

BILL NO. 2899

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 1 & 2 OF McCARTHY'S SUBDIVISION, A RESUBDIVISION OF LUNGO ESTATES LOT NO. 2 ZONED "R1" RESIDENCE DISTRICT AND "E1" ESTATE ONE-ACRE DISTRICT RESPECTIVELY LOCATED ON THE EAST SIDE OF KEHRS MILL ROAD SOUTH OF COUNTRY SIDE MANOR PARKWAY.

WHEREAS, Mario and Nancy Ann Gianino have submitted for review and approval the Boundary Adjustment for Lot 1 & 2 of McCarthy's Subdivision and a Resubdivision of Lungo Estates Lot No. 2 zoned "R1" Residence District and "E1" Estate One-Acre District respectively; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust the lot size of 1458 Kehrs Mill Road and 1466 Kehrs Mill Road; and

WHEREAS, the Planning and Development Services Division 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 Lot 1 & 2 of McCarthy's Subdivision and a Resubdivision of Lungo Estates Lot No. 2; and, 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.

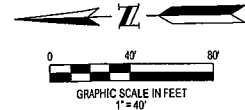
Passed and approved this _____ day of _____, 2012.

MAYOR

ATTEST:

CITY CLERK

McCARTHY-LUNGO BOUNDARY ADJUSTMENT PLAT OF LOT 1 & LOT 2 OF McCARTHY'S SUBDIVISION, A RESUBDIVISION OF LUNGO ESTATES LOT NO. 2 PER PLAT BOOK 267, PAGE 29 AND LOT 1 OF LUNGO ESTATES PER PLAT BOOK 164, PAGE 18 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



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PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	5/8/12	REVISION PER CITY OF CHESTERFIELD
2	7/20/12	ADDED ZONING INFORMATION AND STATE PLANE COORDINATE TECH
3	8/02/12	REVISED ZONING LOT A TO E-1
4	8/02/12	REVISED STATE PLANE COORDS

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACT OF LAND TO BE ADJUSTED IN THE MANNER SHOWN AND SAID TRACT OF LAND SHALL BE KNOWN AS:
"McCarthy-Lungo Boundary Adjustment Plat"

MARIO GIANINO }
NANCY ANN GIANINO }

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

ON THIS DAY OF _____, 2012, BEFORE ME PERSONALLY APPEARED MARIO GIANINO AND NANCY ANN GIANINO, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

THIS IS TO CERTIFY THAT "McCarthy-Lungo Boundary Adjustment Plat" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2012 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

BRUCE GEIGER, MAYOR _____

Judith Naggler, City Clerk _____

Description of tract Surveyed:

A tract of land being Lot 1 and Lot 2 of Lungo Estates, recorded in Plat Book 164 page 18 of the St. Louis County records, said Lot 2 being previously divided into Lot 1 & Lot 2 of McCarthy's Subdivision, a Resubdivision of said Lungo Estates Lot No. 2 per Plat Book 267, page 29 and being more particularly described as follows:

Beginning at a Stone found at the Southeast corner of Lot 2 of said Lungo Estates, thence Northerly along the East line of said Lungo Estates, North 00 degrees 31 minutes 30 seconds East a distance of 564.47 feet to a point; thence Westerly leaving the East line of said Lungo Estates, North 89 degrees 54 minutes 43 seconds West a distance of 410.47 feet to a point on the East line of Kehrs Mill Road being variable width, said point also being 35 feet perpendicular distance East of the centerline of Kehrs Mill Road; thence Southerly along said East line, South 6 degrees 12 minutes 17 seconds West a distance of 64.51 feet to a point; thence South 14 degrees 58 minutes 11 seconds West a distance of 145.59 feet to a point; thence South 11 degrees 03 minutes 07 seconds West a distance of 71.19 feet to a point; thence Easterly leaving said East line of Kehrs Mill Road, South 89 degrees 55 minutes 09 seconds East a distance of 541.02 feet to the point of beginning, containing 267,281 square feet or 6.139 acres more or less.

Description of Adjusted Lot "A":

A tract of land being the North Port of Lot 1 of Lungo Estates, recorded in Plat Book 164 page 18 of the St. Louis County records and being more particularly described as follows:
Commencing at a Stone found at the Southeast corner of Lot 2 of said Lungo Estates, thence Northerly along the East line of said Lungo Estates, North 00 degrees 31 minutes 30 seconds East a distance of 359.26 feet to a point, said point being 99.73 feet Northerly of the Southeast corner of said Lot 1, said point also being the true POINT OF BEGINNING of hereon described tract; thence Westerly leaving the East line of said Lungo Estates, North 89 degrees 28 minutes 30 seconds West a distance of 452.36 feet to a point on the East line of Kehrs Mill Road being variable width, said point also being 35 feet perpendicular distance East of the centerline of Kehrs Mill Road; thence Northerly along said East line, North 14 degrees 58 minutes 11 seconds East a distance of 142.38 feet to a point; thence North 08 degrees 12 minutes 17 seconds East a distance of 64.51 feet to the Northwest corner of said Lot 1; thence Easterly along the North line of said Lot 1, South 89 degrees 54 minutes 43 seconds East a distance of 410.47 feet to the Northeast corner of said Lot 1; thence Southerly along the Eastern line of said Lot 1, South 00 degrees 31 minutes 30 seconds West a distance of 205.21 feet to the point of beginning, containing 87,120 square feet or 2.00 acres more or less.

Description of Adjusted Lot "B":

A tract of land being the part of Lot 1 and Lot 2 of Lungo Estates, recorded in Plat Book 164 page 18 of the St. Louis County records and being more particularly described as follows:
Beginning at a Stone found at the Southeast corner of Lot 2 of said Lungo Estates, thence Northerly along the East line of said Lungo Estates, North 00 degrees 31 minutes 30 seconds East a distance of 359.26 feet to a point, said point being 99.73 feet Northerly of the Southeast corner of said Lot 1; thence Westerly leaving the East line of said Lungo Estates, North 89 degrees 28 minutes 30 seconds West a distance of 452.36 feet to a point on the East line of Kehrs Mill Road being variable width, said point also being 35 feet perpendicular distance East of the centerline of Kehrs Mill Road; thence Northerly along said East line, North 14 degrees 58 minutes 11 seconds East a distance of 142.38 feet to a point; thence North 08 degrees 12 minutes 17 seconds East a distance of 64.51 feet to the Northwest corner of said Lot 1; thence Easterly leaving said East line of Kehrs Mill Road, South 89 degrees 55 minutes 09 seconds East a distance of 541.02 feet to the point of beginning, containing 180,161 square feet or 4.135 acres more or less.

St. Louis Geographic Reference System Station used: Station Number, SL-37 being a First Order Horizontal Reference Station having a location of Latitude 38° 38' 32.69116", Longitude 90° 36' 49.27883"

State Plane Coordinates Calculations: The State Plane Coordinates shown hereon have been derived from GPS observation using the Missouri Department of Transportation's GNS5 VRS network, WGS 1983. The positional tolerance was calculated to be +/- 0.03'. Scale Factor = 0.999934541. State Plane Coordinates are labeled in meters.

BASIS OF BEARINGS: The bearing system used, has been adopted from the record plat of Lungo Estates, recorded in Plat Book 164 page 18 of the St. Louis County records.

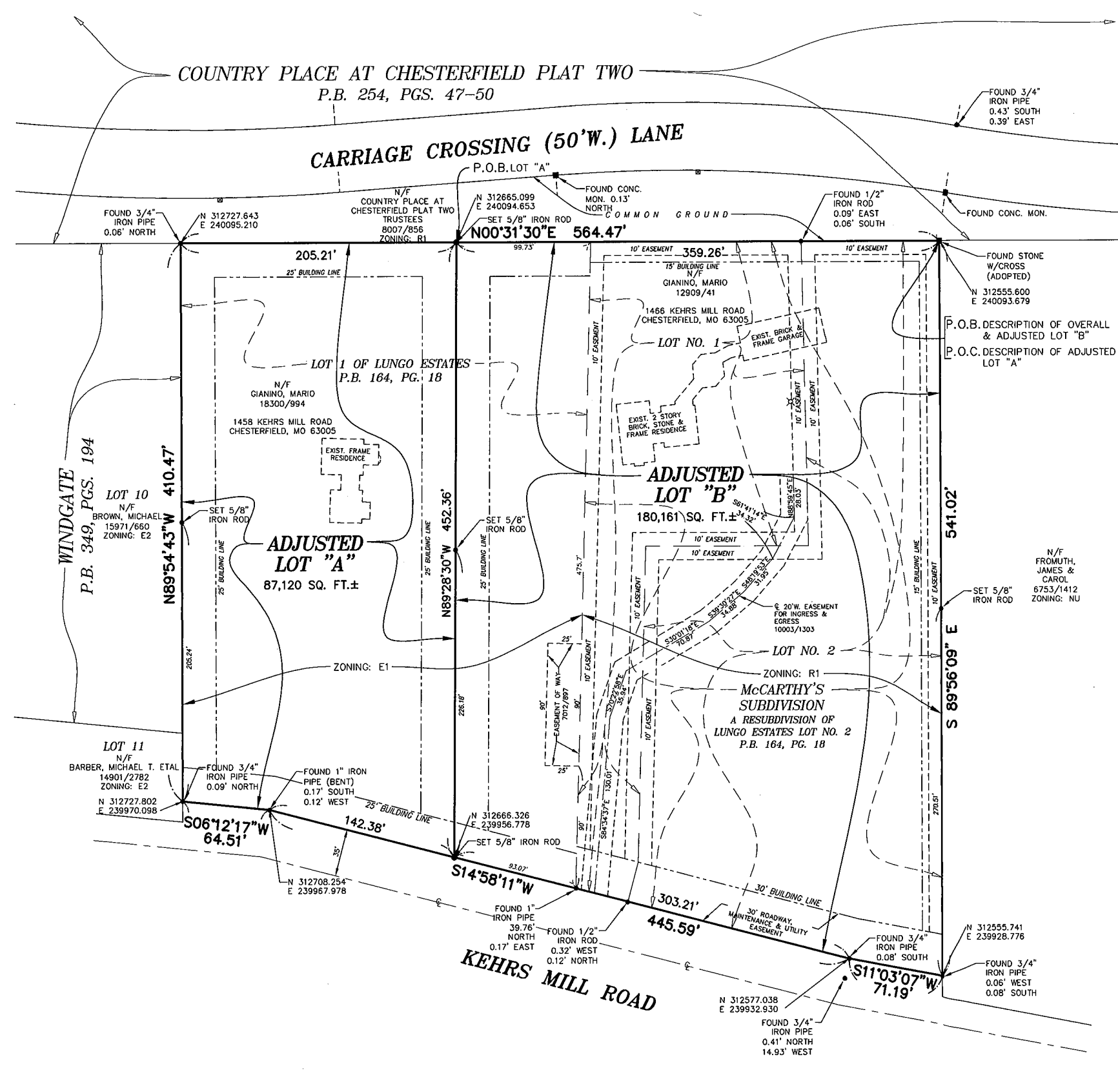
P.O.B. - Point of Beginning

P.O.C. - Point of Commencement

A CURRENT TITLE COMMITMENT HAS NOT BEEN MADE AVAILABLE FOR OUR USE. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT THE SUBJECT TRACT THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THIS OFFICE AT THE TIME THE SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

THIS IS TO CERTIFY THAT AT THE REQUEST OF MARIO AND NANCY GIANINO, WE HAVE DURING THE MONTH OF APRIL, 2012 PREPARED A BOUNDARY ADJUSTMENT PLAT AND EXECUTED A PROPERTY BOUNDARY SURVEY AND IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, ON LOT 1 OF LUNGO ESTATES AS RECORDED IN PLAT BOOK 164, PAGE 18 OF THE ST. LOUIS COUNTY RECORDS AND LOT NO. 1 AND LOT NO. 2 OF McCARTHY'S SUBDIVISION AS RECORDED IN PLAT BOOK 267, PAGE 29 OF THE ST. LOUIS COUNTY RECORDS AS SHOWN HEREON AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED UPON THIS PLAT. THIS SURVEY MEETS THE ACCURACY STANDARDS FOR AN URBAN PROPERTY AS DEFINED IN SAID STANDARDS.

BY
(AGENT) LEE C. FERRENBACH PLS-2310
VICE PRESIDENT



McCarthy-Lungo Boundary Adjustment Plat
LOT 1 & LOT 2 OF McCARTHY'S SUBDIVISION, A RESUBDIVISION OF LUNGO ESTATES LOT NO. 2 PER PLAT BOOK 267, PAGE 29 AND LOT 1 OF LUNGO ESTATE PER PLAT BOOK 164, PAGE 18
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE: 4/10/12
DRAFTED BY: JNW
APPROV. BY: LCF
FILE NAME: 12-087

SHEET TITLE:
BOUNDARY
ADJUSTMENT PLAT

SHEET NUMBER
SUV-1
SHEET NO: 1 OF 1
PROJECT NO: 12-087