

BILL NO. 2541

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE AMENDED PLAT OF "PADDINGTON HILL," 7.8 ACRE TRACT OF LAND ZONED "R3" RESIDENCE DISTRICT WITH A PLANNED ENVIRONMENTAL UNIT (PEU), LOCATED ON THE NORTH SIDE OF OLIVE BOULEVARD, TO THE EAST OF THE MANSIONS AT SPYGLASS SUMMIT.

WHEREAS, Greater Missouri Builders has submitted for review and approval the Amended Record Plat for "Paddington Hill," located on the north side of Olive Boulevard, to the east of the Mansions at Spyglass Summit; and,

WHEREAS, The purpose of the Record Plat is to subdivide a 7.8 acre tract of land into 27 lots for single-family attached residential use. The subdivision retain the original name of Paddington Hill; and,

WHEREAS, the Planning Commission, having reviewed the same at the April 23, 2007 meeting has recommended approval thereof.

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

Section 1. The Amended Record Plat for "Paddington Hill," which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the Record Plat.

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

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

NOTES:
BENCHMARK: MSD # 7-11 "U" ON THE SOUTHWEST CORNER OF THE STEP UP IN FRONT OF THE COMMERCIAL BUILDING; 50' EAST OF HOG HOLLOW ROAD AND 50' NORTH OF OLIVE STREET ROAD. ELEV=630.95

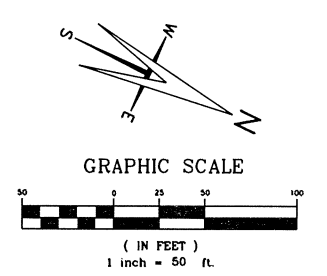
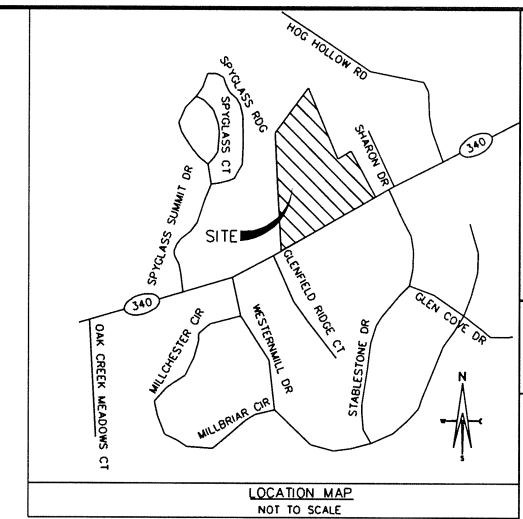
CURRENT OWNER OF PROPERTY REFERENCED HEREON: GREATER MISSOURI BUILDERS, LTD. PER THE FOLLOWING DOCUMENTS OF THE ST. LOUIS COUNTY RECORDS:
DEED BOOK 15945, PAGE 2190 LOC. #16R310837
DEED BOOK 15928, PAGE 2779 LOC. #16R310938
DEED BOOK 15930, PAGE 1785 LOC. #16R310310, 16R320198, 16R320232
DEED BOOK 15945, PAGE 2195 LOC. #16R330453

SEMI PERMANENT MONUMENTS - IRON RODS SHALL BE SET AT ALL LOT CORNERS WITHIN 12 MONTHS AFTER RECORDING OF PLAT.

PERMANENT MONUMENTS SHALL BE 5/8" DIE STEEL ROD 24" LONG WITH METAL OR ALUMINUM CAP

SEMI PERMANENT MONUMENTS SHALL BE 1/2" STEEL ROD 18" LONG WITH A PLASTIC CAP

BASIS OF BEARINGS: MANSIONS AT SPYGLASS SUMMIT AS RECORDED IN PLAT BOOK 208 PAGE 90.



PER CITY COMMENTS
03/01/07

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

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448



EXHIBIT A

ORDER NO. 07-0020
DATE 02/08/07
1

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED 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 DRIVE 56 FEET WIDE, GATWICK COURT 50 FEET WIDE, TOGETHER WITH ALL CURB-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSS 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, MISSOURI AMERICAN WATER COMPANY, LALEDE GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE 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 DRAINAGE FACILITIES, 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 UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE 5 AND 10 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 _____ 2007 AS DAILY NUMBER _____ IN THE ST. LOUIS COUNTY RECORDS.

THE DETENTION AND STORMWATER 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 WHICH HAVE BEEN IDENTIFIED ON THIS PLAT, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE EASEMENT SO GRANTED AS MAY BE REQUIRED FOR WORKING ROOM DURING THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR REPAIR OF THE AFOREMENTIONED 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 RETAINING WALL EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TRUSTEES OF PADDINGTON HILL 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 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 IRREVOCABLE AND SHALL CONTINUE FOREVER. ALL COMMON GROUND AREAS AND ALL IMPROVEMENTS CONTAINED THEREIN, INCLUDING STORM WATER DETENTION FACILITIES, THEREFROM, 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 _____ 2005, AS DAILY NUMBER _____ OF THE ST. LOUIS COUNTY RECORDS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL, THIS _____ DAY OF _____, 2007.

GREATER MIDWEST BUILDERS, LTD.
d.b.o. GREATER MISSOURI BUILDERS, INC.

BY: _____ DANIEL J. BENARD, PRESIDENT

ON THIS _____ DAY OF _____, 2007, BEFORE ME APPEARED, DANIEL J. BENARD, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF GREATER MIDWEST BUILDERS, LTD., 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 THE 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 HEREWITH 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)

THIS RECORD PLAT OF PADDINGTON HILL WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON _____ 2007 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS.

JOHN NATIONS, MAYOR
MARTY DEMAY, CITY CLERK

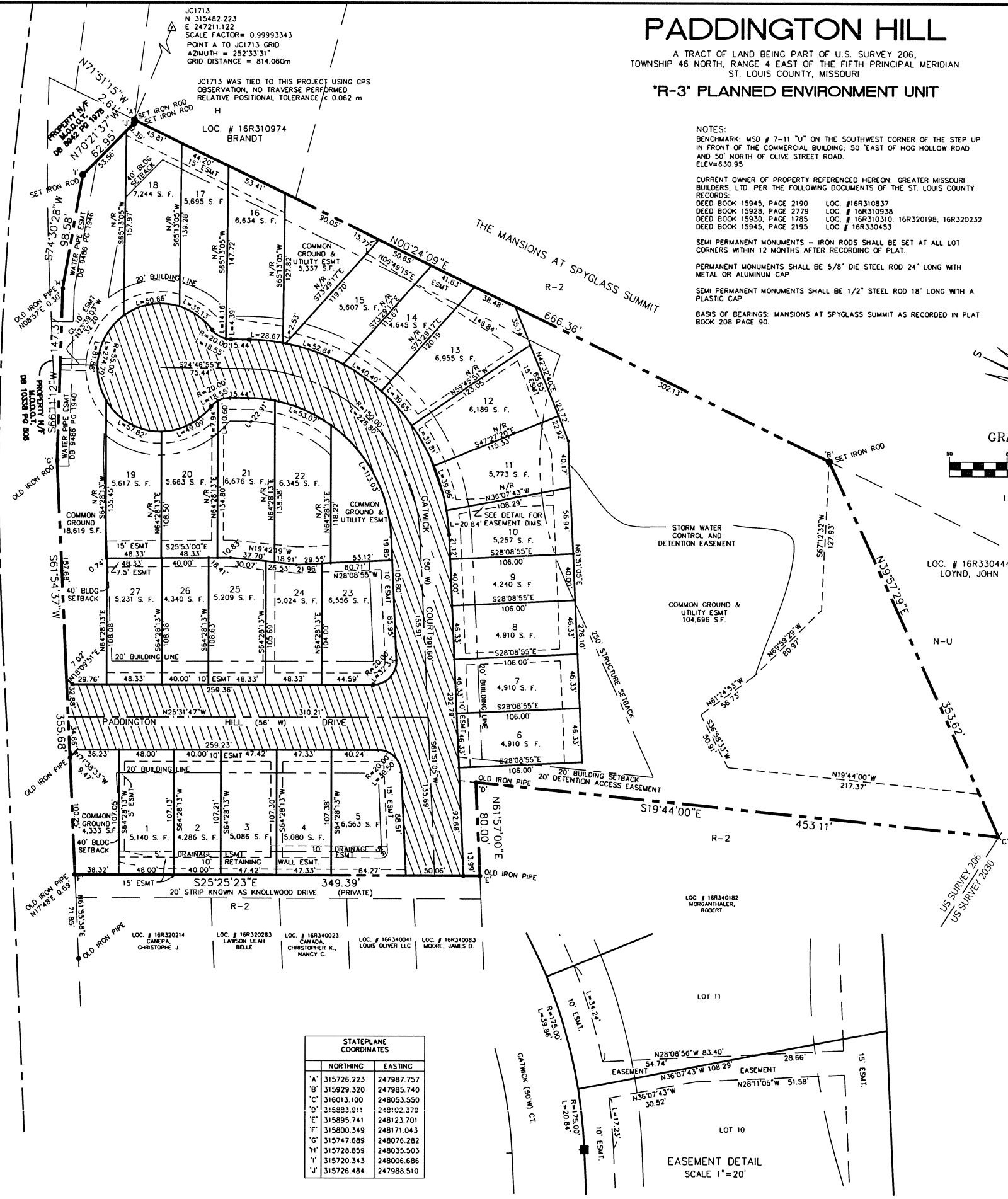
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

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. 2007 AT _____ O'CLOCK _____ A.M. AND IS TRULY RECORDED IN PLAT BOOK _____ PAGE _____

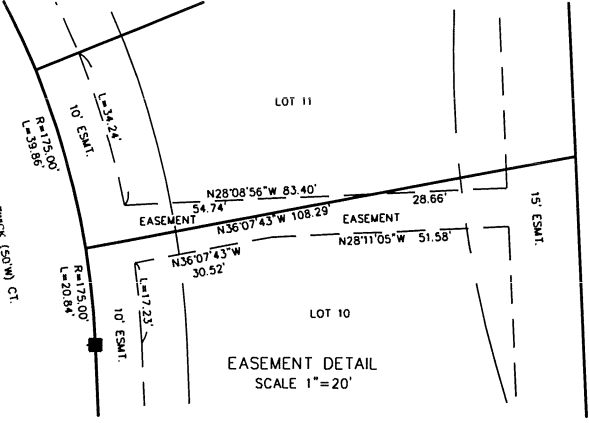
WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR FORSAID.
RECORDER OF DEEDS
BY: _____ DEPUTY RECORDER

THIS IS TO CERTIFY THAT AT THE REQUEST OF GREATER MISSOURI BUILDERS, LTD. (d.b.o. GREATER MISSOURI BUILDERS, INC.) WE HAVE DURING THE MONTH OF JANUARY, 2007, PREPARED A SUBDIVISION PLAT OF PADDINGTON HILL, SITUATED IN U.S. SURVEY 206, TOWNSHIP 46 NORTH, RANGE 4 EAST, 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 ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, 4CSR 30-16.

ST. CHARLES ENGINEERING AND SURVEYING, INC.
JAMES Q. PRICE MO. PLS # 200601640



STATEPLANE COORDINATES	
NORTHING	EASTING
'A'	315726.223
'B'	315929.320
'C'	316013.100
'D'	315883.911
'E'	315895.741
'F'	315800.349
'G'	315747.689
'H'	315728.859
'I'	315720.343
'J'	315726.484
	247987.757
	247985.740
	248053.550
	248102.379
	248123.701
	248171.043
	248076.282
	248035.503
	248006.686
	247988.510



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 15928, PAGE 2782 OF THE SAINT LOUIS COUNTY RECORDS, DO HEREBY JOHN IN AND APPROVE THIS SUBDIVISION PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL, THIS _____ DAY OF _____, 2007.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 2007, BEFORE ME APPEARED, _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT (SHE 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, 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 HEREWITH 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)