

**BILL NO. 2540** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE VACATING ALL LOTS, COMMON GROUND AND STREETS OF "PADDINGTON HILL" A TRACT OF LAND BEING PART OF U.S. SURVEY 206, TOWNSHIP 46 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, a petition has been filed by Greater Missouri Builders requesting the vacation of all lots, common ground and streets of Paddington Hill; and,

**WHEREAS**, Greater Missouri Builders owns the property to be vacated; and,

**WHEREAS**, the Departments of Planning and Public Works have reviewed the petition and have determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect to the City of Chesterfield.

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

**Section 1.** The City Council of the City of Chesterfield hereby approves the vacation of all lots, common ground and streets, as depicted in Exhibit A, which is attached hereto and made a part hereof, and,

**Section 2.** The Mayor and City Clerk are authorized and directed to evidence the approval of this vacation by the affixing of their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record this vacation with the Saint Louis County Recorder of Deeds Office.

**Section 3.** This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
John Nations, Mayor

ATTEST:

\_\_\_\_\_  
Martha DeMay, City Clerk

# PADDINGTON HILL

A TRACT OF LAND BEING PART OF U.S. SURVEY 206,  
TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE FIFTH  
PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI  
"R-3" PLANNED ENVIRONMENT UNIT

A TRACT OF LAND IN U.S. 206, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE SOUTHWEST CORNER OF A 20 FOOT WIDE PRIVATE DRIVE KNOWN AS KNOLLWOOD DRIVE AND THE NORTHEAST CORNER OF OLIVE BOULEVARD; THENCE ALONG SAID WEST LINE TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 54 MINUTES 37 SECONDS WEST 355.88 FEET; THENCE SOUTH 86 DEGREES 11 MINUTES 12 SECONDS WEST 147.37 FEET; THENCE SOUTH 74 DEGREES 30 MINUTES 38 SECONDS WEST 99.58 FEET; THENCE NORTH TO DEGREES 11 MINUTES 37 SECONDS WEST 43.92 FEET; THENCE NORTH 71 DEGREES 51 MINUTES 15 SECONDS WEST 2.81 FEET TO A POINT IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO BETTY AND RICHARD BRANDT, TRUSTEES BY DEED RECORDED IN BOOK 14002, PAGE 852; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF "THE MANSIONS AT SPYGLASS SUMMIT" AS RECORDED IN PLAT BOOK 208, PAGE 90, NORTH 00 DEGREES 24 MINUTES 09 SECONDS EAST 666.36 FEET TO A POINT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTHERN LINE OF ADJUSTED SOUTH LOT 7 OF "SECONDARY ADJUSTMENT SURVEY" RECORDED IN PLAT BOOK 347, PAGE 477, NORTH 39 DEGREES 57 MINUTES 29 SECONDS EAST 553.47 FEET TO THE NORTHERN CORNER OF SAID ADJUSTED SOUTH LOT; THENCE ALONG THE EAST LINE OF SAID ADJUSTED SOUTH LOT, SOUTH 19 DEGREES 44 MINUTES 00 SECONDS EAST 454.11 FEET TO A POINT; THENCE NORTH 81 DEGREES 57 MINUTES 00 SECONDS EAST 80.00 FEET TO A POINT IN SAID WEST LINE KNOLLWOOD DRIVE; THENCE SOUTH 25 DEGREES 25 MINUTES 23 SECONDS EAST 349.39 FEET TO THE POINT OF BEGINNING.

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "PADDINGTON HILL". PADDINGTON HILL DRIVE 85 FEET WIDE, CAMPICK COURT 30 FEET WIDE, TOGETHER WITH ALL CUL-DE-SACS AND SOUNDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.

ALL EASEMENTS AS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, METROPOLITAN ST. LOUIS SEWER DISTRICT, TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES AND SEWER AND GRABAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWERS AND GRABAGE FACILITIES.

THE FIVE AND TEN FOOT WIDE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TRUSTEES OF PADDINGTON HILL.

ALL BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND RESTRICTIONS TO BE FILED.

THE COMMON GROUND SHOWN ON THE PLAT HAS BEEN CONVEYED FOREVER TO THE TRUSTEES OF PADDINGTON HILL BY GENERAL WARRANTY DEED RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AS DAILY NUMBER \_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS.

THE RETAINING WALL EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TRUSTEES OF THE FOREGOING SUBDIVISION FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING A RETAINING WALL WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID RETAINING WALL.

THE DETENTION AND STORM WATER CONTROL EASEMENT AS SHOWN ON THIS PLAT IS HEREBY GIVEN, GRANTED, EXTENDED, AND CONVEYED TO THE TRUSTEES OF PADDINGTON HILL AND MANSIONS AT SPYGLASS SUMMIT FOR THE EXCLUSIVE RIGHT TO BUILD AND MAINTAIN A SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, ON THE STRIP OR STRIPS OF GROUND IDENTIFIED ON THIS PLAT TO USE SAID SEWER OR SEWERS AND ADDITIONAL SPACE ADJACENT TO THE EASEMENT SO GRANTED AS MAY BE REQUIRED FOR WORKING ROOM DURING THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR REPAIR OF THE AFORESAID SEWER OR SEWERS INCLUDING STORMWATER IMPROVEMENTS AND MAY ASSIGN ITS RIGHTS IN THE EASEMENT TO THE STATE, COUNTY, CITY OR OTHER POLITICAL SUBDIVISION OF THE STATE.

THE DETENTION EASEMENT/COMMON GROUND SHALL NOT BE IN THE POSSESSION OR CONTROL OF THE CITY OF CHESTERFIELD, NOR SHALL THE CITY OF CHESTERFIELD BE RESPONSIBLE FOR THE MAINTENANCE, INSPECTION, ALTERATION, REPAIR, OPERATION OR REMOVAL OF THE STORM WATER DRAINAGE IMPROVEMENTS. THE EASEMENT HEREBY GRANTED IS INTENDED TO BE PERPETUAL AND SHALL CONTINUE FOREVER. ALL COMMON AREAS AND ALL IMPROVEMENTS CONTAINED THEREIN, INCLUDING STORM WATER DETENTION FACILITIES, THEREAFTER, ARE HEREBY DEDICATED TO THE TRUSTEES OF PADDINGTON HILL SUBDIVISION FOREVER AND BECOME THE SUBDIVISION'S SOLE OWNERSHIP AND MAINTENANCE RESPONSIBILITY. THE MAINTENANCE AND REPAIR OF ALL THE RETAINING WALLS ON SITE SHALL BE THE FULL RESPONSIBILITY OF THE TRUSTEES OF PADDINGTON HILL.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

THIS PLAT AND ANY AMENDMENTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR PADDINGTON HILL AS RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AS DAILY NUMBER \_\_\_\_\_ OF THE ST. LOUIS COUNTY RECORDS.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

GREATER MIDWEST BUILDERS, LTD.  
460 GREATER MISSOURI BUILDERS, INC.  
BY: PAUL SCOTT CAMPBELL, PRESIDENT

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS THE PRESIDENT OF GREATER MIDWEST BUILDERS, LTD. (A.K.A. GREATER MISSOURI BUILDERS, INC.), A MISSOURI CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS 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 ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN. MY COMMISSION EXPIRES: \_\_\_\_\_

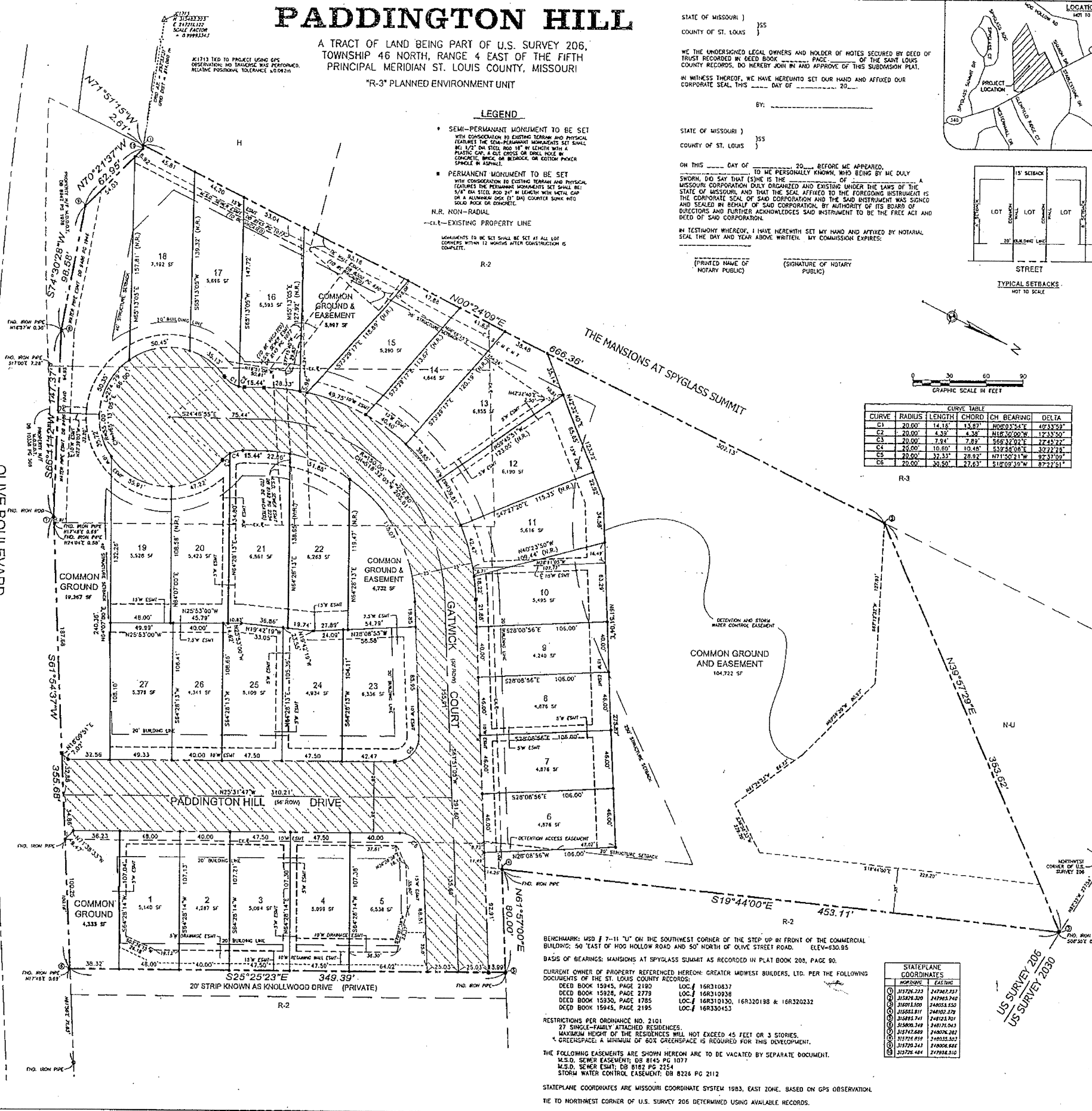
(PRINTED NAME OF NOTARY PUBLIC) (SIGNATURE OF NOTARY PUBLIC)  
JOHN NATIONS, MAYOR  
WARTY DANAY, CITY CLERK

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }  
I, THE UNDERSIGNED RECORDER OF DEEDS FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING AND ANNEXED INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND IS TRULY RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

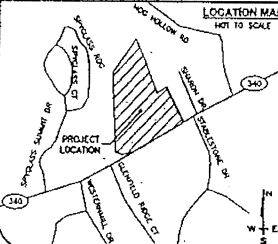
WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR FORSAID.  
RECORDER OF DEEDS  
DEPUTY RECORDER

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY 2005, AT THE REQUEST OF GREATER MIDWEST BUILDERS, LTD. (A.K.A. GREATER MISSOURI BUILDERS, INC.), PREPARED A SUBDIVISION PLAN OF PADDINGTON HILL, SITUATED IN U.S. SURVEY 206, TOWNSHIP 46 NORTH, RANGE 4 EAST, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS SUBDIVISION IS BASED ON A SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE REQUIREMENTS FOR URBAN PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECT, PROFESSIONAL ENGINEERS AND LAND SURVEYORS 4 CSR 30-16.

WOOLPERT, INC. 2005003599  
STEPHEN BOERGERHOFF MD LS 200200243



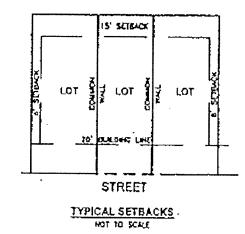
STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }  
WE, THE UNDERSIGNED LEGAL OWNERS AND HOLDER OF NOTES SECURED BY DEED OF TRUST RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE SAID LOUIS COUNTY RECORDS, DO HEREBY JOIN IN AND APPROVE OF THIS SUBDIVISION PLAT.  
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.



### LEGEND

- SEMI-PERMANENT MONUMENT TO BE SET WITH CONSIDERATION TO EXISTING TERRAIN AND PHYSICAL FEATURES. THE MONUMENT SHALL BE SET AS A 1/2" DIA. STEEL ROD 18" IN LENGTH WITH A PLASTIC CAP, A GUN COPPER OR BRASS NAIL, OR CONCRETE, BRICK, OR METAL OR GROUND PINNER SPACED IN ACCORDANCE WITH THE FOLLOWING:
- PERMANENT MONUMENT TO BE SET WITH CONSIDERATION TO EXISTING TERRAIN AND PHYSICAL FEATURES. THE MONUMENT SHALL BE SET AS A 3/4" DIA. STEEL ROD 24" IN LENGTH WITH A PLASTIC CAP OR A 1/2" DIA. COPPER BRASS NAIL 24" IN LENGTH WITH A PLASTIC CAP OR A 1/2" DIA. COPPER BRASS NAIL 24" IN LENGTH WITH A PLASTIC CAP OR A 1/2" DIA. COPPER BRASS NAIL 24" IN LENGTH WITH A PLASTIC CAP.
- N.R. NON-RADIAL
- EXISTING PROPERTY LINE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN, DO SAY THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A MISSOURI CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS 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 ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.  
BY: \_\_\_\_\_  
STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN, DO SAY THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A MISSOURI CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS 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 ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.  
BY: \_\_\_\_\_  
STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C1	20.00'	14.15'	13.87'	100°03'54"E	40°33'52"
C2	20.00'	4.39'	4.38'	118°30'00"W	17°33'50"
C3	20.00'	7.94'	7.89'	268°32'02"E	27°45'22"
C4	20.00'	10.69'	10.48'	53°25'08"E	32°27'25"
C5	20.00'	24.33'	28.92'	107°50'21"W	92°37'00"
C6	20.00'	30.50'	27.67'	51°09'10"W	87°27'51"

REVISION

NO.	DATE	DESCRIPTION
1	11/15/05	ISSUED

PROJECT NO. 613205  
DATE 11/15/05  
DRAWN BY GJC  
CHECKED BY JAH  
DESIGNED BY GJC  
SCALE: AS SHOWN

WOOLPERT, INC. 2005003599  
1485 OLIVE BOULEVARD (RD 340)  
ST. LOUIS, MISSOURI 63103  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
TEL: 314.436.0965  
FAX: 314.436.0884

GREATER MISSOURI BUILDERS  
PADDINGTON HILL  
1485 OLIVE BOULEVARD (RD 340)  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

EXHIBIT A  
VACATION  
Tables

SHEET NO. 1 of 1

## **EXHIBIT B**

### PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF U.S. SURVEY 206, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF A 20 FOOT WIDE STRIP OF LAND KNOWN AS KNOLLWOOD DRIVE AND THE NORTH LINE OF OLIVE BOULEVARD (RTE 340) (VARIABLE WIDTH), THENCE ALONG SAID NORTHERN LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 61 DEGREES 53 MINUTES 22 SECONDS WEST 355.78 FEET; THENCE SOUTH 66 DEGREES 13 MINUTES 27 SECONDS WEST 147.37 FEET; THENCE SOUTH 74 DEGREES 32 MINUTES 42 SECONDS WEST 98.58 FEET; THENCE NORTH 70 DEGREES 19 MINUTES 22 SECONDS WEST 65.42 FEET; THENCE LEAVING SAID NORTH LINE NORTH 00 DEGREES 24 MINUTES 09 SECONDS EAST 664.91 FEET; THENCE NORTH 39 DEGREES 57 MINUTES 29 SECONDS EAST 352.97 FEET; THENCE SOUTH 19 DEGREES 42 MINUTES 23 SECONDS EAST 453.11 FEET; THENCE NORTH 61 DEGREES 57 MINUTES 00 SECONDS EAST 80.00 FEET; THENCE SOUTH 25 DEGREES 31 MINUTES 46 SECONDS EAST 349.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.80 ACRES, MORE OR LESS