

BILL NO. 2877

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND IN PART OF LOT 4 AND 5 OF THE JAMES LONG'S ESTATE, AND PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF LUDWELL BACON'S ESTATE, AND LOTS 6, 7, 8, AND 9 OF HERMAN FICKE ESTATE FOR A 234.710 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED AT 17293, 17205, 16995, AND 16985 N. OUTER 40 ROAD (17U640103, 17T430048, 17T440047, AND 17T420016).

WHEREAS, Stock and Associates Consulting Engineers, Inc., has submitted for review and approval the Boundary Adjustment Plat for a 234.710 acre tract of land zoned "PC" Planned Commercial District and "FPNU" Flood Plain Non-Urban District located at 17293 North Outer 40 Road, 17205 North Outer 40 Road, 16995 North Outer 40 Road, and 16985 North Outer 40 Road; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to remove lot lines to consolidate the property into two parcels divided by the Chesterfield-Monarch Levee; and,

WHEREAS, the Department of Planning, Public Works and Parks 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 a tract of land in part of Lot 4 and 5 of the James Long's Estate, and Part of Lots 1 and 2 of the subdivision of Ludwell Bacon's Estate, and Lots 6, 7, 8, and 9 of Herman Ficke Estate, which is made 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. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2012.

MAYOR

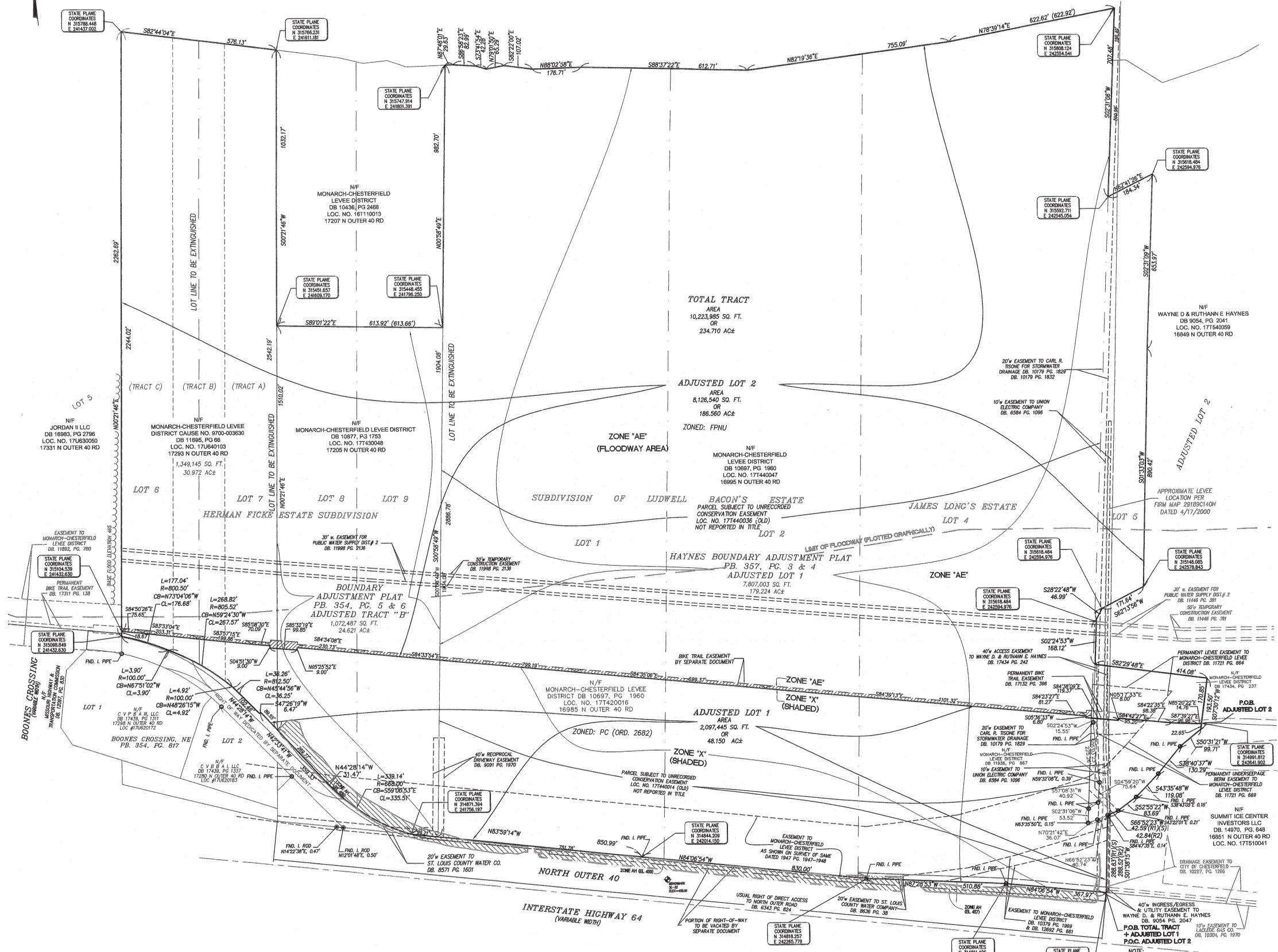
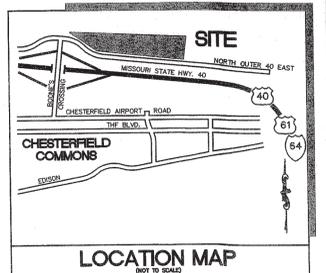
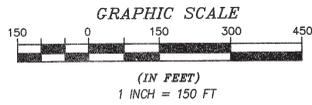
ATTEST:

CITY CLERK

BOUNDARY ADJUSTMENT PLAT

OF

A TRACT OF LAND IN PART OF LOT 4 AND 5 OF THE JAMES LONG'S ESTATE AND PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF LUDWELL BACON'S ESTATE, AND LOTS 6, 7, 8 AND 9 OF HERMAN FICKE ESTATE SUBDIVISION, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 ZONED: PC- (PLANNED COMMERCIAL) ORDINANCE NO. 2682
 FPNU- FLOOD PLAIN NON-URBAN DISTRICT



- LEGEND**
- FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - ⊕ FOUND CROSS
 - ⊞ FOUND STONE
 - () DENOTES RECORD INFORMATION
 - FLOODWAY LIMITS
 - - - FLOOD PLAIN LIMITS (AE)
 - FLOOD PLAIN LIMITS (AH)
- ABBREVIATIONS**
- AC. - ACRES
 - DB. - DEED BOOK
 - FT. - FEET
 - FND. - FOUND
 - N/F - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - P.G. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - SQ. - SQUARE
 - (86W) - RIGHT-OF-WAY WIDTH

BENCHMARK

#2-188
 ELEV.=458.86

"STANDARD ALUMINUM DISK" STAMPED SL-32, 1990. DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY I-64, 19' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY I-64, APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002, AS SHOWN HEREON)

Daniel E. Himmann
 Daniel E. Himmann, Missouri P.L.S. 2215

3/14/12

STATE OF MISSOURI
 DANIEL E. HIMMANN
 PROFESSIONAL LAND SURVEYOR
 NUMBER
 PL-S-2215

RECEIVED
 MAR 16 2012
 DEPT. OF FLORISSANT & PUBLIC WORKS

3/14/12 REVISED PER NEW ROW
 3/08/12 REVISED PER CITY COMMENTS

BOUNDARY ADJUSTMENT PLAT
 16985 N OUTER 40 RD

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH. (636) 530-9100
 FAX (636) 530-9130
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

DATE CHECKED BY: D.M.E. 1/26/12
 DATE JOB NUMBER: 211-4742
 SHEET: 1 of 2

PREPARED FOR:
 T-O VENTURE LLC
 200 EAST LONG LAKE ROAD, SUITE 300
 BLOOMFIELD HILLS, MI 48304-2324

