

BILL NO. 2600

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR LOTS 15-18, 25-28, 30-32 AND COMMON GROUND FOR TERRA VISTA PLAT ONE IN U.S. SURVEY 367 & 923, TOWNSHIP 46 NORTH, RANGE 5 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, the petitioner, Levinson Building and Realty Corporation, has proposed a Boundary Adjustment Plat for Terra Vista and proposes to adjust the boundary lines for lots 15-18, 25-28 30-32 and common ground; and,

WHEREAS, the Department of Planning and Public Works reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinances and forwarded said Boundary Adjustment Plat 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 Boundary Adjustment Plat which is attached hereto as Exhibit "A" and made part hereof as if 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. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2008.

MAYOR

ATTEST:

CITY CLERK

TERRA VISTA - PLAT ONE LOTS 15-18, 25-28, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT

A TRACT OF LAND BEING OF TERRA VISTA - PLAT ONE (PB. 354 PGS. 545 AND 546), ALSO BEING ALL OF ADJUSTED PARCEL B OF 'A BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 5 OF WM. SCHRADER ESTATE' (P.B. 332 PG. 29) LOCATED IN U.S. SURVEY 367 & 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONING: R2-PEU (RESIDENTIAL) PER ORDINANCE 1690

THIS IS TO CERTIFY THAT AT THE REQUEST OF LEVINSON HOMES WE HAVE, DURING THE MONTH OF NOVEMBER COMPLETED A BOUNDARY ADJUSTMENT PLAT OF LOTS 15-18, 25-28, 30-32 AND COMMON GROUND OF TERRA VISTA - PLAT ONE SUBDIVISION, AND THAT THE RESULTS ARE CORRECTLY SHOWN HERON.

BY _____

DATE _____

THIS DRAWING HAS BEEN REVIEWED UNDER SECTION 1005.360 PLATTING EXCEPTIONS OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE (CHAPTER 1005), AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY BETWEEN ADJOINING PROPERTIES, NO ADDITIONAL LOTS ARE CREATED, AND THE ORIGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED IN THE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

JOHN NATIONS, MAYOR JUDITH NAGGAR, CITY CLERK

THE UNDERSIGNED OWNER/OWNERS HAS CAUSED THESE LOTS TO BE ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THE ABOVE BOUNDARY ADJUSTMENT PLAT WHICH SHALL HEREAFTER BE KNOWN AS TERRA VISTA - PLAT ONE LOTS 15-18, 25-28, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT SUBDIVISION.

SEAL:

(OWNER/OWNERS NAME)

BY _____

DATE _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 2007, BEFORE ME PERSONALLY APPEARED EDWARD A. LEVINSON TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE-PRESIDENT OF LEVINSON BUILDING & REALTY CORP., 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 EDWARD A. LEVINSON 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 NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

SEAL: _____ NOTARY PUBLIC

PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS _____ BY A DEED OF TRUST, DATED _____, 2007, AND RECORDED IN THE RECORDER'S OFFICE, IN AND FOR THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, IN BOOK _____ ON PAGE _____ CONVEYED TO THE TRUSTEE, THEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTLY PAID AND SATISFIED, NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY REMISE, RELEASE AND QUIT-CLAIM UNTO THE PRESENT OWNERS, PART OF THE ESTATE IN SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. LOUIS, AND STATE OF MISSOURI, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, ROADWAY ESM.T.S AND OTHER ESM.T.S ON THIS PLAT TO HAVE AND TO HOLD THE SAME, WITH ALL THE APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2007.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 2007, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE 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.

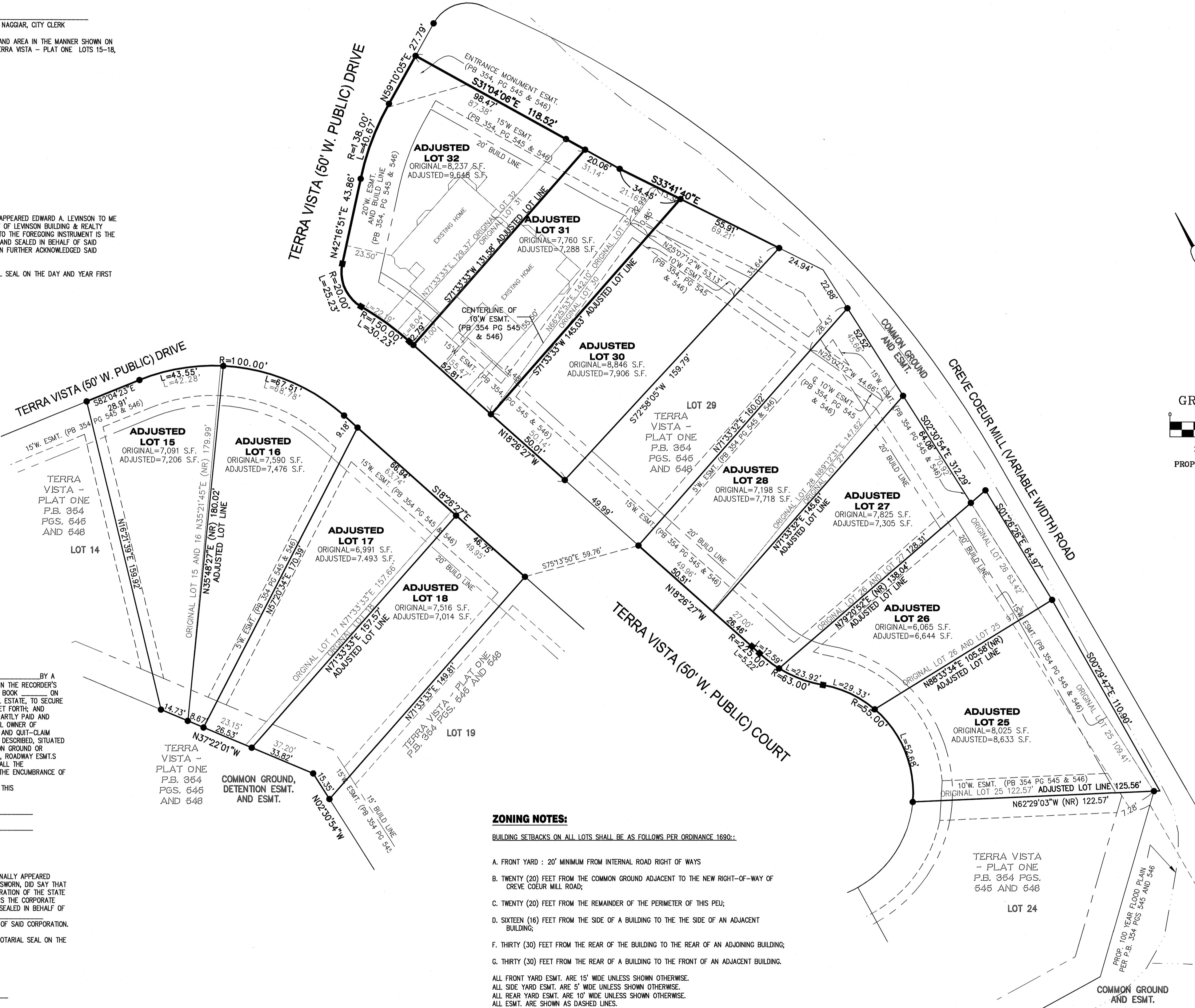
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

SEAL: _____ NOTARY PUBLIC

LEGEND:

- - DENOTES PERMANENT SURVEY MONUMENT TO BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
- - DENOTES 1/2" IRON PIPE WITH PLASTIC CAP STAMPED COLE LS 2660 TO BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

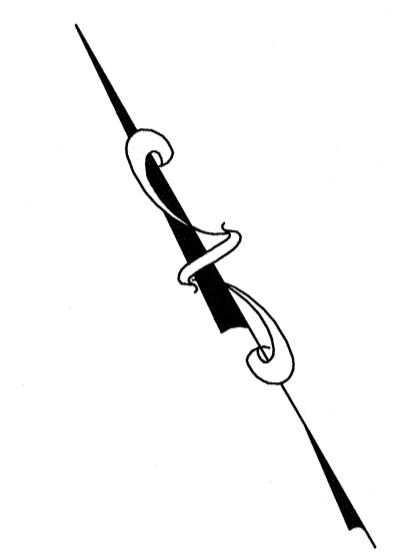
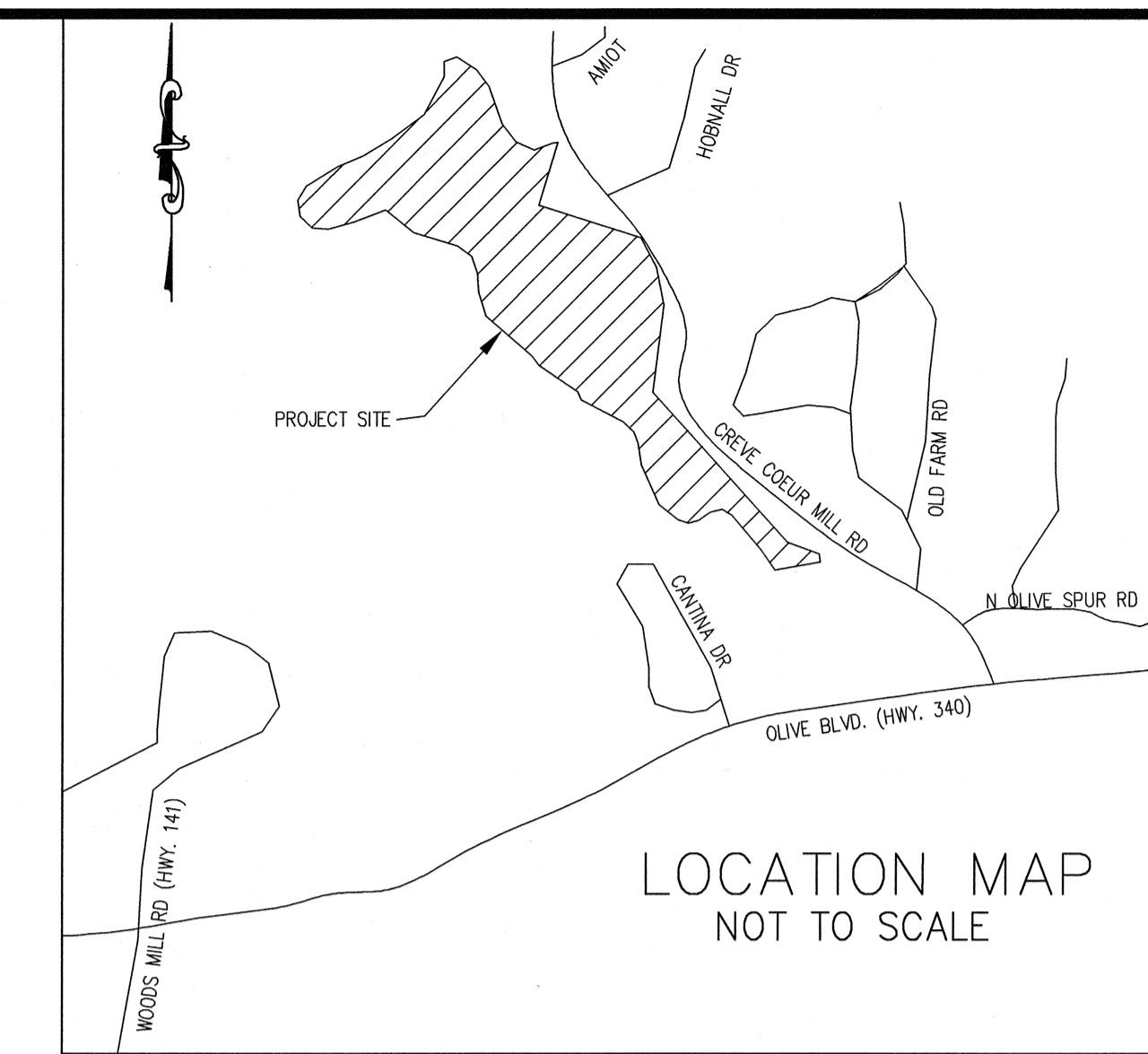


ZONING NOTES:

BUILDING SETBACKS ON ALL LOTS SHALL BE AS FOLLOWS PER ORDINANCE 1690:

- FRONT YARD : 20' MINIMUM FROM INTERNAL ROAD RIGHT OF WAYS
- TWENTY (20) FEET FROM THE COMMON GROUND ADJACENT TO THE NEW RIGHT-OF-WAY OF CREVE COEUR MILL ROAD;
- TWENTY (20) FEET FROM THE REMAINDER OF THE PERIMETER OF THIS PLOT;
- SIXTEEN (16) FEET FROM THE SIDE OF A BUILDING TO THE SIDE OF AN ADJACENT BUILDING;
- THIRTY (30) FEET FROM THE REAR OF THE BUILDING TO THE REAR OF AN ADJOINING BUILDING;
- THIRTY (30) FEET FROM THE REAR OF A BUILDING TO THE FRONT OF AN ADJACENT BUILDING.

ALL FRONT YARD ESM.T. ARE 15' WIDE UNLESS SHOWN OTHERWISE.
ALL SIDE YARD ESM.T. ARE 5' WIDE UNLESS SHOWN OTHERWISE.
ALL REAR YARD ESM.T. ARE 10' WIDE UNLESS SHOWN OTHERWISE.
ALL ESM.T. ARE SHOWN AS DASHED LINES.



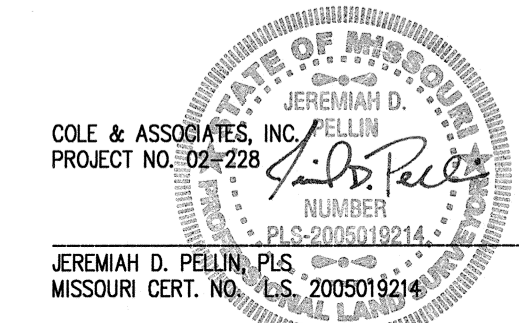
GENERAL NOTES:

- ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI (ACSR30-16.010), AND MEETS THE REQUIREMENTS OF AN URBAN CLASS SURVEY, AS DEFINED THEREIN.
- BASIS OF BEARING: GRID NORTH PER MISSOURI STATE PLANE COORDINATE DATUM, NAD '83, EAST ZONE AS ADJUSTED BY NGS IN 2000.
- CORNER OF RECORD: 1/2 INCH IRON PIPE AT THE SOUTHWEST CORNER LOT 29 TERRA VISTA PB 354 PG 545 & 546.
- SOURCE OF RECORD: TERRA VISTA PB 354 PG 545 & 546.

FLOOD PLAIN NOTES:

THE ENTIRE AREA OF THIS PLAT IS CURRENTLY LOCATED IN THE REGULATORY FLOOD PLAIN (SPECIAL FLOOD HAZARD AREA) AND A PORTION IS LOCATED IN THE REGULATORY FLOODWAY. ADJUSTED LOTS 26, 27, 28, 29, 30, 31 AND 32 ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE NFIP FIRM NUMBER '29189C0161 H' WITH AN EFFECTIVE DATE OF AUGUST 23, 2007. FLOOD PLAIN DEVELOPMENT PERMITS AND ELEVATION CERTIFICATES SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD FOR EACH STRUCTURE TO DEMONSTRATE THAT THE STRUCTURES ON THESE LOTS HAVE BEEN BUILT SUCH THAT THEY ARE REASONABLY SAFE FROM FLOODING, AS INDICATED BY THE FLOOD WAY BOUNDARY DESIGNATION ON THIS PLAT. ADJUSTED LOTS 15, 16, 17, 18 AND 25 ARE LOCATED IN THE REGULATORY FLOOD WAY AS DETERMINED BY THE NFIP FIRM NUMBER '29189C0161 H' WITH AN EFFECTIVE DATE OF AUGUST 23, 2007. IN ADDITION TO THE REQUIRED FLOOD PLAN DEVELOPMENT PERMIT AND ELEVATION CERTIFICATE, AN ENGINEERING ANALYSIS MUST BE PERFORMED, AND A "NO-RISE" CERTIFICATION SUBMITTED TO THE CITY OF CHESTERFIELD FOR EACH STRUCTURE TO DEMONSTRATE THAT THE STRUCTURES ON THOSE LOTS HAVE BEEN BUILT SUCH THAT THEY ARE REASONABLY SAFE FROM FLOODING AND DO NOT CAUSE A RISE IN THE BASE FLOOD ELEVATION. THESE REQUIREMENTS SHALL REMAIN IN EFFECT UNTIL SUCH TIME THAT A LETTER OF MAP REVISIONS (LOMR) IS ISSUED BY FEMA WHICH REMOVES FLOOD PLAIN AND/OR FLOOD WAY DESIGNATION ON THE AFFECTED LOTS.

ADDITIONAL FLOOD INSURANCE RATE MAP (FIRM) NOTES: PANEL 29189C0161H WAS REVISED BY LOMR EFFECTIVE AUGUST 23, 2007. IN ADDITION A SECOND FOR THIS PANEL WILL BE EFFECTIVE ON JANUARY 17, 2008. THE SECOND LOMR EFFECTIVE JANUARY 17, 2008 REMOVES A PORTION OF THE SITE FROM THE FLOODPLAIN AND FLOODWAY.



12/20/07 DATE

| REVISIONS | |
|-----------|------|
| NO. | DATE |
| | |
| | |
| | |

DEVELOPER/OWNER:
LEVINSON BUILDING & REALTY CORP.
624 TRADE CENTER BLVD., SUITE A
CHESTERFIELD, MO. 63005
(636) 458-63005

THE PROFESSIONAL ENGINEER'S RESPONSIBILITY IS TO EXAMINE THIS PLAT AND ASSURE THAT IT ACCURATELY REPRESENTS THE SURVEY DATA AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI ENGINEERING STATUTE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY OTHER PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS WHICH MAY BE REFERENCED IN THIS PLAT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE SURVEY DATA AND THE PLAT. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY DATA OR THE PLAT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROJECT TO WHICH THIS PAGE REFERS.

TERRA VISTA - PLAT ONE LOTS 15-18, 25-28, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT ST. LOUIS COUNTY, MISSOURI

BOUNDARY ADJUSTMENT PLAT

planning • engineering • surveying • landscape architecture

Cole and ASSOCIATES INCORPORATED

10777 sunset office drive
saint louis, missouri 63127
p: 314 984 9887 f: 314 984 0587

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| DRAWN BY | TDE |
| CHECKED BY | JDP |
| DATE | 09/07/2007 |
| Job Number | 02-228 |
| Sheet Number | 2 of 2 |

DATE: Dec 19, 2007 8:31am DRAWINGS: \\dbs\apps\2002\02-228\LD3_02-228.dwg USER: S_02-228_BNDY_ADJUST 15-18 AND 25-28.dwg