

BILL NO. 2709

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR LOTS 11-14 OF TERRA VISTA PLAT ONE IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, The Sterling Company, on behalf of RBRE Corporation and Manlin Homes has proposed a Boundary Adjustment Plat for Terra Vista and proposes to adjust the boundary lines for lots 11-14; and,

WHEREAS, the purpose of said boundary adjustments are to provide for larger lot sizes and the construction of single family detached homes; 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.

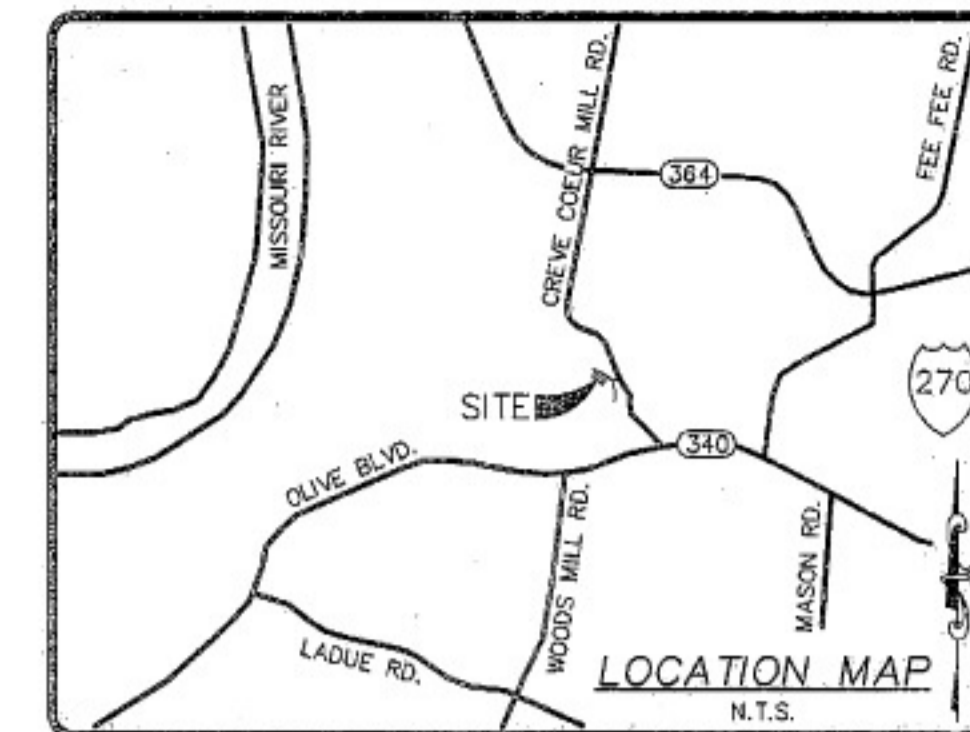
MAYOR

ATTEST:

CITY CLERK

TERRA VISTA BOUNDARY ADJUSTMENT OF LOTS 11, 12, 13 AND 14

A TRACT OF LAND BEING LOTS 11, 12, 13 AND 14 OF TERRA VISTA PLAT ONE
AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546,
LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED R-2 PEU ORDINANCE 1690



- LOT 11: LOC# 160640533
13425 TERRA VISTA DRIVE
- LOT 12: LOC# 160640542
13422 TERRA VISTA DRIVE
- LOT 13: LOC# 160620463
13418 TERRA VISTA DRIVE
- LOT 14: LOC# 160620474
13414 TERRA VISTA DRIVE

THIS DRAWING HAS BEEN REVIEWED UNDER SECTION 1005.360 PLATTING EXCEPTIONS OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE (CHAPTER 1005), AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2009 AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY BETWEEN ADJOINING PROPERTIES, NO ADDITIONAL LOTS ARE CREATED, AND THE ORIGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED IN THE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

JOHN NATIONS, MAYOR JUDITH NAGGIAR, CITY CLERK

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER/OWNERS HAS CAUSED THESE LOTS TO BE ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THE ABOVE BOUNDARY ADJUSTMENT PLAT WHICH SHALL HEREAFTER BE KNOWN AS TERRA VISTA BOUNDARY ADJUSTMENT OF LOTS 11, 12, 13 AND 14

SEAL: RBRE CORPORATION
BY _____
DATE _____

STATE OF MISSOURI }
COUNTY OF } SS

ON THIS _____ DAY OF _____, 2009, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT 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 SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY 2009.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER (IF REQUIRED)

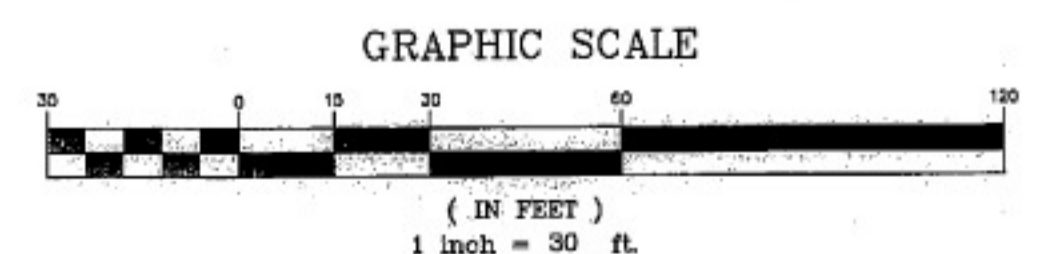
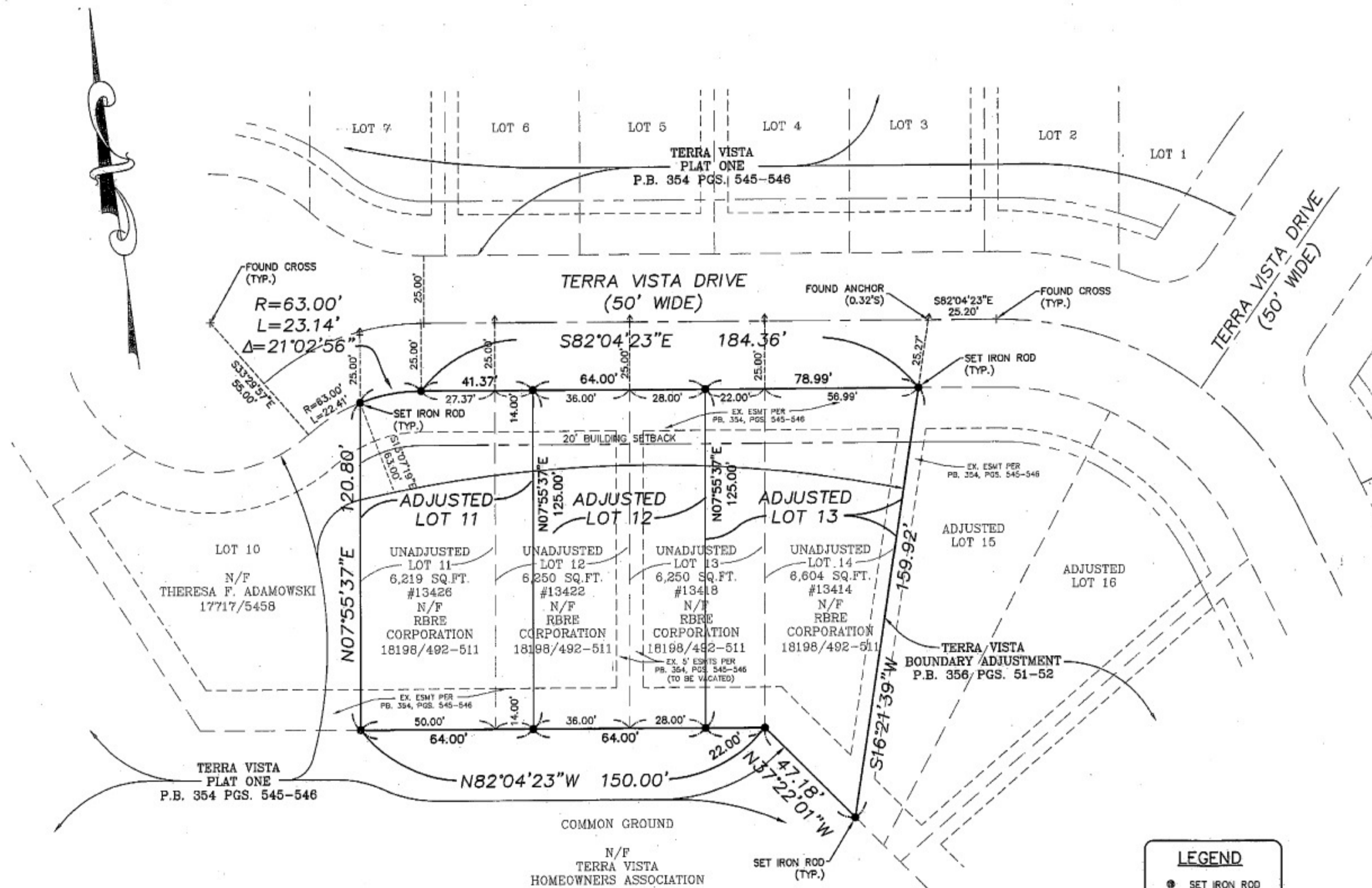
THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES OF LOTS 11, 12, 13 AND 14 OF TERRA VISTA, SECURED BY DEED OF TRUST RECORDED IN BOOK 18198 PAGES 492-511, OF THE ST. LOUIS COUNTY RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL THE BOUNDARY ADJUSTMENT SHOWN HEREON AND HEREAFTER SAID ADJUSTMENT TO BE KNOWN AS "TERRA VISTA BOUNDARY ADJUSTMENT OF LOTS 11, 12, 13 AND 14".

STATE OF MISSOURI }
COUNTY OF } SS

ON THIS _____ DAY OF _____, 2009, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS _____ A NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID ASSOCIATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



LEGEND

- SET IRON ROD
- + FOUND CROSS
- ⚓ FOUND ANCHOR

UNADJUSTED LOT 11

A TRACT OF LAND BEING LOTS 11 OF TERRA VISTA PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

UNADJUSTED LOT 12

A TRACT OF LAND BEING LOTS 12 OF TERRA VISTA PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

UNADJUSTED LOT 13

A TRACT OF LAND BEING LOTS 13 OF TERRA VISTA PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

UNADJUSTED LOT 14

A TRACT OF LAND BEING LOTS 14 OF TERRA VISTA PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ADJUSTED LOT 11

A TRACT OF LAND BEING ALL OF LOT 11 AND PART OF LOT 12 OF TERRA VISTA PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF LOT 10 AND THE SOUTHWEST CORNER OF LOT 11 OF TERRA VISTA PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 07°55'37" EAST 120.80' FEET TO A POINT ON THE SOUTH LINE OF TERRA VISTA (50' WIDE) DRIVE; THENCE WITH THE SOUTH LINE OF TERRA VISTA DRIVE BEING 25 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 13°07'19" EAST A DISTANCE OF 63.00 FEET AND AN ARC LENGTH OF 23.14 FEET TO A POINT; THENCE SOUTH 82°04'23" EAST 41.37' FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE OF TERRA VISTA DRIVE, SOUTH 07°55'37" WEST 125.00 FEET TO A POINT; THENCE NORTH 82°04'23" WEST 84.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7968.73 SQUARE FEET (0.18 ACRES), MORE OR LESS.

ADJUSTED LOT 12

A TRACT OF LAND BEING PART LOTS 12 AND 13 OF TERRA VISTA PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE SOUTHEAST CORNER OF LOT 10 OF TERRA VISTA PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 82°04'23" EAST 64.00 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 07°55'37" EAST 125.00 FEET TO A POINT ON THE SOUTH LINE OF TERRA VISTA (50' WIDE) DRIVE; THENCE WITH THE SOUTH LINE OF TERRA VISTA DRIVE BEING 25 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 82°04'23" EAST 84.00 FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE OF TERRA VISTA DRIVE, SOUTH 07°55'37" EAST 125.00 FEET TO A POINT; THENCE NORTH 82°04'23" WEST 84.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,000 SQUARE FEET (0.18 ACRES) MORE OR LESS.

ADJUSTED LOT 13

A TRACT OF LAND BEING PART OF LOT 13 AND ALL OF LOT 14 OF TERRA VISTA PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 82°04'23" EAST 128.00 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 07°55'37" EAST 125.00 FEET TO A POINT ON THE SOUTH LINE OF TERRA VISTA (50' WIDE) DRIVE; THENCE WITH THE SOUTH LINE OF TERRA VISTA DRIVE BEING 25 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 82°04'23" EAST 78.99 FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE OF TERRA VISTA DRIVE, SOUTH 18°21'36" WEST 159.92' FEET TO A POINT; THENCE NORTH 37°22'01" WEST 47.18' TO A POINT; THENCE NORTH 82°04'23" WEST 22.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,353.60 SQUARE FEET (0.21 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE

ORDER NUMBER: 09-02-030
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440

THIS IS TO CERTIFY THAT AT THE REQUEST OF RBRE CORPORATION WE HAVE, DURING THE MONTH OF MAY 2009 COMPLETED A BOUNDARY ADJUSTMENT PLAT OF LOTS 11, 12, 13 AND 14 OF TERRA VISTA SUBDIVISION, AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.

THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, MEETS MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (10 CSR 3-2 AND 20 CSR 30-16 IN EFFECT AT THE TIME OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

SURVEYOR'S NOTES:

1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
2. BASIS OF BEARINGS: TERRA VISTA (P.B. 354 PG. 545-546)
3. NO ADDITIONAL LOTS ARE CREATED BY THIS BOUNDARY ADJUSTMENT AND NO LOTS HAVE REDUCED BELOW THE MINIMUM AREA REQUIRED BY THE CITY OF CHESTERFIELD ORDINANCE NO. 1690.
4. ALL EASEMENTS ARE SHOWN PER RECORDED PLAT OF TERRA VISTA (P.B. 354 PG. 545-546).
5. NO STRUCTURES CURRENTLY EXIST WITHIN THE LIMITS OF THIS BOUNDARY ADJUSTMENT PLAT.



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440, FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN BY:	SCL	MSD P#- N/A
CHECKED BY:	SCL	DATE: 5-8-2009
JOB NO.:	09-02-030	BOUNDARY ADJUSTMENT PLAT

LOT AREAS

LOT 11:	UNADJUSTED = 6,219 SQ.FT. ADJUSTED = 7,969 SQ.FT.
LOT 12:	UNADJUSTED = 6,250 SQ.FT. ADJUSTED = 8,000 SQ.FT.
LOT 13:	UNADJUSTED = 6,250 SQ.FT. ADJUSTED = 9,354 SQ.FT.
LOT 14:	UNADJUSTED = 6,604 SQ.FT.

RECEIVED MAY 8 2009 DEPT. OF PLANNING & PUBLIC WORKS

EXHIBIT A