

BILL NO. 2792

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR WALDEN POND, LOT 9 AND A PORTION OF THE WALDEN POND SUBDIVISION COMMON GROUND, IN THE WALDEN POND SUBDIVISION ZONED "R-1A" RESIDENCE DISTRICT, AND "R-2" RESIDENCE DISTRICT WITHIN A "PEU" PLANNED ENVIRONMENT UNIT LOCATED WEST OF CLARKSON ROAD AT THE INTERSECTION OF CLARKSON ROAD AND WALDEN POND COURT.

WHEREAS, The Trustees of Walden Pond Subdivision, have submitted for review and approval a Boundary Adjustment Plat for Lot 9 and a portion of the Walden Pond Subdivision Common Ground, zoned "R-1A" Residence District, and "R-2" Residence District within a "PEU" Planned Environment Unit, located west of Clarkson Road at the intersection of Clarkson Road and Walden Pond Court; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust an existing boundary line between Lot 9 and the area of common ground to the east; and,

WHEREAS, the City of Chesterfield has reviewed the Boundary Adjustment Plat in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has 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 for Lot 9 and a portion of the Walden Pond Subdivision Common Ground, 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 Boundary Adjustment Plat 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 _____, 2010.

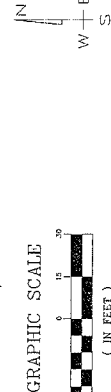
MAYOR

ATTEST:

CITY CLERK

BOUNDARY ADJUSTMENT PLAT OF
LOT 9 & COMMON GROUND OF WALDEN POND,
ST. LOUIS COUNTY, MISSOURI

NORTH REE RECORD PLAT
WALDEN POND
PLAT BOOK 249 PAGE 44
"URBAN PROPERTY"

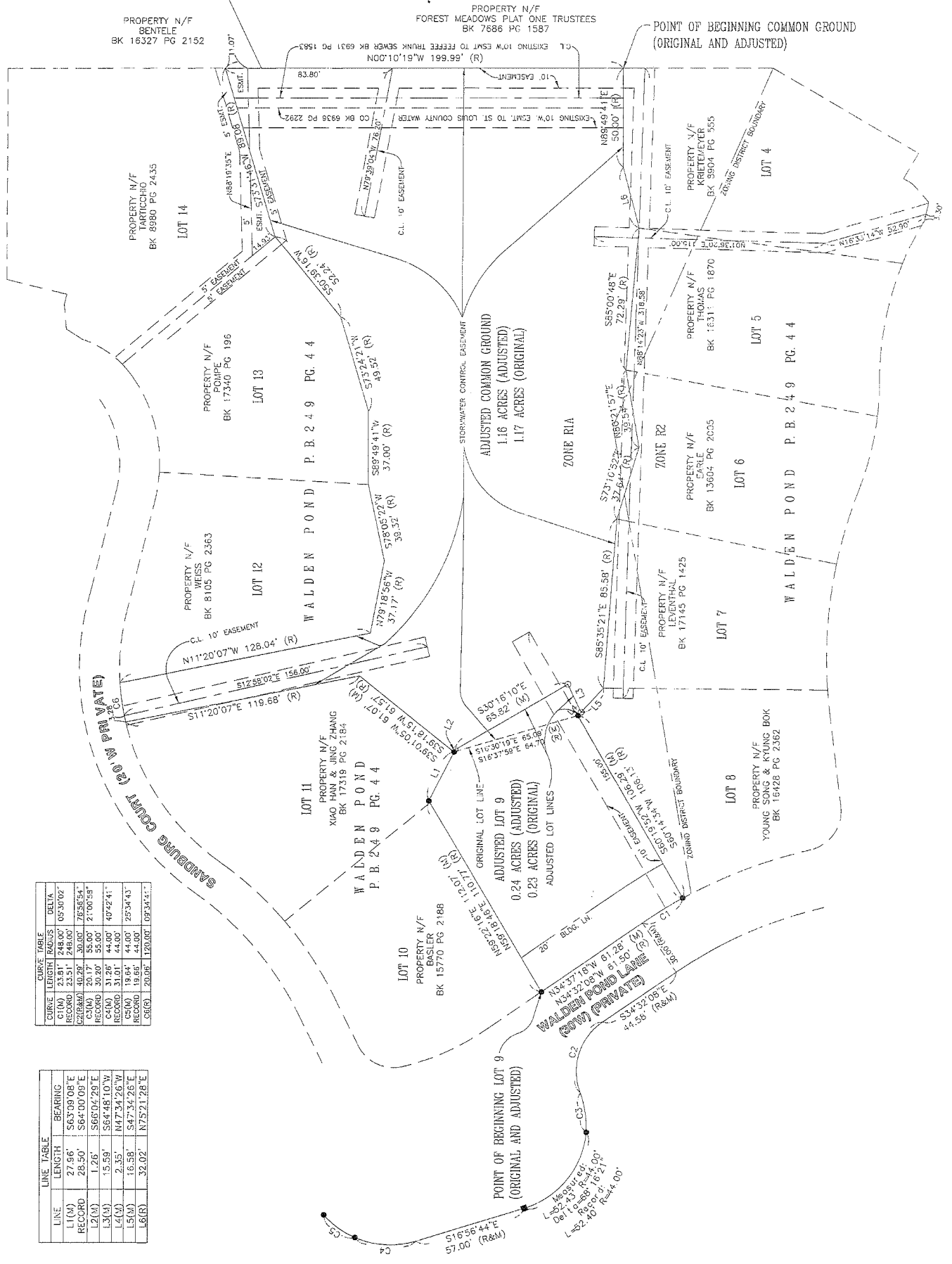


LEGEND
○ = SET IRON PIPE
● = FOUND IRON PIPE
■ = FOUND CONC. MONUMENT

REFERENCES:
1) LEGAL DESCRIPTION
BK. 8032 PG. 474
BK. 7934 PG. 1613
2) RECORDS OF
WALDEN POND
PG. 249 PG. 44

LINE	LENGTH	BEARING
L1(U)	27.96'	S63°09'08"E
RECORD	28.50'	S64°00'09"E
L2(U)	1.76'	S66°04'29"E
L3(U)	15.59'	S64°48'10"W
L4(U)	2.35'	N47°34'26"W
L5(U)	16.58'	S47°34'26"E
L6(S)	32.02'	N75°21'28"E

CURVE	LENGTH	RADIUS	DELTA
C1(M)	23.51'	248.00'	05°30'07"
RECORD	23.51'	248.00'	05°30'07"
C2(M)	30.17'	308.00'	07°58'54"
RECORD	30.20'	309.00'	2°00'58"
C3(M)	31.25'	44.00'	40°42'41"
RECORD	31.01'	44.00'	25°34'43"
C4(S)	20.06'	120.00'	09°34'41"



ORIGINAL LOT 9 MEASURED PROPERTY DESCRIPTION

LOT 9 OF WALDEN POND, A SUBDIVISION RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, BEGINNING AT AN IRON PIPE LYING ON THE NORTHEAST RIGHT OF WAY OF WALDEN POND LANE, 50 FEET WIDE, SAID PIPE BEING THE POINT OF BEGINNING COMMON GROUND OF WALDEN POND, THENCE NORTH 59 DEGREES 22 MINUTES 16 SECONDS EAST 112.07 FEET TO AN IRON PIPE; THENCE SOUTH 63 DEGREES 09 MINUTES 08 SECONDS EAST 27.96 FEET TO AN IRON PIPE; THENCE SOUTH 16 DEGREES 30 MINUTES 19 SECONDS EAST 65.09 FEET TO AN IRON PIPE; THENCE SOUTH 10 DEGREES 52 MINUTES 52 SECONDS WEST 106.29 FEET TO AN IRON PIPE LYING ON THE WEST SIDE OF WALDEN POND LANE; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 23.81' TO A POINT; THENCE, CONTINUE ALONG SAID RIGHT OF WAY, NORTH 34 DEGREES 37 MINUTES 18 SECONDS WEST 61.28 FEET TO THE POINT OF BEGINNING.

ADJUSTED LOT 9 MEASURED PROPERTY DESCRIPTION

ALL OF LOT 9 AND PART OF COMMON GROUND OF WALDEN POND, A SUBDIVISION RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIPE LYING ON THE NORTHEAST RIGHT OF WAY OF WALDEN POND LANE, 50 FEET WIDE, SAID PIPE BEING THE POINT OF BEGINNING COMMON GROUND OF WALDEN POND, THENCE NORTH 59 DEGREES 22 MINUTES 16 SECONDS EAST 112.07 FEET TO AN IRON PIPE; THENCE SOUTH 63 DEGREES 09 MINUTES 08 SECONDS EAST 27.96 FEET TO AN IRON PIPE; THENCE SOUTH 16 DEGREES 30 MINUTES 19 SECONDS EAST 65.09 FEET TO AN IRON PIPE; THENCE SOUTH 10 DEGREES 52 MINUTES 52 SECONDS WEST 106.29 FEET TO AN IRON PIPE LYING ON THE WEST SIDE OF WALDEN POND LANE; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 23.81' TO A POINT; THENCE, CONTINUE ALONG SAID RIGHT OF WAY, NORTH 34 DEGREES 37 MINUTES 18 SECONDS WEST 61.28 FEET TO THE POINT OF BEGINNING.

ADJUSTED COMMON GROUND MEASURED PROPERTY DESCRIPTION

PART OF COMMON GROUND OF WALDEN POND, A SUBDIVISION RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF BEGINNING COMMON GROUND OF WALDEN POND, THENCE NORTH 00 DEGREES 10 MINUTES 19 SECONDS WEST 199.99 FEET TO A POINT; THENCE SOUTH 73 DEGREES 31 MINUTES 46 SECONDS WEST 89.08 FEET TO A POINT; THENCE SOUTH 50 DEGREES 39 MINUTES 21 SECONDS WEST 159.99 FEET TO AN IRON PIPE; THENCE SOUTH 24 DEGREES 49 MINUTES 41 SECONDS WEST 37.00 FEET TO POINT; THENCE SOUTH 78 DEGREES 05 MINUTES 22 SECONDS WEST 39.32 FEET TO A POINT; THENCE 79 DEGREES 18 MINUTES 56 SECONDS WEST 37.17 FEET TO A POINT; THENCE NORTH 11 DEGREES 20 MINUTES 07 SECONDS WEST 128.04 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY OF SANDBURG COURT, THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 23.81 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 11 DEGREES 20 MINUTES 07 SECONDS EAST 19.66 FEET TO A POINT; THENCE SOUTH 39 DEGREES 31 MINUTES 46 SECONDS WEST 89.08 FEET TO AN IRON PIPE; THENCE SOUTH 16 DEGREES 30 MINUTES 19 SECONDS EAST 1.26 FEET TO AN IRON PIPE; THENCE SOUTH 30 DEGREES 16 MINUTES 16 SECONDS EAST 65.82 FEET TO AN IRON PIPE; THENCE SOUTH 64 DEGREES 48 MINUTES 10 SECONDS WEST 15.59 FEET TO AN IRON PIPE; THENCE SOUTH 10 DEGREES 52 MINUTES 52 SECONDS EAST 18.58 FEET TO A POINT; THENCE SOUTH 23 DEGREES 10 MINUTES 52 SECONDS EAST 37.64 FEET TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 57 SECONDS EAST 39.54 FEET TO A POINT; THENCE SOUTH 85 DEGREES 00 MINUTES 48 SECONDS EAST 72.29 FEET TO A POINT; THENCE NORTH 75 DEGREES 18 DEGREES 49 MINUTES 41 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING.

ORIGINAL COMMON GROUND MEASURED PROPERTY DESCRIPTION

COMMON GROUND OF WALDEN POND, A SUBDIVISION RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF COMMON GROUND OF WALDEN POND, THENCE NORTH 00 DEGREES 10 MINUTES 19 SECONDS WEST 199.99 FEET TO A POINT; THENCE SOUTH 73 DEGREES 31 MINUTES 46 SECONDS WEST 89.08 FEET TO A POINT; THENCE SOUTH 50 DEGREES 39 MINUTES 21 SECONDS WEST 159.99 FEET TO AN IRON PIPE; THENCE SOUTH 24 DEGREES 49 MINUTES 41 SECONDS WEST 37.00 FEET TO POINT; THENCE SOUTH 78 DEGREES 05 MINUTES 22 SECONDS WEST 39.32 FEET TO A POINT; THENCE 79 DEGREES 18 MINUTES 56 SECONDS WEST 37.17 FEET TO A POINT; THENCE NORTH 11 DEGREES 20 MINUTES 07 SECONDS WEST 128.04 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY OF SANDBURG COURT, THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 23.81 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 11 DEGREES 20 MINUTES 07 SECONDS EAST 19.66 FEET TO A POINT; THENCE SOUTH 39 DEGREES 31 MINUTES 46 SECONDS WEST 89.08 FEET TO AN IRON PIPE; THENCE SOUTH 16 DEGREES 30 MINUTES 19 SECONDS EAST 1.26 FEET TO AN IRON PIPE; THENCE SOUTH 30 DEGREES 16 MINUTES 16 SECONDS EAST 65.82 FEET TO AN IRON PIPE; THENCE SOUTH 64 DEGREES 48 MINUTES 10 SECONDS WEST 15.59 FEET TO AN IRON PIPE; THENCE SOUTH 10 DEGREES 52 MINUTES 52 SECONDS EAST 18.58 FEET TO A POINT; THENCE SOUTH 23 DEGREES 10 MINUTES 52 SECONDS EAST 37.64 FEET TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 57 SECONDS EAST 39.54 FEET TO A POINT; THENCE SOUTH 85 DEGREES 00 MINUTES 48 SECONDS EAST 72.29 FEET TO A POINT; THENCE NORTH 75 DEGREES 18 DEGREES 49 MINUTES 41 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF JUNE 2009, BY ORDER OF WALDEN POND TRUSTEES, EXECUTED A SURVEY OF AND PREPARED A BOUNDARY ADJUSTMENT PLAT OF LOT 9 AND COMMON GROUND OF WALDEN POND, A RECORD PLAT RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, MISSOURI, THAT THE RESULTS ARE CORRECTLY SHOWN HEREON. THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS, AND LAND SURVEYORS.



Robert T. Haggard
ROBERT T. HAGGARD, RLS 12345
DATE: 12-27-09

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACTS TO BE ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "BOUNDARY ADJUSTMENT PLAT OF LOT 9 AND COMMON GROUND OF WALDEN POND".
IN TESTIMONY WHEREOF, THE UNDERSIGNED HAS SET HIS HAND THIS _____ DAY OF _____, 2010.

ROBERT PRICE
PATRICIA PRICE
MARY GRISBURG, WALDEN POND TRUSTEE
KENNY LUPARDUS, WALDEN POND TRUSTEE
STU LEVENTHAL, WALDEN POND TRUSTEE

STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS _____ DAY OF _____, 2010, BEFORE ME PERSONALLY APPEARED ROBERT AND PATRICIA PRICE, HUSBAND AND WIFE AND MARY GRISBURG, KENNY LUPARDUS AND STU LEVENTHAL AS REPRESENTATIVES FOR WALDEN POND TRUSTEES OF WALDEN POND, TRUSTEES OF SAID COMMON GROUND AND WHO EXECUTED THE FOREGOING INSTRUMENTS AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

PLANNING & ZONING CERTIFICATE

THIS IS TO CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT OF LOT 9 AND COMMON GROUND OF WALDEN POND WAS PREPARED BY THE SURVEYOR IN COMPLIANCE WITH THE ORDINANCE OF CHESTERFIELD, MISSOURI, BY ORDINANCE NUMBER _____ ON _____, 2010, AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

ATTEST
JOHN NAWROCK, MAYOR
JUDITH NAWROCK, CITY CLERK

SURVEYOR'S NOTES

- THIS PLAT IS SUBJECT TO ANY EASEMENTS, BUILDING LINES OR RESTRICTIONS SHOWN OR LISTED ON WALDEN POND, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS RECORDS.
- PROPERTY LINE ADJUSTED TO BE ALONG THE EXISTING FENCE LINE.
- SUBJECT PROPERTIES ARE ZONED R1A AND R2. THE BOUNDARIES BEING AS SHOWN ON ADJACENT PLAT, SAID ZONES ARE COVERED UNDER ST. LOUIS COUNTY ORDINANCES 12345, 12571 AND 12914.

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20A WOODMERE POINT COURT
ST CHARLES, MO 63303
TEL: (636) 939-4600
FAX: (636) 939-4600

PROJECT ADDRESS: 16145 WALDEN POND LANE
PROJECT LOCATION: CHESTERFIELD, MO 63005
PROJECT NAME: WALDEN POND BOUNDARY ADJUSTMENT PLAT

DATE: 12/27/09
DRW. BY: KRD
APPR. BY: RHJ
SCALE: 1" = 30'

FOR: WALDEN POND TRUSTEES
1915 WALDEN POND CT,
CHESTERFIELD, MO 63005
TEL: 636.532.2842

DRAWING NAME: WALDENP2_BA.DWG

DATE: _____
REVISIONS: _____