019.

ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*

Daniel K. Atwill  
Presiding Commissioner

*Fred J. Parry*

Fred J. Parry  
District I Commissioner

*Janet M. Thompson*

Janet M. Thompson  
District II Commissioner

# PROCLAMATION RECOGNIZING THE BOONE COUNTY SHERIFF'S DEPARTMENT FOR ACCREDITATION BY THE NATIONAL INSTITUTE FOR JAIL OPERATIONS

- Whereas,* on August 8, 2019, the Boone County Sheriff's Department became the first jail in the state of Missouri and the first county jail in the jurisdiction of the Eighth United States District Court, to successfully meet accreditation requirements through the National Institute for Jail Operations (NIJO); and
- Whereas,* through the accreditation process, the Sheriff's Department recognized what it did well, as well as where it could improve, and took the opportunity to make changes that would ultimately enhance the facility's operation, increase professionalism and proactively serve to protect against liability and other risk management issues; and
- Whereas,* accreditation through NIJO recognizes the hard work the department's detention branch has done to reach this goal, as well as the hard work done every day to run a facility that is safe for the community, the jail staff and the detainees; and
- Whereas,* by bringing policies and procedures up to the high standards held by NIJO, the Sheriff's Department has taken great strides toward decreasing liability to staff, the department and the taxpayers of Boone County.
- Therefore,* the Boone County Commission does hereby recognize the Boone County Sheriff's Department for being a leader in the state of Missouri in the area of jail operations, for its commitment to running a constitutionally safe facility and for its willingness to do the hard work to earn such a distinguished accreditation.

IN TESTIMONY WHEREOF, this 29<sup>th</sup> day of August, 2019.

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Daniel K. Atwill, Presiding Commissioner

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Fred J. Parry, District I Commissioner

---

Janet M. Thompson, District II Commissioner

ATTEST:

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Brianna L. Lennon, County Clerk

361-2019

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

August Session of the July Adjourned

Term. 20 19

County of Boone

} ea.

In the County Commission of said county, on the 29th day of August 20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 1363 E Wagon Trail Heights, parcel #12-401-18-03-004.00 01.

Done this 29th day of August 2019.

ATTEST:

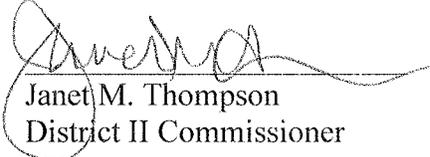
*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Fred J. Parry  
District I Commissioner



Janet M. Thompson  
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF  
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	August Session
1363 E. Wagon Trail	)	July Adjourned
Heights	)	Term 2019
Columbia, MO	)	Commission Order No. <u>361-2019</u>

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 29<sup>th</sup> day of August 2019, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

**Findings of Fact and Conclusions of Law**

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: junk, trash, rubbish, garbage, discarded furniture and other refuse and growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows: 1363 E. Wagon Trail Heights, Wagon Trail Heights Subdivision, Lot 4, Survey 392-833, a/k/a parcel# 12-401-18-03-004.00 01, Section 18, Township 49, Range 12 as shown in deed book 4698 page 0157, Boone County.
5. The specific violation of the Code is: junk, trash, rubbish, garbage, discarded furniture and other refuse in violation of section 6.5 of the Code and growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 29<sup>th</sup> day of June to the lien holder and on the 23<sup>rd</sup> day of July to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public

nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

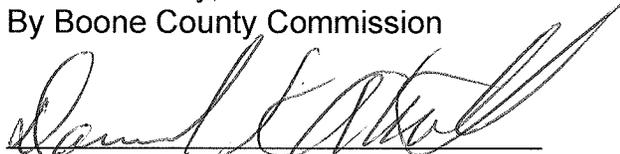
**Order For Abatement Chargeable As a Special Assessment To The Property**

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

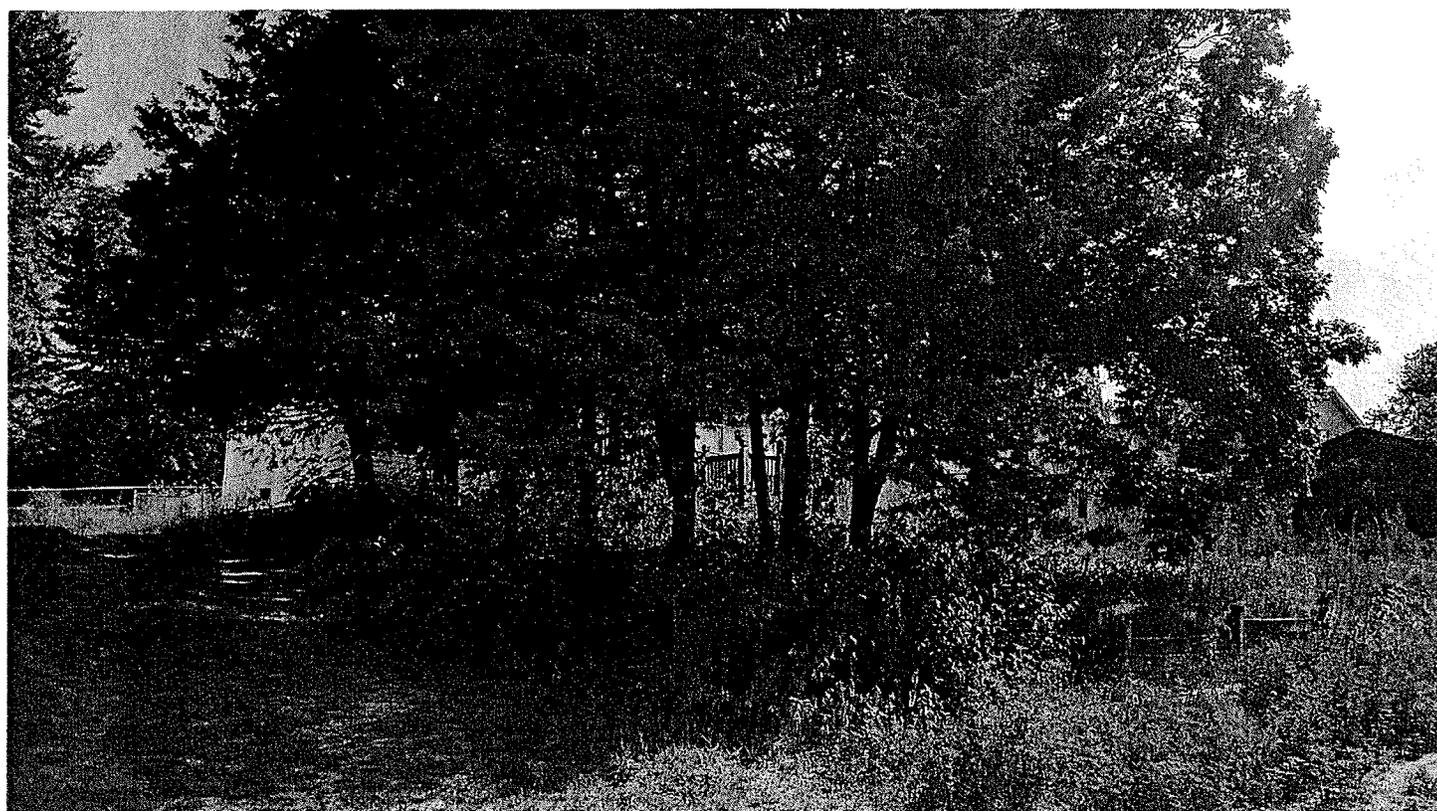
Boone County, Missouri  
By Boone County Commission

  
\_\_\_\_\_  
Presiding Commissioner

ATTEST:

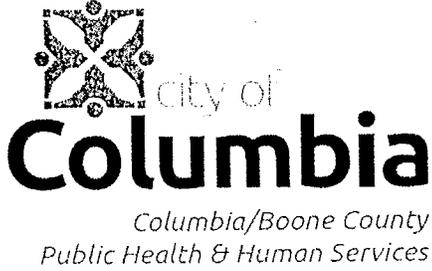
  
\_\_\_\_\_  
Boone County Clerk

Photographs taken 8/9/19 @ ~ 10:10 am  
1363 E. Wagon Trail Heights



Dan Johnson Rentals/Hawthorn Bank  
1363 E. Wagon Trail Heights  
Health Department nuisance notice - timeline

- 6/24/19: citizen complaint received
- 6/25/19: initial inspection conducted
- 6/28/19: notice of violation notices sent to owner and lien holder, return receipt requested – owner notice never claimed
- 6/29/19: lien holder notice claimed
- 7/23/19: owner notice posted in local newspaper
- 8/9/19: reinspection conducted – violation not abated - photographs taken at ~ 10:10 am
- 8/13/19: hearing notice sent



# HEARING NOTICE

Dan Johnson Rentals LLC  
PO Box 7057  
Columbia, MO 65206

An inspection of the property you own located at 1363 E. Wagon Trail Heights (parcel # 12-401-18-03-004.00 01) was conducted on June 25, 2019 and revealed junk, trash, rubbish, garbage, discarded furniture and other refuse and growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5 and 6.7.

You are herewith notified that the a hearing will be held before the County Commission on Thursday, August 29, 2019 at 1:30 p.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.

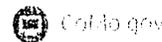
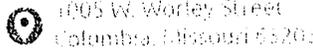
The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

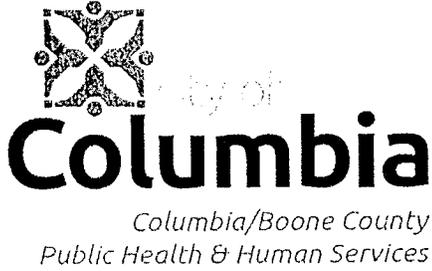
Sincerely,

Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 13<sup>th</sup> day of

August 2019 by DJR





# HEARING NOTICE

Hawthorn Bank  
Columbia Branch  
1110 Club Village Drive  
Columbia, MO 65203

An inspection of the property you hold a lien on located at 1363 E. Wagon Trail Heights (parcel # 12-401-18-03-004.00 01) was conducted on June 25, 2019 and revealed junk, trash, rubbish, garbage, discarded furniture and other refuse and growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5 and 6.7.

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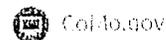
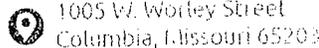
The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 13<sup>th</sup> day of

August 2019 by BRK



**AFFIDAVIT OF PUBLICATION**

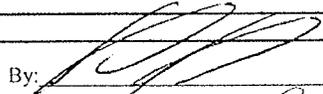
STATE OF MISSOURI ) ss.  
County of Boone )

I, Hailee Hansen, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

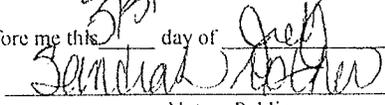
- 1st Insertion \_\_\_\_\_ July 23, 2019
- 2nd Insertion \_\_\_\_\_
- 3rd Insertion \_\_\_\_\_
- 4th Insertion \_\_\_\_\_
- 5th Insertion \_\_\_\_\_
- 6th Insertion \_\_\_\_\_
- 7th Insertion \_\_\_\_\_
- 8th Insertion \_\_\_\_\_
- 9th Insertion \_\_\_\_\_
- 10th Insertion \_\_\_\_\_
- 11th Insertion \_\_\_\_\_
- 12th Insertion \_\_\_\_\_
- 13th Insertion \_\_\_\_\_
- 14th Insertion \_\_\_\_\_
- 15th Insertion \_\_\_\_\_
- 16th Insertion \_\_\_\_\_
- 17th Insertion \_\_\_\_\_
- 18th Insertion \_\_\_\_\_
- 19th Insertion \_\_\_\_\_
- 20th Insertion: \_\_\_\_\_
- 21st Insertion: \_\_\_\_\_
- 22nd Insertion: \_\_\_\_\_

\$67.43

Printer's Fee

By:   
Hailee Hansen

Subscribed & sworn to before me this 31st day of July, 2019

  
Sandra L. Rother  
Notary Public



SANDRA L. ROTHER  
My Commission Expires  
September 9, 2019  
Boone County  
Commission #15638071

**NOTICE OF DECLARATION OF  
PUBLIC NUISANCE  
AND ORDER OF ABATEMENT**

Dan Johnson Rentals LLC  
PO Box 7057

Columbia, MO 65205

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by the action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: Wagon Trail Heights  
Subdivision, Lot 4, Survey 392-833 a/k/a 1363 E.  
Wagon Trail Heights as shown by deed book 4698  
page 0157

Type of Nuisance: growth of weeds in excess of twelve inches high and junk, trash, rubbish, garbage, discarded furniture and other refuse

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: July 17, 2019

Stephanie Browning, Director, Columbia/Boone County Department of Public Health

**INSERTION DATE:** July 23, 2019



Columbia/Boone County  
Public Health & Human Services



## NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

Hawthorn Bank  
Columbia Branch  
1110 Club Village Drive  
Columbia, MO 65203

An inspection of the property you hold a lien on located at 1363 E. Wagon Trail Heights (parcel # 12-401-18-03-004.00 01) was conducted on June 25, 2019 and revealed growth of weeds in excess of twelve inches high on the premises.

This condition is hereby declared to be a nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.7. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 28<sup>th</sup> day of

June 2019 by DUR



573.874.7781  
573.874.7756 fax



1005 W. Worley Street  
Columbia, Missouri 65203



ColMo.gov

For more information, and page for everyone to fix, visit [www.colmo.gov](http://www.colmo.gov)





## NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

Hawthorn Bank  
Columbia Branch  
1110 Club Village Drive  
Columbia, MO 65203

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Sincerely,

Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 28<sup>th</sup> day of

June 2019 by DVA



573.874.7781  
573.874.7756 /ex



1005 W. Worley Street  
Columbia, Missouri 65203



Col.Ao.gov

boonecounty.com | 1005 W. Worley Street | Columbia, Missouri 65203

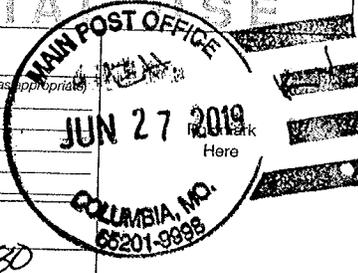


**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
 \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage  
 \$  
 Total Postage and Fees \$6.80

Sent To  
 Hawthorn Bank Columbia Branch  
 Street and Apt. No., or PO Box No.  
 1110 Club Village Dr  
 City, State, ZIP+4®  
 Columbia MO 65203

7018 0040 0000 9884 6043

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Hawthorn Bank  
 Columbia Branch  
 1110 Club Village Dr  
 Columbia, Mo  
 65203



9590 9402 4574 8278 3500 21

2. Article Number (Transfer from service label)  
 7018 0040 0000 9884 6043

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
 B. Received by (Printed Name)  
 Courtney Green  
 C. Date of Delivery  
 6/29  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt



Kristine Vellema <kris.vellema@como.gov>

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## Re: County Nuisance

1 message

---

**Kristine Vellema** <Kris.Vellema@como.gov>

Mon, Jun 24, 2019 at 4:58 PM

To: Kala Tomka <Michala.Wekenborg@como.gov>

Cc: Garth Baker <garth.baker@como.gov>

I don't, but it reminded me that Janet Thompson asked us to go look at the hoarder on Wagon Trail Heights the other day. I can go look at both of them.

On Mon, Jun 24, 2019 at 4:34 PM Kala Tomka <Michala.Wekenborg@como.gov> wrote:  
This address sounds familiar - either of you have anything on this?

----- Forwarded message -----

From: **Donna Rivers** <Donna.Rivers@como.gov>

Date: Mon, Jun 24, 2019 at 4:30 PM

Subject: County Nuisance

To: Kala Wekenborg-Tomka <Michala.Wekenborg@como.gov>

6151 N Wagon Trail Rd - furniture, garbage, trash bags, and tires in front yard, easily seen from the street.

Anonymous

Donna Rivers

Senior Administrative Support Assistant

Environmental Health

Columbia/Boone County

Department of Public Health and Human Services

1005 W Worley, Columbia MO 65203

573-874-7346

--

Kala W. Tomka, MHA

Environmental Public Health Supervisor

Columbia/Boone County Public Health and Human Services

573.874.7346 [www.gocolumbiamo.com](http://www.gocolumbiamo.com)





Recorded in Boone County, Missouri

Unofficial Document Date and Time: 01/03/2017 at 02:35:10 PM Instrument #: 2017000087 Book: 4698 Page: 157

Instrument Type: QTCL Recording Fee: \$30.00 S No. of Pages: 3



-----[Space Above This Line For and Recording Data]-----

**QUIT CLAIM DEED**

THIS DEED, Made and entered into this 1<sup>st</sup> of January, 2017, by and between: Daniel E. Johnson, also known as Daniel Johnson, also known as Dan Johnson, a single person, party(ies) of the first part, of Boone County, State of Missouri, grantor(s), and Dan Johnson Rentals, LLC, a Missouri Limited Liability Company, party(ies) of the second part, of Boone County, State of Missouri, grantee(s). Grantee's mailing address is: PO Box 7057 Columbia, Missouri 65205

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents Remise, Release and forever Quit Claim unto the said party or parties of the second part the following described Real Estate, situated in the County of Boone, and State of Missouri, to wit:

LOT NINETY-NINE (99) OF PARKADE HILLS ADDITION NUMBER THREE (3) AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 5, PAGE 75, RECORDS OF BOONE COUNTY, MISSOURI.

AND

LOT FOUR (4) OF WAGON TRAIL HEIGHTS AS SHOWN BY THE SURVEY RECORDED IN BOOK 392, PAGE 833, BOONE COUNTY, MISSOURI RECORDS.

AND

A PART OF LOT FIFTY-ONE (51) IN E.C. MORE'S SUBDIVISION OF ONE HUNDRED FIFTY-ONE (151) ACRES IN THE SOUTH PART OF THE SOUTHWEST FRACTIONAL QUARTER (SWF ¼) OF SECTION SIX (6), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE TWELVE (12) WEST, OF THE FIFTH (5<sup>TH</sup>) PRINCIPAL MERIDIAN, AND NOW BEING LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF STONE AVENUE AS DESCRIBED IN DEED FOR STREET PURPOSES AT PAGE 194 OF BOOK 251 IN THE OFFICE OF THE RECORDER OF DEEDS IN SAID LOT FIFTY-ONE (51) A DISTANCE OF FIVE HUNDRED NINETY-SIX (596) FEET NORTH OF THE NORTHEAST CORNER OF LOT FIFTY-THREE (53) IN SAID SUBDIVISION, THENCE WITH THE WEST LINE OF STONE AVENUE NORTH FIFTY-THREE (53) FEET, THENCE PARALLEL OT THE SOUTH LINE OF LOT FIFTY-ONE (51) WEST ONE HUNDRED FORTY (140) FEET TO THE WEST LINE OF LOT FIFTY-ONE (51), THENCE WITH SAID WEST LINE OF

Unofficial Document

LOT FIFTY-ONE (51) SOUTH FIFTY-THREE (53) FEET, THENCE EAST ONE HUNDRED FORTY (140) FEET TO THE POINT OF BEGINNING.

AND

LOTS ONE (1), TWO (2), AND THREE (3) OF UNITED PENTECOSTAL SUBDIVISION IN THE CITY OF COLUMBIA, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 1, RECORDS OF BOONE COUNTY, MISSOURI.

AND

LOT NUMBER TWO (2) OF R.E. RICE-MURRELL WILSON SUBDIVISION AS DESCRIBED BY A SURVEY RECORDED IN BOOK 343, PAGE 110 OF THE RECORDS OF BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 3 OF SURVEY RECORDED IN BOOK 279, PAGE 537, RECORDS OF BOONE COUNTY, MISSOURI, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN BOONE COUNTY, MISSOURI.

AND

THE WEST 60 FEET OF THE SOUTH 150 FEET OF LOT THIRTY (30) in J.A. STEWART'S ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

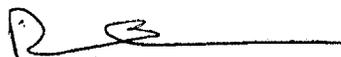
AND

LOT FORTY-SIX (46) OF TRAIL RIDGE SUBDIVISION BLOCK THREE (3) IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 98, RECORDS OF BOONE COUNTY, MISSOURI.

Subject to Easements and Restrictions of record.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto the said party or parties of the second part, and their heirs and assigns, FOREVER; so that neither the said party or parties of the first part, nor their heirs, nor any other person or persons for them or in their name-on 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 party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

By:   
Daniel E. Johnson

\_\_\_\_\_

# Boone County, Missouri

BOONE COUNTY MO JAN 03 2017

## Unofficial Document

STATE OF MISSOURI     )  
                                  ) ss.  
COUNTY OF BOONE     )

On this 29<sup>th</sup> day of December, 2016, before me personally appeared **Daniel E. Johnson, also known as Daniel Johnson, also known as Dan Johnson, a single person**, to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Columbia, Missouri, the day and year first above written.



\_\_\_\_\_  
Notary Public

**Adam Plevyak**  
Notary Public - Notary Seal  
My Commission Expires September 15, 2019  
Boone County, State of Missouri  
Commission # 15485477

# Boone County, Missouri



## Unofficial Document

Recorded In Boone County, Missouri

Date and Time: 12/12/2018 at 09:12:55 AM

Instrument #: 2018023286 Book: 4972 Page: 28

Instrument Type: DT

Recording Fee: \$54.00 S

No. of Pages: 11

*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds



- 
1. TITLE OF DOCUMENT: Deed of Trust
  2. DATE OF DOCUMENT: November 30, 2018
  3. GRANTOR(S): DAN JOHNSON RENTALS LLC
  4. GRANTEE(S): HAWTHORN BANK
  5. STATUTORY MAILING ADDRESS(ES):  
GRANTOR'S ADDRESS:  
19 E WALNUT ST SUITE H, COLUMBIA, MO 65203-4505  
GRANTEE'S ADDRESS:  
COLUMBIA BRANCH, 1110 CLUB VILLAGE DRIVE,  
COLUMBIA, MO 65203  
WHEN RECORDED MAIL TO:  
HAWTHORN BANK, ATTN: LOAN SERVICING, PO BOX  
1845, JEFFERSON CITY, MO 65102
  6. LEGAL DESCRIPTION:  
Legal description of the property is set out on page 1.
  7. REFERENCE BOOK AND PAGE(S):

## Nora Dietzel, Recorder of Deeds

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

August Session of the July Adjourned

Term. 2019

County of Boone

In the County Commission of said county, on the

29th

day of

August

20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 1365 E Wagon Trail Heights, parcel #12-401-18-03-003.00 01.

Done this 29th day of August 2019.

ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*  
Daniel K. Atwill  
Presiding Commissioner

*Fred J. Parry*  
Fred J. Parry  
District I Commissioner

*Janet M. Thompson*  
Janet M. Thompson  
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF  
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	August Session
1365 E. Wagon Trail	)	July Adjourned
Heights	)	Term 2019
Columbia, MO	)	Commission Order No. <u>362-2019</u>

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 29<sup>th</sup> day of August 2019, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

**Findings of Fact and Conclusions of Law**

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows: 1365 E. Wagon Trail Heights, Wagon Trail Heights Subdivision, Lot 3, Survey 392-833, a/k/a parcel# 12-401-18-03-003.00 01, Section 18, Township 49, Range 12 as shown in deed book 4748 page 0094, Boone County.
5. The specific violation of the Code is: growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 23<sup>rd</sup> day of July to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public

nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

**Order For Abatement Chargeable As a Special Assessment To The Property**

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri  
By Boone County Commission

  
Presiding Commissioner

ATTEST:

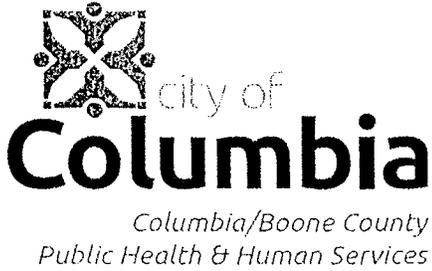
  
Boone County Clerk

Photographs taken 8/9/19 @ ~ 10:10 am  
1365 E. Wagon Trail Heights



Rebecca Lynn Davis  
1365 E. Wagon Trail Heights  
Health Department nuisance notice - timeline

- 6/24/19: citizen complaint received
- 6/25/19: initial inspection conducted
- 6/28/19: notice of violation notices sent to owner, return receipt requested – notice never claimed
- 7/23/19: notice posted in local newspaper
- 8/9/19: reinspection conducted – violation not abated - photographs taken at ~ 10:10 am
- 8/13/19: hearing notice sent



# HEARING NOTICE

Rebecca Lynn Davis  
1365 E. Wagon Trail Heights  
Columbia, MO 65202

An inspection of the property you own located at 1365 E. Wagon Trail Heights (parcel # 12-401-18-03-003.00 01) was conducted on June 25, 2019 and revealed growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.7.

You are herewith notified that the a hearing will be held before the County Commission on Thursday, August 29, 2019 at 1:30 p.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 13<sup>th</sup> day of

August 2019 by DVL



**AFFIDAVIT OF PUBLICATION**

STATE OF MISSOURI ) ss.  
County of Boone )

I, Hailee Hansen, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

- 1st Insertion \_\_\_\_\_ July 23, 2019
- 2nd Insertion \_\_\_\_\_
- 3rd Insertion \_\_\_\_\_
- 4th Insertion \_\_\_\_\_
- 5th Insertion \_\_\_\_\_
- 6th Insertion \_\_\_\_\_
- 7th Insertion \_\_\_\_\_
- 8th Insertion \_\_\_\_\_
- 9th Insertion \_\_\_\_\_
- 10th Insertion \_\_\_\_\_
- 11th Insertion \_\_\_\_\_
- 12th Insertion \_\_\_\_\_
- 13th Insertion \_\_\_\_\_
- 14th Insertion \_\_\_\_\_
- 15th Insertion \_\_\_\_\_
- 16th Insertion \_\_\_\_\_
- 17th Insertion \_\_\_\_\_
- 18th Insertion \_\_\_\_\_
- 19th Insertion \_\_\_\_\_
- 20th Insertion: \_\_\_\_\_
- 21st Insertion: \_\_\_\_\_
- 22nd Insertion: \_\_\_\_\_

\$66.52  
Printer's Fee

By: [Signature]  
Hailee Hansen

Subscribed & sworn to before me this 31st day of July, 2019

[Signature]  
Notary Public



SANDRA L. ROTHER  
My Commission Expires  
September 9, 2019  
Boone County  
Commission #15638071

**NOTICE OF DECLARATION OF  
PUBLIC NUISANCE  
AND ORDER OF ABATEMENT**

Rebecca Lynn Davis  
1365 E. Wagon Trail Heights  
  
Columbia, MO 65202

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by the action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: Wagon Trail Heights  
Subdivision, Lot 3, Survey 392-833 a/k/a 1365 E.  
Wagon Trail Heights as shown by deed book 4748  
page 0094

Type of Nuisance: growth of weeds in excess of  
twelve inches high

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: July 17, 2019

Stephanie Browning, Director, Columbia/Boone County Department of Public Health

**INSERTION DATE:** July 23, 2019



Kristine Vellema <kris.vellema@como.gov>

---

## Re: County Nuisance

1 message

---

**Kristine Vellema** <Kris.Vellema@como.gov>

Mon, Jun 24, 2019 at 4:58 PM

To: Kala Tomka <Michala.Wekenborg@como.gov>

Cc: Garth Baker <garth.baker@como.gov>

I don't, but it reminded me that Janet Thompson asked us to go look at the hoarder on Wagon Trail Heights the other day. I can go look at both of them.

On Mon, Jun 24, 2019 at 4:34 PM Kala Tomka <Michala.Wekenborg@como.gov> wrote:  
This address sounds familiar - either of you have anything on this?

----- Forwarded message -----

From: **Donna Rivers** <Donna.Rivers@como.gov>

Date: Mon, Jun 24, 2019 at 4:30 PM

Subject: County Nuisance

To: Kala Wekenborg-Tomka <Michala.Wekenborg@como.gov>

6151 N Wagon Trail Rd - furniture, garbage, trash bags, and tires in front yard, easily seen from the street.

Anonymous

Donna Rivers

Senior Administrative Support Assistant

Environmental Health

Columbia/Boone County

Department of Public Health and Human Services

1005 W Worley, Columbia MO 65203

573-874-7346

--

Kala W. Tomka, MHA

Environmental Public Health Supervisor

Columbia/Boone County Public Health and Human Services

573.874.7346 [www.gocolumbiamo.com](http://www.gocolumbiamo.com)



# Boone County, Missouri

Unofficial Document



Recorded in Boone County, Missouri

Date and Time: 05/09/2017 at 12:45:18 PM

Instrument #: 2017009145 Book: 4748 Page: 94

Instrument Type: DC

Recording Fee: \$27.00 E

No. of Pages: 3

*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds



## RECORDER OF DEEDS CERTIFICATE BOONE COUNTY, MISSOURI EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.



Nora Dietzel  
Recorder of Deeds  
801 E. Walnut, Room 132  
Columbia, Missouri 65201  
573-886-4345

THIS PAGE HAS BEEN RECORDED AS THE FIRST PAGE OF YOUR DOCUMENT - DO NOT REMOVE THIS PAGE

# Nora Dietzel, Recorder of Deeds

MISSOURI

BOONE COUNTY MO MAY 09 2017

CERTIFICATION OF DEATH

Unofficial Document

DATE FILED: MAY 5, 2017 STATE FILE NUMBER: 24157-013920

DECEDENT NAME: VIOLET V DAVIS

SEX: FEMALE

DATE OF DEATH: APRIL 30, 2017

COUNTY OF DEATH: BOONE

DATE OF BIRTH: JANUARY 15, 1925

MARITAL STATUS: WIDOWED EVER IN ARMED FORCES: NO

SOCIAL SECURITY NUMBER: [REDACTED]

RESIDENCE ADDRESS: 1365 E WAGON TRAIL HEIGHTS COLUMBIA, MISSOURI

SURVIVING SPOUSE: (IF WIFE, MAIDEN NAME):

FUNERAL HOME: OLIVER FUNERAL HOME LLC  
UNDERLYING CAUSE (ICD CODE): MANNER: NATURAL  
HYPERTENSION - YEARS  
CHRONIC OBSTRUCTIVE PULMONARY DISEASE - YEARS  
PULMONARY FIBROSIS - YEARS

ISSUED ON BEHALF OF MO DEPT HEALTH & SENIOR SERVICES: AUDRAIN

THIS IS A TRUE CERTIFICATION OF NAME AND DEATH FACTS AS RECORDED BY THE BUREAU OF VITAL RECORDS, JEFFERSON CITY, MISSOURI.

DATE ISSUED: MAY 5, 2017

*Craig B. Ward*  
Craig B. Ward  
State Registrar of Vital Statistics



THE REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW  
ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATION.

Boone County, Missouri

BOONE COUNTY MO MAY 09 2017

Unofficial Document

2474089

Nora Dietzel, Recorder of Deeds

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

August Session of the July Adjourned

Term. 20 19

County of Boone

} ea.

In the County Commission of said county, on the

29th

day of

August

20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 6481 S West Way, parcel #20-216-10-01-061.00 01.

Done this 29th day of August 2019.

ATTEST:

*Brianna L. Lennon*

Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*

Daniel K. Atwill  
Presiding Commissioner

*Fred J. Parry*

Fred J. Parry  
District I Commissioner

*Janet M. Thompson*

Janet M. Thompson  
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF  
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	August Session
6481 S. West Way	)	July Adjourned
Columbia, MO	)	Term 2019
	)	Commission Order No. <u>303-2019</u>

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 29<sup>th</sup> day of August 2019, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

**Findings of Fact and Conclusions of Law**

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows: 6481 S. West Way, Gateway South Subdivision, Plat 4, Lot 56, a/k/a parcel# 20-216-10-01-061.00 01, Section 10, Township 47, Range 13 as shown in deed book 2286 page 0195, Boone County.
5. The specific violation of the Code is: growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 23<sup>rd</sup> day of July to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties

responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

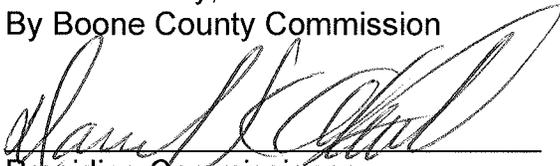
**Order For Abatement Chargeable As a Special Assessment To The Property**

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

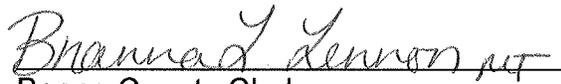
**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri  
By Boone County Commission



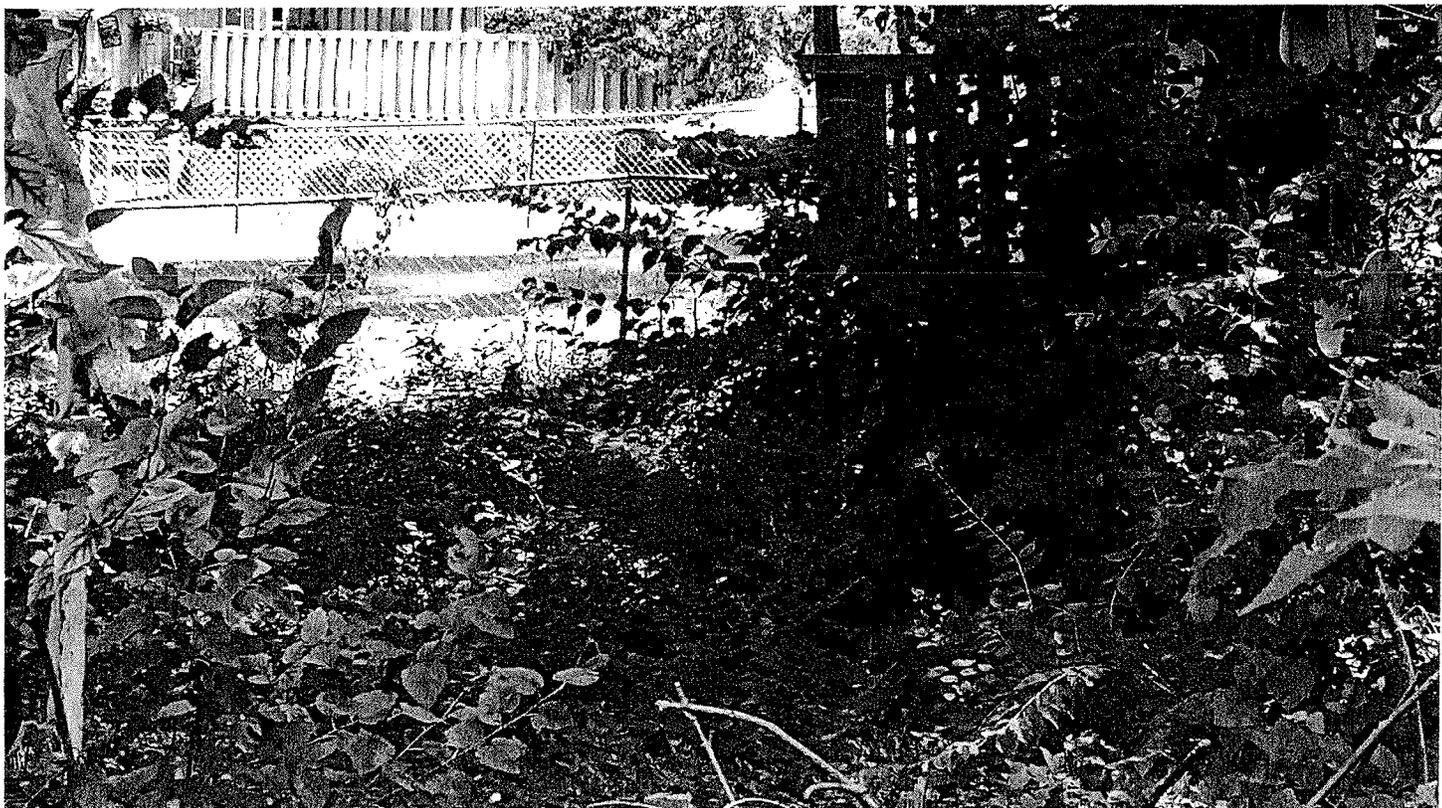
Presiding Commissioner

ATTEST:



Boone County Clerk

Photographs taken 8/8/19 @ ~ 3:15 pm  
6481 S. West Way



Ted D. Worstell and Susan A. Worstell  
6481 S. West Way  
Health Department nuisance notice - timeline

- 6/24/19: citizen complaint received
- 6/27/19: initial inspection conducted
- 6/28/19: notice of violation notice sent to owner, return receipt requested – notice never claimed
- 7/23/19: owner notice posted in local newspaper
- 8/8/19: reinspection conducted – violation not abated - photographs taken at ~ 3:15 pm
- 8/13/19: hearing notice sent



# HEARING NOTICE

Ted D. Worstell and Susan A. Worstell  
6481 Southwest Way  
Columbia, MO 65203

An inspection of the property you own located at 6481 S. West Way (parcel # 20-216-10-01-061.00 01) was conducted on June 27, 2019 and revealed growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.7.

You are herewith notified that the a hearing will be held before the County Commission on Thursday, August 29, 2019 at 1:30 p.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.

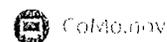
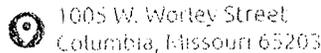
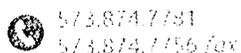
The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kristine N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 13<sup>th</sup> day of

August 2019 by DJR



**AFFIDAVIT OF PUBLICATION**

STATE OF MISSOURI ) ss.  
County of Boone )

I, Hailee Hansen, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

- 1st Insertion \_\_\_\_\_ July 23, 2019
- 2nd Insertion \_\_\_\_\_
- 3rd Insertion \_\_\_\_\_
- 4th Insertion \_\_\_\_\_
- 5th Insertion \_\_\_\_\_
- 6th Insertion \_\_\_\_\_
- 7th Insertion \_\_\_\_\_
- 8th Insertion \_\_\_\_\_
- 9th Insertion \_\_\_\_\_
- 10th Insertion \_\_\_\_\_
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- 17th Insertion \_\_\_\_\_
- 18th Insertion \_\_\_\_\_
- 19th Insertion \_\_\_\_\_
- 20th Insertion: \_\_\_\_\_
- 21st Insertion: \_\_\_\_\_
- 22nd Insertion: \_\_\_\_\_

\$65.61  
Printer's Fee

By: [Signature]  
Hailee Hansen

Subscribed & sworn to before me this 31st day of July, 2019

[Signature]  
Notary Public



SANDRA L. ROTHER  
My Commission Expires  
September 9, 2019  
Boone County  
Commission #15638071

**NOTICE OF DECLARATION OF  
PUBLIC NUISANCE  
AND ORDER OF ABATEMENT**

Ted D. Worstell and Susan A. Worstell  
6481 Southwest Way  
Columbia, MO 65203

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by the action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: Gateway South Subdivision, Plat 4, Lot 56 a/k/a 6481 S. West Way as shown by deed book 2286 page 0195

Type of Nuisance: growth of weeds in excess of twelve inches high

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: July 17, 2019

Stephanie Browning, Director, Columbia/Boone County Department of Public Health

**INSERTION DATE:** July 23, 2019



Kristine Vellema <kris.vellema@como.gov>

**Fwd: 6481 Southwest Way**

1 message

**Kala Tomka** <Michala.Wekenborg@como.gov>

Mon, Jun 24, 2019 at 10:18 AM

To: Kristine Vellema <kris.vellema@como.gov>, Garth Baker <garth.baker@como.gov>

Either of you have a notice on this?

----- Forwarded message -----

From: **Donna Rivers** <Donna.Rivers@como.gov>  
Date: Mon, Jun 24, 2019 at 10:00 AM  
Subject: 6481 Southwest Way  
To: Kala Wekenborg-Tomka <Michala.Wekenborg@como.gov>

Robert Lock (573-823-0293) came by the office to update, he stated the property owner, at 6481 Southwest Way, had mowed the front yard, and cleared some debris from the backyard, but had not mowed the back yard. He said there is now plastic over the front and back roof, and it is an eyesore as well.

Robert stated we have his permission to come onto his property, 6461 Southwest Way, to look at the back yard of 6481 Southwest Way.

Robert would like a return call advising of the status of this situation.

Thanks!

Donna Rivers  
Senior Administrative Support Assistant  
Environmental Health  
Columbia/Boone County  
Department of Public Health and Human Services  
1005 W Worley, Columbia MO 65203  
573-874-7346

*OK to go in yard -  
on vaca all this week -  
dog inside when not home*  
  
*6/27 weeds  
p10 @ 11:20 AM*

--  
Kala W. Tomka, MHA  
Environmental Public Health Supervisor  
Columbia/Boone County Public Health and Human Services  
573.874.7346 www.gocolumbiamo.com

**My e-mail address has changed to:** michala.wekenborg@como.gov **Thank you!**

CONFIDENTIALITY STATEMENT  
This email is from the Columbia/Boone County Department of Public Health and Human Services. It contains confidential or privileged information that may be protected from disclosure by law. Unauthorized disclosure, review, copying, distribution, or use of this message or its contents by anyone other than the intended recipient is prohibited. If you are not the intended recipient, please immediately destroy this message and notify the sender at the following email address: michala.wekenborg@como.gov or by calling 5738747346.



Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 07/18/2003 at 03:05:42 PM

Instrument # 2003029385 Book 02286 Page 0195

First Grantor BASNETT, RICHARD J

First Grantee WORSTELL, TED D JR

Instrument Type WD

Recording Fee \$26.00

Bettie Johnson, Recorder of Deeds



(Space above reserved for Recorder of Deeds Certification)

GENERAL WARRANTY DEED

This Deed, made and entered into this 16th day of July, 2003, by and between Richard J. Basnett, a single person Grantor(s),

of the County of Boone, State of Missouri party of the first part, and Ted D. Worstell, Jr. and Susan A. Worstell, husband and wife Grantee(s),

Grantee'(s) address: 6481 Southwest Way Columbia, MO 65203 of the County of Boone, State of Missouri party of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar (\$1 00) and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Boone and the State of Missouri, to-wit:

Lot Fifty-six (56) of GATEWAY SOUTH PLAT NUMBER FOUR (4) as shown by Plat of said subdivision recorded in Plat Book 10, Page 190, Records of Boone County, Missouri

Unofficial Document

Subject to building lines, conditions, restrictions, easements and zoning regulations of record if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever

The said party or parties of the first part hereby covenanting that the said party or parties and the heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2003 and thereafter, and special taxes becoming a lien after the date of this deed

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year above written

Richard J. Basnett  
Richard J. Basnett

STATE OF MISSOURI )  
COUNTY OF Boone ) ss.

On this 16th day of July, 2003, before me personally appeared Richard J. Basnett, a single person

to me known to be the person or persons described in and who executed the same as his free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Maureen A. Dalton  
Notary Public

MAUREEN A. DALTON  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
COUNTY OF BOONE  
MY COMMISSION EXPIRES: OCT 07, 2006

My Commission Expires:

364-2019

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ca.

August Session of the July Adjourned

Term. 20 19

In the County Commission of said county, on the

29th

day of

August

20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 6465 E Mexico Gravel Road, parcel #12-903-35-00-005.00 01.

Done this 29th day of August 2019.

ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*  
Daniel K. Atwill  
Presiding Commissioner

*Fred J. Parry*  
Fred J. Parry  
District I Commissioner

*Janet M. Thompson*  
Janet M. Thompson  
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF  
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	August Session
6465 E MEXICO GRAVEL RD	)	July Adjourned
Columbia, MO 65202	)	Term 2019
	)	Commission Order No. <u>364-2019</u>

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 29<sup>th</sup> day of August 2019, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

**Findings of Fact and Conclusions of Law**

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: A derelict/unlicensed/junk-filled/dismantled/inoperable Silver Volkswagen, Green Volkswagen, Silver Pickup, White four door car, 2 Brown/Black four door Mercedes Benz cars, and a White flatbed pickup on the premises.
4. The location of the public nuisance is as follows: 6465 E MEXICO GRAVEL RD, Columbia, MO, a/k/a parcel# 12-903-35-00-005.00 01, Survey recorded in Book 347, page 571, Section 35, Township 49, Range 12 as shown by deed book 3120 page 0115, Boone County.
5. The specific violation of the Code is derelict/unlicensed/junk-filled/dismantled/inoperable vehicles in violation of section 6.9 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 3<sup>rd</sup> day of May 2019, to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.

8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

**Order For Abatement Chargeable As a Special Assessment To The Property**

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

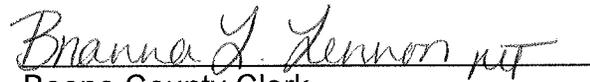
It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri  
By Boone County Commission

  
\_\_\_\_\_  
Presiding Commissioner

ATTEST:

  
\_\_\_\_\_  
Boone County Clerk

Alex E Palmer Living Trust

6465 Mexico Gravel Rd

Health Department nuisance notice – timeline

- 4/1/19: Citizen complaint received
- 4/1/19: Initial inspection conducted – photographs taken at ~ 10:40 a.m.
- 4/1/19: Notice of violation sent to owner, return receipt requested
- 5/3/19: Notice of violation posted in local newspaper
- 8/16/19: Hearing notice sent
- 8/27/19: Reinspection conducted – violation not abated – photographs taken at ~ 3:45 p.m.

Photographs taken 4/1/19 @ ~ 10:40 a.m.

6465 Mexico Gravel Rd

A derelict/unlicensed/junk-filled/dismantled/inoperable Silver Volkswagen, Green Volkswagen, Silver Pickup, White four door car, 2 Brown/Black four door Mercedes Benz cars, and a White flatbed pickup

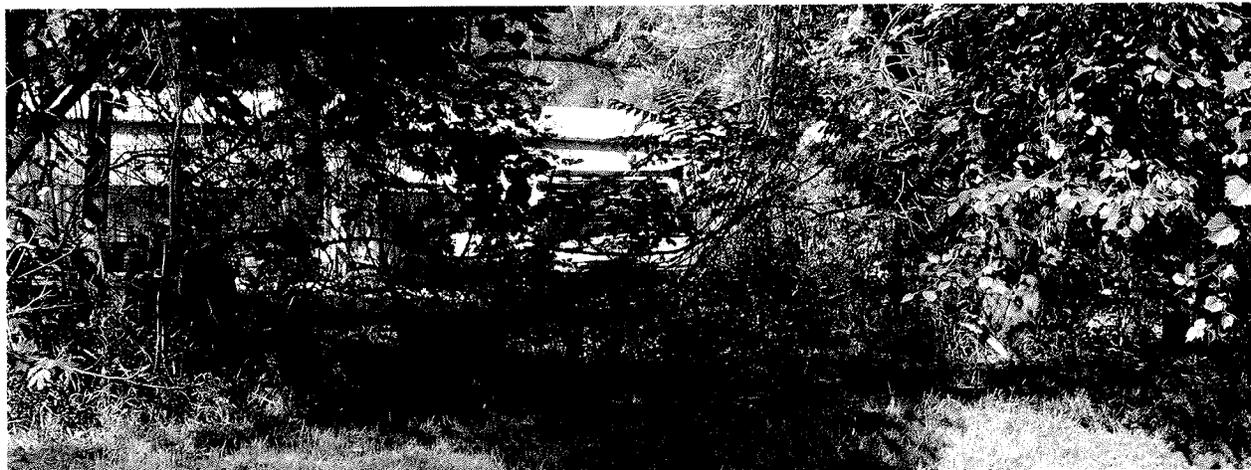




Photographs taken 8/27/19 @ ~ 3:45 p.m.

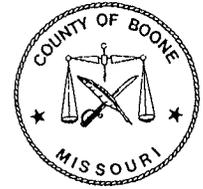
6465 Mexico Gravel Rd

A derelict/unlicensed/junk-filled/dismantled/inoperable Silver Volkswagen, Green Volkswagen, Silver Pickup, White four door car, 2 Brown/Black four door Mercedes Benz cars, and a White flatbed pickup









## HEARING NOTICE

PALMER ALEX E LIVING TRUST  
6465 MEXICO GRAVEL RD  
COLUMBIA, MO 65202-6923

An inspection of the property you own located at 6465 E Mexico Gravel Road (parcel # 12-903-35-00-005.00 01) was conducted on August 14, 2019 and revealed a derelict/unlicensed/junk-filled/dismantled/inoperable Silver Volkswagen, Green Volkswagen, Silver Pickup, White four door car, 2 Brown/Black four door Mercedes Benz cars, and a white flatbed pickup on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.9.

You are herewith notified that the a hearing will be held before the County Commission on August 29, 2019 at 1:30 p.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Garth Baker  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 16<sup>th</sup> day of August 2019 by

DWR

573.874.7781  
573.874.7756 fax

1005 W. Worley Street  
Columbia, Missouri 65203

ColMo.gov



Our vision: Columbia: the best place for everyone to live, work, learn and play.

**AFFIDAVIT OF PUBLICATION**

STATE OF MISSOURI ) ss.  
County of Boone )

I, Daniel Stroesser, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

- 1st Insertion \_\_\_\_\_ May 3, 2019
- 2nd Insertion \_\_\_\_\_
- 3rd Insertion \_\_\_\_\_
- 4th Insertion \_\_\_\_\_
- 5th Insertion \_\_\_\_\_
- 6th Insertion \_\_\_\_\_
- 7th Insertion \_\_\_\_\_
- 8th Insertion \_\_\_\_\_
- 9th Insertion \_\_\_\_\_
- 10th Insertion \_\_\_\_\_
- 11th Insertion \_\_\_\_\_
- 12th Insertion \_\_\_\_\_
- 13th Insertion \_\_\_\_\_
- 14th Insertion \_\_\_\_\_
- 15th Insertion \_\_\_\_\_
- 16th Insertion \_\_\_\_\_
- 17th Insertion \_\_\_\_\_
- 18th Insertion \_\_\_\_\_
- 19th Insertion \_\_\_\_\_
- 20th Insertion: \_\_\_\_\_
- 21st Insertion: \_\_\_\_\_
- 22nd Insertion: \_\_\_\_\_

\$66.52  
Printer's Fee

By: *Daniel Stroesser*  
Daniel Stroesser

Subscribed & sworn to before me this 28th day of August, 2019  
*Sandra L. Rother*  
Notary Public

**NOTICE OF DECLARATION OF  
PUBLIC NUISANCE  
AND ORDER OF ABATEMENT**

ALEX E PALMER  
6465 MEXICO GRAVEL ROAD  
COLUMBIA, MO 65202

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by the action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: 6465 Mexico Gravel Road as shown by deed book 3120 page 0115

Type of Nuisance: Derelict/unlicensed/junk-filled/dismantled/inoperable silver Volkswagen, green, Volkswagen, silver pickup, white four-door car, 2 brown/black four door Mercedes Benz cars, and a white flatbed pickup on the premises.



SANDRA L. ROTHER  
My Commission Expires  
September 9, 2019  
Boone County  
Commission #15638071

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: May 3, 2019

Stephanie Browning, Director,

Columbia/Boone County

Department of Public Health  
**INSERTION DATE:** May 3, 2019



**CITY OF COLUMBIA/**

DEPARTMENT OF PUBLIC HEALTH  
ENVIRONMENTAL HEALTH

1005 W. WORLEY STREET  
P.O. Box 6015  
COLUMBIA, MISSOURI 65205-6015



7016 0910 0001 2245 8206

Hasler  
2401-2019  
DEPOSIT \$006.80  
APR 24 2019

*DTML*

**HAZARD AND/OR NUISANCE AN**

PALMER ALEX E LIVING TRUST  
6465 MEXICO GRAVEL RD  
COLUMBIA, MO 65202-6923

NIXIE 631 DE 1 6884/24/19

RETURN TO SENDER  
IF UNDELIVERABLE  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

7016 0910 0001 2245 8206

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 Adult Signature Restricted Delivery

Postage \$  
 Total Postage and Fees \$ *6.82*

Postmark Here  
**APR 01 2019**  
 COLUMBIA, MO

Sent To *Palmer Alex E Living Trust*  
 Street and Apt. No., for FO Box No. *6465 Mexico Gravel Rd*  
 City, State, ZIP+4® *Columbia MO 65202-6923*

PS Form 3800, April 2015 PSN 7539-92-000-9047 See Reverse for Instructions



## NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

PALMER ALEX E LIVING TRUST  
6465 MEXICO GRAVEL RD  
COLUMBIA, MO 65202-6923

An inspection of the property you own located at 6465 E MEXICO GRAVEL RD (parcel #12-903-35-00-005.00 01) was conducted on April 1, 2019 and revealed a derelict/unlicensed/junk-filled/dismantled/inoperable Silver Volkswagen, Green Volkswagen, Silver Pickup, White four door car, 2 Brown/Black four door Mercedes Benz cars, and a White flatbed pickup on the premises.

This condition is hereby declared to be a nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.9. In order to correct this violation, the vehicle must be legally licensed, repaired, removed from the premises, stored in a garage or similar enclosure, or enclosed within a locked, fenced area that is not clearly visible from adjacent property within **15 days** after the receipt of this notice. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance is not abated as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker

Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 15<sup>th</sup> day of April, 2019 by DUR



573.874.7781  
573.874.7756 fax



1005 W. Worley Street  
Columbia, Missouri 65203



CoMo.gov

*Our vision, Columbia is the best place for everyone to live, work, learn and play.*





Garth Baker &lt;garth.baker@como.gov&gt;

**Fwd: County Nuisance**

1 message

Kala Tomka &lt;Michala.Wekenborg@como.gov&gt;

Mon, Apr 1, 2019 at 10:12 AM

To: Garth Baker &lt;garth.baker@como.gov&gt;

Same area of town as NE Park Lane - can you check on these when you go out?

Thanks

----- Forwarded message -----

From: **Donna Rivers** <Donna.Rivers@como.gov>

Date: Mon, Apr 1, 2019 at 10:07 AM

Subject: County Nuisance

To: Kala Wekenborg-Tomka &lt;Michala.Wekenborg@como.gov&gt;

Matthew Blackwood (816-520-0857) called to lodge a nuisance complaint on the following properties. He stated he is getting ready to list his property, and these situations need to be taken care of.

3581 N Manchester Drive

last wind storm blew big canopy to front yard, and it is still there

*Not trash/junk*

6520 E Mexico Gravel Rd

2 cars (flat tires)

*Car and 2 tires near dumpster*

6465 E Mexico Gravel Rd

ton of junk cars

*Silver Volkswagen, Green Volkswagen, White 4 door car, 2 Brown/Black 4 door Mercedes Benz car, and a White flatbed pickup*

Donna Rivers

Environmental Health

Senior Administrative Support Assistant

--

Kala W. Tomka, MHA

Environmental Public Health Supervisor

Columbia/Boone County Public Health and Human Services

573.874.7346 www.gocolumbiamo.com

**My e-mail address has changed to:** michala.wekenborg@como.gov **Thank you!**

## CONFIDENTIALITY STATEMENT

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Boone County, Missouri

Recorded in Boone County, Missouri

Date and Time 04/06/2007 at 11:30:31 AM

Unofficial Document

Instrument # 2007008073 Book 3120 Page 115

Grantor PALMER, ALEX E

Grantee PALMER, ALEX E SR TRUSTEE

Instrument Type QTCL

Recording Fee \$27.00 S

No of Pages 2

*Bette Johnson*  
Bette Johnson, Recorder of Deeds



**MISSOURI QUITCLAIM DEED**

THIS INDENTURE, effective as of the 2<sup>nd</sup> day of April, 2007, by and between Alex E. Palmer and Judith B. Palmer, husband and wife, Grantor, party of the first part, and Alex E. Palmer, Sr., Pamela Beth Kroeger and Alex E. Palmer as Trustees of the Alex E. Palmer Living Trust, dated April 2, 2007, Grantee, having a mailing address at 6465 East Mexico Gravel Road, Columbia, Missouri 65202, party of the second part.

WITNESSETH, that the parties of the first part, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, does by these presents REMISE, RELEASE, and FOREVER QUIT CLAIM unto the party of the second part, the following described lots, tracts, or parcels of land lying, being, and situated in the County of Boone, and State of Missouri to-wit:

A tract of land located in the East Half (E ½) of the Northwest Quarter (NW ¼) of Section Thirty-Five (35), Township Forty-Nine (49) North, Range Twelve (12) West, and the Southwest corner of a survey recorded in Book 277, Page 127, more particularly described as follows: Starting at the Southwest corner of a survey recorded in Book 277, Page 127, said corner being shown by said survey as being S 89 degrees 22' W, 2107.6 feet S 0 degrees 07' W, 1009.2 feet, S 89 degrees W, 199.2 feet and S 0 degrees 54' E, 1665.9 feet from a stone being 1353.6 feet East of the Northwest corner of the Northeast Quarter (NE ¼) of Section 35, Township 49, Range 12: thence from the starting point, S 89 degrees 56' E, along the South line of the above referenced survey 253.0 feet to the point of beginning. From the point of beginning N 0 degrees 42' E, 356.9 feet; thence S 89 degrees 56' E, 189.0 feet; thence S 0 degrees 42' W, 356.9 feet to the South line of the above referenced survey; thence S 89 degrees 56' W, along said South line 189.0 feet to the point of beginning, as shown in survey recorded in Book 347, page 571, Records of Boone County, Missouri.

(This document, including the legal descriptions, was prepared by THE O'LOUGHLIN LAW FIRM, LLC based solely on information furnished by the parties or their agents and without title search or examination.)

Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

BOONE COUNTY MO APR 6 2007

Unofficial Document

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges, and appurtenances thereto belonging, unto the party of the first part and unto said party, heirs and assigns forever; so that neither the party of the first part nor said party's heirs or assigns, nor any other person or persons, for whom or in whose name or behalf, will hereinafter claim or demand any right or title to the described premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, The parties of the first part have caused these presents to be signed as of the day and year first above written.

By:

Alex E. Palmer SR  
Alex E. Palmer, Party of the First Part

Judith B. Palmer  
Judith B. Palmer, Party of the First Part

STATE OF MISSOURI            ]  
  ]SS.  
COUNTY OF BOONE         ]

On this 2<sup>nd</sup> day of April, 2007 before me, a Notary Public in and for said state, personally appeared Alex E. Palmer and Judith B. Palmer, known to me to be the persons who executed the foregoing Quit Claim Deed and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Beth Higgins Clappitt  
Beth Higgins Clappitt, Notary Public

BETH HIGGINS CLAPPITT  
Notary Public - State of Missouri  
My Commission Expires January 26, 2009  
Monroe County  
Commission #05659041



Record and return to:       The O'Loughlin Law Firm, LLC  
  222 North Williams  
  P.O. Box 486  
  Moberly, Missouri 65270

Nora Dietzel, Recorder of Deeds

# Tom Schauwecker Assessor

Parcel 12-903-35-00-005.00 01      Property Location 6465 E MEXICO GRAVEL RD

City	Road COMMON ROAD DISTRICT (CO)	School COLUMBIA (C1)
Library COL BC LIBRARY (L4)	Fire BOONE COUNTY (F1)	

Owner PALMER ALEX E LIVING TRUST	Subdivision Plat Book/Page		
Address 6465 MEXICO GRAVEL RD	Section/Township/Range	35 49 12	
Care Of	Legal Description	SUR 347-571 PT SE NW	
City, State, Zip COLUMBIA, MO 65202 - 6923	Lot Size	.00 x .00	
	Irregular Shape		
	Deeded Acreage	1.55	
	Calculated Acreage	.00	
	Deed Book/Page	3120 0115 1627 0328 1627 0327 1224 0387	

**CURRENT APPRAISED**

Type	Total
RESIDENTIAL	46,440
<b>Totals</b>	<b>46,440</b>

**CURRENT ASSESSED**

Type	Total
RESIDENTIAL	8,823
<b>Totals</b>	<b>8,823</b>

**RESIDENCE DESCRIPTION**

Year Built	1945 (ESTIMATE)		
Use	SINGLE FAMILY (101)		
Basement	NONE (1)	Attic	NONE (1)
Bedrooms	2	Main Area	2,332
Full Bath	1	Finished Basement Area	0
Half Bath	0		
<b>Total Rooms</b>	<b>5</b>	<b>Total Square Feet</b>	<b>2,332</b>

**Boone County Assessor**

801 E. Walnut St., Rm 143  
Columbia, MO 65201-7733

[assessor@boonecountymo.org](mailto:assessor@boonecountymo.org)

Office (573) 886-4251  
Fax (573) 886-4254

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

August Session of the July Adjourned

Term. 2019

County of Boone

In the County Commission of said county, on the

29th

day of

August

20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 6121 N Wagon Trail Road, parcel #12-413-19-00-019.00 01.

Done this 29th day of August 2019.

ATTEST:

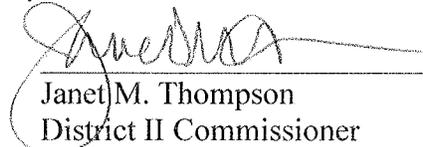
*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Fred J. Parly  
District I Commissioner



Janet M. Thompson  
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF  
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	August Session
6121 N WAGON TRAIL RD	)	July Adjourned
Columbia, MO 65202	)	Term 2019
	)	Commission Order No. <u>365-2019</u>

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 29<sup>th</sup> day of August 2019, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

**Findings of Fact and Conclusions of Law**

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: \*rash, rubbish, garbage and broken furniture on the premises.
4. The location of the public nuisance is as follows: 6121 N WAGON TRAIL RD, Columbia, MO, a/k/a parcel# 12-413-19-00-019.00 01, Track 4 of a survey recorded in book 324, page 229, Section 19, Township 49, Range 12 as shown by deed book 2751 page 0076, Boone County
5. The specific violation of the Code is: trash, rubbish, garbage and broken furniture in violation of section 6.5 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 1<sup>st</sup> day of August 2019, to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly,

in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

**Order For Abatement Chargeable As a Special Assessment To The Property**

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

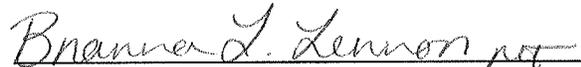
It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri  
By Boone County Commission

  
\_\_\_\_\_  
Presiding Commissioner

ATTEST:

  
\_\_\_\_\_  
Boone County Clerk

Taylor Richard

6121 N Wagon Trail Rd

Health Department nuisance notice – timeline

- 7/17/19: Citizen complaint received
- 7/17/19: Initial inspection conducted
- 7/18/19: Notice of violation sent to owner, return receipt requested
- 8/1/19: Notice of violation posted in local newspaper
- 8/16/19: Hearing notice sent
- 8/27/19: Reinspection conducted – violation not abated – photographs taken at ~ 3:00 p.m.

Photographs taken 8/27/19 @ ~ 3:00 p.m.

6121 N Wagon Trail Road

Trash, rubbish and garbage





# HEARING NOTICE

TAYLOR RICHARD  
5750 N KIRCHER RD  
COLUMBIA, MO 65202-6520

An inspection of the property you own located at 6121 N Wagon Trail Road (parcel # 12-413-19-00-019.00 01) was conducted on August 14, 2019 and revealed a derelict/unlicensed/junk-filled/dismantled/inoperable red Ford Explorer and trash, rubbish and garbage on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5 and 6.9.

You are herewith notified that the a hearing will be held before the County Commission on August 29, 2019 at 1:30 p.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Garth Baker  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 16<sup>th</sup> day of August 2019 by

DJR

573.874.7781  
573.874.7756 fax

1005 W. Worley Street  
Columbia, Missouri 65203

Columbia.gov



**AFFIDAVIT OF PUBLICATION**

STATE OF MISSOURI ) ss.  
County of Boone )

I, Ellen Ferrell, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

- 1st Insertion August 1, 2019
- 2nd Insertion \_\_\_\_\_
- 3rd Insertion \_\_\_\_\_
- 4th Insertion \_\_\_\_\_
- 5th Insertion \_\_\_\_\_
- 6th Insertion \_\_\_\_\_
- 7th Insertion \_\_\_\_\_
- 8th Insertion \_\_\_\_\_
- 9th Insertion \_\_\_\_\_
- 10th Insertion \_\_\_\_\_
- 11th Insertion \_\_\_\_\_
- 12th Insertion \_\_\_\_\_
- 13th Insertion \_\_\_\_\_
- 14th Insertion \_\_\_\_\_
- 15th Insertion \_\_\_\_\_
- 16th Insertion \_\_\_\_\_
- 17th Insertion \_\_\_\_\_
- 18th Insertion \_\_\_\_\_
- 19th Insertion \_\_\_\_\_
- 20th Insertion: \_\_\_\_\_
- 21st Insertion: \_\_\_\_\_
- 22nd Insertion: \_\_\_\_\_

63.79

By: Ellen M Ferrell  
Ellen Ferrell

Subscribed & sworn to before me this 8th day of August, 2019

Sandra L Rother  
Notary Public



SANDRA L. ROTHER  
My Commission Expires  
September 9, 2019  
Boone County  
Commission #15638071

**NOTICE OF DECLARATION OF**

**PUBLIC NUISANCE  
AND ORDER OF ABATEMENT**

TAYLOR RICHARD  
5750 N KIRCHER RD  
COLUMBIA, MO 65202-6520

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: 6121 N Wagon Trail Road as shown by deed book 2751 page 0076

Type of Nuisance: A Derelict/unlicensed/junk-filled/dismantled/inoperable Red Ford Explorer and trash, rubbish and garbage on the premises.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Taylor Richard  
 5750 N Kischer Rd  
 Columbia, mo  
 65202-6520



9590 9402 4574 8278 3239 02

2. Article Number (Transfer from service label)

7017 2680 0000 8831 5914

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent  
 Address

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

7017 2680 0000 8831 5914

**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$  
 Total Postage and Fees \$6.80

Sent To Taylor Richard  
 Street and Apt. No., PO Box No. 5750 N Kischer Rd  
 City, State, ZIP+4® Columbia, mo 65202-6520

Postmark Here JUL 17 2019  
 COLUMBIA, MO. 65201-9998

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



## NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

TAYLOR RICHARD  
5750 N KIRCHER RD  
COLUMBIA, MO 65202-6520

An inspection of the property you own located at own located at 6121 N WAGON TRAIL RD (parcel # 12-413-19-00-019.00 01) was conducted on July 17, 2019 and revealed trash, rubbish and garbage on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 18<sup>th</sup> day of July 2019 by TR.



573.874.7781  
573.874.7756 fax



1005 W. Worley Street  
Columbia, Missouri 65203



CoMo.gov

*Our vision: Columbia is the best place for everyone to live, work, learn and play.*



# Boone County, Missouri



## Unofficial Document

Recorded In Boone County, Missouri  
Date and Time 06/21/2005 at 01:34:05 PM  
Instrument # 2005017168 Book 2751 Page.76

Grantor TAYLOR, JENNIFER ANN  
Grantee TAYLOR, RICHARD FRENCH JR

Instrument Type QTCL  
Recording Fee \$36.00 S  
No of Pages 6

*Bettie Johnson*  
Bettie Johnson, Recorder of Deeds



### QUIT-CLAIM DEED

THIS INDENTURE, Made on this 17<sup>th</sup> day of May, 2005, by and between **Jennifer Ann Taylor, Grantor**, of the County of St. Louis, in the State of Missouri, Party of the First Part, and **Richard French Taylor, Jr., Grantee**, of the County of Boone, in the State of Missouri, party of the Second Part: *see addition, page 2 of*

WITNESSETH, That the said party of the First Part in consideration of the sum of ten dollars and other valuable considerations paid by the said party of the Second Part, receipt of which is hereby acknowledged, does by these presents, Remise, Release and forever Quit Claim, unto the said party of the Second Part, the following described real estate lying, being and situate in the County of Bone and State of Missouri, to-wit:

PARCEL NO. 1: TRACT NUMBER FOUR (#4) OF A SURVEY RECORDED IN BOOK 324, PAGE 229, BEING LOCATED IN TRACT NUMBER TWO (#2) OF A COUNTY SURVEY #7614, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-NINE NORTH (49N), RANGE TWELVE WEST (12W), IN BOONE COUNTY, MISSOURI.

A PART OF TRACT NUMBER TWO (#2) OF SURVEY #7614 RECORDED IN PLAT BOOK FOUR, PAGE 6, OF THE SURVEY RECORDS OF BOONE COUNTY, MISSOURI, BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-NINE NORTH (49N), RANGE TWELVE WEST (12W), BOONE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT #2; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT #2 A DISTANCE OF APPROXIMATELY 256 FEET TO THE EAST RIGHT OF WAY LINE OF THE NEW U.S. HIGH WAY #63 (THE SAME BEING SHOWN ON THE SURVEY MADE BY D.E. HILL ON MARCH 15, 1963, RECORDED IN BOOK 324, PAGE 229, BOONE COUNTY, MISSOURI RECORDS); THENCE NORTH A DISTANCE OF 15 FEET TO THE NORTH LINE OF THE EASEMENT FOR THE RIGHT OF WAY FOR DRIVEWAY SHOWN IN THE DEED RECORDED IN BOOK 291, PAGE 149, BOONE COUNTY, MISSOURI RECORDS, AS THE POINT AND CORNER OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF SAID EASEMENT TO A POINT 180 FEET

# Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

BOONE COUNTY MO JUN 21 2005

WEST OF THE SOUTHEAST CORNER OF TRACT #2 OF SAID SURVEY #7614; THENCE NORTH ALONG THE 300 INSIDE RIGHT OF WAY EASEMENT A DISTANCE OF 15 FEET, MORE OR LESS, TO THE SOUTH LINE OF TRACT #4 OF THE SURVEY RECORDED IN SAID BOOK 324 AT PAGE 229; THENCE SOUTH 84 DEGREES 15' WEST ALONG THE SOUTH LINE OF SAID TRACT #4 A DISTANCE OF APPROXIMATELY 45.2 FEET TO THE SOUTHWEST CORNER OF SAID TRACT #4; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT #4 A DISTANCE OF 157.5 FEET TO THE NORTHWEST CORNER OF SAID TRACT #4; THENCE WEST 31.5 FEET MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF SAID NEW U.S. HIGHWAY #63; THENCE SOUTH ALONG THE EAST LINE OF SAID NEW U.S. HIGHWAY #63 TO A POINT 15 FEET NORTH OF THE SOUTH LINE OF SAID TRACT #2 OF SURVEY #7614 (SAID POINT BEING THE NORTH LINE OF SAID EASEMENT FOR RIGHT OF WAY FOR DRIVEWAY), THE POINT AND CORNER OF BEGINNING.

ALSO; ALL RIGHT, TITLE, AND INTEREST IN AND TO A TRACT SHOWN ON THE SURVEY MADE BY D.E. HILL, LRS DATED MARCH 21, 1963, WHICH IS RECORDED IN BOOK 324, PAGE 226 OF THE BOONE COUNTY, MISSOURI RECORDER'S DEEDS AS "ROAD", SAID TRACT HAVING THEREAFTER BEEN REFERRED TO AND IDENTIFIED IN THE DEED DATED SEPTEMBER 1, 1965, WHICH IS RECORDED IN BOOK 351 AT PAGE 79 OF THE BOONE COUNTY RECORDER'S RECORDS AND THEREAFTER AS AN "EASEMENT OF THE RIGHT OF WAY FOR THE DRIVEWAY" WHICH SAID SO CALLED EASEMENT FOR DRIVEWAY LIES SOUTH OF ALL OF THE LOTS SHOWN IN THE ABOVE DESCRIBED SURVEY.

PARCEL NO. 2: PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), TOWNSHIP 48 (48) NORTH, RANGE TWELVE (12) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE QUARTER (1/4) CORNER OF THE SOUTH SIDE OF SAID SECTION THREE (3); THENCE EAST ALONG THE SOUTH SECTION LINE 447.4 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING EAST ALONG THE SECTION LINE 110 FEET; THENCE 0 DEGREES 12'E, 300 FEET; THENCE WEST PARALLEL WITH THE SOUTH SECTION LINE 110 FEET; THENCE SO DEGREES 12'W, 300 FEET TO THE POINT OF BEGINNING.

Grantee's Mailing Address: 6460 Gateway Blvd.  
Columbia, Missouri 65203

**See Attached "Notice" as Exhibit A for further information.**

TO HAVE AND TO HOLD the same with all the rights and immunities, privileges and appurtenances thereto belonging, unto the said party of the Second Part, and his or her heirs and assigns, FOREVER; so that neither the said party of the First Part, nor his or her heirs, nor any other person or persons for his or her or in his or her 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.

Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

BOONE COUNTY MO JUN 21 2005

IN WITNESS WHEREOF the said party of the First Part has hereunto set his or her hand the day and year first above written.

Unofficial Document

Jennifer Ann Taylor  
Jennifer Ann Taylor

STATE OF MISSOURI )  
                                  ) ss  
COUNTY OF BOONE )

On this 17<sup>th</sup> day of May, 2005

Before me personally appeared **Jennifer Ann Taylor, Grantor**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Columbia, Missouri the day and year first above written.

My term expires August 5, 2008

Leslie Ann Schneider  
Notary Public  
Leslie Ann Schneider  
(Seal)



Nora Dietzel, Recorder of Deeds

Unofficial <sup>EXHIBIT "A"</sup> Document  
NOTICE

**IN RE:**

PARCEL NO. 1: TRACT NUMBER FOUR (#4) OF A SURVEY RECORDED IN BOOK 324, PAGE 229, BEING LOCATED IN TRACT NUMBER TWO (#2) OF A COUNTY SURVEY #7614, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-NINE NORTH (49N), RANGE TWELVE WEST (12W), IN BOONE COUNTY, MISSOURI.

A PART OF TRACT NUMBER TWO (#2) OF SURVEY #7614 RECORDED IN PLAT BOOK FOUR, PAGE 6, OF THE SURVEY RECORDS OF BOONE COUNTY, MISSOURI, BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-NINE NORTH (49N), RANGE TWELVE WEST (12W), BOONE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT #2; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT #2 A DISTANCE OF APPROXIMATELY 256 FEET TO THE EAST RIGHT OF WAY LINE OF THE NEW U.S. HIGHWAY #63 (THE SAME BEING SHOWN ON THE SURVEY MADE BY D.E. HILL ON MARCH 15, 1963, RECORDED IN BOOK 324, PAGE 229, BOONE COUNTY, MISSOURI RECORDS); THENCE NORTH A DISTANCE OF 15 FEET TO THE NORTH LINE OF THE EASEMENT FOR THE RIGHT OF WAY FOR DRIVEWAY SHOWN IN THE DEED RECORDED IN BOOK 291, PAGE 149, BOONE COUNTY, MISSOURI RECORDS, AS THE POINT AND CORNER OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF SAID EASEMENT TO A POINT 180 FEET WEST OF THE SOUTHEAST CORNER OF TRACT #2 OF SAID SURVEY #7614; THENCE NORTH ALONG THE JOG IN SAID RIGHT OF WAY EASEMENT A DISTANCE OF 15 FEET, MORE OR LESS, TO THE SOUTH LINE OF TRACT #4 OF THE SURVEY RECORDED IN SAID BOOK 324 AT PAGE 229; THENCE SOUTH 84 DEGREES 15 ' WEST ALONG THE SOUTH LINE OF SAID TRACT #4 A DISTANCE OF APPROXIMATELY 45.2 FEET TO THE SOUTHWEST CORNER OF SAID TRACT #4; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT #4 A DISTANCE OF 157.5 FEET TO THE NORTHWEST CORNER OF SAID TRACT #4; THENCE WEST 31.5 FEET MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF SAID NEW U.S. HIGHWAY #63; THENCE SOUTH ALONG THE EAST LINE OF SAID NEW U.S. HIGHWAY #63 TO A POINT 15 FEET NORTH OF THE SOUTH LINE OF SAID TRACT #2 OF SURVEY #7614 (SAID POINT BEING THE NORTH LINE OF SAID EASEMENT FOR RIGHT OF WAY FOR DRIVEWAY), THE POINT AND CORNER OF BEGINNING.

ALSO; ALL RIGHT, TITLE, AND INTEREST IN AND TO A TRACT SHOWN ON THE SURVEY MADE BY D.E. HILL, LRS DATED MARCH 21, 1963, WHICH IS RECORDED IN BOOK 324, PAGE 226 OF THE BOONE COUNTY, MISSOURI RECORDER'S DEEDS AS "ROAD", SAID TRACT HAVING THEREAFTER BEEN REFERRED TO AND IDENTIFIED IN THE DEED DATED SEPTEMBER 1, 1965, WHICH IS RECORDED IN BOOK 351 AT PAGE 79 OF THE BOONE COUNTY RECORDER'S RECORDS AND THEREAFTER AS AN "EASEMENT OF THE RIGHT OF WAY FOR THE DRIVEWAY" WHICH SAID SO CALLED EASEMENT FOR DRIVEWAY LIES SOUTH OF ALL OF THE LOTS SHOWN IN THE ABOVE DESCRIBED SURVEY.

Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

BOONE COUNTY MO JUN 21 2005

Unofficial Document

PARCEL NO. 2: PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THREE (3), TOWNSHIP 48 (48) NORTH, RANGE TWELVE (12) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE QUARTER (1/4) CORNER OF THE SOUTH SIDE OF SAID SECTION THREE (3); THENCE EAST ALONG THE SOUTH SECTION LINE 447.4 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING EAST ALONG THE SECTION LINE 110 FEET; THENCE 0 DEGREES 12'E, 300 FEET; THENCE WEST PARALLEL WITH THE SOUTH SECTION LINE 110 FEET; THENCE S0 DEGREES 12'W, 300 FEET TO THE POINT OF BEGINNING.

The marriage between Richard French Taylor, Jr., and Jennifer Ann Taylor was dissolved by Order of the Boone County Circuit Court on the 17 day of May, 2005, in cause number 03FC166945, now on file with the Boone County Circuit Clerk's office located in Columbia, Missouri. The above-referenced property was transferred by agreement of the parties and subsequent order of the Court to Richard French Taylor, Jr., pursuant to the dissolution. Those court documents and the parties' agreement may be inspected at the office of the Boone County Circuit Clerk.

Nora Dietzel, Recorder of Deeds



366-2019

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 20 19

In the County Commission of said county, on the 29th day of August 20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 4250 N Wyatt Lane, Lot 19, parcel #12-802-27-03-001.00 01.

Done this 29th day of August 2019.

ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*  
Daniel K. Atwill  
Presiding Commissioner  
*Fred J. Parry*  
Fred J. Parry  
District I Commissioner  
*Janet M. Thompson*  
Janet M. Thompson  
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF  
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	August Session
4250 N WYATT LN LT 19	)	July Adjourned
Columbia, MO 65202	)	Term 2019
	)	Commission Order No. <u>366-2019</u>

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 29<sup>th</sup> day of August 2019, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

**Findings of Fact and Conclusions of Law**

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: trash, rubbish and garbage on the premises.
4. The location of the public nuisance is as follows: 4250 N WYATT LN LT 19, Columbia, MO, a/k/a parcel# 12-802-27-03-007.00 01, C & R subdivision plat 1 Lot 16, Section 27, Township 49, Range 12 as shown by deed book 3198 page 0149, Boone County
5. The specific violation of the Code is: trash, rubbish and garbage in violation of section 6.5 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 1<sup>st</sup> day of August 2019, to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly,

in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

**Order For Abatement Chargeable As a Special Assessment To The Property**

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri  
By Boone County Commission

  
\_\_\_\_\_  
Presiding Commissioner

ATTEST:

  
\_\_\_\_\_  
Boone County Clerk

Michael R Judd

4250 N Wyatt Ln

Health Department nuisance notice – timeline

- 7/8/19: Citizen complaint received
- 7/8/19: Initial inspection conducted
- 7/9/19: Notice of violation sent to owner, return receipt requested
- 8/1/19: Notice of violation posted in local newspaper
- 8/16/19: Hearing notice sent
- 8/27/19: Reinspection conducted – violation not abated – photographs taken at ~ 3:40 p.m.

Michael R Judd

4250 N Wyatt Ln

Health Department nuisance notice – timeline

- 7/8/19: Citizen complaint received
- 7/8/19: Initial inspection conducted
- 7/9/19: Notice of violation sent to owner, return receipt requested
- 8/1/19: Notice of violation posted in local newspaper
- 8/16/19: Hearing notice sent
- 8/27/19: Reinspection conducted – violation not abated – photographs taken at ~ 3:40 p.m.

Photographs taken 8/27/19 @ ~ 3:40 p.m.

4250 N Wyatt Ln Lot 19

Trash, rubbish and garbage





# HEARING NOTICE

JUDD MICHAEL R  
5716 SING DR  
COLUMBIA, MO 65202

An inspection of the property you own located at 4250 N Wyatt Ln Lot 19 (parcel # 12-802-27-03-007.00 01) was conducted on August 14, 2019 and revealed trash, rubbish and garbage on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5.

You are herewith notified that the a hearing will be held before the County Commission on August 29, 2019 at 1:30 p.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Garth Baker  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 16<sup>th</sup> day of August 2019 by

DLR



573.874.7781  
573.874.7756 fax



1005 W. Worley Street  
Columbia, Missouri 65203



Columbia.gov



**AFFIDAVIT OF PUBLICATION**

STATE OF MISSOURI ) ss.  
County of Boone )

I, Ellen Ferrell, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

- 1st Insertion August 1, 2019
- 2nd Insertion \_\_\_\_\_
- 3rd Insertion \_\_\_\_\_
- 4th Insertion \_\_\_\_\_
- 5th Insertion \_\_\_\_\_
- 6th Insertion \_\_\_\_\_
- 7th Insertion \_\_\_\_\_
- 8th Insertion \_\_\_\_\_
- 9th Insertion \_\_\_\_\_
- 10th Insertion \_\_\_\_\_
- 11th Insertion \_\_\_\_\_
- 12th Insertion \_\_\_\_\_
- 13th Insertion \_\_\_\_\_
- 14th Insertion \_\_\_\_\_
- 15th Insertion \_\_\_\_\_
- 16th Insertion \_\_\_\_\_
- 17th Insertion \_\_\_\_\_
- 18th Insertion \_\_\_\_\_
- 19th Insertion \_\_\_\_\_
- 20th Insertion: \_\_\_\_\_
- 21st Insertion: \_\_\_\_\_
- 22nd Insertion: \_\_\_\_\_

By: Ellen Ferrell  
Ellen Ferrell

61.06

Subscribed & sworn to before me this 8th day of August, 2019

Sandra L. Rother  
Notary Public

**NOTICE OF DECLARATION OF**

**PUBLIC NUISANCE  
AND ORDER OF ABATEMENT**

JUDD MICHAEL R  
5716 SING DR  
COLUMBIA, MO 65202

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: 4250 N Wyatt Ln. Lot 19 as shown by deed book 3198 page 0149

Type of Nuisance: trash, rubbish and garbage.



SANDRA L. ROTHER  
My Commission Expires  
September 9, 2019  
Boone County  
Commission #15638071

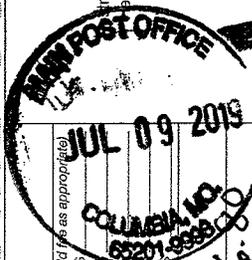
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**OFFICIAL USE**

25



Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic)  
 Certified Mail Restricted Delivery  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Postage \$6.00  
 Total Postage and Fees \$

Sent To  
 Street and Apt. No., or PO Box No.  
 5716 SING DR  
 City, State, ZIP+4®  
 Columbia, MO 65202  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

4599 4886 0000 0400 8102



# CITY OF COLUMBIA/BOONE

DEPARTMENT OF PUBLIC HEALTH AND HUMAN ENVIRONMENTAL HEALTH

1005 W. WORLEY STREET  
P.O. Box 6015  
COLUMBIA, MISSOURI 65205-6015

**CERTIFIED MAIL®**



7018 0040 0000 9884 6654

POSTAGE  
 \$006.80  
 RECEIVED  
 07/09/2019

## HAZARD AND/OR NUISANCE ABATEMENT

JUDD MICHAEL R  
5716 SING DR  
COLUMBIA, MO 65202

NIXIE

001 DE 1

0000/01/10

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

*Handwritten:* 7-11 R/K

6520288833 R

BC: 65205601515 \*1149-01105-00-07



Columbia/Boone County  
Public Health & Human Services



# NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

JUDD MICHAEL R  
5716 SING DR  
COLUMBIA, MO 65202

An inspection of the property you own located at own located at 4250 N WYATT LN LOT 19 (parcel # 12-802-27-03-007.00 01) was conducted on July 8, 2019 and revealed trash, rubbish and garbage on the premises.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated with the cost of such seizure, removal and abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Garth Baker  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 9th day of July 2019 by BUR.



573.874.7781  
573.874.7756 fax



1005 W. Worley Street  
Columbia, Missouri 65201



Col.Mo.gov



# Boone County, Missouri



Unofficial Document

Recorded in Boone County, Missouri

Date and Time 08/31/2007 at 03:34:04 PM

Instrument #: 2007021108 Book: 3198 Page: 149

Grantor BRADSHAW, CHARLOTTE L

Grantee JUDD, MICHAEL R

Instrument Type QTCL

Recording Fee \$27.00 S

No of Pages 2

*Battle Johnson*  
Battle Johnson, Recorder of Deeds



### QUIT-CLAIM DEED

THIS INDENTURE, Made and entered into this 13 day of Aug A.D. Two Thousand and 07, by and between Charlotte L Bradshaw (Grantor), of the County of Boone, in the State of Missouri, party or parties of the First Part, and MICHAEL R. JUDD (Grantee), (Grantee's mailings address) 5716 SING DR. COLUMBIA, MO 65202 of Boone County, State of Missouri party or parties of the Second Part:

WITNESSETH, That the said party or parties of the First Part in consideration of the sum of ten dollars and other valuable considerations paid by the said party or parties of Second Part, the receipt of which is hereby acknowledged, does or do by these presents, Remise, Release and forever Quit Claim, unto the said party or parties of the Second Part, the following described real estate, lying, being and situate in the County of Boone and State of Missouri, to-wit:

Final plat and R SubDivision plat No. 1 as shown by Plat recorded in plat Book 10, Page 146, Records of Boone County, Missouri, being part of the West Half ( $W\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 27, Township 49 North, Range 12 West, Boone County, Missouri.

TO HAVE AND TO HOLD the same with all the rights and immunities, privileges and appurtenances thereto belonging, unto the said party or parties of the Second Part, and their heirs and assigns, FOREVER; so that neither the said party or parties of the First Part, nor their heirs, nor any other person or persons for them or in their 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 party or parties of the First Part has or have hereunto set their hand or hands the day and year first above written.

Witness \_\_\_\_\_

*Charlotte Bradshaw*  
Charlotte BRADSHAW

(ALL SIGNATURES MUST HAVE THE NAME TYPED OR PRINTED UNDERNEATH)

Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

BOONE COUNTY MO AUG 13 2007

STATE OF MISSOURI  
COUNTY OF Boone, ss.

## Unofficial Document

On this 13th day of August, 2007 before me personally appeared Charlotte L. Bradshaw to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Columbia MO, the day and year first above written.

My term expires 8-27-2010.

(Seal)

Goldie L. Baughman  
Notary Public

GOLDIE L. BAUGHMAN  
Notary Public - Notary Seal  
State of Missouri  
County of Boone  
My Commission Expires August 27, 2010  
Commission # 06394544

Nora Dietzel, Recorder of Deeds



367-2019

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

August Session of the July Adjourned

Term. 2019

County of Boone

} ea.

In the County Commission of said county, on the 29th day of August 2019

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby release the Performance Bond from Liberty Mutual Insurance Company in the amount of \$26,760.10. Said bond was issued on behalf of Oil Investments RTK, LLC for stormwater improvements located at 1505 W. Route K, Columbia, Missouri. The work has been completed as required. The original Commission Order accepting the Performance Bond is 10-2019.

Done this 29th day of August 2019.

ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*

Daniel K. Atwill  
Presiding Commissioner

*Fred J. Parry*

Fred J. Parry  
District I Commissioner

*Janet M. Thompson*

Janet M. Thompson  
District II Commissioner

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

August Session of the July Adjourned

Term. 20 19

County of Boone

} ea.

In the County Commission of said county, on the 29th day of August 20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby receive and accept the following subdivision plat and authorizes the Presiding Commissioner to sign it:

- Double G Estates. S17-T46N-R12W. A-2. John D. Glascock Trust, owner. David W. Borden, surveyor.

Done this 29th day of August 2019.

ATTEST:

*Brianna L. Lennon*  
 Brianna L. Lennon  
 Clerk of the County Commission

*[Signature]*  
 Daniel K. Atwill

Presiding Commissioner

*[Signature]*  
 Fred J. Parry

District I Commissioner

*[Signature]*  
 Janet M. Thompson

District II Commissioner

369-2019

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

August Session of the July Adjourned

Term. 20 19

County of Boone

} ea.

In the County Commission of said county, on the 29th day of August 20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby authorize the following new assets purchase by the Information Technology Department:

PC and Monitor – County Clerk’s Office

Done this 29th day of August 2019.

ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*  
Daniel K. Atwill  
Presiding Commissioner  
*Fred J. Parry*  
Fred J. Parry  
District I Commissioner  
*Janet M. Thompson*  
Janet M. Thompson  
District II Commissioner



# BOONE COUNTY

## Department of Information Technology

ROGER B. WILSON BOONE COUNTY GOVERNMENT CENTER  
801 E. Walnut, Room 220  
Columbia, MO 65201-4890  
573-886-4315

**Aron Gish**

**Director**

**DATE:** August 29, 2019

**TO:** Dan Atwill, Presiding Commissioner  
Fred Parry, District I Commissioner  
Janet Thompson, District II Commissioner

**FROM:** Aron Gish, IT Director

**SUBJECT:** Request to purchase new assets – PC and Monitor

**CC:** June Pitchford, County Auditor  
Caryn Ginter, Budget Analyst  
Brianna Lennon, County Clerk

The purpose of this request is to seek approval to purchase two new assets which are an additional PC and monitor for the Clerk's Office. This PC and monitor will be used in Voter Registration for the election equipment.

A budget revision has been prepared transferring funds from Department 2320 (Election Equip Replcmnt Actvty) and account 92300 (Replcmnt Mach & Equip) to Department 2320 (Election Equip Replcmnt Actvty) and account 92301 (Replc Computer Hardware) for this purchase of \$996.91.

Surplus Tags #15572 (PC) and #15569 (Monitor)

**Total Purchase: \$996.91**

Thank you for your consideration.

# QUOTE CONFIRMATION



DEAR RYAN IRISH,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
KVPQ972	8/22/2019	KVPQ972	8935081	\$996.91

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
HP EliteDesk 800 G4 - SFF - Core i5 8500 3 GHz - 8 GB - 256 GB - US Mfg. Part#: 4DP54UT#ABA UNSPSC: 43211508 Contract: Sourcewell Formerly NJPA 100614#CDW Tech Catalog (100614#CDW)	1	5143643	\$820.00	\$820.00
Crucial - DDR4 - 8 GB - DIMM 288-pin - unbuffered Mfg. Part#: CT8G4DFS8266 UNSPSC: 32101602 Contract: Sourcewell Formerly NJPA 100614#CDW Tech Catalog (100614#CDW)	1	4757158	\$31.06	\$31.06
Tripp Lite Displayport Cable w/ Latches Digital A/V 4K 6' EXCLUSIVE PRICE Mfg. Part#: P580-006 UNSPSC: 26121604 Contract: Sourcewell Formerly NJPA 100614#CDW Tech Catalog (100614#CDW)	1	1561875	\$8.43	\$8.43
Samsung SE450 S24E450DL 23.6" LED-backlit LCD - Black Mfg. Part#: S24E450DL UNSPSC: 43211902 Contract: Sourcewell Formerly NJPA 100614#CDW Tech Catalog (100614#CDW)	1	3740796	\$137.42	\$137.42

PURCHASER BILLING INFO	SUBTOTAL	\$996.91
<b>Billing Address:</b> BOONE COUNTY IT DEPT 801 E WALNUT ST RM 220 COLUMBIA, MO 65201-4890 <b>Phone:</b> (573) 886-4315 <b>Payment Terms:</b> Net 30 Days-Govt State/Local	<b>SHIPPING</b>	\$0.00
	<b>SALES TAX</b>	\$0.00
	<b>GRAND TOTAL</b>	<b>\$996.91</b>
	<b>DELIVER TO</b> <b>Shipping Address:</b> BOONE COUNTY IT DEPT 801 E WALNUT ST RM 220 COLUMBIA, MO 65201-4890 <b>Phone:</b> (573) 886-4315 <b>Shipping Method:</b> UPS Ground (2- 3 Day)	

Need Assistance? CDW•G SALES CONTACT INFORMATION



Tom Doherty

(866) 626-8514

tomdohe@cdwg.com

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

August Session of the July Adjourned

Term. 20 19

County of Boone

In the County Commission of said county, on the 29th day of August 20 19

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby certify that we have examined the attached statement of the surplus from sale of delinquent lands held the 26<sup>th</sup> day of August 2019 and approve the same.

Done this 29th day of August 2019.

ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*  
Daniel K. Atwill

Presiding Commissioner

*Fred J. Parry*  
Fred J. Parry

District I Commissioner

*Janet M. Thompson*  
Janet M. Thompson

District II Commissioner

## 2019 BOONE COUNTY LAND SALE SURPLUS

Brian McCollum, Collector of Revenue, Boone County, Missouri, declares the sum of **\$170,980.29 (One Hundred Seventy Thousand Nine Hundred Eighty Dollars and Twenty-Nine Cents)** to be the surplus amount from the sale held August 26, 2019, for the purpose of satisfying taxes, special assessments, interest and costs on lots and lands having more than one year delinquency on real estate taxes and special assessments. Said sum shall be turned over to the Boone County Treasurer to be held for benefit of school fund unless claimed by owner prior to three years from date of sale. §140.230, RSMo

Owner: Joyce Whipple Parcel: 03-209-00-01-028.00 Purchaser: Abdullah Mustafa	Sec 04 T51 R12 S HICKS ST Tract in SW¼ of Sec 4 T51N R12W being all of the tract desc rec QTCL Book/Page 1482/310 & desc as: Beg at SE cor of intersection of Allen St & Patten St as shown by original town of Sturgeon SD; thence SEly with an extension of the S ROW line of said Patten St to a point on E line of said SD; thence S along said E line to the intersection of the extension of the S line of the N½ of B3 of said SD & said E line; thence NWly along the extension of said S line to a point on the E ROW line of said Allen St; thence NELY along said ROW line to POB	Sold Taxes & Costs Surplus	\$ 850.00 \$ 327.03 \$ 522.97
Owner: Mary E Roddy Parcel: 04-508-00-07-014.00 Purchaser: Charles Stidham	Sec 15 T51 R11 619 E HEAD ST L10 & E½ L9 Head's Addn to City of Centralia as shown in Plat Book/Page 63/588	Sold Taxes & Costs Surplus	\$ 2,300.00 \$ 1,354.21 \$ 945.79
Owner: Cynthia L Spano Parcel: 07-607-00-00-005.00 Purchaser: John S Landers	Sec 13 T50 R12 120 ELAINE AVE A small tract in the SW¼ NW¼ of Sec 13 T50N R12W in Hallsville desc as: Beg at SW cor of NW¼ of said Sec 13, thence N87°30'E, 350.4', thence N00°30'E, 309.57' to POB, thence continuing N00°30'E, 72.57', (being point 2 of Sur Book/Page 392-584) thence N85°00'E, 221.70' (to point 3 of said sur), thence S00°30'W, 77.19', thence S87°30'W, 221.55' to cor & POB as rec WD Book/Page 683/34	Sold Taxes & Costs Surplus	\$ 3,100.00 \$ 2,667.04 \$ 432.96
Owner: Michael Blake Parcel: 11-907-25-01-074.00 Purchaser: Karanbir Singh Sandhu	Sec 25 T49 R13 4900 N SANDKER CT L71 of the Lot Line Adjustment Survey of Crestwood Hills SD as rec in Plat Book/Page 30/44	Sold Taxes & Costs Surplus	\$ 45,000.00 \$ 3,232.54 \$ 41,767.46
Owner: James Edward Cook Sr & Ina Lee Cook Parcel: 12-415-20-01-078.00 Purchaser: Lucky Joe Investment Holdings LLC	Sec 20 T49 R12 6005 N KENT DR L120 Gregory Heights SD Addn #3, Replat #1 as shown by Plat Book/Page 10/37	Sold Taxes & Costs Surplus	\$ 2,210.65 \$ 2,210.65 \$ -
Owner: R & L Investment Holdings LLC Parcel: 12-415-20-02-018.00 Purchaser: Just Waived LLC Bid Amount - \$4,655.21 - Not Paid	Sec 20 T49 R12 2510 E OAKBROOK DR A+B L22 Morris SD #2 as shown by Sur Book/Page 388-740	Sold Taxes & Costs Special Assmt Surplus	\$ - \$ 807.25 \$ 3,847.96 \$ -
SALE VOIDED			
Owner: Laura Elizabeth Zimmerman Kump Parcel: 12-703-00-06-131.00 Purchaser: Karanbir Singh Sandhu	Sec 31 T49 R12 3800 SADDLEBROOK PL-UNIT 604 Unit 604 of Building 6-6 of Spencer's Crest Condominiums as shown and desc in Spencer's Crest Condominiums Plat 15 shown as 'Exhibit A' in 14th Amendment to Declaration of Condominium rec in Book/Page 2016/195	Sold Taxes & Costs Surplus	\$ 40,000.00 \$ 3,241.95 \$ 36,758.05
Owner: Kenneth B Betz Parcel: 17-113-00-34-002.00 Purchaser: H Fred Christman	Sec 07 T48 R12 1403 WILKES BLVD L3 CHF Werz' SD of the N part of Lts 1, 2 & 3 in Turner's Addn to City of Columbia as shown in Plat Book/Page 2/12	Sold Taxes & Costs Surplus	\$ 35,000.00 \$ 1,752.74 \$ 33,247.26
Owner: Gary M Todd Revocable Inter-Vivos Trust Parcel: 17-115-00-03-003.00 Purchaser: Karanbir Singh Sandhu	Sec 08 T48 R12 1109 EASTLAND CIR S 45.0' of L2 and N 25.0' of L3 in Eastwood Hills SD, a part of L14 of Gordon and Conley's Plat and SD, as shown in Plat Book/Page 4/28	Sold Taxes & Costs Surplus	\$ 37,000.00 \$ 2,468.90 \$ 34,531.10

Owner: Robert Quinn Davis  
Parcel: 17-204-10-00-015.00  
Purchaser: Abdullah Mustafa

Sec 10 T48 R12  
E ST CHARLES RD  
Deeded 0.08 Acres Part of E½ of SW¼, Sec 10 T48 R12 desc as: Beg at NW  
cor of E½ of SW¼ of Sec 10 T48 R12, thence E along the ¼ sec line,  
122.33' to a point on the county road; thence in a SWly direction along the N  
line of said county road 136.62' to a point on the W line of the E½ of SW¼ of  
Sec 10; thence Nly along the said W line 59.44' to POB as shown in Sur  
Book/Page 358-397

Sold	\$	709.00
Taxes & Costs	\$	709.00
Surplus	\$	-

Owner: Christine L Holliday  
Parcel: 17-206-00-04-021.00  
Purchaser: Morched Ben-Ayed

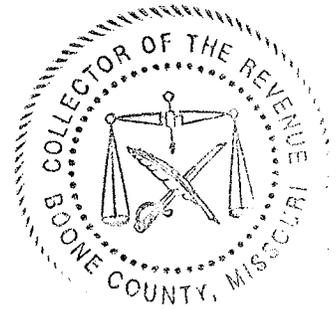
Sec 04 T48 R12  
1912 BOYD LN  
L33 Zaring Acres SD #2 as shown in Plat Book/Page 5/74

Sold	\$	25,000.00
Taxes & Costs	\$	2,225.30
Surplus	\$	22,774.70

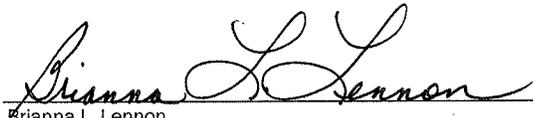
In witness whereof I have hereunto set my hand and seal, this 27 day of August 2019

  
\_\_\_\_\_  
Brian McConium

Collector of Revenue, Boone County, Missouri



Subscribed and sworn to before me this 27th day of August 2019

  
\_\_\_\_\_  
Brianna L. Lennon

County Clerk of Boone County, Missouri



# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ca.

August Session of the July Adjourned

Term. 2019

County of Boone

In the County Commission of said county, on the

29th

day of

August

2019

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the Organizational Use of the Boone County Government Center Chambers by Baha'i Faith Community on October 26, 2019 from 11:30 am to 8:30 pm.

Done this 29th day of August 2019.

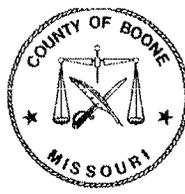
ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

Daniel K. Atwill  
Presiding Commissioner

Fred J. Parry  
District I Commissioner

Janet M. Thompson  
District II Commissioner



# Boone County Commission

## APPLICATION FOR ORGANIZATIONAL USE OF BOONE COUNTY CONFERENCE ROOMS

The undersigned organization hereby applies for a use permit to use Boone County Government conference rooms as follows:

Organization: Bahai \_\_\_\_\_

Address: 205 Blue Sky Court \_\_\_\_\_

City: Columbia \_\_\_\_\_ State: MO \_\_\_\_\_ ZIP Code 65203 \_\_\_\_\_

Phone: 573-445-6853 \_\_\_\_\_ Website: www.columbiabahai.org \_\_\_\_\_

Individual Requesting Use: Farah Nieuwenhuizen \_\_\_\_\_ Position in Organization: Assistant secretary \_\_\_\_\_

Facility requested:  Chambers     Room 301     Room 311     Room 332     Centralia Clinic

Event: Bahai celebration of holy days \_\_\_\_\_

Description of Use (ex. Speaker, meeting, reception): Speaker and reception \_\_\_\_\_

Date(s) of Use: Saturday October 26/2019 \_\_\_\_\_

Start Time of Setup: 11:30am \_\_\_\_\_ AM/PM    Start Time of Event: 12 Noon \_\_\_\_\_ AM/PM

End Time of Event: 8:00 pm \_\_\_\_\_ AM/PM    End Time of Cleanup: 8:30pm \_\_\_\_\_ AM/PM

The undersigned organization agrees to abide by the following terms and conditions in the event this application is approved:

1. To abide by all applicable laws, ordinances and county policies in using Boone County Government conference rooms.
2. To remove all trash or other debris that may be deposited (by participants) in rooms by the organizational use.
3. To repair, replace, or pay for the repair or replacement of damaged property including carpet and furnishings in rooms.
4. To conduct its use in such a manner as to not unreasonably interfere with Boone County Government building functions.
5. To indemnify and hold the County of Boone, its officers, agents and employees, harmless from any and all claims, demands, damages, actions, causes of action or suits of any kind or nature including costs, litigation expenses, attorney fees, judgments, settlements on account of bodily injury or property damage incurred by anyone participating in or attending the organizational use of rooms as specified in this application.

Organization Representative/Title: Assistant secretary \_\_\_\_\_

Phone Number: 573-445-6853 \_\_\_\_\_ Date of Application, August 25/2019 \_\_\_\_\_

Email Address: farahn19@yahoo.com \_\_\_\_\_

**Applications may be submitted in person or by mail to the Boone County Commission, 801 E. Walnut, Room 333, Columbia, MO 65201 or by email to [commission@boonecountymo.org](mailto:commission@boonecountymo.org).**

### PERMIT FOR ORGANIZATIONAL USE OF BOONE COUNTY GOVERNMENT CONFERENCE ROOMS

The County of Boone hereby grants the above application for permit in accordance with the terms and conditions above written. The above permit is subject to termination for any reason by duly entered order of the Boone County Commission.

ATTEST:

BOONE COUNTY, MISSOURI

*Branna L. Lennon*  
\_\_\_\_\_  
County Clerk

*Roger B. Wilson*  
\_\_\_\_\_  
County Commissioner

DATE: 8.29.19 \_\_\_\_\_

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

August Session of the July Adjourned

Term. 2019

In the County Commission of said county, on the 29th day of August 2019

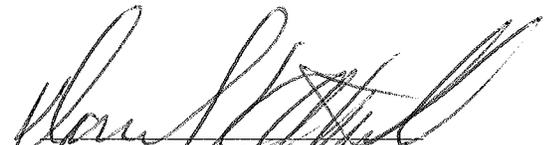
the following, among other proceedings, were had, viz:

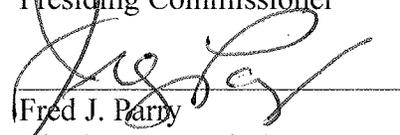
Now on this day, the County Commission of the County of Boone does hereby approve the Organizational Use of the Boone County Government Center Room 301 by the Missouri Association of Prosecuting Attorneys – Best Practices Committee for Special Victims on September 19, 2019 from 10:15 am to 3:00 pm.

Done this 29th day of August 2019.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Daniel K. Atwill  
Presiding Commissioner

  
Fred J. Parry  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner



# Boone County Commission

## APPLICATION FOR ORGANIZATIONAL USE OF BOONE COUNTY CONFERENCE ROOMS

The undersigned organization hereby applies for a use permit to use Boone County Government conference rooms as follows:

Organization: Missouri Association of Prosecuting Attorneys – Best Practices Committee for Special Victims

Address: 102 N Main

City: Gallatin State: MO ZIP Code 64640

Phone: (660)663-3300 ext 6 Website: \_\_\_\_\_

Individual Requesting Use: Annie Gibson Position in Organization: Chair of Committee, Secretary of Board

Facility requested:  Chambers  Room 301  Room 311  Room 332  Centralia Clinic

Event: Committee meeting

Description of Use (ex. Speaker, meeting, reception): Meeting to develop Best Practices

Date(s) of Use: 9.19.29

Start Time of Setup: 10:15 a.m. AM/PM Start Time of Event: 10:30 a.m.

End Time of Event: 3 p.m. AM/PM End Time of Cleanup: 3 p.m.

The undersigned organization agrees to abide by the following terms and conditions in the event this application is approved:

1. To abide by all applicable laws, ordinances and county policies in using Boone County Government conference rooms.
2. To remove all trash or other debris that may be deposited (by participants) in rooms by the organizational use.
3. To repair, replace, or pay for the repair or replacement of damaged property including carpet and furnishings in rooms.
4. To conduct its use in such a manner as to not unreasonably interfere with Boone County Government building functions.
5. To indemnify and hold the County of Boone, its officers, agents and employees, harmless from any and all claims, demands, damages, actions, causes of action or suits of any kind or nature including costs, litigation expenses, attorney fees, judgments, settlements on account of bodily injury or property damage incurred by anyone participating in or attending the organizational use of rooms as specified in this application.

Organization Representative/Title: Annie Gibson - Committee chair

Phone Number: (660)663-3300 ext 6 Date of Application: 8.27.2019

Email Address: annie.gibson@prosecutors.mo.gov

**Applications may be submitted in person or by mail to the Boone County Commission, 801 E. Walnut, Room 333, Columbia, MO 65201 or by email to [commission@boonecountymo.org](mailto:commission@boonecountymo.org).**

## PERMIT FOR ORGANIZATIONAL USE OF BOONE COUNTY GOVERNMENT CONFERENCE ROOMS

The County of Boone hereby grants the above application for permit in accordance with the terms and conditions above written. The above permit is subject to termination for any reason by duly entered order of the Boone County Commission.

ATTEST:

Branna L. Lennon  
County Clerk

BOONE COUNTY, MISSOURI

[Signature]  
County Commissioner

DATE: 8.29.19