

**BILL NO. 2692**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING LOT 150 OF MEADOWBROOK FARM PLAT 8, P.B. 169 PG. 80, AND LOT 149 OF MEADOWBROOK FARM PLAT 7, P.B. 165 PG. 14, IN U.S. SURVEY 1890, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI.**

**WHEREAS**, Cornerstone Land Surveying & Civil Engineering, Inc., on behalf of Larry Balsman and Eugene Mattler, 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 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 \_\_\_\_\_, 2009.

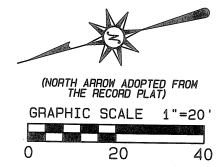
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

# MEADOWBROOK FARM PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT

A BOUNDARY ADJUSTMENT OF LOT 150 OF MEADOWBROOK FARM PLAT 8, P.B. 169 PG. 80, AND LOT 149 OF MEADOWBROOK FARM PLAT 7, P.B. 165 PG. 14, IN U.S. SURVEY 1890, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.



LAND DESCRIPTION  
ORIGINAL LOT 150

ING LOT 150 OF MEADOWBROOK FARM PLAT 8, AS RECORDED IN PLAT BOOK 169 PAGE 80, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

TRACT CONTAINS 11,240 SQUARE FEET AND IS SUBJECT TO EASEMENTS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION  
ADJUSTED LOT 150

ING LOT 150 OF MEADOWBROOK FARM PLAT 8, AS RECORDED IN PLAT BOOK 169 PAGE 80, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND PART OF LOT 149 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ND IRON PIPE WITH CAP AT THE SOUTHWEST CORNER OF LOT 151 AND MEADOWBROOK FARM PLAT 8, ALSO BEING ON THE EAST 3/4' BAYCROWN, 50 FEET WIDE, COURT;

OUTH LINE OF SAID LOT 151, SOUTH 54 DEGREES 10 MINUTES 50 SECONDS WEST TO THE SOUTHWEST CORNER THEREOF, ALSO BEING ON COMMON PROPERTY, FROM WHICH POINT A FOUND REBAR BEARS 10 0.25 FEET WEST;

ST LINE OF SAID COMMON PROPERTY, SOUTH 42 DEGREES 12 WEST, 68.74 FEET TO THE SOUTHWEST CORNER THEREOF, WEST CORNER OF LOT 148 OF THE ABOVE MENTIONED FARM PLAT 7, AND THE NORTHEAST CORNER OF LOT 149 OF SAID PLAT, A FOUND IRON PIPE WITH CAP BEARS, NORTH 70 DEGREES 05 WEST, 5.00 FEET;

1' CORNER, NORTH 75 DEGREES 05 MINUTES 59 SECONDS WEST, 1' IRON PIPE WITH CAP ON THE EAST RIGHT-OF-WAY LINE OF THE BAYCROWN COURT;

IGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 88.13 FEET, AND A CHORD BEARING NORTH 03 DEGREES 31 SECONDS EAST 87.76 FEET TO A FOUND CONCRETE MONUMENT;

LONG SAID RIGHT-OF-WAY LINE, NORTH 35 DEGREES 49 MINUTES 10 SECONDS WEST, 25.77 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 11,857 SQUARE FEET AND IS SUBJECT TO EASEMENTS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION  
ORIGINAL LOT 149

IG LOT 149 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

TRACT CONTAINS 13,908 SQUARE FEET AND IS SUBJECT TO EASEMENTS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION  
ADJUSTED LOT 149

G PART OF LOT 149 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING DESCRIBED AS FOLLOWS:

IRON PIPE WITH CAP AT THE SOUTHWEST CORNER OF LOT 148 OF MEADOWBROOK FARM PLAT 7, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BAYCROWN COURT, 50 FEET WIDE, DRIVE;

IGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF LENGTH OF 77.50 FEET, AND A CHORD BEARING NORTH 79 DEGREES 5 WEST 77.32 FEET TO A FOUND IRON PIPE WITH CAP;

TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.80 FEET, AND A CHORD BEARING NORTH 44 DEGREES 56 MINUTES 00 SECONDS WEST 20.00 FEET TO A FOUND IRON PIPE WITH CAP ON THE EAST RIGHT-OF-WAY LINE OF BAYCROWN COURT;

RIGHT-OF-WAY LINE OF BAYCROWN COURT, NORTH 03 DEGREES 31 WEST, 12.94 FEET TO A POINT OF CURVE, FROM WHICH POINT A CHORD BEARS 2.10 FEET NORTH AND 0.11 FEET WEST;

TO THE RIGHT WITH A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 88.13 FEET, AND A CHORD BEARING NORTH 06 DEGREES 53 MINUTES 26 SECONDS EAST 87.76 FEET TO A FOUND IRON PIPE WITH CAP;

ES 05 MINUTES 59 SECONDS EAST, 123.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 148, ALSO BEING THE SOUTHWEST CORNER OF MEADOWBROOK FARM PLAT 8, AS RECORDED IN PLAT BOOK 169 PAGE 80, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, FROM WHICH POINT A FOUND IRON PIPE WITH CAP BEARS, NORTH 70 DEGREES 27 MINUTES 20 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING

TRACT CONTAINS 13,907 SQUARE FEET AND IS SUBJECT TO EASEMENTS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

NOTES:

BASIS OF BEARING:

A BEARING OF SOUTH 17 DEGREES 28 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF LOT 148 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

CORNER OF RECORD:

A FOUND CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF BAYCROWN, 50 FEET WIDE, COURT, SAID MONUMENT BEARS SOUTH 35 DEGREES 49 MINUTES 10 SECONDS WEST FROM THE SOUTHWEST CORNER OF LOT 151 OF MEADOWBROOK FARM PLAT 8, AS RECORDED IN PLAT BOOK 169 PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

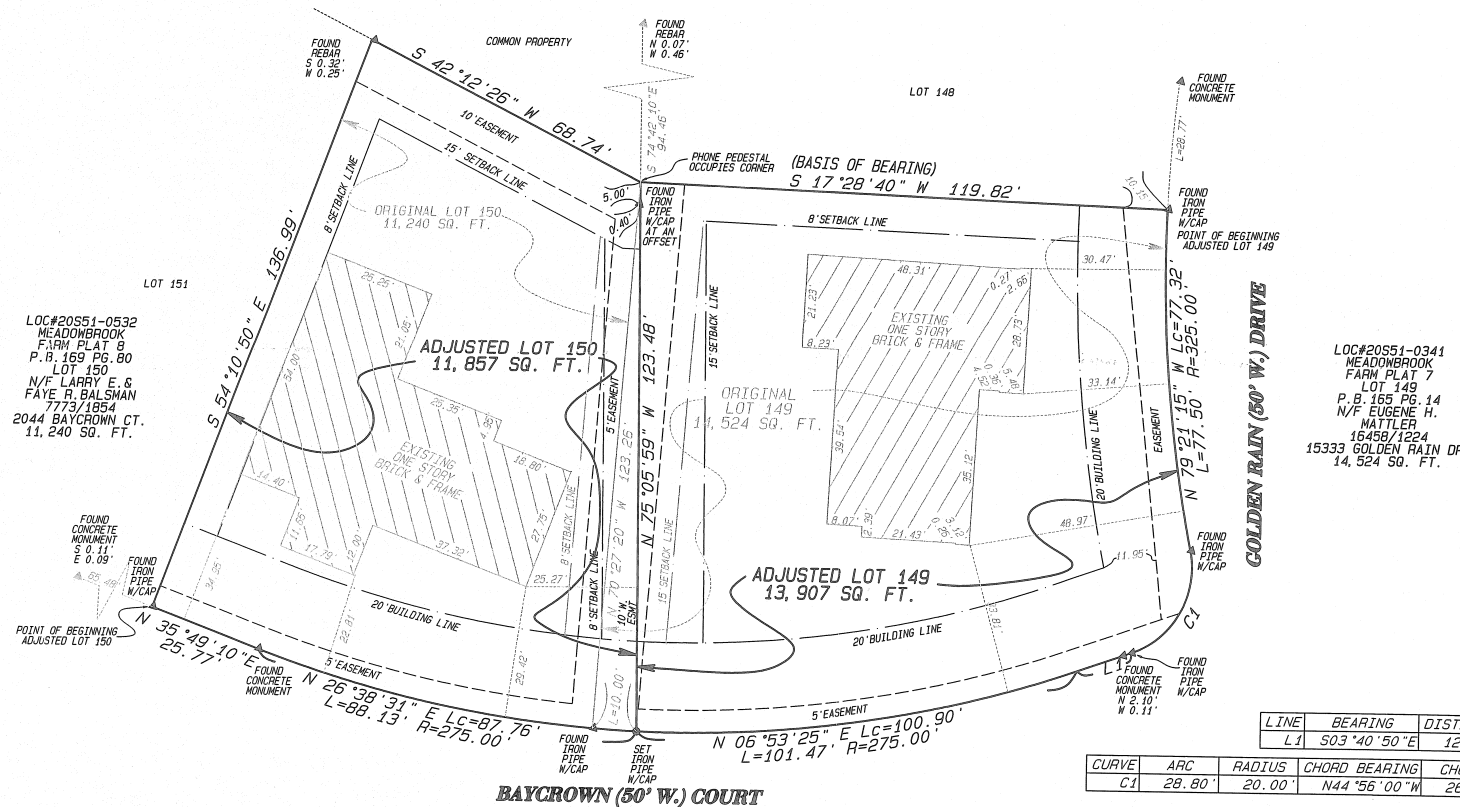
TITLE COMMITMENTS:

EASEMENTS SHOWN ON THIS PLAT ARE AS PER THE RECORD PLAT. A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT; AND, NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS, BUILDING LINES, ZONING OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND. TRACT IS "URBAN" CLASS PROPERTY. THIS DOCUMENT DOES NOT CONSTITUTE A TITLE SEARCH.

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF "MEADOWBROOK FARM PLAT 7 AND PLAT 8" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

JOHN NATIONS, MAYOR

JUDY NAGGAR, CITY CLERK



LENDER INFORMATION

3 LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN PLAT BOOK 169 PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AS SHOWN HEREBY JOINS IN AND APPROVES EVERY DETAIL OF THIS PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT.

UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SHOWN, 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.

DATE

MY COMMISSION EXPIRES

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SHOWN, 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

NOTARY PUBLIC

LENDER INFORMATION

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AS SHOWN HEREBY JOINS IN AND APPROVES EVERY DETAIL OF THIS PLAT OF "MEADOWBROOK FARM PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT".

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

LENDER

SIGN

DATE

PRINT NAME

TITLE

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SHOWN, 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

NOTARY PUBLIC

ADJUSTED LOT 150

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "MEADOWBROOK FARM PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT".

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

LARRY E. BALSMAN

FAYE R. BALSMAN

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME PERSONALLY APPEARED LARRY E. AND FAYE R. BALSMAN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE CITY AND STATE AFORESAID THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

ADJUSTED LOT 149

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "MEADOWBROOK FARM PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT".

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

EUGENE H. WATTLER

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME PERSONALLY APPEARED EUGENE H. WATTLER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE CITY AND STATE AFORESAID THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO LARRY BALSMAN, THAT AT HIS REQUEST, DURING THE MONTH OF OCTOBER, 2008, CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC. HAS PREPARED A BOUNDARY ADJUSTMENT PLAT FOR LOT 150 OF MEADOWBROOK FARM PLAT 8, AS RECORDED IN PLAT BOOK 169 PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND LOT 149 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF SAID TRACT COMPLETED BY CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC.  
CORPORATE LSP# 2001010602

GLENN S. MAZURANIC, P.L.S.  
MISSOURI CERT. NO. 2610

DATED: \_\_\_\_\_

