

**BILL NO. 2762**

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

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR A 5.23 ACRE TRACT OF LAND ZONED E-ONE ACRE BEING IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF THE SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, LOCATED AT 1717 WILSON ROAD. (WILSON BLUFFS)**

**WHEREAS**, SMS Group, LLC has submitted for review and approval a Lot Split for the above-reference property located on the west side of Wilson Road; and,

**WHEREAS**, the purpose of said Lot Split is to subdivide a 5.23 acre tract of land into 2 lots for the construction of a single family home; and,

**WHEREAS**, the Department of Planning and Department of Public Works 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 the a tract of land in the south part of the southwest one quarter of the northwest one quarter of section 16, in Township 45 north, range 4 east, City of Chesterfield, St. Louis County, Missouri, which is made a part hereof and attached hereto 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.

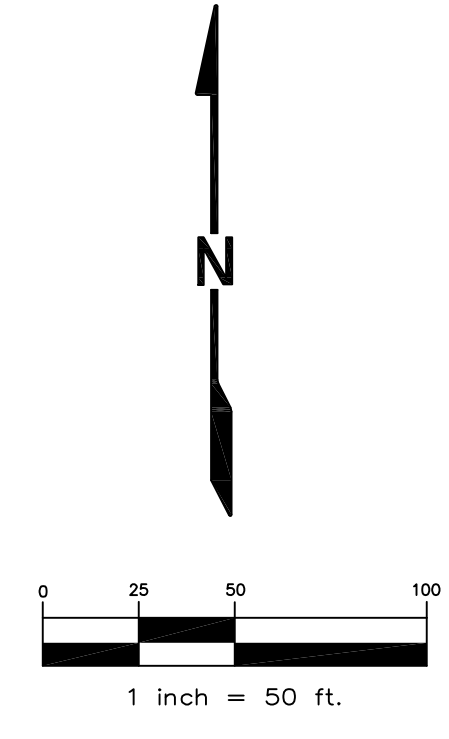
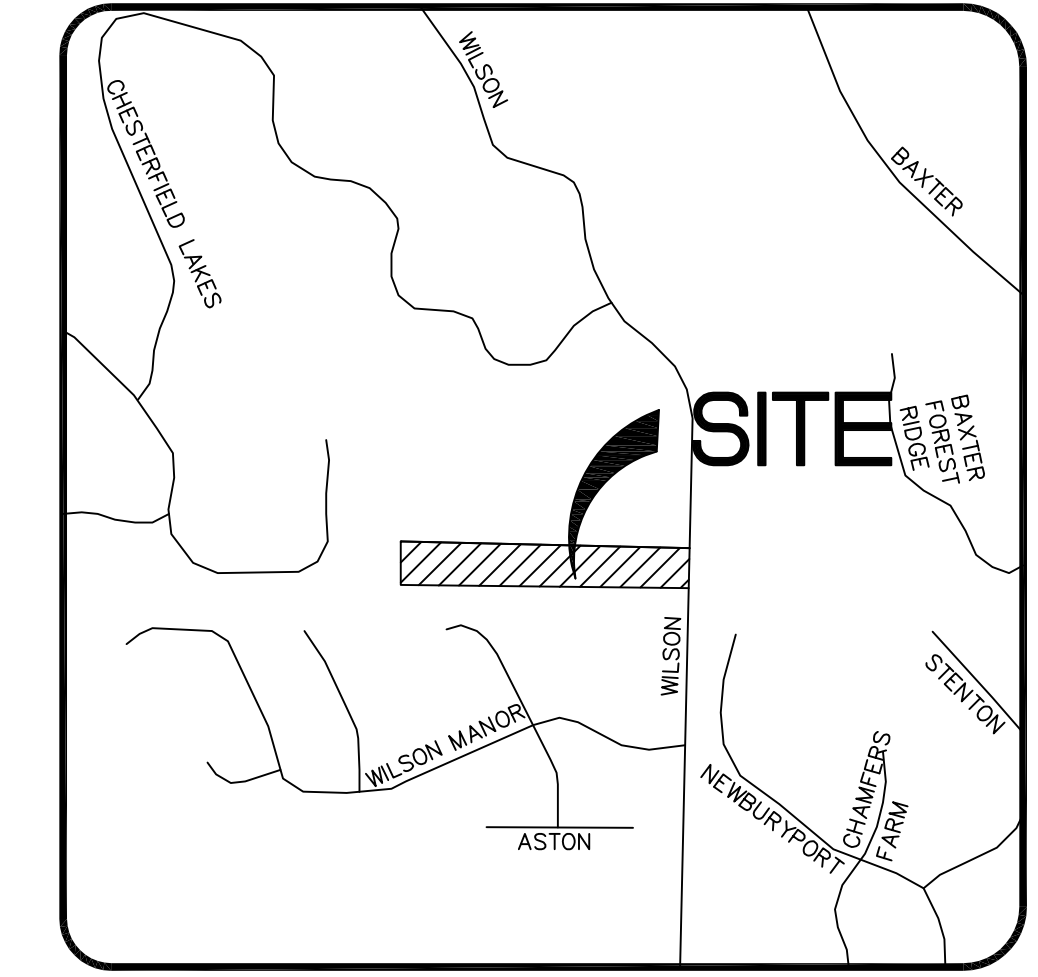
\_\_\_\_\_  
MAYOR

ATTEST:

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

# SUBDIVISION OF LOT 2 OF WILSON BLUFFS

LOT 2 OF WILSON BLUFFS, PB 356 PG 607, A TRACT OF LAND LOCATED IN THE SOUTH PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

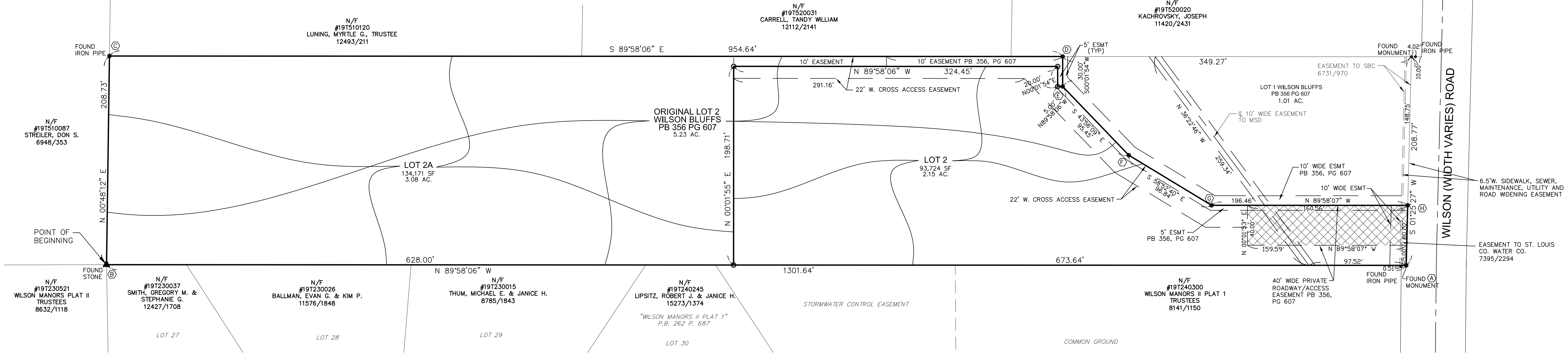


**LOT 2A**  
PART OF LOT 2 WILSON BLUFFS, PB 356 PG 607, A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER SAID STONE ALSO BEING THE NORTHWEST CORNER OF LOT 27 OF WILSON MANORS II PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 262 PAGES 568 AND 569; THENCE ALONG THE WEST LINE OF SAID SECTION 16, NORTH 00 DEGREES 48 MINUTES 12 SECONDS EAST 208.73 FEET TO A FOUND IRON PIPE BEING THE SOUTHWEST CORNER OF LOT 2 OF TWO FLAGS FARM, A SUBDIVISION IN PLAT BOOK 303 PAGE 671 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EXTENSION SOUTH 89 DEGREES 58 MINUTES 6 SECONDS EAST 954.64 FEET TO A FOUND IRON PIN; THENCE SOUTH 00 DEGREES 01 MINUTES 54 SECONDS WEST 30.00 FEET TO FOUND IRON PIN; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 5.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 54 SECONDS EAST 20.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 324.45 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 55 SECONDS WEST 198.71 TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 628.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.08 ACRES MORE OR LESS.

**LOT 2**  
PART OF LOT 2 WILSON BLUFFS, PB 356 PG 607, A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER SAID STONE ALSO BEING THE NORTHWEST CORNER OF LOT 27 OF WILSON MANORS II PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 262 PAGES 568 AND 569; THENCE EAST ALONG SOUTH LINE OF SAID LOT 2 WILSON BLUFFS, SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 628.00 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING FOR LOT 2; THENCE NORTH 00 DEGREES 01 MINUTE 55 SECONDS EAST 198.71 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 324.45 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 54 SECONDS WEST 20.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 5.00 FEET TO A FOUND IRON PIN; THENCE SOUTH 43 DEGREES 56 MINUTES 09 SECONDS EAST 95.45 FEET TO A FOUND IRON PIN; THENCE SOUTH 58 DEGREES 52 MINUTES 40 SECONDS EAST 96.84 FEET TO A FOUND IRON PIN; THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS EAST 196.46 FEET TO A FOUND IRON PIN ON THE WESTERN RIGHT-OF-WAY LINE OF WILSON ROAD; THENCE SOUTH 01 DEGREE 25 MINUTES 27 SECONDS WEST 60.02 FEET ALONG THE WEST LINE OF SAID RIGHT OF WAY DEDICATION TO A FOUND MONUMENT; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 673.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.15 ACRES MORE OR LESS.



## ST. LOUIS COUNTY BENCHMARK

12-55: 601.44 - "L" ON SOUTH SIDE OF SECOND JOINT OF DRIVEWAY TO HOUSE #1701 WILSON ROAD.

## SUBDIVISION DESCRIPTION - LOT 2 WILSON BLUFFS

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER SAID STONE ALSO BEING THE NORTHWEST CORNER OF LOT 27 OF WILSON MANORS II PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 262 PAGES 568 AND 569; THENCE ALONG THE WEST LINE OF SAID SECTION 16, NORTH 00 DEGREES 48 MINUTES 12 SECONDS EAST 208.73 FEET TO A FOUND IRON PIPE BEING THE SOUTHWEST CORNER OF LOT 2 OF TWO FLAGS FARM, A SUBDIVISION IN PLAT BOOK 303 PAGE 671 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EXTENSION SOUTH 89 DEGREES 58 MINUTES 6 SECONDS EAST 954.64 FEET TO A SET IRON PIN; THENCE SOUTH 43 DEGREES 56 MINUTES 9 SECONDS EAST 95.45 FEET TO A SET IRON PIN; THENCE SOUTH 58 DEGREES 52 MINUTES 40 SECONDS EAST 96.84 FEET TO A SET IRON PIN; THENCE SOUTH 89 DEGREES 58 MINUTES 7 SECONDS EAST 196.46 FEET TO A SET IRON PIN ON THE WEST LINE OF A 10 FOOT RIGHT OF WAY DEDICATION TO WILSON ROAD; THENCE SOUTH 1 DEGREE 25 MINUTES 27 SECONDS WEST 60.02 FEET ALONG THE WEST LINE OF SAID RIGHT OF WAY DEDICATION TO A SET PERMANENT MONUMENT; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 58 MINUTES 6 SECONDS WEST 1301.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.23 ACRES MORE OR LESS.

STATE PLANE COORDINATES ARE MISSOURI COORDINATE SYSTEM OF 1983 (EAST ZONE) AND WERE ESTABLISHED BY GPS OBSERVATIONS ON STATION SL-36 OF THE SAINT LOUIS GEOGRAPHIC REFERENCE SYSTEM. SL-36 COORDINATES ARE: N 310692.537 METERS AND E 243001.326 METERS. THE GRID FACTOR USED IS 0.99990744.

CORNER	NORTH	EAST
(A)	311657.207 m	242995.075 m
(B)	311662.024 m	242598.400 m
(C)	311725.618 m	242600.029 m
(D)	311722.085 m	242890.954 m
(E)	311712.942 m	242890.843 m
(F)	311691.761 m	242910.783 m
(G)	311676.214 m	242935.872 m
(H)	311675.487 m	242995.742 m

GRID BEARING AND DISTANCE FROM (A) TO SL-36 SOUTH 0 DEGREES 22 MINUTES 17 SECONDS 964.69 METERS

PLAT BEARING IS ROTATED 0 DEGREES 39 MINUTES 51 SECONDS COUNTERCLOCKWISE FROM MISSOURI COORDINATE SYSTEM 1983.

SEMI-PERMANENT MONUMENTATION A SET 1/2" IRON PIPE WITH CAP 18" LONG, SHOWN AS ○ AND PERMANENT MONUMENTATION A SET 5/8" REBAR WITH ALUMINUM CAP 24" LONG, SHOWN AS ● SHALL BE SET UPON COMPLETION OF CONSTRUCTION OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT AS PROVIDED FOR AND IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS AFOREMENTIONED.

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 SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HERINAFTER BE KNOWN AS "SUBDIVISION OF LOT 2 OF WILSON BLUFFS".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, AMEREN UE, AT&T TELEPHONE CO., CHARTER COMMUNICATIONS, LACLEDE GAS CO., MISSOURI AMERICAN WATER CO. AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWERS, AND DRAINAGE FACILITIES, ALONG WITH TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS, DURING INSTALLATION OR REPAIR OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE 22' WIDE CROSS ACCESS EASEMENT SHOWN ON THIS PLAT IS FOR THE USE AND BENEFIT OF LOTS 2 AND 2A. WITH MAINTENANCE EXPENSES TO BE SHARED AND PRORATED BASED ON THE LENGTH OF DRIVE USED BY EACH RESPECTIVE LOT.

THE 40' WIDE PRIVATE ROADWAY/ACCESS EASEMENT SHOWN ON THIS PLAT AND CROSS HATCHED FOR BETTER IDENTIFICATION IS FOR THE USE OF LOTS 1 AND 2 AND 2A.

BUILDING LINES AS SHOWN ON THIS PLAT WERE ESTABLISHED BY CITY OF CHESTERFIELD, ORDINANCE NO. 1993, APPROVED DECEMBER 1, 2003.

OWNER'S NAME \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY FREELY 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

### LENDER INFORMATION

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AS SHOWN HEREON JOIN IN AND APPROVE EVERY DETAIL OF THIS PLAT.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

LENDER \_\_\_\_\_

SIGN \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

TITLE \_\_\_\_\_

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 SAID INSTRUMENT WAS SIGNED ON 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

THIS IS TO CERTIFY, THAT THIS PLAT OF "SUBDIVISION OF LOT 2 OF WILSON BLUFFS", WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD, MISSOURI BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS.

JOHN NATIONS, MAYOR \_\_\_\_\_ JUDITH NAGGIAR, CITY CLERK \_\_\_\_\_

### SURVEYORS CERTIFICATION:

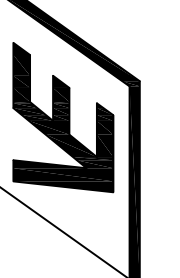
THIS IS TO CERTIFY THAT R. L. MAXWELL AND ASSOCIATES AT THE REQUEST OF SMS GROUP, LLC DURING THE MONTH OF AUGUST, 2009, PREPARED A SUBDIVISION PLAT BASED ON AN OUTBOUNDARY SURVEY OF A CLASS URBAN SURVEY OF THE ABOVE PLOTTED TRACT AND THE FACTS FOUND AT THE TIME OF SAID SURVEY ARE SHOWN HEREON TO THE BEST OF MY PROFESSIONAL ABILITY AND CONFORM TO CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEYS.

DAVID MAXWELL P.L.S. 2008000726  
DATE: \_\_\_\_\_

R. L. MAXWELL & ASSOCIATES

PREPARED FOR:  
**SMS GROUP, LLC**  
15543 COUNTRY RIDGE DRIVE  
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F: 314.469-8046

PREPARED BY:  
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F: 314.427.1801



PREPARED BY:  
**R. L. MAXWELL & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
10230 Lincoln Trail, Suite B  
Fairview Heights, Illinois 62208  
(618) 398-0217

SUBDIVISION OF LOT 2 OF WILSON BLUFFS

RECORD PLAT

REVISED

9/17/09 CITY COMMTS  
10/23/09 SURVEY CHECK  
11/2/09 VANCE REV.  
11/13/09 ACCESS SCRIPT

06076

8/7/09

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