BILL NO. 2619   **ORDINANCE NO. _____**

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 & 157, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI. (FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT, FRIENDSHIP VILLAGE OF WEST COUNTY)

       WHEREAS, Civil Engineering Design Consultants, has proposed a Boundary Adjustment Plat for the aforementioned tract and proposes to remove the boundary lines between a parcel known as *Friendship Village of West County Deed Book 8484, Page 2019*, and described as part of Lots 1 and 2 of The Subdivision of Hugo Essen Farm, and a parcel known as *Friendship Village of West County Deed Book 13864, Page 1987*, and described as part of lot 2 of The Subdivision of Hugo Essen Farm, creating one new lot to be known as Lot A and,

       WHEREAS, the purpose of this Boundary Adjustment Plat is to accommodate the development of Lot A, and,

       WHEREAS, the Department of Planning and Public Works has 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 "1" 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.

                                 _____
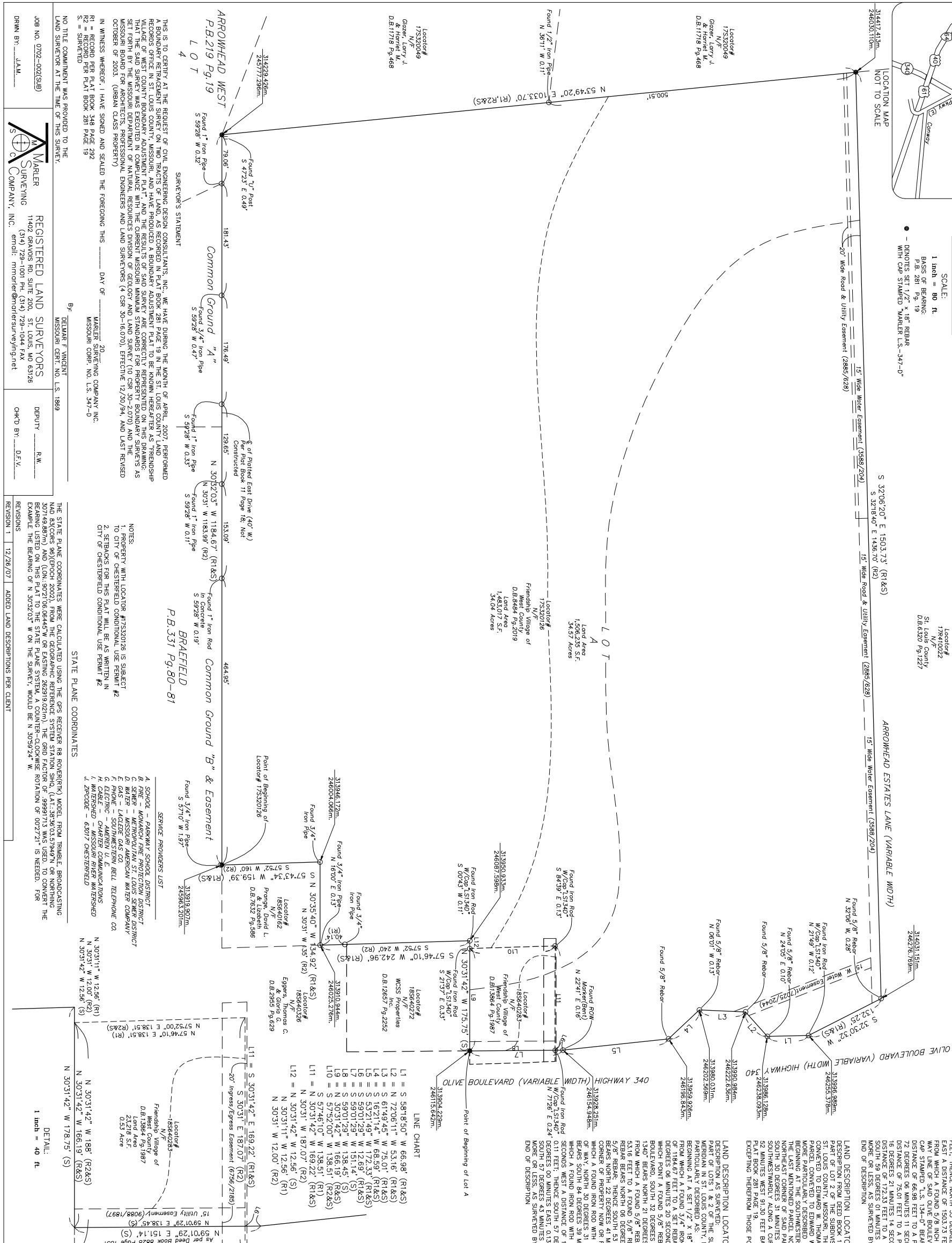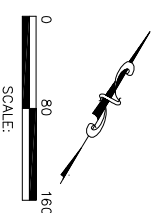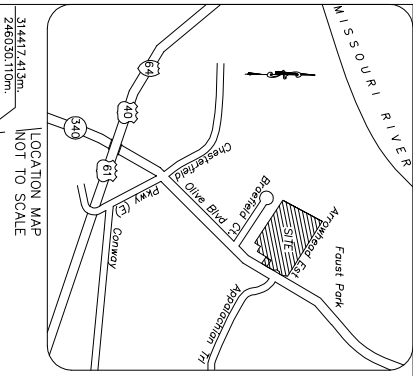   MAYOR

ATTEST:

_____
CITY CLERK

SUBDIVISION PLAT

FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT
A BOUNDARY ADJUSTMENT OF TWO TRACTS OF LAND BEING PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST

CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI
ZONING – ZONED "NU" NON-URBAN

LOCATION MAP
NOT TO SCALE

MISSOURI RIVER

SCALE:
1 inch = 80 ft.
0 80 160

- DENOTES SET 1/2" X 18" REBAR
  WITH CAP STAMPED "MARLER L.S.-347-0"

ARROWHEAD WEST
P.B. 219 Pg. 19
LOT

BRAEFIELD
P.B. 331 Pg. 80-81

Common Ground "A"

Common Ground "B" & Easement

OLIVE BOULEVARD (VARIABLE WIDTH) HIGHWAY 340

ARROWHEAD ESTATES LANE (VARIABLE WIDTH)

Point of Beginning of Locator 17S320126

Point of Beginning of Lot A

LINE CHART

L1	S 58°18'50" W 66.98'	(R1&S)
L2	N 72°06'11" W 53.16'	(R1&S)
L3	S 50°00'00" E 75.01'	(R1&S)
L4	N 16°21'14" W 68.55'	(R1&S)
L5	S 50°01'29" W 12.69'	(R1&S)
L6	S 59°01'29" W 151.14'	(S)
L7	S 59°01'29" W 151.14'	(S)
L8	S 30°31'42" W 138.45'	(S)
L9	N 30°31'11" W 138.51'	(S)
L10	S 57°52'00" W 138.51'	(S)
L11	S 30°31'42" W 169.22'	(R1&S)
L12	N 30°31'42" W 12.56'	(S)

STATE PLANE COORDINATES

SERVICE PROVIDERS LIST
A. SCHOOL – PARKWAY SCHOOL DISTRICT
B. FIRE – MONARCH FIRE PROTECTION DISTRICT
C. SEWER – METROPOLITAN ST. LOUIS SEWER DISTRICT
D. WATER – MISSOURI AMERICAN WATER COMPANY
E. GAS – LACLEDE GAS COMPANY
F. PHONE – SOUTHWESTERN BELL TELEPHONE CO.
G. ELECTRIC – AMEREN U.E.
H. CABLE – CHARTER COMMUNICATIONS
I. WATERSHED – MISSOURI RIVER WATERSHED
J. ZIPCODE – 63017 CHESTERFIELD

NOTES:
1. PROPERTY WITH LOCATOR #17S320126 IS SUBJECT TO CITY OF CHESTERFIELD CONDITIONAL USE PERMIT #2
2. SETBACKS FOR THIS PLAT WILL BE AS WRITTEN IN CITY OF CHESTERFIELD CONDITIONAL USE PERMIT #2

DETAIL:
1 inch = 40 ft.

LAND DESCRIPTION LOT A:
(legal metes-and-bounds description)

LAND DESCRIPTION LOCATOR# 18S6402&3:
(legal metes-and-bounds description)

LAND DESCRIPTION LOCATOR# 17S320126:
(legal metes-and-bounds description)

FRIENDSHIP VILLAGE OF WEST COUNTY

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

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THE UNDERSIGNED, HOLDER OR LEGAL OWNER OF THE HEREIN PLATTED AND FURTHER DESCRIBED PROPERTY...

CORPORATION

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

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT THIS RECORD PLAT OF FRIENDSHIP VILLAGE OF WEST COUNTY...

JOHN NATIONS, MAYOR
JUDITH NAGGAR, CITY CLERK

SURVEYOR'S STATEMENT

MARLER SURVEYING COMPANY, INC.
REGISTERED LAND SURVEYORS
11402 GRAVOIS RD. SUITE 200,
ST. LOUIS, MISSOURI 63126
(314) 729-1001 PH. (314) 729-1044 FAX
email: mmarler@marlersurveying.net

DELMAR F VINCENT
MISSOURI CORP. NO. L.S. 347-0

MISSOURI P.L.S. 1869

JOB NO.	0702-002(SUB)
DRWN BY:	J.A.M.
CHK'D BY:	D.F.V.
DEPUTY	R.W.

REVISION	DATE	REVISIONS
REVISION 1	12/28/07	ADDED LAND DESCRIPTIONS PER CLIENT