

BILL NO. 2870

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 2664 AND REPLACING IT WITH A NEW ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR CHESTERFIELD PLACE LOT 7 AND PART OF TRACT A OF THE RESUBDIVISION OF LOT 2 OF OLD CLARKSON ESTATES ZONED "R1A" RESIDENCE DISTRICT LOCATED AT THE END OF THE CHESTERFIELD PLACE CUL DE SAC.

WHEREAS, St. Louis County Surveying & Engineering Inc., on behalf of Jean Reilley, has proposed a Boundary Adjustment Plat for the aforementioned tracts; and,

WHEREAS, the plat was approved by City Council on August 15, 2011 and the approval of said plat expired when it was not recorded with the Recorder of Deeds within sixty (60) days; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to remove the lot line between the two properties and increase the lot size of 2119 Chesterfield Place; and,

WHEREAS, the Department of Planning and Public Works has reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinances and forwarded said Boundary Adjustment Plat to the City Council; and,

WHEREAS, the City Council, having considered said request, recommended approval of the Boundary Adjustment Plat.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Boundary Adjustment Plat for Chesterfield Place Lot 7 and Part of Tract A of the Resubdivision of Lot 2 of Old Clarkson Estates which is attached hereto as Exhibit 1 and made part hereof as is fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

Section 3. The Ordinance shall be in full force and effect from and after its passage and approvals.

Passed and approved this _____ day of _____, 2012

MAYOR

ATTEST:

CITY CLERK

BOUNDARY ADJUSTMENT PLAT OF LOT 7 OF CHESTERFIELD PLACE, PLAT BOOK 199 PAGE 52, AND PART OF TRACT "A" OF THE RESUBDIVISION OF LOT 2 OF OLD CLARKSON ESTATES, PLAT BOOK 203 PAGE 99, CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

OWNERS CERTIFICATE

The undersigned owner of the tract of land described in the Surveyor's Certificate have caused the same to be adjusted in the manner shown herein and which plot shall hereafter be known as "BOUNDARY ADJUSTMENT PLAT OF LOT 7 OF CHESTERFIELD PLACE, AND PART OF TRACT 'A' OF THE RESUBDIVISION OF LOT 2 OF OLD CLARKSON ESTATES".

IN WITNESS WHEREOF, we have signed the foregoing this _____ day of _____, 20____.

JEAN C. REILLEY, TRUSTEE

OWNERS NOTARY

STATE OF MISSOURI } } SS. JEAN C. REILLEY, TRUSTEE
COUNTY OF ST. LOUIS }

On this _____ day of _____, 20____, before me appeared Jean C. Reilley, Trustee of Old Clarkson Estates, a plat recorded in Plat Book 203 Page 99 of the County Records in St. Louis County, Missouri, and being more particularly described as follows, to-wit: Beginning at an old iron pipe at the most eastern corner of aforementioned Tract "A", thence along the south line of said Tract "A", 167.74 feet to an iron pipe at the north line of said Tract "A", thence along said north line S.48°37'E., 168.63 feet to the point of beginning.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid this day and year first above written.

NOTARY PUBLIC

My Commission Expires: _____

DESCRIPTIONS

ORIGINAL PARCEL 1
A tract of land being part of Tract "A" of the Resubdivision of Lot 2 of Old Clarkson Estates, a plat recorded in Plat Book 203 Page 99 of the County Records in St. Louis County, Missouri, and being more particularly described as follows, to-wit: Beginning at an old iron pipe at the most eastern corner of aforementioned Tract "A", thence along the south line of said Tract "A", 167.74 feet to an iron pipe at the north line of said Tract "A", thence along said north line S.48°37'E., 168.63 feet to the point of beginning.

ORIGINAL PARCEL 2
A tract of land being part of Tract "A" of the Resubdivision of Lot 2 of Old Clarkson Estates, a plat recorded in Plat Book 203 Page 99 of the County Records in St. Louis County, Missouri, and being more particularly described as follows, to-wit: Beginning at an old iron pipe at the most eastern corner of aforementioned Tract "A", thence along the south line of said Tract "A", 167.74 feet to an iron pipe at the north line of said Tract "A", thence along said north line S.48°37'E., 168.63 feet to the point of beginning.

ADJUSTED PARCEL
A tract of land being Lot 7 of Chesterfield Place, as per plat thereof recorded in Plat Book 199 Page 52 of the St. Louis County Records, and of Tract "A" of the Resubdivision of Lot 2 of Old Clarkson Estates, as per plat thereof recorded in Plat Book 203 Page 99 of the St. Louis County Records, and being more particularly described as follows:

Beginning at the northeast corner of said Lot 7, also being the northwest corner of Lot 6 of said Chesterfield Place and being on the southern right-of-way line of Chesterfield Place (50' wide), thence leaving said right-of-way line along the eastern line of said Lot 7, 17.89 feet to the southeast corner of said Lot 7, thence along the northern line of said Lot 7 and 75 of the said County Records, thence leaving said corner along the northern line of said Clarksons Woods Plat 3, South 89°35'40" West, 222.73 feet to a point marking the southeast corner of property owned by Norman & NoREEN GOLDSTEIN, Deed Book 8401 Page 2465 of the said County Records; thence leaving the northern line of said Clarksons Woods Plat 3 along the eastern line of said Goldstein property, North 19°42'15" East, 117.89 feet to the southwest corner of Lot 8 of said Chesterfield Place, also being the southeast corner of Lot 8 of said Chesterfield Place, thence along the eastern line of said Lot 8, North 48°55'37" East, 156.26 feet to the northwest corner of said Lot 7 and being on the southern right-of-way line of the aforementioned Chesterfield Place (50' wide); thence leaving said corner, along said right-of-way line, South 41°04'23" East, 25.51 feet to a point on a curve of 30.00 feet, on an arc distance of 25.71 feet to a point of reverse curvature; thence along a curve to the left having a radius of 54.00 feet, an arc distance of 88.33 feet back to the point of beginning and containing 31.443 square feet.

CITY OF CHESTERFIELD CERTIFICATE

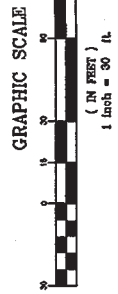
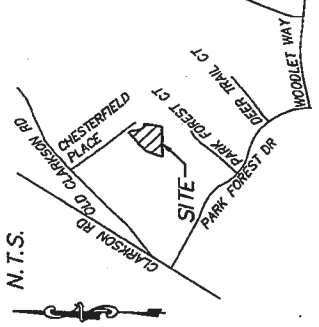
This is to certify that the "BOUNDARY ADJUSTMENT PLAT OF LOT 7 OF CHESTERFIELD PLACE AND PART OF TRACT 'A' OF THE RESUBDIVISION OF LOT 2 OF OLD CLARKSON ESTATES" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the _____ day of _____, 20____, and thereby authorizes the recording of this boundary adjustment plat with the office of the St. Louis County Recorder of Deeds.

BRUCE GEEGER
MAYOR

JUDITH MAGGAR,
CITY CLERK

- FENCE INFORMATION**
- ④ Corner of fence is on property line.
 - ⑤ Fence corner 0.5' north, 0.3' west.
 - ⑥ Fence is 2.5' east, Asph. Pmnt. is 1.3' east.
 - ⑦ Corner of fence is 1.4' north, 0.2' east.
 - ⑧ Fence line is 0.3' north.
 - ⑨ Fence line is 1.4' south.
 - ⑩ Fence line is 2.1' south.
 - ⑪ Fence line is 0.9' south.
 - ⑫ Fence line is 0.9' north.
 - ⑬ Fence of property corner
 - ⑭ Fence corner is 1.8' north.
 - ⑮ Fence corner is 1.3' north.
 - ⑯ Fence line is 0.9' north north.

LOCATION MAP



GENERAL NOTES

- This plat was prepared from information furnished this office by the client and from additional data pertaining to this site obtained by St. Louis County Surveying & Engineering, Inc. from the St. Louis County Recorder's Office, without the benefit of an up-to-date title policy. Therefore, these properties are subject to any and all easements of record, whether or not shown on this plat.
- No additional lot were created by this boundary adjustment plat.
- Basis of bearing for this plat is the plat of Chesterfield Place, as recorded in Plat Book 199 Page 52 of the St. Louis County Records.

SURVEYOR'S CERTIFICATION

This is to certify that Mr. St. Louis County Surveying & Engineering, Inc., have during the month of March, 2011, executed an Urban Class Survey, and during the month of April, 2011, at the request of Jean C. Reilley, prepared this Boundary Adjustment Plat on a tract of land being Lot 7 of Chesterfield Place, as recorded in Plat Book 199 Page 52 of the County Records, and of Tract "A" of Old Clarkson Estates, as recorded in Plat Book 203 Page 99 of the St. Louis County Records and part of and this survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, and the results are shown hereon.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC
CORPORATE REGISTRATION NO. LS-1620

By: DAVID J. MORTON
MO. R.L.S. #2276



ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC
CIVIL ENGINEERING
LAND SURVEYING

12015 Manchester Rd., Suite 70 St. Louis, Missouri, 63131
Phone (314) 965-6732 Fax (314) 965-6734

BOUNDARY ADJUSTMENT PLAT OF LOT 7 OF CHESTERFIELD PLACE, AND PART OF TRACT "A" OF THE RESUBDIVISION OF LOT 2 OF OLD CLARKSON ESTATES

Prepared For: JEAN C. REILLEY
#2119 CHESTERFIELD PL.
CHESTERFIELD, MO. 63017

NO.	DATE	DESCRIPTION
1	04-14-11	REVISED PER COMMENTS

DATE	BY
04-05-11	
04-08-11	

PROJECT NAME: #2119 CHESTERFIELD PL.
JOB #2010-188
BOUNDARY ADJUSTMENT PLAT
SHEET 1 OF 1