AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT AND ESCROW AGREEMENTS FOR MILL RIDGE VILLAS SUBDIVISION, A 19.925 ACRE TRACT OF LAND ZONED "FPR-2" FLOODPLAIN RESIDENCE DISTRICT WITH A "PEU" PLANNED ENVIRONMENTAL UNIT, LOCATED WEST OF THE INTERSECTION OF AMIOT AND CREVE COEUR MILL ROAD.

WHEREAS, The Jones Company Homes, LLC has submitted for review and approval the Record Plat and Escrow Agreements for the Mill Ridge Villas Subdivision, located west of the intersection of Amiot Drive and Creve Coeur Mill Road; and

WHEREAS, the purpose of said Record Plat is to subdivide a 19.925 acres tract of land into forty-two (42) attached residential units and one (1) detached residential lot; and,

WHEREAS, the Planning Commission having reviewed the same and 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 Record Plat and Escrow Agreements for Mill Ridge Villas Subdivision, which is made a part hereof and attached hereto as Exhibit 1, are hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easements 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 and Escrow Agreements by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

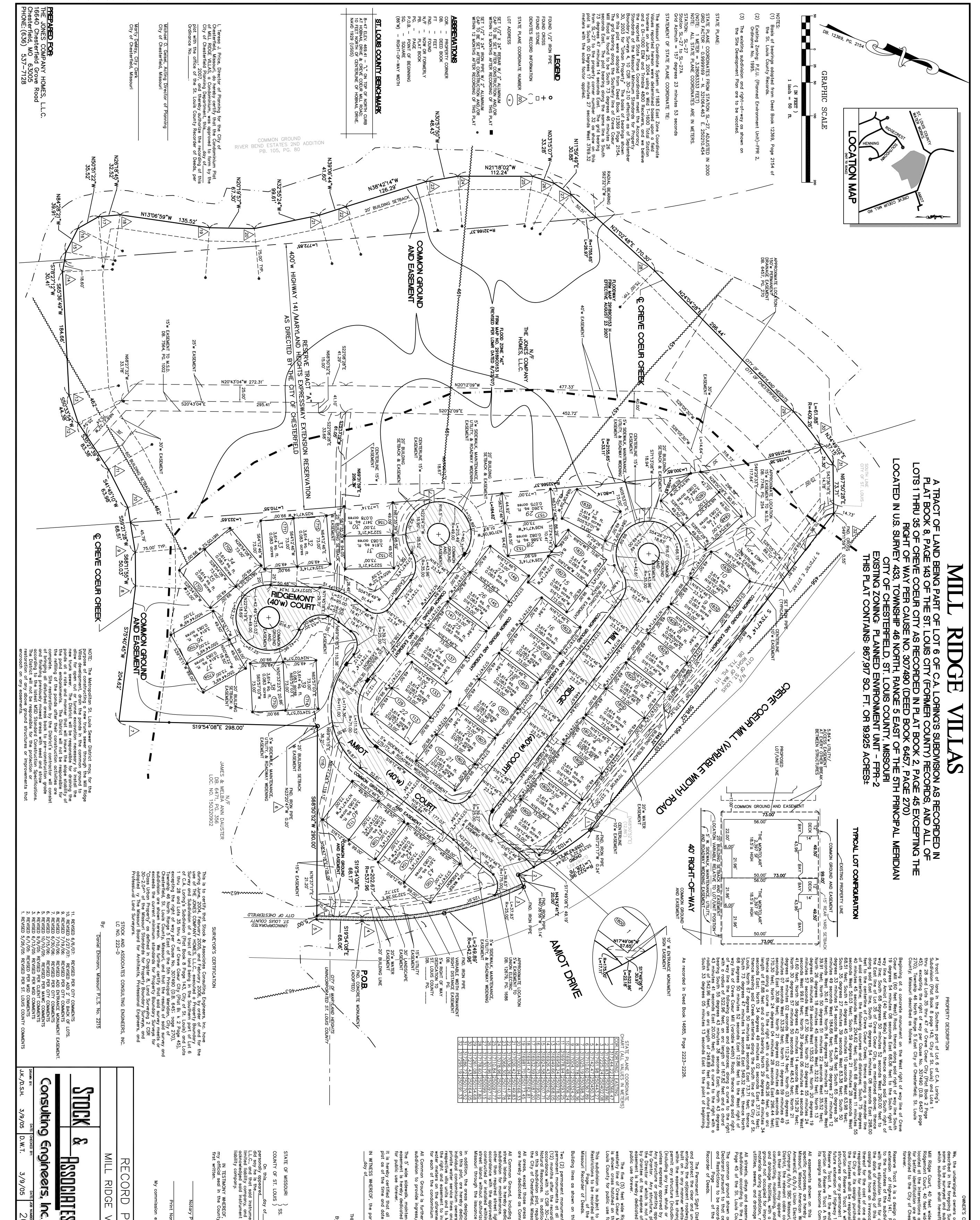
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2007.

MAYOR

ATTEST:

CITY CLERK



DRAWING FILE: C:\Documents and Settings\robert.boyer\Desktop\2836-RP.dwg LAYOUT: Model PLOTTED: Sep 11, 2007 - 2:41pm PLOTTED BY: robert.boyer

PH. (636) 330-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com en: 202-2836 SHEET: 202-2836 1 of 1	VILLAS 257 Chesterfield Business Parkway St. Louis, MD 63005	xpire ublic	Print Title Print Title , 2007, before me , who being by me duly sworn, of THE JONES COMPANY HOMES, that said that s	ess for each lot , and roadway wiy or Chesterfield, ording of this pla ereunto set their MPANY HOMES, L Print Name	are hereby established. are hereby established. are survey monuments ind the Subdivision ordinance be set. ated as lots or right-or ound and Easement. all-de-sac islands and d the trustees of the trustees of the the trustees of the common Ground stru- phecial Use Permit. Common Ground, as sh thatall, replace and mainta appurtenances serving t -American Water Compo- phace and forever mainta private water service lin	stance Easement shown hereon to ensure inobstructed view of motorists on and ay. No part of said easement shall be tsoever, nor shall the grade of the land nged, nor shall grantor erect, plat, allow or ing sign, fence or pole) or planting r grass or weed) within said easement r grass or weed) within said easement grantee's Director of Highways and Traffic. proved by the Director shall be maintained plant, or grading which is not approved by maintained may be removed or corrected of Grantor. The permanent sight distance at to St. Louis County, Missouri, for Mill Road which for better identification this plat, is hereby dedicated to St. forever. o Indentures, Conditions, and simultaneously with this plat in Book e records of the St. Louis County,	 vision for future care and maintenance a period of twenty (20) years from splat, the City of Chesterfield or its cable option to purchase any portion of Reserve Tract A unless asses any portion of Reserve Tract A unless any that is not purchased by the City or mmon Ground of the Subdivision. s plat, unless designated for other y dedicated to the City of Chesterfield, Water Company, Laclede Gas Company, tric Company, Suuthwestern Bell Telephone ri, The Metropolitan St. Louis Sewer from a right of temporary use of adjacent provements for excavation and storage of repair or replacement of said e facilities. ments as created by Creve Coeur City, a plat thereof recorded in Plat Book 2, ounty records are hereby vacated. on this plat shall be maintained by the city, a splat in Declaration of Indentures, Conditions ded simultaneously with this plat in Book e records of the St. Louis County, Missouri 	or the tract of hand platted and harmer burveyor's Certification, have caused the Jubdivided in the manner shown on this plat, Ifter be known as MILL RIDGE VILLAS. de, Amiot Court, 40 feet wide and ide, together with the roundings along with the cul-de-sac's, which shown hatchured hereon are hereby esterfield, Missouri for public use corridor area for the possible future Reserve Tract A is hereby dedicated
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