

**AN ORDINANCE ADJUSTING THE MUNICIPAL  
BOUNDARY AT THE PROPERTY  
KNOWN AND NUMBERED AS 13150 OLIVE BOULEVARD**

**WHEREAS**, Orson Properties, LLC is the owner of property known and numbered as 13150 Olive Boulevard, which is at least largely within the City of Creve Coeur and located at the boundary between Creve Coeur and the City of Chesterfield; and,

**WHEREAS**, Orson Properties, LLC has submitted a rezoning application regarding the property and in connection therewith has requested that the municipal boundary be adjusted as may be necessary so that the entire property lies within the City of Creve Coeur; and,

**WHEREAS**, the City Council has determined pursuant to Section 71.011 RSMo. that such request is appropriate for efficient municipal regulation of and service to the property as a whole, and that such adjustment is in the best interests of all concerned; and,

**WHEREAS**, there are currently no residents on the property; and,

**WHEREAS**, the proposed annexation qualifies as a boundary adjustment that is not subject to review by the St. Louis County Boundary Commission; and,

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of the boundary adjustment by 4-0 vote on September 8, 2011; and

**WHEREAS**, the Chesterfield City Council, having considered said request, voted to approve the municipal boundary adjustment.

**WHEREAS**, copies of this proposed Ordinance have been made available for public inspection prior to consideration by the City Council, and this Bill has been read by title in open meeting twice before final passage by the City Council.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI, AS FOLLOWS:**

**SECTION 1.** The City of Chesterfield hereby reduces its corporate limits as may be necessary to exclude all of the property described herein, subject to consent thereto by ordinance of the City of Creve Coeur, Missouri:

## PROPOSED LOT 1

A tract of land being located in US Surveys 367 and 923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, Missouri being more particularly described as follows:

Beginning at the northeastern corner of a tract of land as conveyed to Richard Schoenberg by instrument recorded in Book 8472, Page 579 of the St. Louis County Records, said point also being located on the southern right-of-way line of Olive Boulevard, variable width; thence continuing along said southern right-of-way line the following courses and distances: North 84 degrees 07 minutes 01 seconds East, 122.80 feet; North 67 degrees 25 minutes 04 seconds East, 104.40 feet and South 61 degrees 22 minutes 29 seconds East, 191.56 feet to the northwestern corner of a tract of land as conveyed to the International Development Corporation by instrument recorded in Book 10505, Page 2416 of above said records; thence along the western and southwestern lines of said International Development Corporation tract the following courses and distances: South 08 degrees 08 minutes 00 seconds West, 78.51 feet; South 56 degrees 10 minutes 00 seconds West, 8.20 feet and South 42 degrees 35 minutes 00 seconds East, 331.99 feet; thence departing last said line the following courses and distances: South 47 degrees 25 minutes 00 seconds West, 309.69 feet; North 53 degrees 46 minutes 50 seconds West, 83.08 feet; North 35 degrees 29 minutes 20 seconds West, 30.45 feet; North 24 degrees 52 minutes 46 seconds West, 182.82 feet; North 37 degrees 51 minutes 47 seconds West, 22.96 feet; North 11 degrees 25 minutes 38 seconds West, 60.53 feet to the beginning of a non-tangent curve to the right; thence along said curve having a radius of 54.00 feet, a chord which bears South 87 degrees 20 minutes 55 seconds West, 71.94 feet and an arc length of 78.73 feet; South 35 degrees 43 minutes 17 seconds West, 48.38 feet to the northeastern line of a tract of land as conveyed to Union Electric by instrument recorded in Book 1197, Page 205 of above said records, said point also being the centerline of a creek; thence continuing along last said northeastern lines and said centerline the following courses and distances: North 54 degrees 16 minutes 43 seconds West, 24.34 feet; North 74 degrees 59 minutes 49 seconds West, 72.92 feet; North 80 degrees 19 minutes 54 seconds West, 70.19 feet; South 75 degrees 37 minutes 16 seconds West, 68.74 feet and South 87 degrees 19 minutes 59 seconds West, 113.38 feet to the southeastern line of above said Richard Schoenberg tract; thence along the southeastern and eastern lines of said Richard Schoenberg tract, North 52 degrees 57 minutes 00 seconds East, 339.42 feet and North 07 degrees 09 minutes 29 seconds West, 74.34 feet to the Point of Beginning and containing 217,784 square feet or 5.000 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 29, 2011.

(PROPOSED LOT 2)

A tract of land being located in US Surveys 367 and 923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, Missouri being more particularly described as follows:

Commencing at the northwestern corner of a tract of land as conveyed to the International Development Corporation by instrument recorded in Book 10505, Page 2416 of the St. Louis County Records, said point also being located on the southern right-of-way line of Olive Boulevard, variable width; thence along the western and southwestern lines of said International Development Corporation tract the following courses and distances: South 08 degrees 08 minutes 00 seconds West, 78.51 feet; South 56 degrees 10 minutes 00 seconds West, 8.20 feet and South 42 degrees 35 minutes 00 seconds East, 331.99 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said southwestern and western lines the following courses and distances: South 42 degrees 35 minutes 00 seconds East, 136.83 feet and South 07 degrees 51 minutes 00 seconds West, 645.81 feet to the northern line of Bellerive Farm Estates Plat One a subdivision according to the plat thereof as recorded in Plat Book 347, Pages 193 and 194 of above said records; thence along the northern lines of said Bellerive Farm Estates Plat One the following courses and distances: North 81 degrees 19 minutes 25 seconds West, 153.03 feet; North 06 degrees 34 minutes 25 seconds West, 397.63 feet; North 53 degrees 46 minutes 50 seconds West, 230.68 feet and North 43 degrees 41 minutes 27 seconds West, 28.77 feet to the northeastern line of a tract of land as conveyed to Union Electric by instrument recorded in Book 1197, Page 205 of above said records, said point also being the centerline of a creek; thence continuing along last said northeastern lines and said centerline the following courses and distances: North 12 degrees 36 minutes 03 seconds West, 94.89 feet; North 24 degrees 52 minutes 46 seconds West, 72.97 feet; North 37 degrees 51 minutes 47 seconds West, 69.04 feet and North 54 degrees 16 minutes 43 seconds West, 29.15 feet; thence departing last said northern line the following courses and distances: North 35 degrees 43 minutes 17 seconds East, 48.38 feet to the beginning of a non-tangent curve to the left; along said curve having a radius of 54.00 feet, a chord which bears North 87 degrees 20 minutes 55 seconds East, 71.94 feet and an arc length of 78.73 feet; South 11 degrees 25 minutes 38 seconds East, 60.53 feet; South 37 degrees 51 minutes 47 seconds East, 22.96 feet; South 24 degrees 52 minutes 46 seconds East, 182.82 feet; South 35 degrees 29 minutes 20 seconds East, 30.45 feet; South 53 degrees 46 minutes 50 seconds East, 83.08 feet and North 47 degrees 25 minutes 00 seconds East, 309.69 feet to the Point of Beginning and containing 186,498 square feet or 4.281 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc, on June 29, 2011.

**SECTION 2.** Upon verification of adoption of such consent ordinance by the City of Creve Coeur, any portion of the property described herein that was previously located within the City of Chesterfield shall be concurrently detached therefrom and annexed into the City of Creve Coeur for the reasons recited herein, and the City Clerk shall cause certified copies of this ordinance to be filed with the Clerk of St. Louis County, the Assessor for St. Louis County, the Recorder of Deeds of St. Louis County, the Clerk of the Circuit Court of St. Louis County, the St. Louis Boundary Commission, and the Election Authority for St. Louis County, whereupon the annexation shall be complete and final and thereafter all courts of this state shall take judicial notice of the limits of the City as so extended.

**Section 5.** 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

FIRST READING HELD: 9/19/11