

**BILL NO. 2700**

**ORDINANCE NO.**

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR BOYDE ESTATES, FOR A 1.01 ACRE TRACT OF LAND ZONED "R-2" RESIDENTIAL DISTRICT LOCATED 1/10 OF A MILE SOUTHWEST OF THE INTERSECTION OF SCHOETTLER ROAD AND HIGHCROFT DRIVE.**

**WHEREAS**, the petitioner JDL Homes Inc. has requested a Lot Split for a 1.01 acre tract of land located 1/10 of a mile southwest of the intersection of Schoettler road and Highcroft Drive; and,

**WHEREAS**, the purpose of said Lot Split is to subdivide the 1.01 acre parcel of land into a .5 acre parcel and a .504 acre parcel; and,

**WHEREAS**, the City of Chesterfield has reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and have found it to be in compliance with all applicable ordinances and has forwarded said Lot Split 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 Lot Split for Boyde Estates, which is made a part hereof and attached as Exhibit 1, 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 the said Lot Split by affixing their signatures and the official seal of the City of Chesterfield as required on the said document

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

**BOYDE ESTATES TRACT LOT SPLIT**  
 A TRACT OF LAND IN LOT 3 OF HENRY EBERWEIN'S SUBDIVISION AND  
 BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF SCHOETTLE ESTATES OF U.S.  
 SURVEY 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST,  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

**GENERAL NOTES:**

- ALL BEARINGS AND DISTANCES ARE RECORD (R) AND SURVEYED (S).
- THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI (ACSR30-16.01D), AND MEETS THE REQUIREMENTS OF AN URBAN CLASS SURVEY, AS DEFINED THEREIN.
- BASIS OF BEARING BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF SCHOETTLE ESTATES RECORDED IN PLAT BOOK 300 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS.
- CORNER OF RECORD FOUND CONCRETE MONUMENT AT THE MOST SOUTHERN CORNER OF LOT 1 BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF SCHOETTLE ESTATES.
- SOURCE OF RECORD:  
BOYDE ESTATES TRACT AS SHOWN ON SCHOETTLE ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS.
- A CURRENT TITLE REPORT OR ABSTRACT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT. NO RESEARCH HAS BEEN CONDUCTED AS TO THE STATUS OF ANY EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, THAT MAY AFFECT THE SUBJECT TRACT, IF ANY.

**LEGEND**

●	SET RE-BAR W/CAP COLE
○	FOUND RE-BAR
⊗	FOUND CROSS
○	FOUND IRON PIPE
⊕	FOUND IRON ROAD SPIKE
□	FOUND CONCRETE MONUMENT

**OWNERS CERTIFICATION:**

THE UNDERSIGNED OWNER/OWNERS HAS CAUSED THESE LOTS TO BE ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THE ABOVE LOT SPLIT WHICH SHALL HEREAFTER BE KNOWN AS "BOYDE ESTATES TRACT LOT SPLIT".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI; METROPOLITAN ST. LOUIS SEWER DISTRICT, MISSOURI-AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMERICAN UNION ELECTRIC COMPANY, AND THE RELEVANT TELEPHONE AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND FACILITIES, SEWER OR SEWERS, STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORMWATER IMPROVEMENTS, AND DRAINAGE FACILITIES.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES.

JOL HOME LLC  
 BY \_\_\_\_\_  
 PRINT \_\_\_\_\_  
 PRINT TITLE \_\_\_\_\_

STATE OF MISSOURI } SS  
 COUNTY OF ST. LOUIS }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON 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 HERETO 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 SEAL.

**MORTGAGE CONSENT:**

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTE SECURED BY DEED OF TRUST RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL, SCHOETTLE ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

BY \_\_\_\_\_ PRINT NAME  
 \_\_\_\_\_ PRINT TITLE

STATE OF MISSOURI } SS  
 COUNTY OF ST. LOUIS }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, 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 THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ SEAL:  
 \_\_\_\_\_ NOTARY PUBLIC

**ORIGINAL TRACT DESCRIPTION:**

**BOYDE ESTATES TRACT**

A TRACT OF LAND IN LOT 3 OF HENRY EBERWEIN'S SUBDIVISION OF U.S. SURVEY 1978, TOWNSHIP 45 NORTH RANGE 4 EAST AND PART OF ADJUSTED LOT 1 OF BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF SCHOETTLE ESTATES PLAT BOOK 300 PAGE 27, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI ALSO KNOWN AS BOYDE ESTATES TRACT AS SHOWN ON SCHOETTLE ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND OLD IRON PIPE LOCATED IN THE MOST WESTERN CORNER OF SAID ADJUSTED LOT 1 AND THE SOUTHEAST RIGHT OF WAY LINE OF HIGHCROFT ROAD 50.00 FEET WIDE,  
 THENCE SOUTH 31 DEGREES 37 MINUTES 00 SECONDS EAST 126.26 FEET,  
 THENCE NORTH 67 DEGREES 27 MINUTES 49 SECONDS EAST 15.12 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF SCHOETTLE ESTATES 50.00 FEET WIDE DRIVE AS SHOWN IN BOTH BOUNDARY ADJUSTMENT PLAT OF LOT 1 SCHOETTLE ESTATES AS RECORDED IN PLAT BOOK 300 PAGE 27 AND SCHOETTLE ESTATES AS RECORDED IN PLAT BOOK 247 PAGE 8 OF THE ST. LOUIS COUNTY RECORDS  
 THENCE ALONG SAID NORTHWESTERN RIGHT OF WAY LINE SCHOETTLE ESTATES DRIVE, ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 54.00 FEET, WITH A CENTRAL ANGLE OF 43 DEGREES 44 MINUTES 39 SECONDS (WHICH CHORD BEARS SOUTH 9 DEGREES 49 MINUTES 57 SECONDS EAST, A CHORD DISTANCE OF 40.23 FEET) THROUGH AN ARC DISTANCE OF 41.23 FEET TO A FOUND CONCRETE MONUMENT POINT ALSO BEING THE MOST SOUTHEASTERN CORNER OF SAID ADJUSTED LOT 1,  
 THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF SCHOETTLE ESTATES DRIVE SOUTH 31 DEGREES 37 MINUTES 00 SECONDS EAST 45.25 FEET,  
 THENCE SOUTH 21 DEGREES 03 MINUTES 45 SECONDS WEST 201.19 FEET,  
 THENCE NORTH 31 DEGREES 37 MINUTES 00 SECONDS WEST 333.24 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF AFOREMENTIONED HIGHCROFT ROAD,  
 THENCE ALONG SAID RIGHT OF WAY OF HIGHCROFT ROAD NORTH 58 DEGREES 23 MINUTES 00 SECONDS EAST 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 43,751 SQUARE FEET IS BASED ON A BOUNDARY SURVEY EXECUTED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JUNE 2008 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

**LOT SPLIT DESCRIPTIONS:**

**LOT 1**

A TRACT OF LAND IN LOT 3 OF HENRY EBERWEIN'S SUBDIVISION OF U.S. SURVEY 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI ALSO PART OF BOYDE ESTATES TRACT AS SHOWN ON SCHOETTLE ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND OLD IRON PIPE LOCATED IN THE MOST WESTERN CORNER OF ADJUSTED LOT 1A OF SAID SCHOETTLE ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT OF SAID AND THE SOUTHEAST RIGHT OF WAY LINE OF HIGHCROFT ROAD 50.00 FEET WIDE,  
 THENCE SOUTH 31 DEGREES 37 MINUTES 00 SECONDS EAST 118.86 FEET,  
 THENCE SOUTH 41 DEGREES 45 MINUTES 41 SECONDS WEST 166.97 FEET,  
 THENCE NORTH 31 DEGREES 37 MINUTES 00 SECONDS WEST 166.62 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF AFOREMENTIONED HIGHCROFT ROAD,  
 THENCE ALONG SAID RIGHT OF WAY OF HIGHCROFT ROAD NORTH 58 DEGREES 23 MINUTES 00 SECONDS EAST 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 21,780 SQUARE FEET IS BASED ON A BOUNDARY SURVEY EXECUTED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JUNE 2008 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

**LOT 2**

A TRACT OF LAND IN LOT 3 OF HENRY EBERWEIN'S SUBDIVISION OF U.S. SURVEY 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND PART OF ADJUSTED LOT 1 OF BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF SCHOETTLE ESTATES PLAT BOOK 300 PAGE 27, ALSO PART OF BOYDE ESTATES TRACT AS SHOWN ON SCHOETTLE ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND OLD IRON PIPE LOCATED IN THE MOST WESTERN CORNER OF ADJUSTED LOT 1A OF SAID SCHOETTLE ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT OF SAID AND THE SOUTHEAST RIGHT OF WAY LINE OF HIGHCROFT ROAD 50.00 FEET WIDE,  
 THENCE SOUTH 31 DEGREES 37 MINUTES 00 SECONDS EAST 118.86 FEET TO THE POINT OF BEGINNING OF THE HEREBY DESCRIBED TRACT,  
 THENCE CONTINUING SOUTH 31 DEGREES 37 MINUTES 00 SECONDS EAST 7.40 FEET,  
 THENCE NORTH 87 DEGREES 27 MINUTES 49 SECONDS EAST 15.12 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF SCHOETTLE ESTATES 50.00 FEET WIDE DRIVE AS SHOWN IN BOTH BOUNDARY ADJUSTMENT PLAT OF LOT 1 SCHOETTLE ESTATES AS RECORDED IN PLAT BOOK 300 PAGE 27 AND SCHOETTLE ESTATES AS RECORDED IN PLAT BOOK 247 PAGE 8 OF THE ST. LOUIS COUNTY RECORDS.

THENCE ALONG SAID NORTHWESTERN RIGHT OF WAY LINE SCHOETTLE ESTATES DRIVE, ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 54.00 FEET, WITH A CENTRAL ANGLE OF 43 DEGREES 44 MINUTES 39 SECONDS (WHICH CHORD BEARS SOUTH 9 DEGREES 49 MINUTES 57 SECONDS EAST, A CHORD DISTANCE OF 40.23 FEET) THROUGH AN ARC DISTANCE OF 41.23 FEET TO A FOUND CONCRETE MONUMENT POINT ALSO BEING THE MOST SOUTHEASTERN CORNER OF SAID ADJUSTED LOT 1,  
 THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF SCHOETTLE ESTATES DRIVE SOUTH 31 DEGREES 37 MINUTES 00 SECONDS EAST 45.25 FEET,  
 THENCE SOUTH 21 DEGREES 03 MINUTES 45 SECONDS WEST 201.19 FEET,  
 THENCE NORTH 31 DEGREES 37 MINUTES 00 SECONDS WEST 166.62 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF AFOREMENTIONED HIGHCROFT ROAD,  
 THENCE NORTH 41 DEGREES 45 MINUTES 41 SECONDS EAST 166.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 21,971 SQUARE FEET IS BASED ON A BOUNDARY SURVEY EXECUTED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JUNE 2008 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

**SURVEYOR'S CERTIFICATION:**

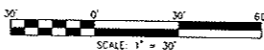
THIS IS TO CERTIFY TO VINCENT HOMES LLC, THAT AT THEIR REQUEST DURING THE MONTH OF AUGUST 2008, COLE & ASSOCIATES INC. HAS PREPARED A LOT SPLIT PLAT OF A TRACT OF A TRACT OF LAND IN LOT 3 OF HENRY EBERWEIN'S SUBDIVISION OF U.S. SURVEY 1978, AND RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI ALSO PART OF BOYDE ESTATES TRACT AS SHOWN ON SCHOETTLE ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS. 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.

COLE & ASSOCIATES, INC.  
 PROJECT NO. 08-004

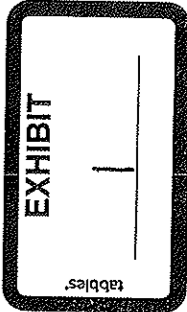
JERRY C. WILLIAMS, P.L.S.  
 MISSOURI CERT. NO. L.S. 2030

THIS IS TO CERTIFY THAT THE PLAT OF "BOYDE ESTATES TRACT LOT SPLIT" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

JOHN NATIONS, MAYOR  
 JUDITH HAGGAR, CITY CLERK



DEVELOPER/OWNER VINCENT HOME LLC 1484 SCHOETTLE RD. CHESTERFIELD, MO 63017 314-537-7445	ADDRESSED CITY COMMENTS	NO	REVISION DESCRIPTION
DATE: 08/11/2009			
SEAL	HIGHCROFT 1510 CHESTERFIELD, MO 63017-5435	LOT SPLIT PLAT	
planning • engineering • surveying • landscape architecture	<b>Cole</b> and ASSOCIATES INCORPORATED	1343 Iron Highway Suite 104 St. Charles, MO 63304 P: 636.928.7500 F: 636.928.7500	DATE: 08-14-08 Job Number: 08-004 Sheet Number: 1
DRAWN BY: TDE	CHECKED BY: TOW	DRAWING SCALE: 1"=30'	DATE: 08-14-08
<p>THIS IS TO CERTIFY TO VINCENT HOMES LLC, THAT AT THEIR REQUEST DURING THE MONTH OF AUGUST 2008, COLE &amp; ASSOCIATES INC. HAS PREPARED A LOT SPLIT PLAT OF A TRACT OF A TRACT OF LAND IN LOT 3 OF HENRY EBERWEIN'S SUBDIVISION OF U.S. SURVEY 1978, AND RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI ALSO PART OF BOYDE ESTATES TRACT AS SHOWN ON SCHOETTLE ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS. 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.</p>			
<p>COLE &amp; ASSOCIATES, INC.          PROJECT NO. 08-004</p>			
<p>JERRY C. WILLIAMS, P.L.S.          MISSOURI CERT. NO. L.S. 2030</p>			



LAYOUT/DATE: 08/11/2009 1:15pm  
 DATE: 08/11/2009 1:15pm  
 DRAWING: 08-004 LOT SPLIT.dwg