

BILL NO. 2837

ORDINANCE NO. _____

AN ORDINANCE VACATING THE RIGHT-OF-WAY OF MAPLE RISE PATH AS DEPICTED ON THE EXHIBIT "A" OF THE RESERVE AT CHESTERFIELD VILLAGE – PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 355, PAGES 726 THROUGH 728 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, a petition has been filed by the Gunhay, L.L.C. to vacate a portion of the right-of-way of the above-referenced tract of land as shown on an attached Exhibit "A"; and,

WHEREAS, the portion of the right-of-way that is to be vacated is not necessary for public use as a new road will be constructed; and,

WHEREAS, the right-of-way shown on the attached plat, marked on Exhibit "A" and a separate legal description has been prepared and provided herein; and,

WHEREAS, the vacation herein petitioned for is in the interest of the public necessity, convenience and general welfare, and will not interfere with the best interest of the public use; and,

WHEREAS, the City of Chesterfield has reviewed the petition and determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield and has forwarded said right-of-way vacation 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 City Council of the City of Chesterfield hereby approves the right-of-way vacation of Maple Rise Path, as depicted in Exhibit "A", which is attached hereto and made part of hereof, and,

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of this vacation of this right-of-way by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record this right-of-way vacation with the Saint Louis County Recorder of Deeds Office.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

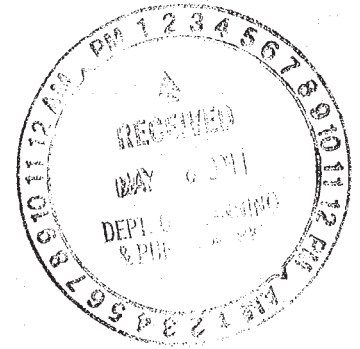
Passed and approved this _____ day of _____, 2011.

MAYOR

ATTEST:

CITY CLERK

STOCK & ASSOCIATES
Consulting Engineers, Inc.



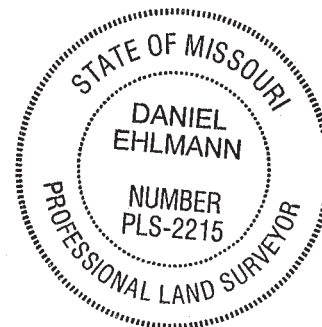
Maple Rise Path

A tract of land being part Maple Rise Path, 50 feet wide, of The Reserve at Chesterfield Village - Plat One, a subdivision according to the plat thereof as recorded in Plat Book 355, Pages 726 through 728 of the St. Louis County Records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

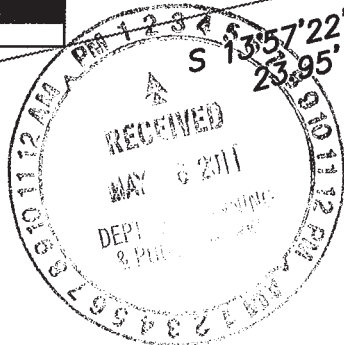
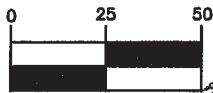
Beginning at the northeast corner of Lot B of "The Reserve at Chesterfield Village Plat One" a subdivision according to the plat thereof recorded in Plat Book 355, Page 726 of the St. Louis County Records, said point being on the Western line of Maple Rise Path; thence along the northern limits of Maple Rise Path North 77 degrees 11 minutes 04 seconds East, a distance of 50.00 feet to the Eastern line of said Maple Rise Path; thence along said Eastern line South 13 degrees 57 minutes 22 seconds East, a distance of 22.95 feet to a point; thence along a curve to the right having a radius of 525.00 feet, an arc length of 329.47 feet to the point of reverse curvature; thence along a curve having a radius of 20.00 feet, an arc length of 35.26 feet, and a chord which bears South 28 degrees 30 minutes 28 seconds East, a chord distance of 30.86 feet to the Northern line of Pine Copse Path, 50 feet wide; thence along said Northern line North 79 degrees 01 minutes 00 seconds West, a distance of 91.73 feet to a point; thence leaving said Northern line on a Northeasterly direction along a curve to the left having a radius of 20.00 feet, an arc length of 27.52 feet, and a chord which bears North 61 degrees 34 minutes 13 seconds East, a chord distance of 25.39 feet to on the western line of Maple Rise Path; thence along said Western line North 22 degrees 08 minutes 50 seconds East, a distance of 16.37 feet to a point of curvature; thence along a curve to the left having a radius of 475.00 feet, an arc length of 299.31 feet, to the point of tangency; thence North 13 degrees 57 minutes 22 seconds West, a distance of 23.95 feet to the Point of Beginning and containing 18,506.25 square feet or 0.4248 acres more or less as per calculations by Stock & Associates during January, 2011.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: *D. J. Ehlmann* 5/5/11
Daniel Ehlmann, Missouri P.L.S. No. 2215



SCALE: 1"=50'



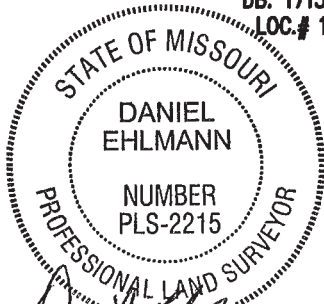
MAPLE RISE PATH
18,506.25 sq. ft.
0.4248 acres

L=299.31'
R=475.00

LOT B

PB. 355 PGS. 726-728

N/F
GUNHAY LLC
DB. 17137 PG. 2691
LOC.# 18T610339



D. Ehlmann 5/5/11

L=27.52'
R=20.00

20' SETBACK TO REMAIN

15' EASEMENT PB. 355 PGS. 726-728
(TO REMAIN)

PINE COPSE PATH (50'W)
PB. 355 PGS. 726-728 (PUBLIC)

N77°11'04"E
50.00'
S13°57'22"E
22.95'

N/F
GUNHAY LLC
DB. 17137 PG. 2691
LOC.# 18T610339

L=329.47'
R=525.00

MAPLE RISE PATH (50'W)
PB. 355 PGS. 726-728 (PUBLIC)
TO BE VACATED

FUTURE DEVELOPMENT
PB. 355 PGS. 726-728

20' SETBACK TO BE EXTINGUISHED
EASEMENT PB. 355 PGS. 726-728
(TO BE RELEASED)

S 22°08'50"W
16.57'

L=35.26'
R=20.00

N79°01'00"W
91.73'

EXHIBIT A

STREET VACATION EXHIBIT

A TRACT OF LAND BEING MAPLE RISE PATH OF THE RESERVE AT CHESTERFIELD VILLAGE PLAT ONE, AS RECORDED IN PLAT BOOK 355, PAGES 726-728 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI