

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR ST. MARY’S INSTITUTE OF O’FALLON, FOR A 68.411 ACRE TRACT OF LAND ZONED “LLR” LARGE LOT RESIDENCE DISTRICT, “E-ONE ACRE” ESTATE DISTRICT AND “E-TWO ACRE” ESTATE DISTRICT LOCATED AT THE NORTHWEST CORNER OF KEHRS MILL ROAD AND STRECKER ROAD.

WHEREAS, Gerard Hemstead of Behr, McCarter & Potter, P.C., on behalf of St. Mary’s Institute of O’Fallon, has submitted for review and approval the Lot Split for a 68.411 acre parcel, located at the northwest corner of Kehrs Mill Road and Strecker Road; and,

WHEREAS, the purpose of said Lot Split is to subdivide the 68.411 acre parcel of land into a 58.149 acre parcel and a 10.262 acre parcel; and ,

WHEREAS, the City of Chesterfield has reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and have found it to be in compliance with all applicable ordinances and has forwarded said Lot Split to the City Council.

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

Section 1. The Lot Split for St. Mary’s Institute of O’Fallon, which is made a part hereof and attached hereto as Exhibit 1, 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 the said Lot Split 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.

MAYOR

ATTEST:

CITY CLERK

ST. MARY'S INSTITUTE LOT SPLIT PLAT

A TRACT OF LAND LYING PARTLY IN U.S. SURVEY 124,
TOWNSHIP 45 NORTH - RANGE 3 EAST AND TOWNSHIP
45 NORTH- RANGE 4 EAST, IN U.S. SURVEY 886 AND
FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED E-ONE ACRE, E-TWO ACRE AND LLR

We, Volz, Inc. have by order of St. Mary's Institute of O'Fallon, completed a Lot Split of "A tract of land being part of Lots 1 and 2 of the 'Subdivision In Partition of the Schulze Estate'" as made by Commissioners in Partition in the St. Louis Land Court Case No. 3, March Term 1860, a certified copy of which is recorded in Book 253 page 48 of the St. Louis City records; being Adjusted Lot 8 of 'St. Mary's/McGee Boundary Adjustment Plat', as recorded in Plat Book 342 page 7 of the St. Louis County records; being part of Lot D of "McKenna Pacland Lake, a subdivision according to the plat thereof recorded in Plat Book 187 page 70 of the St. Louis County records and shown on 'Boundary Adjustment Plat and Easement Plat of Lot D of McKenna Pacland Lake and U.S. Survey 124 and Fractional Section 18, Township 45 North-Range 4 East' as recorded in Plat Book 202 page 4 of the St. Louis County records; lying partly in U.S. Survey 124, Township 45 North-Range 3 East and Township 45 North-Range 4 East, in U.S. Survey 886 and Fractional Section 18, Township 45 North-Range 4 East, City of Chesterfield, St. Louis County, Missouri" and the results are as shown hereon. This survey was executed in compliance with the current Missouri Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban property.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ____ day of _____, 2007.

VOLZ INCORPORATED

Richard W. Norvell
Professional Land Surveyor
Mo. P.L.S. #1437

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 split in the manner shown on this plat, which Lot Split shall hereafter be known as "St. Mary's Institute Lot Split Plat."

Building Lines as shown on this plat are hereby established.

IN WITNESS WHEREOF, we have signed the foregoing this ____ day of _____, 2007.

St. Mary's Institute of O'Fallon

Catholic Cemeteries of the Archdiocese
of St. Louis

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this ____ day of _____, 2007, before me personally appeared _____ the _____ of St. Mary's Institute of O'Fallon, a Missouri nonprofit corporation, known to me to be the person who executed this deed in behalf of said corporation and acknowledged to me that _____ executed the same for the purposes therein stated.

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

Notary Public

My Commission expires:

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this ____ day of _____, 2007, before me personally appeared _____ the _____ of Catholic Cemeteries of the Archdiocese of St. Louis, a Missouri nonprofit corporation, known to me to be the person who executed this deed in behalf of said corporation and acknowledged to me that _____ executed the same for the purposes therein stated.

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

Notary Public

My Commission expires:

This is to certify that this "St. Mary's Institute Lot Split Plat" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on _____, 2007.

John Nations, Mayor

Martha DeMay, City Clerk

NOTES:

1. The basis of bearings is from a survey by Lundan Corporation dated July 17, 1998.
2. This property is referenced from Commonwealth Land Title Insurance Company commitment file number 545841, effective date February 18, 2004 Revision No. 2. The above referenced title commitment was relied upon to disclose all easements of record affecting this property.
3. Reservation easement for ingress and egress by Book 6823 page 1677, is in favor of this property and is on the first 200 feet of the subdivision entrance street Northwest of this property.
4. This property is subject to Pacland Place restrictions recorded in Book 6823 page 1685.
5. This property is subject to Amended 1 Pacland Place Indenture of Restrictions recorded in Book 6994 page 1382 and Amendment and Restatement of Indenture of Trust and Restrictions of Pacland Place recorded in Book 10409 page 559.
6. This property is subject to restrictions, conditions and easements according to McKenna Pacland Lake declaration recorded in Book 7139 page 1325.
7. This property is subject to easement granted to The Metropolitan St. Louis Sewer District by Book 7368 page 1594.
8. This property is subject to easement deed to St. Louis County recorded in Book 8115 page 1266.
9. This property is subject to terms and provisions of Ordinance No. 1472 of the City of Chesterfield, a copy of which is recorded in Book 12043 page 214.
10. This property is subject to terms and provisions of the development plan according to the plat thereof recorded in Plat Book 347 page 635.
11. Easement to Southwestern Bell Telephone Company by instrument recorded in Book 8399 page 1000 appears to erroneously list the deed recorded in Book 219 page 157 as an exception to the property encumbered. The easement is plotted hereon but may not be in effect.
12. The description in the contract for Sanitary Sewer Maintenance with Butler Hill Sewer Company according to instrument recorded in Book 6380 page 196 affects this property.

VOLZ
INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

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St. Mary's Institute