

BILL NO. 2612

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT TRACT FOR A TRACT OF LAND ON THE NORWEST PART OF LOT 2 OF "SUBDIVISION IN PARTITION OF THE KINKEAD ESTATE", AND A TRACT OF LAND CONVEYED TO J.C. LINDER AND WIFE BY DEED RECORDED IN BOOK 2478 PAGE 525, AND BEING PART OF LOT 3 OF KINKEAD ESTATES, U.S. SURVEY 367, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, Meridian Land Surveying, LLC, on behalf of St. Louis Chinese Christian Church, has proposed a Boundary Adjustment Plat for the aforementioned tracts; and ,

WHEREAS, the Department of Planning and Public Works has reviewed the Boundary Adjustment Plat in accordance with applicable regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinance and forwarded said Boundary Adjustment Plat to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF 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 a 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 October _____, 2007.

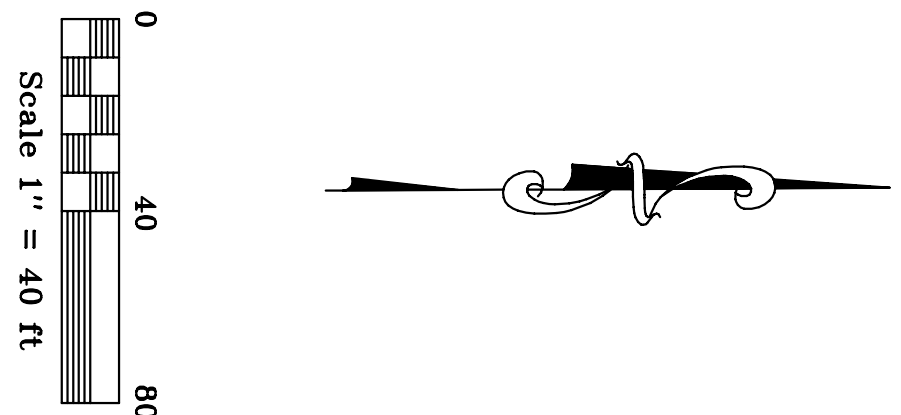
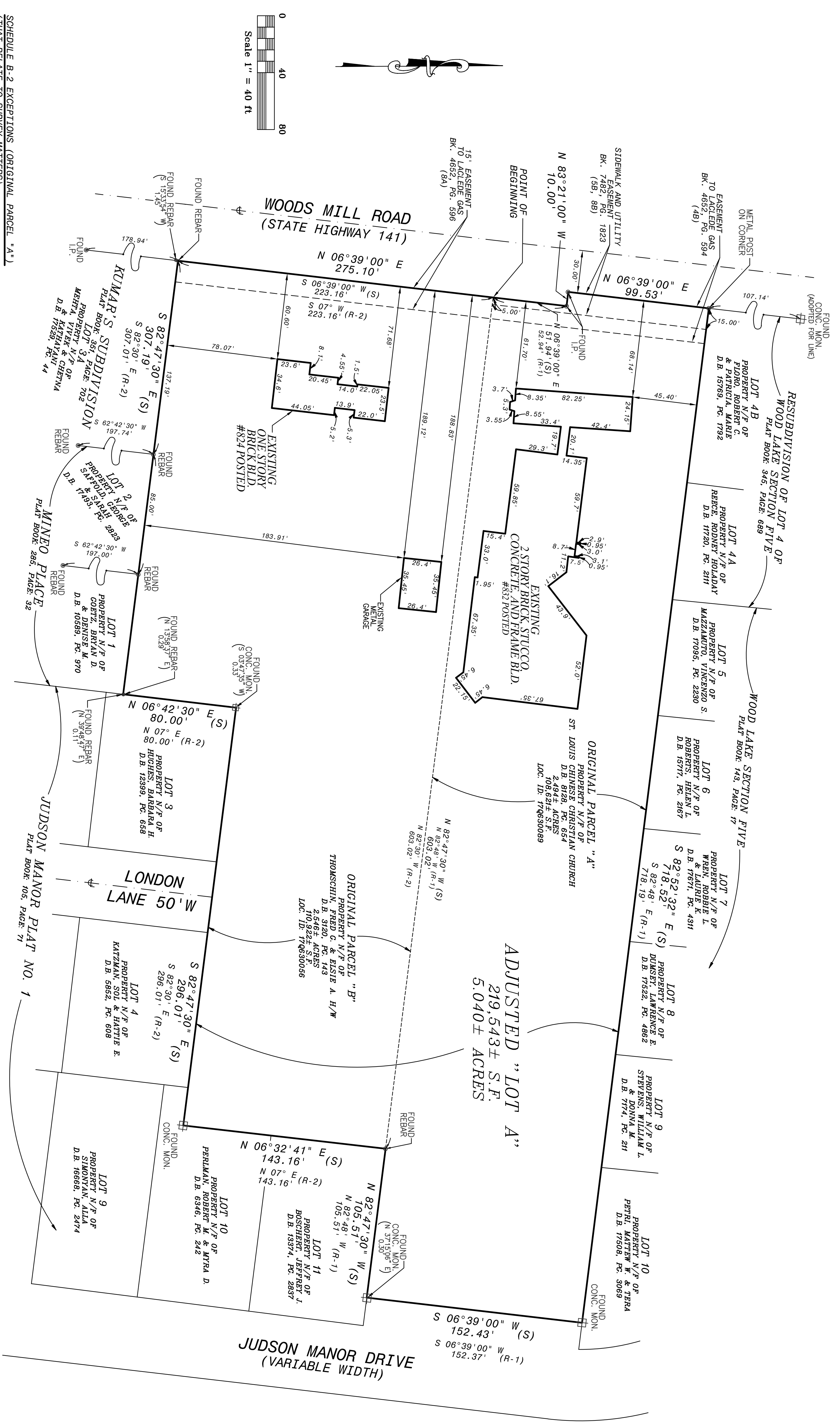
MAYOR

ATTEST:

CITY CLERK

PLAT OF "ST. LOUIS CHINESE CHURCH BOUNDARY ADJUSTMENT"

A TRACT OF LAND IN THE NORTHWEST PART OF LOT 2 OF "SUBDIVISION IN PARTITION OF THE KINKEAD ESTATE", AND A TRACT OF LAND BEING THE SOUTHERN 2.50 ACRES OF A 5 ACRE TRACT OF LAND CONVEYED TO J.C. LINDNER AND WIFE BY DEED RECORDED IN BOOK 2478 PAGE 525, AND BEING PART OF LOT 3 OF KINKEAD ESTATES
U.S. SURVEY 367, TOWNSHIP 45 NORTH, RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



SCHEDULE B-2 EXCEPTIONS (ORIGINAL PARCEL "A")
(THAT RELATE TO SURVEY MATTERS)
PER TITLE COMMITMENT PREPARED BY LAND AMERICA COMMONWEALTH, FILE NO. 629184 WITH AN EFFECTIVE DATE OF 09/13/2007:

4B) EASEMENT(S) TO LAQLEDE GAS COMPANY RECORDED IN BOOK 4652 PAGE 594, AS SHOWN HEREON.

5B) AN EASEMENT FOR THE PURPOSES HERE STATED AND INCIDENTAL PURPOSES, AS DISCLOSED BY AN INSTRUMENT RECORDED IN BOOK 7482, PAGE 1823, AS SHOWN HEREON.

7B) EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 6707 PAGE 214, RELEASE OF EASEMENT DOCUMENT, RELEASING EASEMENT RECORDED IN BOOK 1113 PAGE 554.

8B) EASEMENT GRANTED ST. LOUIS COUNTY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 7482 PAGE 1823, AS SHOWN HEREON.

SCHEDULE B-2 EXCEPTIONS (ORIGINAL PARCEL "B")
(THAT RELATE TO SURVEY MATTERS)
PER TITLE COMMITMENT PREPARED BY LAND AMERICA COMMONWEALTH, FILE NO. 612981 WITH AN EFFECTIVE DATE OF 12/11/2006:

7A) AN EASEMENT FOR PRIVATE ROAD AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 3423 PAGE 283, DOES NOT APPLY.

8A) EASEMENT GRANTED TO LAQLEDE GAS COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 4652 PAGE 596, AS SHOWN HEREON.

9A) EASEMENTS GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO THE INSTRUMENTS RECORDED IN BOOK 1095 PAGE 368, BOOK 1113 PAGE 555, AND 1123 PAGE 476, DOES NOT APPLY.

GENERAL NOTES

I.P. = IRON PIPE
(S) = SURVEYED PER DEED BOOK 8128, PAGE 654
(R-1) = RECORDED PER DEED BOOK 3120, PAGE 143
(R-2) = RECORDED PER DEED BOOK 3120, PAGE 143

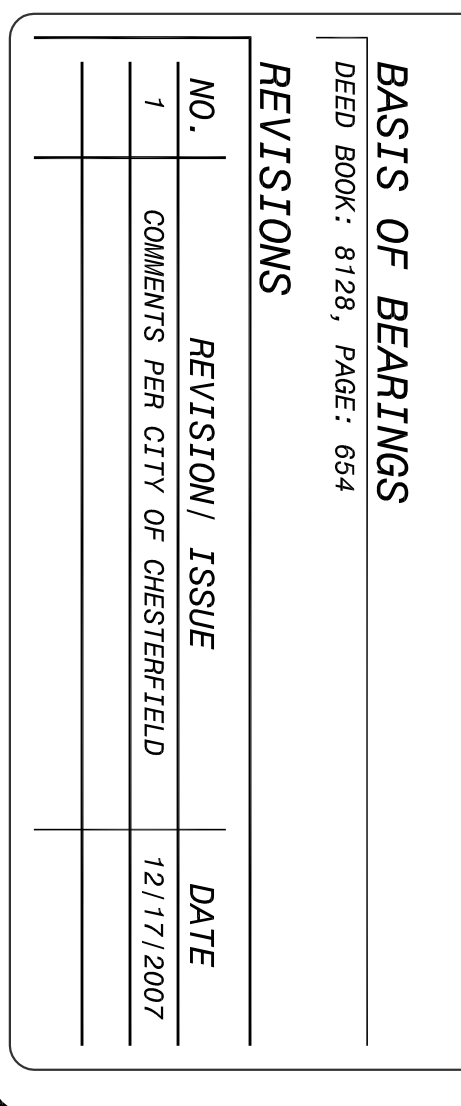
1) THE PROPERTY DEPICTED HEREON IS ZONED: R-3
RESIDENTIAL DISTRICT. PER THE CITY OF CHESTERFIELD
DEPARTMENT OF PLANNING (630)597-4746.

SETBACK RESTRICTIONS ARE AS FOLLOWS:
FRONT SETBACK: 20 FEET
SIDE SETBACK: 8 FEET
REAR SETBACK: 15 FEET

BASIS OF BEARINGS
DEED BOOK: 8128, PAGE: 654

REVISIONS

NO.	REVISION / ISSUE	DATE
1	COMMENTS PER CITY OF CHESTERFIELD	12/17/2007



PROJECT INFORMATION

PROJECT DESCRIPTION
ST. LOUIS CHINESE CHURCH BOUNDARY ADJUSTMENT
A TRACT OF LAND IN THE NORTHWEST PART OF LOT 2 OF "SUBDIVISION IN PARTITION OF THE KINKEAD ESTATE", AND A TRACT OF LAND BEING THE SOUTHERN 2.50 ACRES OF A 5 ACRE TRACT OF LAND CONVEYED TO J.C. LINDNER AND WIFE BY DEED RECORDED IN BOOK 2478 PAGE 525, AND BEING PART OF LOT 3 OF KINKEAD ESTATES

SITE ADDRESS
824 AND 832 WOODS MILL ROAD

COMPANY NAME AND ADDRESS

COMPANY NAME AND ADDRESS

MERIDIAN LAND SURVEYING LLC.
4141 MEXICO ROAD, ST. PETERS, MO 63376
PHONE: 636-939-2900
FAX: 636-946-9099
WWW.MERIDIANLANDSURVEYING.COM
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PROJECT# 35690

MERIDIAN LAND SURVEYING

DATE: 10/08/2007
DRAWING NO.: SCALE: 1" = 40'

SHEET 2 OF 2