

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR GREENLEAF ESTATES LOTS 42 AND 43 ZONED "R1" RESIDENCE DISTRICT LOCATED NORTHWEST OF THE INTERSECTION OF WIMBORNE COURT AND GREENLEAF VALLEY DRIVE.

WHEREAS, Alison Marischen with Polsinelli Shughart PC, on behalf of Kent and Carol Schien, has proposed a Boundary Adjustment Plat for the aforementioned tracts; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to increase the lot size of 1514 Wimborne Court; 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 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 Greenleaf Estates Lot 42 and Greenleaf Estates Lot 43 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 _____, 2011

MAYOR

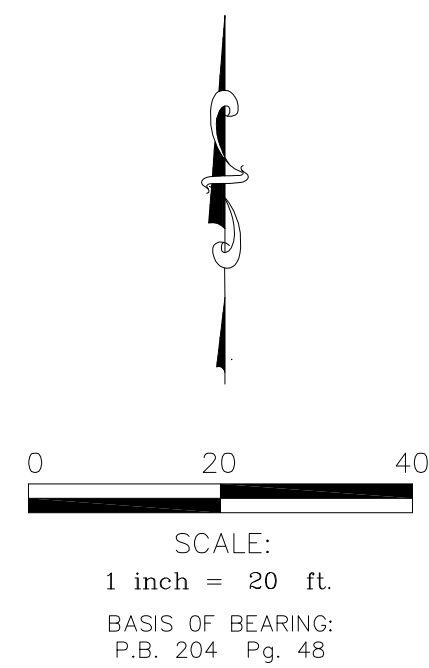
ATTEST:

CITY CLERK

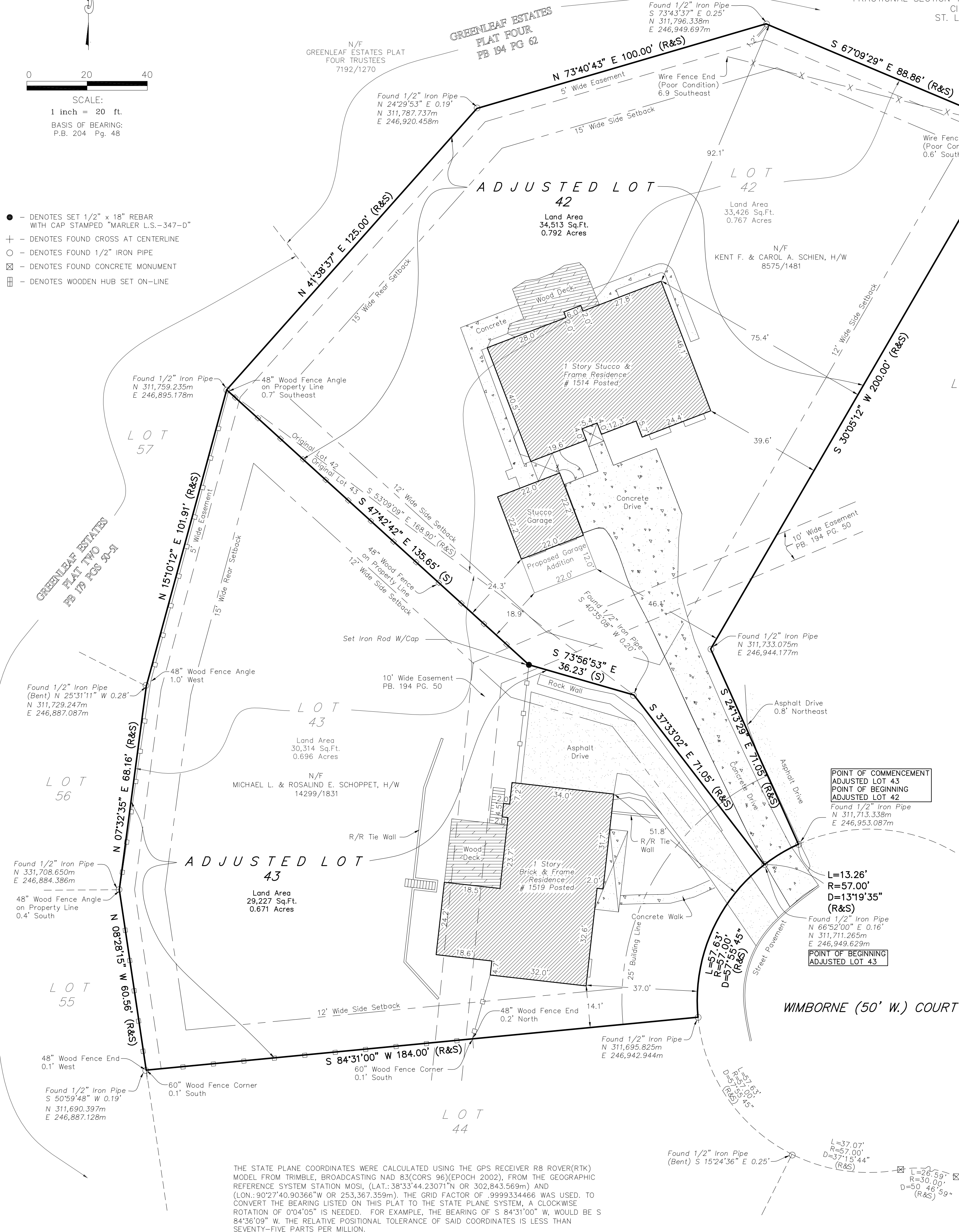
GREENLEAF ESTATES PLAT THREE ADJUSTED LOTS 42 AND 43 BOUNDARY ADJUSTMENT PLAT

OF LOTS 42 AND 43 OF BOUNDARY ADJUSTMENT SURVEY OF GREENLEAF ESTATES PLAT THREE AS RECORDED IN PLAT BOOK 204 PAGE 48

FRACTIONAL SECTION 14, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- + - DENOTES FOUND CROSS AT CENTERLINE
- - DENOTES FOUND 1/2" IRON PIPE
- ⊠ - DENOTES FOUND CONCRETE MONUMENT
- ⊞ - DENOTES WOODEN HUB SET ON-LINE



THE STATE PLANE COORDINATES WERE CALCULATED USING THE GPS RECEIVER RB ROVER(RTK) MODEL FROM TRIMBLE, BROADCASTING NAD 83(CORS 96)(EPOCH 2002), FROM THE GEOGRAPHIC REFERENCE SYSTEM STATION MOSI, (LAT.: 38°33'44.23071" N OR 302,843.569m) AND (LONG.: 90°27'40.90366" W OR 253,367.359m). THE GRID FACTOR OF .9999334466 WAS USED. TO CONVERT THE BEARING LISTED ON THIS PLAT TO THE STATE PLANE SYSTEM, A CLOCKWISE ROTATION OF 0°04'05" IS NEEDED. FOR EXAMPLE, THE BEARING OF S 84°31'00" W, WOULD BE S 84°36'09" W. THE RELATIVE POSITIONAL TOLERANCE OF SAID COORDINATES IS LESS THAN SEVENTY-FIVE PARTS PER MILLION.

LOT 42
Land Area 33,426 Sq.Ft. 0.767 Acres

KENT F. SCHIEN
STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
STATE OF MISSOURI
COUNTY OF ST. LOUIS

THIS IS TO CERTIFY THAT THE RECORD PLAT OF "GREENLEAF ESTATES PLAT THREE LOTS 42 AND 43 BOUNDARY ADJUSTMENT PLAT" 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 RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

BRUCE GEIGER, MAYOR
JUDY NAGGIAR, CITY CLERK

ORIGINAL TRACTS

A TRACT OF LAND BEING LOTS 42 AND 43 OF THE BOUNDARY ADJUSTMENT PLAT OF GREENLEAF ESTATES PLAT THREE AS RECORDED IN PLAT BOOK 204 PAGE 48 OF THE ST. LOUIS COUNTY LAND RECORDS IN ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADJUSTED LOT 42

A TRACT OF LAND BEING ALL OF LOT 42 AND PART OF LOT 43 OF THE BOUNDARY ADJUSTMENT PLAT OF GREENLEAF ESTATES PLAT THREE AS RECORDED IN PLAT BOOK 204 PAGE 48 OF THE ST. LOUIS COUNTY LAND RECORDS IN ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE AT THE INTERSECTION OF THE SOUTHEAST CORNER OF SAID LOT 42 AND THE NORTHERN LINE OF WIMBORNE COURT (50 FEET WIDE); THENCE ALONG SAID WIMBORNE COURT ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 13.26 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 59 DEGREES 07 MINUTES 13 SECONDS WEST, 13.23 FEET TO THE INTERSECTION OF THE EASTERNMOST CORNER OF THE ABOVE MENTIONED LOT 43 AND THE NORTHERN LINE OF SAID WIMBORNE COURT, FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 66 DEGREES 52 MINUTES 02 SECONDS EAST, 0.16 FEET; THENCE LEAVING SAID WIMBORNE COURT ALONG THE EASTERN LINE OF SAID LOT 43, NORTH 37 DEGREES 33 MINUTES 02 SECONDS WEST A DISTANCE OF 71.05 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 40 DEGREES 35 MINUTES 08 SECONDS WEST, 0.20 FEET; THENCE LEAVING SAID EASTERN LINE THROUGH SAID LOT 43 THE FOLLOWING COURSES AND DISTANCES:

- NORTH 73 DEGREES 56 MINUTES 53 SECONDS WEST, 36.23 FEET TO A SET IRON ROD WITH CAP STAMPED "MARLER L.S. 347-D";
- NORTH 47 DEGREES 42 MINUTES 42 SECONDS WEST, 135.65 FEET TO A FOUND 1/2" IRON PIPE AT THE NORTHERNMOST POINT OF SAID LOT 43, SAID POINT IS ALSO THE MOST WESTERN POINT OF THE AFOREMENTIONED LOT 42;
- THENCE LEAVING SAID LOT 43, ALONG THE NORTHERN LINE OF SAID LOT 42 THE FOLLOWING COURSES AND DISTANCES:
- NORTH 41 DEGREES 38 MINUTES 37 SECONDS EAST, 125.00 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 24 DEGREES 29 MINUTES 53 SECONDS EAST, 0.19 FEET;
- NORTH 73 DEGREES 40 MINUTES 43 SECONDS EAST, 100.00 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 73 DEGREES 43 MINUTES 37 SECONDS EAST, 0.25 FEET;
- SOUTH 67 DEGREES 09 MINUTES 29 SECONDS EAST, 88.86 FEET TO THE EASTERNMOST POINT OF SAID LOT 42, FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 65 DEGREES 41 MINUTES 22 SECONDS EAST, 0.26 FEET; THENCE ALONG THE EASTERN LINE OF SAID LOT 42 THE FOLLOWING COURSED AND DISTANCES:
- SOUTH 30 DEGREES 05 MINUTES 12 SECONDS WEST, 200 FEET TO A FOUND 1/2" IRON PIPE;
- SOUTH 24 DEGREES 13 MINUTES 19 SECONDS EAST, 71.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 34,513 SQUARE FEET OR 0.792 ACRES MORE OR LESS.

END OF DESCRIPTION

ADJUSTED LOT 43

A TRACT OF LAND BEING PART OF LOT 43 OF THE BOUNDARY ADJUSTMENT PLAT OF GREENLEAF ESTATES PLAT THREE AS RECORDED IN PLAT BOOK 204 PAGE 48 OF THE ST. LOUIS COUNTY LAND RECORDS IN ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON PIPE AT THE INTERSECTION OF THE SOUTHEAST CORNER OF LOT 42 OF SAID GREENLEAF ESTATES PLAT THREE AND THE NORTHERN LINE OF WIMBORNE COURT (50 FEET WIDE); THENCE ALONG THE NORTHERN LINE OF SAID WIMBORNE COURT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, AND ARC LENGTH OF 13.26 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 59 DEGREES 07 MINUTES 13 SECONDS WEST, 13.23 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT OF LAND, FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 66 DEGREES 52 MINUTES 02 SECONDS EAST, 0.16 FEET;

THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID WIMBORNE COURT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 57.63 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 29 MINUTES 06 SECONDS WEST, 55.20 FEET TO A FOUND 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 43;

THENCE LEAVING SAID WIMBORNE COURT ALONG THE SOUTHERN LINE OF SAID LOT 43, SOUTH 84 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 184.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43, FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 59 DEGREES 07 MINUTES 13 SECONDS WEST, 0.16 FEET; THENCE ALONG THE WESTERN LINE OF SAID LOT 43 THE FOLLOWING COURSES AND DISTANCES:

- NORTH 08 DEGREES 28 MINUTES 15 SECONDS WEST, 60.56 FEET TO A FOUND 1/2" IRON PIPE;
- NORTH 07 DEGREES 32 MINUTES 35 SECONDS EAST, 68.16 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 25 DEGREES 31 MINUTES 11 SECONDS WEST, 0.28 FEET;
- NORTH 15 DEGREES 10 MINUTES 12 SECONDS EAST, 101.91 FEET TO A FOUND 1/2" IRON PIPE AT THE NORTHERNMOST POINT OF SAID LOT 43;
- THENCE LEAVING THE WESTERN LINE OF SAID LOT 43, THROUGH SAID LOT 43 THE FOLLOWING COURSES AND DISTANCE:
- SOUTH 47 DEGREES 42 MINUTES 42 SECONDS EAST, 135.65 FEET TO A SET IRON ROD STAMPED "MARLER 347-D";
- SOUTH 73 DEGREES 56 MINUTES 53 SECONDS EAST, 36.23 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 40 DEGREES 35 MINUTES 08 SECONDS WEST, 0.20 FEET;
- SOUTH 37 DEGREES 33 MINUTES 02 SECONDS EAST, 71.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 29,227 SQUARE FEET OR 0.671 ACRES MORE OR LESS.

END OF DESCRIPTION

LOT "42"
THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS BOUNDARY ADJUSTMENT PLAT OF "GREENLEAF ESTATES PLAT THREE LOTS 42 AND 43 BOUNDARY ADJUSTMENT PLAT".
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____, 20____.

(PRINTED NAME) _____ SIGNATURE _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
STATE OF MISSOURI
COUNTY OF ST. LOUIS

LOT "43"
THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS BOUNDARY ADJUSTMENT PLAT OF "GREENLEAF ESTATES PLAT THREE LOTS 42 AND 43 BOUNDARY ADJUSTMENT PLAT".
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____, 20____.

(PRINTED NAME) _____ SIGNATURE _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
STATE OF MISSOURI
COUNTY OF ST. LOUIS

LOT 43

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACT OF LAND TO BE ADJUSTED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "GREENLEAF ESTATES PLAT THREE LOTS 42 AND 43 BOUNDARY ADJUSTMENT PLAT".

MICHAEL L. SCHOPPET
ROSALIND E. SCHOPPET

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED MICHAEL L. SCHOPPET, TO ME KNOWN TO BE THE PERSON(S) 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 SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED ROSALIND E. SCHOPPET, TO ME KNOWN TO BE THE PERSON(S) 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 SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
STATE OF MISSOURI
COUNTY OF ST. LOUIS

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF MICHAEL SCHOPPET, WE HAVE DURING THE MONTH OF JUNE 2010, PERFORMED A BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY ON LOTS 42 AND 43 OF THE BOUNDARY ADJUSTMENT SURVEY OF GREENLEAF ESTATES PLAT THREE, A SUBDIVISION RECORDED IN PLAT BOOK 204 PAGE 48 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS DRAWING.

AND THE RESULT OF SAID SURVEY IS CORRECTLY REPRESENTED ON THIS PLAT OF SURVEY AND HAVE CAUSED THE SAME TO BE ADJUSTED IN AREA AS SHOWN ON THIS PLAT OF SURVEY AND SHALL BE KNOWN HEREAFTER AS "GREENLEAF ESTATES PLAT THREE LOTS 42 AND 43 BOUNDARY ADJUSTMENT PLAT". THAT THE SAID SURVEY WAS EXECUTED IN THE FIELD BY PERSONNEL UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, ENGINEERS AND LAND SURVEYORS AND BY THE DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY EFFECTIVE DECEMBER 31, 1994.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2011.

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D
By: MARTY L. MARLER
MISSOURI CERT. NO. L.S. 2501

JOB NO. 1005-093	DEPUTY MS
DRWN BY: MPB	CHK'D BY: D.F.V.
11402 GRAVOIS RD., SUITE 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX email: marler@marlersurveying.net	