

**BILL NO.** 2819

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

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR CHESTERFIELD ELEMENTARY SCHOOL, FOR A 22.37 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT AND "R1" RESIDENCE DISTRICT, LOCATED ALONG WILDHORSE CREEK ROAD AND WEST OF WILDHORSE PARKWAY.**

**WHEREAS**, LDC Inc., on behalf of the Rockwood School District, has submitted for review and approval a Boundary Adjustment Plat for a 22.37 acre tract of land zoned "NU" Non-Urban District and "R1" Residence District, located along Wildhorse Creek Road and west of its intersection with Wildhorse Parkway; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to merge a 19.16 acre "NU" Non-Urban Zoned parcel and a 3.21 acre "R1" Residence District Zoned parcel; 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.

**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 Chesterfield Elementary, 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 \_\_\_\_\_, 2011.

\_\_\_\_\_  
ACTING MAYOR

ATTEST:

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

**CHESTERFIELD ELEMENTARY SCHOOL BOUNDARY ADJUSTMENT PLAT**  
 A TRACT OF LAND BEING PART OF LOTS 2 AND 3  
 OF 'MARY SCHAEFFER ESTATE' IN PLAT BOOK 17 PAGE 4  
 AND LOT A OF GREYSTONE PLAT ONE, PB 344, PG 127  
 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS  
 IN U.S. SURVEY 122, TOWNSHIP 45 NORTH, RANGE 3 EAST  
 OF THE FIFTH PRINCIPAL MERIDIAN  
 ST. LOUIS COUNTY, MISSOURI.

**OWNERS CERTIFICATE**

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACT TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS CHESTERFIELD ELEMENTARY SCHOOL BOUNDARY ADJUSTMENT PLAT.

ALL TAXES DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

SIGNATURE \_\_\_\_\_

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

IN TESTIMONY WHEREOF, THEY HAVE SIGNED THE FOREGOING  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

STATE OF \_\_\_\_\_ )  
 ) SS.

COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME  
 PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE  
 THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING  
 INSTRUMENT, AND ACKNOWLEDGED THAT (THEY/HE/SHE) EXECUTED THE SAME  
 AS (THEIR/HIS/HER) FREE ACT AND DEED.

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

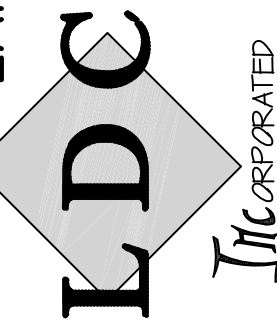
NOTARY PUBLIC \_\_\_\_\_

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

MY COMMISSION EXPIRES: \_\_\_\_\_

Glenn Construction Company, Inc  
 500 N. Central Building  
 Eureka, Missouri 63025

LAND PLANNING • LAND SURVEYING  
 CIVIL ENGINEERING

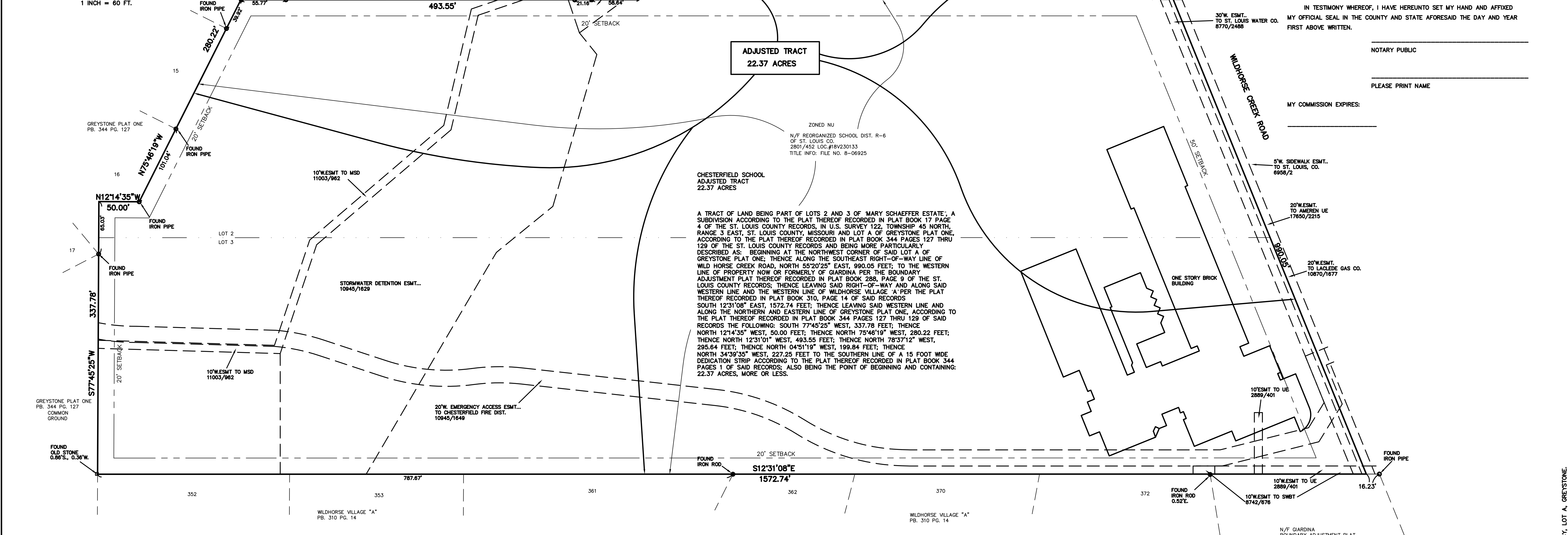
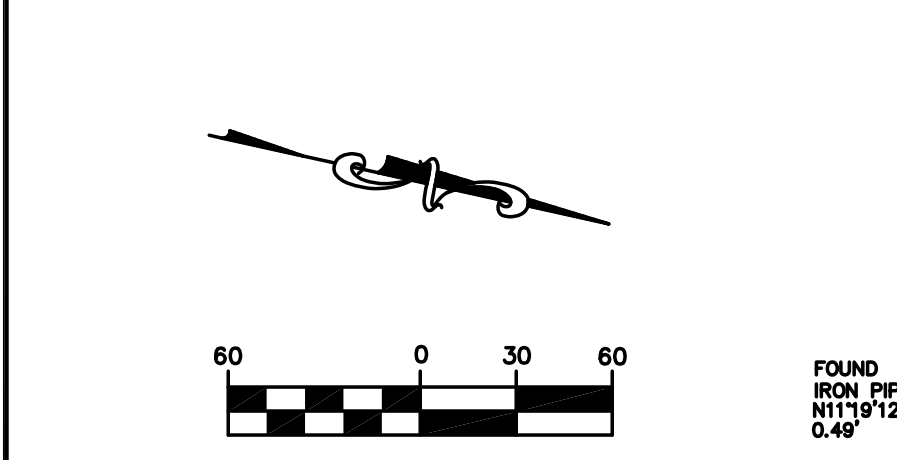
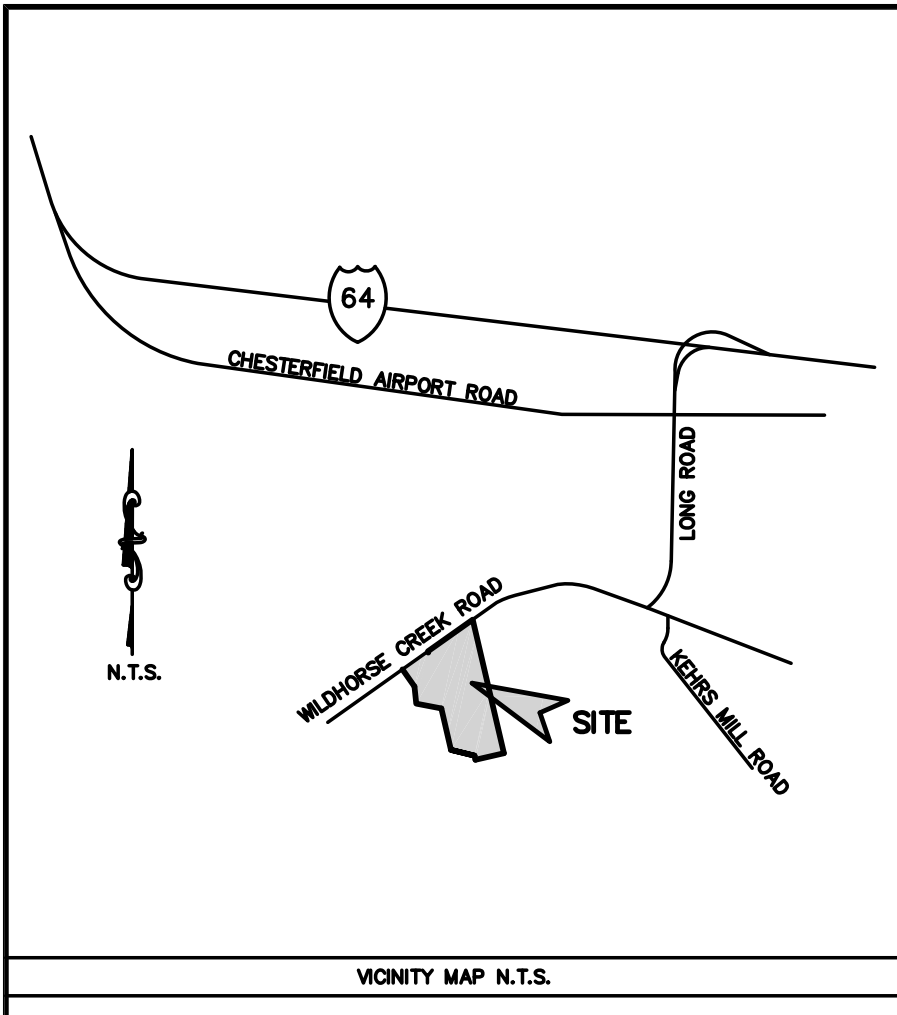


CHESTERFIELD ELEMENTARY SCHOOL  
 BOUNDARY ADJUSTMENT PLAT

REVISION 6 DEC. 2010 TO REFLECT CITY COMMENTS.  
 REVISION 8 AUG. 2008 TO REFLECT ADDITIONAL TITLE POLICY, LOT A, GREYSTONE.

PROJECT	CHESTERFIELD ELEMENTARY SCHOOL BOUNDARY ADJUSTMENT PLAT
DRAWN BY	MDC
CHECKED BY	JPT
DATE	Dec., 2009
JOB NO.	08.230
SCALE	1"=60'
FB	41

- TRANSACTION TITLE INSURANCE COMPANY,  
 FILE NO. 8-06925 SCHEDULE B SECTION 2  
 EFFECTIVE DATE APRIL 7, 2008, AT 8:00 A.M.
- ITEMS 1-5 STANDARD EXCEPTIONS OR NOT SURVEY RELATED ITEMS.
- ITEM 6. EASEMENT TO UNION ELECTRIC IN 2105/311 IS BLANKET IN NATURE EASEMENT TO UNION ELECTRIC IN 2889/401 (PLOTTED AND NOTED HEREON).
- ITEM 7. EASEMENT TO ST. LOUIS COUNTY IN 8958/2 (PLOTTED AND NOTED HEREON).
- ITEM 8. EASEMENT TO SWBT IN 8742/676 (PLOTTED AND NOTED HEREON).
- ITEM 9. EASEMENT TO ST. LOUIS COUNTY WATER CO. IN 8770/2488 (PLOTTED AND NOTED HEREON).
- ITEM 10. EASEMENT TO LACLEDE GAS CO. IN 10870/1677 (PLOTTED AND NOTED HEREON).
- ITEM 11. EASEMENT FOR STORMWATER DETENTION TO HS DEVELOPMENT COMPANY, LLC AND GREYSTONE HOMEOWNERS ASSN. IN 10945/1629. (PLOTTED AND NOTED HEREON).
- ITEM 12. MAINTENANCE AGREEMENT IN 10945/1638 (NOT A SURVEY ITEM).
- ITEM 13. EASEMENT FOR EMERGENCY ACCESS IN 10945/1649 (PLOTTED AND NOTED HEREON).
- ITEM 14. EASEMENT TO MSD IN 11003/962 (PLOTTED AND NOTED HEREON).
- ITEM 15. EASEMENT TO UNION ELECTRIC D/B/A AMERENUE IN 17650/2215 (PLOTTED AND NOTED HEREON).



- GENERAL NOTES:**
- THE EASEMENTS SHOWN HEREON WERE PLOTTED FROM INFORMATION PROVIDED BY TRANSACTION TITLE INSURANCE COMPANY, FROM THEIR SCHEDULE B SECTION 2, OF FILE NO. 8-06925 EFFECTIVE DATE APRIL 7, 2008, AT 8:00 A.M. SEE TITLE REPORT OF COMMENTS.
  - BASIS OF BEARING: GREYSTONE PLAT ONE, PLAT BOOK 344, PAGE 127.
  - CLASS OF SURVEY: URBAN.
  - TOTAL AREA 22.37 ACRES.
  - NON CONFORMANCE TO THE FRONT-YARD SETBACK IS DUE TO A MODOT EXPANSION WHICH TOOK PLACE IN 17 AUG., 2007.
- PROJECT / SITE BENCHMARK  
 MSD 11-107 548.64 - "STANDARD ALUMINUM DISK" STAMPED SL-39 1990 DISK NOW STAMPED SL138 1977, IS SET ON THE SOUTHEAST SIDE OF WILD HORSE CREEK ROAD (HIGHWAY CC) APPROXIMATELY 0.25 MILE WEST OF THE CHESTERFIELD SCHOOL; APPROXIMATELY 1.3 MILES WEST OF THE INTERSECTION OF WILD HORSE CREEK ROAD AND THE CHESTERFIELD AIRPORT ROAD. (N312886 E237806)

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

ACTING MAYOR, BARRY FLACHSBART \_\_\_\_\_  
 JUDITH NAGGER, CITY CLERK \_\_\_\_\_

LOT A, GREYSTONE  
 LAWYERS TITLE INSURANCE CORPORATION  
 FILE NO. 8-14316  
 EFFECTIVE DATE JULY 28, 2008, AT 8:00 A.M.

ITEMS 1-6. STANDARD EXCEPTIONS OR NOT SURVEY RELATED ITEMS.

ITEM 7. THE SURVEYED TRACT IS SUBJECT TO RESTRICTION, CONDITIONS AND EASEMENTS IN PLAT BOOK 344, PAGE 1.

ITEM 8. THE SURVEYED TRACT IS SUBJECT TO TERMS AND PROVISIONS OF THE DEVELOPMENT PLAN IN PLAT BOOK 343, PAGE 57.

ITEM 9. THE SURVEYED TRACT IS SUBJECT TO RESTRICTION, CONDITIONS AND EASEMENTS IN PLAT BOOK 344, PAGE 127. (PLOTTED AND NOTED HEREON)

ITEM 9. THE SURVEYED TRACT IS SUBJECT TO THE SIDEWALK MAINTENANCE AND UTILITY EASEMENT IN 10815/2198. (PLOTTED AND NOTED HEREON)

WE, LAND DEVELOPMENT CONSULTANTS, INC. HAVE, AT THE REQUEST OF REORGANIZED SCHOOL DISTRICT R-6 OF ST. LOUIS COUNTY, DURING THE MONTH OF DECEMBER, 2009 PREPARED THIS PLAT ON A TRACT OF LAND BEING PART OF LOTS 2 AND 3 OF 'MARY SCHAEFFER ESTATE' IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, IN U.S. SURVEY 122, TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY MISSOURI, AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, TO CSR 30-2.

LDC, INC'S  
 CORPORATE REGISTRATION NO. LS-367-D

BY: MORRIS DANE COLBERT, P.L.S. #2457  
 STATE OF MISSOURI