BILL NO2857	ORDINANCE NO
FOR FOX HILL FARMS LOTS 32, 33 A	IE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT AND 34 ZONED "E ½ AC" ESTATE DISTRICT (ONE-DF THE INTERSECTION OF FOX HILL FARMS COURT
• •	opment, Inc. on behalf of Sean and Jennifer Fleming and bosed a Boundary Adjustment Plat for the aforementioned
WHEREAS, the purpose of sai increase the sizes of Lots 32 and 34; and,	id Boundary Adjustment Plat is to remove Lot 33 and
Adjustment Plat in accordance with the Bo	Planning and Public Works has reviewed the Boundary bundary Adjustment regulations of the City of Chesterfield all applicable ordinances and forwarded said Boundary
WHEREAS, the City Council, hat the Boundary Adjustment Plat.	aving considered said request, recommended approval of
NOW THEREFORE BE IT ORDAIN CHESTERFIELD, ST. LOUIS COUNTY, I	ED BY THE CITY COUNCIL OF THE CITY OF MISSOURI, AS FOLLOWS:
attached hereto as Exhibit 1 and made pa	tment Plat for Fox Hill Farms Lots 32, 33, and 34 which is art of hereof as is fully set out herein is hereby approved: the St. Louis County Recorder of Deeds Office.
	Clerk are authorized and directed to evidence the approval ixing their signatures and the official seal of the City of cs.
Section 3. The Ordinance shall approvals.	be in full force and effect from and after its passage and
Passed and approved this	day of, 2011
	 MAYOR
ATTEST:	MATOR

CITY CLERK

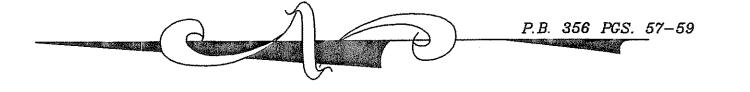
FOX HILL FARMS LOTS 32, 33, AND 34

A BOUNDARY ADJUSTMENT OF LOTS 32, 33 AND 34 OF FOX HILL FARMS (P.B. 356 PGS. 57-59), BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST,

> CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED E-HALF ACRE PEU ORDINANCE NO. 2229

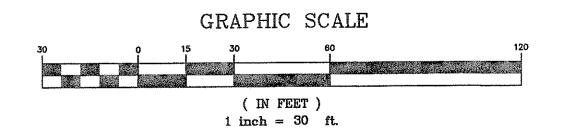
> > D.B. 18628 PG. 831

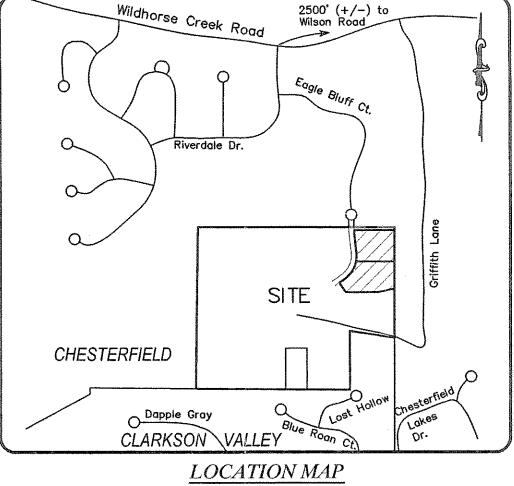
Loc. ID: 18T110169



COMMON GROUND (P.B. 356 PG, 57-59)

LOT 30





EAGLE CREST ESTATES PLAT TWO PLAT BOOK 350 PAGE 30

FRANCIS & LEITHA MACALADY TRUSTEE 12379/1558

UNADJUSTED

60,339 SQ.FT.

FLEMING, SEAN &

JENNIFER

D.B. 19446 PG. 886

Loc. ID: 18T110147

ADJUSTED

85,428 SQ.FT.

(1.961 ACRES±)

MAINTENANCE, -SIDEWALK, SEWER AND

SET: ROD MONUMENT

UTILITY EASEMENT

(P.B. 356 PGS. 57-59)

FND: QLD ANCHOR-

(1.10'N,0.26'E) FND: O.STONE SOUTHWEST CORNER __ FND: O.STONE (0.04'N,0.14'W) U.S. SURVEY 2760 S00°51'47"W U.S. SURVEY 2760 -FND: IRON ROD-S00°56'30"W 99.32' -FND: IRON ROD FND: IRON ROD-SET: IRON ROD--FND: IRON ROD U.S. SURVEY 886 EX. 10' ESMT (P.B. 356 PGS, 57-59) EX. 10' ESMT (P.B. 356 PGS. 57-59) ---240.00 40' BUILDING SETBACK UNADJUSTED LOT 34 48,915 SQ.FT. (P.B. 356 PGS, 57-59) BHAMBRI, HARBHAJAN & (TO REMAIN) MICHELLE

ADJUSTED - LOT 34 72,613 SQ.FT. (1.667 ACRES±)

LOT 33

48,787 SQ.FT. N/F BARRY SIMON DEVELOPMENT, INC. D.B. 16644 PG. 2960 LOC. ID: 18T110158

EX. 5' ROADWAY MAINTENANCE

SIDEWALK, SEWER AND UTILITY EASEMENT -(P.B. 356 PGS. 57-59) -<u>(P.B. 356 PGS.</u> 57-59) SET: IRON ROD-R=220.00 L=68.27' FND: OLD ANCHOR - SET: ROD MONUMENT

CITY OF CHESTERFIELD

ENGINEERS & SURVEYORS 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 (314)-487-0440, FAX 487-8944 E-Mail: Sterling@sterling-eng-sur.com

MSD P# - NACHECKED DATE: 07/29/2011 BY:

FND: I.ROD

(0.06'N,0.26'E)

BOUNDARY ADJUSTMENT

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF LOTS 32, 33 AND 34 OF FOX HILL FARMS WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE ______ DAY OF ______, 2011 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BRUCE GEIGER, MAYOR

JUDITH NAGGIAR, CITY CLERK

1. THIS SURVEY CONTAINS 3.628 ACRES, MORE OR LESS.

2. BASIS OF BEARINGS: FOX HILL FARMS (P.B. 356 PG. 57-59)

3. SOURCE OF RECORD TITLE: DEED BOOK 18628 PAGE 831, DEED BOOK 16644 PAGE 2960, DEED BOOK 19446 PAGE 886.

4. NO NEW LOTS HAVE BEEN CREATED AND NO LOTS HAVE BEEN REDUCED IN AREA.

5. EASEMENTS SHOWN HEREON ARE FROM THE PLAT OF FOX HILL FARMS RECORDED IN P.B. 356 PGS. 57-59.

DESCRIPTION: UNADJUSTED LOT 32:

LOT 32 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY RECORDS. BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY,

LOT 33 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY RECORDS, BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY,

DESCRIPTION: UNADJUSTED LOT 34:

LOT 34 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY

A TRACT OF LAND BEING ALL OF LOT 32 AND A PART OF LOT 33 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY RECORDS, BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4

SURVEY 886; THENCE DEPARTING THE EAST LINE OF U.S. SURVEY 886. WITH THE SOUTH LINE OF SAID LOT 32. SOUTH 78'37'45" WEST POINT ON THE EAST LINE OF EAGLE BLUFF (40 WIDE) COURT: THENCE WITH THE EAST LINE OF EAGLE BLUFF COURT BEING 20 FEET AST OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 56 02 59 EAST 51.27 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 220,00 FEET WITH AN ARC LENGTH OF 166.50 FEET TO A POINT; THENCE DEPARTING SAID EAGLE BLUFF COURT, SOUTH 88'51'21" EAST 299.63 FEET TO THE AFORESAID EAST LINE OF U.S. SURVEY 886; THENCE WITH THE EAST LINE OF U.S. SURVEY 886, SOUTH 00'51'47" WEST 110.68 TO A FOUND STONE; THENCE SOUTH 00'56'30" WEST 99.32 FEET TO THE POINT

DESCRIPTION: UNADJUSTED LOT 34:

A TRACT OF LAND BEING ALL OF LOT 34 AND A PART OF LOT 33 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY RECORDS, BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 34 OF SAID FOX HILL FARMS, SAID POINT ALSO BEING ON THE EAST LINE OF U.S. SURVEY 886; THENCE WITH THE EAST LINE OF U.S. SURVEY 886, SOUTH 00°51'47" WEST 240.00 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF U.S. SURVEY 886, NORTH 88'51'21" WEST 299.63 FEET TO A POINT ON THE EAST LINE OF EAGLE BLUFF (40' WIDE) COURT; THENCE WITH THE EAST LINE OF EAGLE BLUFF COURT BEING 20 FEET EAST OF AND PARALLEL TO THE CENTERLINE THEREOF, ALONG A CURVE TO THE LEFT WITH A RADIUS THAT BEARS NORTH 771848" WEST A DISTANCE OF 220.00 FEET WITH AN ARC LENGTH OF 68.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 05'05'37" WEST 133.64 FEET TO A POINT OF CURVATURE; THENCE LONG A CURVE TO THE RIGHT WITH A RADIUS OF 480.00 FEET WITH AN ARC LENGTH OF 27.25 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 34; THENCE DEPARTING SAID EAGLE BLUFF COURT WITH THE NORTH LINE OF LOT 34, SOUTH 88'51'21" EAST 313.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 72,613 SQUARE FEET (1.667 ACRES), MORE OR LESS.

PROJECT BENCMARK

ST.LOUIS COUNTY BENCHMARK:

12-43 471.96 - "SQ" IN CENTER OF SOUTHWEST WINGWALL OF BRIDGE # 2-787;

OF CENTERLINE OF WILD HORSE CREEK ROAD.

SITE BENCHMARK

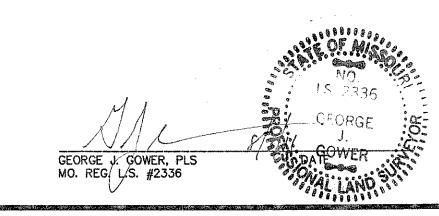
556.62' - SOUTH LOT ANCHOR FOR LOT 27 OF EAGLE CREST ESTATES PLAT TWO (P.B. 350 PG. 30, ST. LOUIS COUNTY RECORDS) IN THE CENTERLINE OF EAGLE BLUFF COURT (50' WIDE); SAID LOT 27 ALSO HAVING AN ADDRESS OF 16849 EAGLE BLUFF COURT, CHESTERFIELD, MISSOURI 63005.

SURVEYOR'S CERTIFICATE

ORDER NUMBER: 04-02-036 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 (314) 487-0440

THIS IS TO CERTIFY THAT AT THE REQUEST OF SIMON DEVELOPMENT, INC., THE STERLING COMPANY HAS, DURING THE MONTH OF JULY 2011, PERFORMED A BOUNDARY SURVEY OF LOTS 32, 33 AND 34 OF FOX HILL FARMS (P.B. 356 PGS. 57-59). BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI" AND HAVE PREPARED A BOUNDARY ADJUSTMENT PLAT, ADJUSTING THE BOUNDARIES IN THE MANOR SHOWN HEREON. THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, MEETS THE MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (10 CSR 3-2 AND 20 CSR 2030-16 EFFECTIVE AUGUST 28, 2006).

MO. REG. 307-D



SHEET 1 OF 2

FOX HILL FARMS LOTS 32, 33, AND 34

A BOUNDARY ADJUSTMENT OF LOTS 32, 33 AND 34 OF FOX HILL FARMS (P.B. 356 PGS. 57-59), BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD,

ST. LOUIS COUNTY, MISSOURI ZONED E-HALF ACRE PEU ORDINANCE NO. 2229

MY COMMISSION EXPIRES:

THE UNDERSIGNED OWNER O CERTIFICATION HEREBY CERTIFI HEREON.	OF THE LAND HEREON PLATTED TIES HE HAS CAUSED THE SAME	AND FURTHER DESCRIBED TO BE SURVEYED AND CONS	IN THE FOREGOING SURVEYOR'S SOLIDATED IN THE MANOR SHOW
N WITNESS WHEREOF, WE HAVE	E HEREUNTO SET OUR HANDS THIS	DAY OF	, 2011.
		•	
SEAN FLEMING		JENNIFER F	LEMING
	,		
STATE OF MISSOURI)		,	
)SS COUNTY OF ST. LOUIS)			
ON THIS DAY OF LEMING, TO ME KNOWN TO ACKNOWLEDGED THAT THEY EX	2011, BEI D BE THE PERSONS DESCRIBED (ECUTED THE SAME AS THEIR FREE	IN AND WHO EXECUTED TH	RED, SEAN FLEMING AND JENNIFE HE FOREGOING INSTRUMENT, AN
IN TESTIMONY WHEREOF	I HAVE HEREUNTO SET MY HAND	O AND AFFIXED MY OFFICIAL	SEAL IN THE COUNTY AND STAT
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SIMON DEVELOPMENT, INC.						
			% 34.			
BY		- <u> </u>	e de la companya de l			
NAME: BARRY SIMON			1.75 1.75 1.75 1.75 1.75			
THE DECIDENT						
TITLE: PRESIDENT						
STATE OF MISSOURI)						
)SS COUNTY OF ST. LOUIS)						
ON THIS DAY OF _		2011 REFORE	ME PERSONALLY	APPEARED R	ARRY SIMON. TO	ME PERSON
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STATE OF MISSOURI)			
COUNTY OF ST. LOUIS	,		
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AFORESAID, THE DAY AND MY COMMISSION EXPIRES:		NOTARY PUBLIC	
•		NOTARY PUBLIC	
•		NOTARY PUBLIC	
MY COMMISSION EXPIRES:		NOTARY PUBLIC	
MY COMMISSION EXPIRES:		NOTARY PUBLIC	
MY COMMISSION EXPIRES: _ LIEN HOLD THE UNDERSIGNED I	ER LOT 34 LEGAL HOLDER OF NOTES SECURED BY	DEED RECORDED BY DEED BOOK _	
MY COMMISSION EXPIRES:	ER LOT 34	DEED RECORDED BY DEED BOOK _	
MY COMMISSION EXPIRES:	ER LOT 34 LEGAL HOLDER OF NOTES SECURED BY COUNTY RECORDS, JOINS IN ANI ND 34 OF FOX HILL FARMS".	DEED RECORDED BY DEED BOOK _	
MY COMMISSION EXPIRES:	ER LOT 34 LEGAL HOLDER OF NOTES SECURED BY COUNTY RECORDS, JOINS IN AN	DEED RECORDED BY DEED BOOK _	
MY COMMISSION EXPIRES:	ER LOT 34 LEGAL HOLDER OF NOTES SECURED BY COUNTY RECORDS, JOINS IN ANI ND 34 OF FOX HILL FARMS".	DEED RECORDED BY DEED BOOK _	
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THE UNDERSIGNED ITHE PLAT OF LOTS 32, 33 AND CORPORATION STATE OF MISSOURI	ER LOT 34 LEGAL HOLDER OF NOTES SECURED BY COUNTY RECORDS, JOINS IN AN IN 34 OF FOX HILL FARMS". SIGNATURE NAME PRINTED))SS	DEED RECORDED BY DEED BOOK _	
THE UNDERSIGNED ITHE PLAT OF LOTS 32, 33 AND CORPORATION POSITION STATE OF MISSOURI COUNTY OF	ER LOT 34 LEGAL HOLDER OF NOTES SECURED BY COUNTY RECORDS, JOINS IN ANI ND 34 OF FOX HILL FARMS". SIGNATURE NAME PRINTED))SS)	DEED RECORDED BY DEED BOOK _ D APPROVES IN EVERY DETAIL TH	IIS "BOUNDARY ADJU
THE UNDERSIGNED IN THE PLAT OF LOTS 32, 33 AND CORPORATION STATE OF MISSOURI COUNTY OF	ER LOT 34 LEGAL HOLDER OF NOTES SECURED BY COUNTY RECORDS, JOINS IN AN IN 34 OF FOX HILL FARMS". SIGNATURE NAME PRINTED))SS) DF, 2011, BEFORE ME WHO, BEING BY ME DULY SWORN,	DEED RECORDED BY DEED BOOK _ D APPROVES IN EVERY DETAIL TH	IIS "BOUNDARY ADJU
THE UNDERSIGNED IN THE PLAT OF LOTS 32, 33 AND CORPORATION STATE OF MISSOURI COUNTY OF	ER LOT 34 LEGAL HOLDER OF NOTES SECURED BY COUNTY RECORDS, JOINS IN AN IN 34 OF FOX HILL FARMS". SIGNATURE NAME PRINTED))SS) DF, 2011, BEFORE ME WHO, BEING BY ME DULY SWORN,, A CORPORATION OF THE STAT	DEED RECORDED BY DEED BOOK _ D APPROVES IN EVERY DETAIL THE PERSONALLY APPEARED DID SAY THAT HE IS THE E OF AND	IIS "BOUNDARY ADJU
THE UNDERSIGNED ITHE UNDERSIGNED ITHE UNDERSIGNED ITHE PLAT OF LOTS 32, 33 AND CORPORATION POSITION STATE OF MISSOURI COUNTY OF	ER LOT 34 LEGAL HOLDER OF NOTES SECURED BY COUNTY RECORDS, JOINS IN AN IN 34 OF FOX HILL FARMS". SIGNATURE NAME PRINTED))SS) DF, 2011, BEFORE ME WHO, BEING BY ME DULY SWORN,	PERSONALLY APPEARED DID SAY THAT HE IS THE CORPORATION, AND THAT SAID INSTRUCTORS; AND SAII	THAT THE SEAL AFF

MY COMMISSION EXPIRES: ______

ENGINEERS & SURVEYORS 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 (314)-487-0440, FAX 487-8944 E-Mail: Sterling@sterling-eng-sur.com

DRAWN MSDP# - N/ACHECKED DATE: 07/29/2011 BY: BOUNDARY ADJUSTMENT PLAT

SEE SHEET 1 OF 2 FOR NOTES AND CERTIFICATION

THE STERLING COMPANY

NOTARY PUBLIC

