

BILL NO. 2665

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF LOT 8 OF RIVERBEND ESTATES AND A TRACT OF LAND IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, Topos Surveying Corp., on behalf of the owners of Lot 8 of Riverbend Estates and 13827 Olive Boulevard, has proposed a Boundary Adjustment Plat for the aforementioned tracts; and ,

WHEREAS, the purpose of the plat is to transfer approximately .05 acres from the 13827 Olive Boulevard to Lot 8 Riverbend Estates; 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 September, 2008.

MAYOR

ATTEST:

CITY CLERK

OWNER'S CERTIFICATE - LOT A

The undersigned owners of the tracts of land described in the foregoing Surveyor's certificate have caused the same to be surveyed and adjusted in land area in the manner shown hereon, which boundary adjustment shall hereafter be known as:

BOUNDARY ADJUSTMENT PLAT OF LOTS 8 OF RIVER BEND ESTATES PLAT TWO AND A TRACT OF LAND IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 4 EAST

IN WITNESS WHEREOF we have hereunto set our hands this _____ day of _____ 2008.

Norman Kars Joann Kars

STATE OF MISSOURI } S.S. COUNTY OF ST. LOUIS }

On this the _____ day of _____ 2008, before me personally appeared Norman and Joann Kars, to me known, who being by me duly sworn, did say that they are persons herein described, and that said instrument was signed, and that they acknowledged said instrument to be their free act and deed.

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: _____

Notary Public: _____

LENDER'S CERTIFICATE - LOT A

The undersigned holder or legal owner of notes secured by a deed of trust recorded in Book _____ Page _____ of the St. Louis County Records, joins in and approves in every detail of this Boundary Adjustment Plat.

In Witness Whereof, it has signed and sealed the foregoing this _____ day of _____ 2008.

PRINT COMPANY NAME SIGN NAME PRINT NAME AND POSITION

STATE OF _____ } S.S. COUNTY OF _____ }

On this the _____ day of _____ 2008, before me personally appeared _____ to me known, who being by me duly sworn, did say that he/she is _____ and that said instrument was signed and sealed on behalf of said _____ and said _____ acknowledged said instrument to be the free act and deed of said _____

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: _____

Notary Public: _____

OWNER'S CERTIFICATE - LOT 8

The undersigned owners of the tracts of land described in the foregoing Surveyor's certificate have caused the same to be surveyed and adjusted in land area in the manner shown hereon, which boundary adjustment shall hereafter be known as:

BOUNDARY ADJUSTMENT PLAT OF LOTS 8 OF RIVER BEND ESTATES PLAT TWO AND A TRACT OF LAND IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 4 EAST

IN WITNESS WHEREOF we have hereunto set our hands this _____ day of _____ 2008.

Douglas Sheffield Tamara Sheffield

STATE OF MISSOURI } S.S. COUNTY OF ST. LOUIS }

On this the _____ day of _____ 2008, before me personally appeared Douglas and Tamara Sheffield, to me known, who being by me duly sworn, did say that they are persons herein described, and that said instrument was signed, and that they acknowledged said instrument to be their free act and deed.

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: _____

Notary Public: _____

LENDER'S CERTIFICATE - LOT 8

The undersigned holder or legal owner of notes secured by a deed of trust recorded in Book _____ Page _____ of the St. Louis County Records, joins in and approves in every detail of this Boundary Adjustment Plat.

In Witness Whereof, it has signed and sealed the foregoing this _____ day of _____ 2008.

PRINT COMPANY NAME SIGN NAME PRINT NAME AND POSITION

STATE OF _____ } S.S. COUNTY OF _____ }

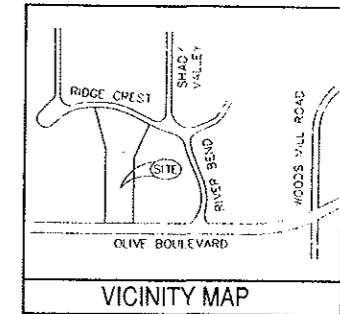
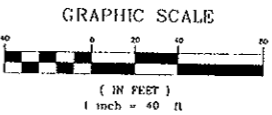
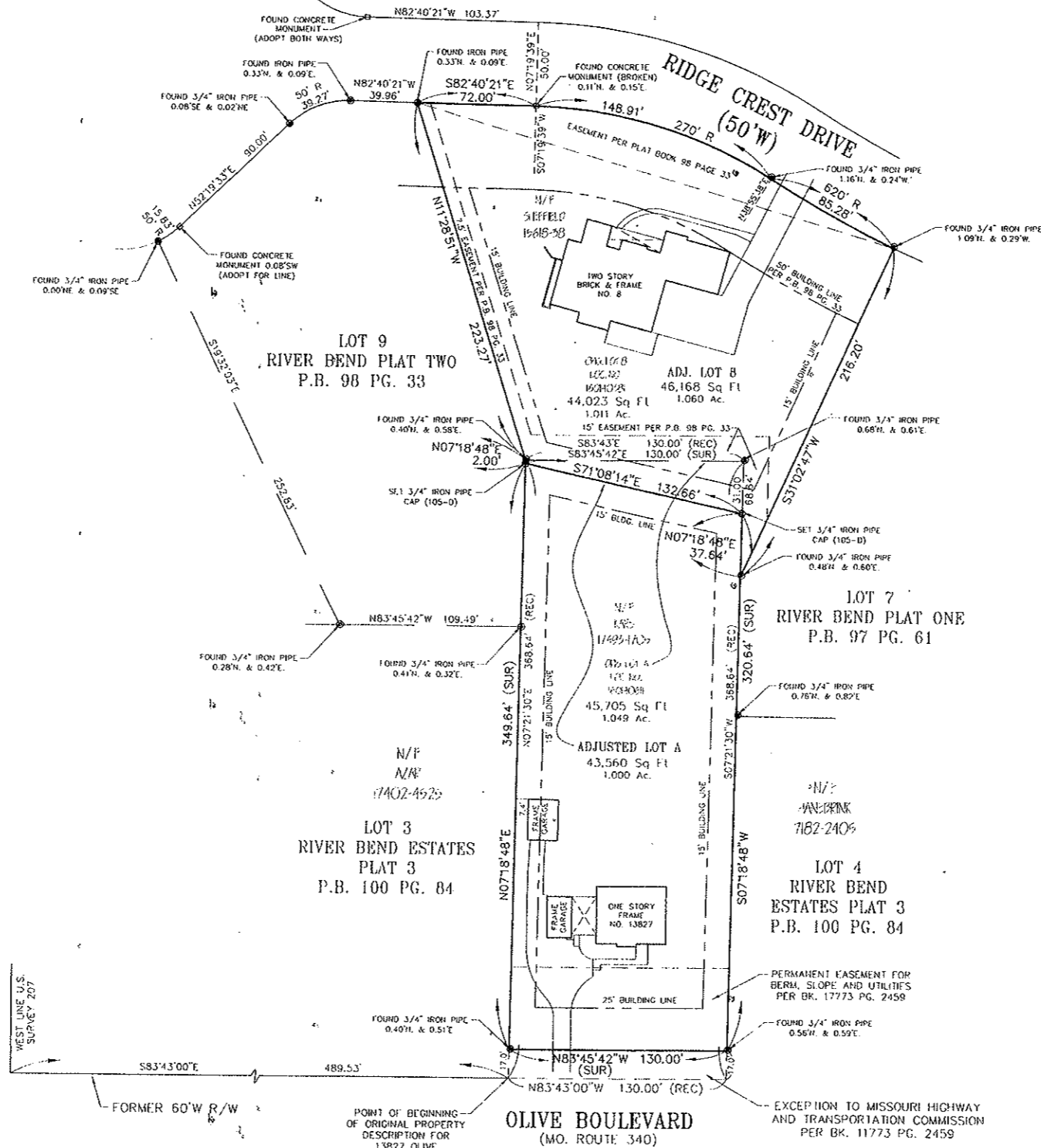
On this the _____ day of _____ 2008, before me personally appeared _____ to me known, who being by me duly sworn, did say that he/she is _____ and that said instrument was signed and sealed on behalf of said _____ and said _____ acknowledged said instrument to be the free act and deed of said _____

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: _____

Notary Public: _____

BOUNDARY ADJUSTMENT PLAT OF LOT 8 OF RIVER BEND ESTATES AND A TRACT OF LAND IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



Original Property Description. Lot 8 of River Bend Estates Plat Two, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 98 Page 33 of the St. Louis County Records.

LOC. NO. 160140381 Known and numbered as 8 Ridge Crest Drive.

Original Property Description per Quill Claim Deed recorded in Book 17493 Page 1706. A tract of land in U.S. Survey 207, Township 46 North, Range 4 East and described as follows: Beginning at an iron pipe in the north line of Olive Street Road, 60 feet wide distant South 83 degrees 43 minutes East 488.53 feet from the West line of U.S. Survey 207; thence North 7 degrees 21-1/2 minutes East 368.64 feet to an iron pipe; thence South 83 degrees 43 minutes East 130 feet to an iron pipe; thence South 7 degrees 21-1/2 minutes West 368.64 feet to an iron pipe in the North line of Olive Street Road; thence North 83 degrees 43 minutes West 130 feet to the point of beginning, according to survey executed by Krapp and Steele Surveying Company on February 15, 1950. Excepting that portion of the subject property conveyed to the Missouri Highway and Transportation Commission recorded in Book 11773 Page 2459.

LOC. NO. 160140611 Known and numbered as 13827 Olive Street Road.

METES AND BOUNDS DESCRIPTION OF PARCEL TO BE TRANSFERRED. A tract of land in US Survey 207, Township 46 North, Range 4 East, St. Louis County, Missouri, and said tract being more particularly described as follows:

Beginning at the northeasterly corner of a parcel described in Quill Claim Deed to Norman D. Kars and Joann B. Kars, recorded in Book 17493 Page 1705 in the Office of the Recorder of Deeds for St. Louis County, Missouri, together with part of a parcel in US Survey 207, Township 46 North, Range 4 East, St. Louis County, Missouri, and said tract being more particularly described as follows:

Beginning at the northwesterly corner of a parcel described in Quill Claim Deed to Norman D. Kars and Joann B. Kars, recorded in Book 17493 Page 1705 in the Office of the Recorder of Deeds for St. Louis County, Missouri, together with part of a parcel in US Survey 207, Township 46 North, Range 4 East, St. Louis County, Missouri, and said tract being more particularly described as follows:

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SURVEYOR'S CERTIFICATE

Source of Title: No title work was provided, easement/documents may exist that are not shown.

This is to certify that we, Topos Surveying Corporation, at the request of Norman and Joann Kars have on the 9th day of June, 2008, executed a Boundary Adjustment Plat and Property Boundary Survey in accordance with the current Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, and the Missouri Department of Natural Resources, Division of Geology and Land Survey in a manner consistent with the degree of care and skill ordinarily exercised by members of the land surveying profession currently practicing and in similar circumstances, on a tract of land being in U.S. Survey 207, Township 46 North, Range 4 East in St. Louis County, Missouri, and that the results of said survey are as represented and shown on the attached plat. The subject property is an URBAN property as defined in said Standards. The bearing references shown on the plat and easements unless referenced are taken from the record plat.

Topos Surveying Corporation

Philip J. Wurm P.L.S. 2278

Table with columns: REVISIONS (No., Date, By, Description), and contact information for Topos Surveying Corporation (790 ST. FRANCOIS STREET, FLOIRISSANT, MISSOURI 63031).

