

BILL NO. 2915

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 1 & 2 OF A RESUBDIVISION OF ADJUSTED LOT A OF BOUNDARY ADJUSTMENT PLAT, P.B. 205, PG. 84, LOCATED ON THE WEST SIDE OF WILSON AVENUE, NORTH OF FALLING LEAVES DRIVE.

WHEREAS, Premier Civil Engineering, on behalf of Keith and Donna Strobe, has submitted for review and approval the Boundary Adjustment for Lot 1 & 2 of A Resubdivision of Adjusted Lot A of Boundary Adjustment Plat, P.B. 205, PG. 84, both zoned "R1" Residence District; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust the lot size of 1895 Wilson Avenue and 1901 Wilson Avenue; 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 A Resubdivision of Adjusted Lot A of Boundary Adjustment Plat, P.B. 205, PG. 84; 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

BOUNDARY ADJUSTMENT PLAT OF LOTS 1 AND 2

A TRACT OF LAND BEING LOTS 1 AND 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LEGAL DESCRIPTION ORIGINAL LOT 2
5.00 ACRES

A TRACT OF LAND BEING LOT 2 OF BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 333, PAGE 27, OF THE ST. LOUIS COUNTY RECORDS, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND CONTAINING 5.00 ACRES.

LEGAL DESCRIPTION ADJUSTED LOT 2
5.06 ACRES

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27, OF THE ST. LOUIS COUNTY RECORDS, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE WEST RIGHT OF WAY LINE OF WILSON ROAD, A PUBLIC RIGHT OF WAY OF VARIABLE WIDTH, SAID POINT ALSO BEING THE NORTH EAST CORNER OF LOT 1 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID WILSON ROAD RIGHT ALONG THE NORTH LINE OF SAID LOT 1 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27 ON A BEARING ADOPTED FROM THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE, NORTH 89 DEGREES 21 MINUTES 12 SECONDS WEST 816.22 FEET TO THE TRUE POINT OF BEGINNING FOR ADJUSTED LOT 2; THENCE SOUTH 0 DEGREES 28 MINUTES 54 SECONDS WEST 459.19 FEET TO A POINT; THENCE NORTH 89 DEGREES 21 MINUTES 12 SECONDS WEST 480.75 FEET TO A POINT; THENCE NORTH 0 DEGREES 28 MINUTES 54 SECONDS EAST 459.19 FEET TO A POINT; THENCE SOUTH 89 DEGREES 21 MINUTES 12 SECONDS EAST 480.75 FEET BACK TO THE POINT OF BEGINNING OF ADJUSTED LOT 2 AND CONTAINING 5.06 ACRES.

LEGAL DESCRIPTION ORIGINAL LOT 1
14.74 ACRES

A TRACT OF LAND BEING LOT 1 OF BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 333, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND CONTAINING 14.74 ACRES.

LEGAL DESCRIPTION ADJUSTED LOT 1
14.68 ACRES

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27, OF THE ST. LOUIS COUNTY RECORDS, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF WILSON ROAD, A PUBLIC RIGHT OF WAY OF VARIABLE WIDTH, SAID POINT ALSO BEING THE NORTH EAST CORNER OF LOT 1 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SAID WILSON ROAD ON A BEARING ADOPTED FROM THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE, SOUTH 0 DEGREES 48 MINUTES 8 SECONDS WEST 652.35 FEET TO A POINT; THENCE LEAVING SAID WILSON ROAD RIGHT OF WAY SOUTH 88 DEGREES 31 MINUTES 56 SECONDS WEST 1164.07 FEET TO A POINT; THENCE NORTH 28 DEGREES 18 MINUTES 11 SECONDS WEST 269.82 FEET TO A POINT; THENCE SOUTH 89 DEGREES 21 MINUTES 12 SECONDS EAST 480.75 FEET TO A POINT; THENCE NORTH 0 DEGREES 28 MINUTES 54 SECONDS EAST 459.19 FEET TO A POINT; THENCE SOUTH 89 DEGREES 21 MINUTES 12 SECONDS EAST 816.22 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 14.68 ACRES.

OWNER ORIGINAL LOTS 1 AND 2

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED THE SAME TO BE ADJUSTED IN LAND AREA IN THE MANOR SHOWN ON THIS PLAT, WHICH SHALL BE KNOWN AS "BOUNDARY ADJUSTMENT PLAT OF LOTS 1 AND 2" REFERENCE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27, ST. LOUIS COUNTY, MISSOURI.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____ 2012.

STROPE, KEITH J.

STROPE, DONNA J.

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS

ON THIS _____ DAY OF _____ 2012, BEFORE ME PERSONALLY APPEARED KEITH J. AND DONNA J. STROPE. TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY HAVE CAUSED THE TRACT OF LAND HEREIN PLATTED TO BE ADJUSTED IN LAND AREA IN THE MANOR SHOWN ON THIS PLAT BY FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

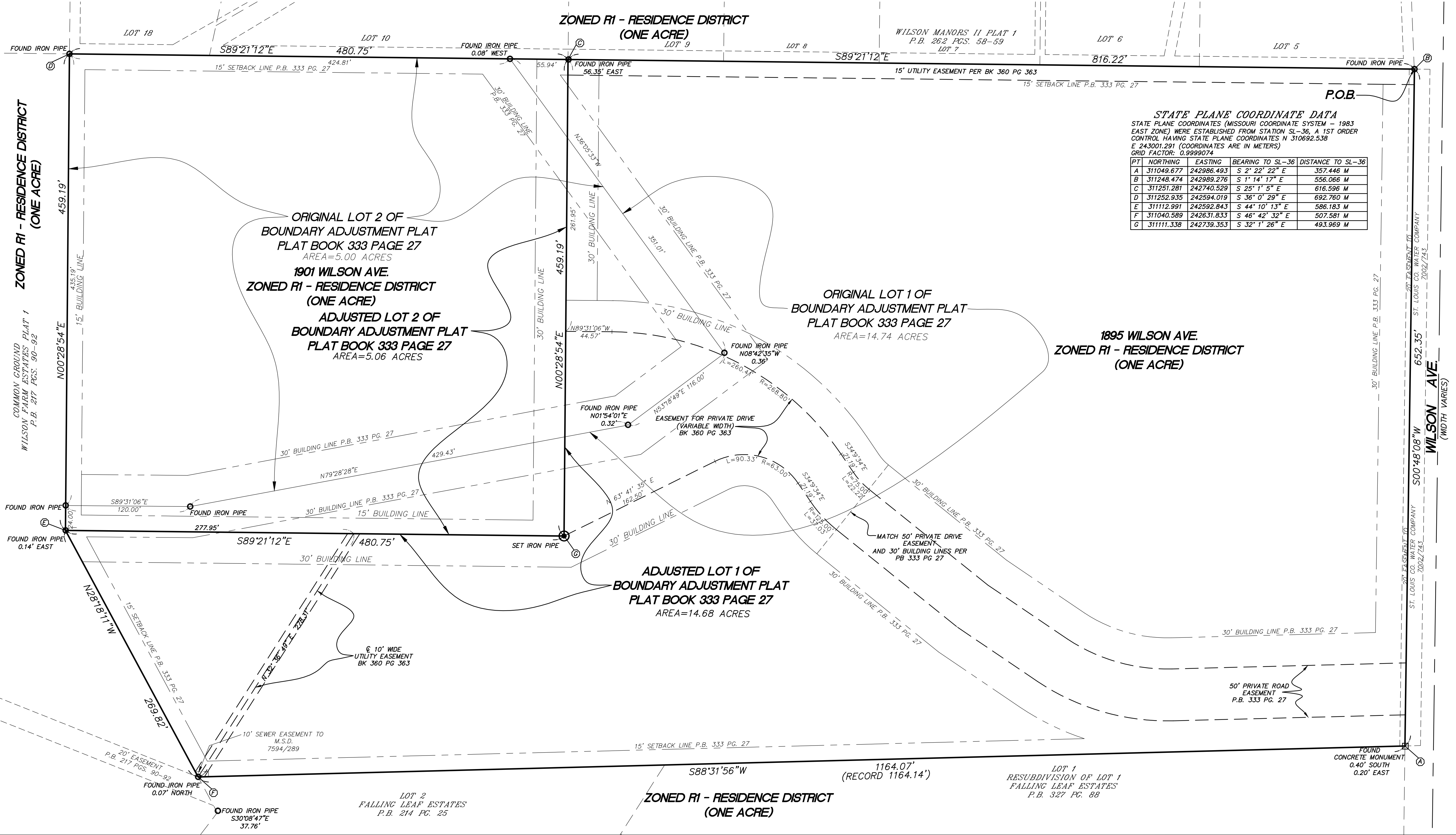
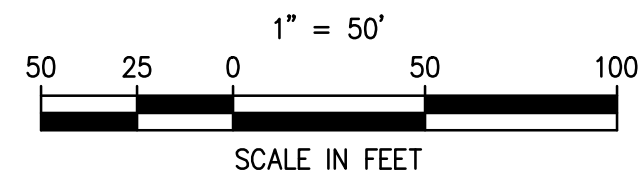
NOTARY PUBLIC

CITY OF CHESTERFIELD:

THIS DRAWING HAS BEEN REVIEWED UNDER SECTION 1005.360 PLATTING EXCEPTIONS OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE (CHAPTER 1005), AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ 2012, AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY BETWEEN ADJOINING PROPERTIES, NO ADDITIONAL LOTS ARE CREATED, AND THE ORIGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED IN THE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

BRUCE GEIGER, MAYOR

JUDITH NAGGIAR, CITY CLERK



STATE PLANE COORDINATE DATA
STATE PLANE COORDINATES (MISSOURI COORDINATE SYSTEM - 1983 EAST ZONE) WERE ESTABLISHED FROM STATION SL-36, A 1ST ORDER CONTROL HAVING STATE PLANE COORDINATES N 310692.538
E 243001.291 (COORDINATES ARE IN METERS)
GRID FACTOR: 0.9999074

PT	NORTHING	EASTING	BEARING TO SL-36	DISTANCE TO SL-36
A	311049.677	242986.493	S 2° 22' 22" E	357.446 M
B	311248.474	242989.276	S 1° 14' 17" E	556.066 M
C	311251.281	242740.529	S 25° 1' 5" E	616.596 M
D	311252.935	242594.019	S 36° 0' 29" E	692.760 M
E	311112.991	242592.843	S 44° 10' 13" E	586.183 M
F	311040.589	242631.833	S 46° 42' 32" E	507.581 M
G	311111.338	242739.353	S 32° 1' 26" E	493.969 M

CONSULTANT:
PREMIER CIVIL ENGINEERING
Lake Saint Louis
308 TCW Court
Lake St Louis, MO 63367
Phone: (314) 925-7444 Fax: (314) 925-7457
Missouri Certificate of Authority # E-2011000031
Missouri Certificate of Authority # LS-2012007849

BOUNDARY ADJUSTMENT PLAT OF LOTS 1 AND 2
 A TRACT OF LAND BEING LOTS 1 AND 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 PREPARED FOR:
 KEITH J. AND DONNA J. STROPE

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT PREMIER CIVIL ENGINEERING, AT THE REQUEST OF KEITH J. AND DONNA J. STROPE DURING THE MONTH OF AUGUST, 2012 PREPARED A BOUNDARY ADJUSTMENT PLAT OF LOTS 1 AND 2 OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, THAT SAID PLAT IS BASED UPON A BOUNDARY SURVEY COMPLETED BY FRAZIER LAND SURVEYING SERVICES, INC. AND THAT THE RESULTS OF THIS PLAT CONFORMS TO CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY FOR A CLASS "URBAN" SURVEY.

DAVID W. MAXWELL
MISSOURI P.L.S. #2008000726
PREMIER CIVIL ENGINEERING
MISSOURI C of A # 2012007849
PROJECT #123701

REVISIONS:
9/19/12: REVISED 30' BLDG. LINE TO 15' BLDG. LINE ALONG SOUTH LINE OF ADJUSTED LOT 2
10/15/12: CITY OF CHESTERFIELD COMMENTS INCLUDING STATE PLANE COORDS.
11/21/12: CITY OF CHESTERFIELD COMMENTS INCLUDING REMOVE VACATED ESMT & ADD BK AND PG # FOR NEW ESMTS.

DRAWING BY: D MAXWELL
DATE: 8/22/2012
JOB NUMBER: 123701
TITLE: BOUNDARY ADJUSTMENT PLAT
SHEET NUMBER:
1 OF 1
COMMENTS: