

BILL NO. 2952

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 28 AND 29 OF FOX HILL FARMS FOR A 1.531 ACRE TRACT OF LAND ZONED "E 1/2" ESTATE HALF ACRE DISTRICT LOCATED AT 1443 AND 1448 FOX HILL FARMS CIRCLE (19U640271 AND 19T430172).

WHEREAS, The Sterling Co, has submitted for review and approval the Boundary Adjustment Plat for a 1.531 acre tract of land zoned "E-1/2" Estate Half Acre District located at 1443 Fox Hill Farms Circle and 1448 Fox Hill Farms Circle; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate the two parcels of land; 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 a tract of land being Lots 28 and 29 of Fox Hill Farms, 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.

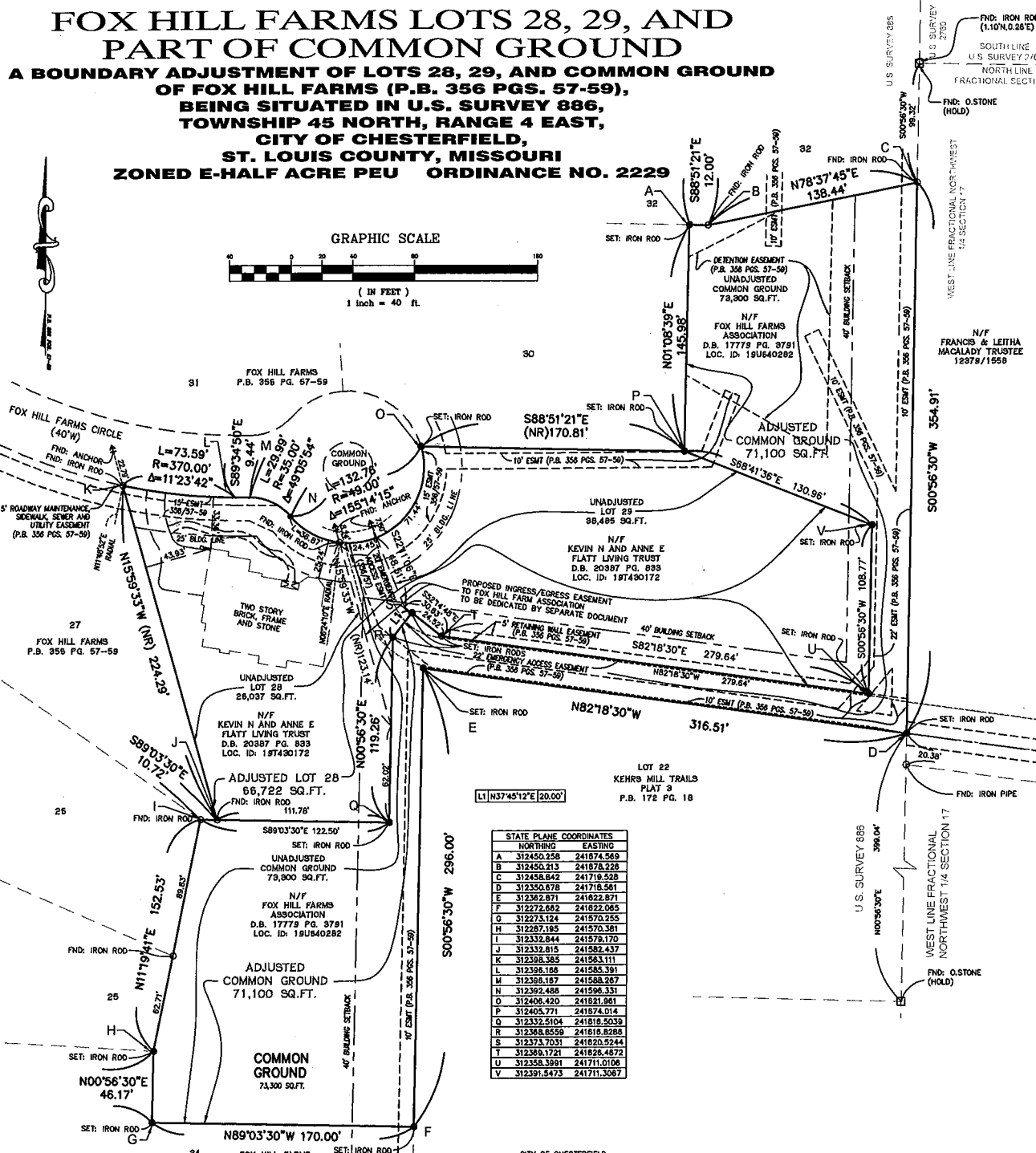
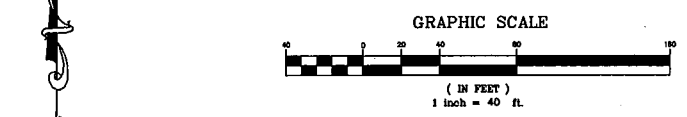
Passed and approved this _____ day of _____, 2013.

MAYOR

ATTEST:

CITY CLERK

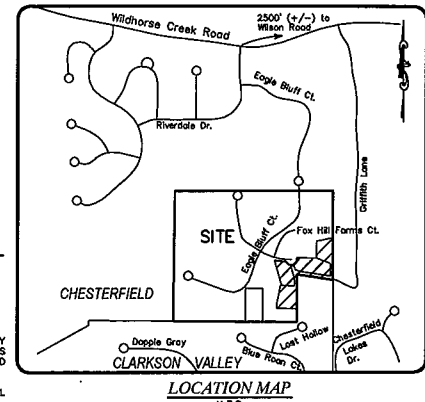
FOX HILL FARMS LOTS 28, 29, AND PART OF COMMON GROUND
A BOUNDARY ADJUSTMENT OF LOTS 28, 29, AND COMMON GROUND OF FOX HILL FARMS (P.B. 356 PGS. 57-59), BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED E-HALF ACRE PEU ORDINANCE NO. 2229



OWNER COMMON GROUND
 THE UNDERSIGNED OWNER OF THE LAND HEREON PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HEREBY CERTIFIES HE HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED IN THE MANNER SHOWN HEREON.
 IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ 2013.
 FOX HILL FARMS ASSOCIATION
 BARRY SIMON, TRUSTEE
 STATE OF MISSOURI)
) SSS
 COUNTY OF ST. LOUIS)
 ON THIS ____ DAY OF ____ 2013, BEFORE ME PERSONALLY APPEARED BARRY SIMON, TO ME KNOWN TO BE THE PERSON(S) 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 OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: ____ NOTARY PUBLIC

LIEN HOLDER COMMON GROUND
 WHEREAS, FIRST NATIONAL BANK OF ST. LOUIS, BY A DEED OF TRUST, DATED ____ 20____, AND RECORDED IN THE RECORDER'S OFFICE IN AND FOR THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, IN BOOK ____ PAGE ____ CONVEYED TO THE TRUSTEE THEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTLY PAID AND SATISFIED.
 NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY RESCUE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE AS SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, TO WIT: A PART OF THE COMMON GROUND OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59.
 TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.
 FIRST NATIONAL BANK OF ST. LOUIS
 GENE CALCATERRA
 SENIOR VICE PRESIDENT
 STATE OF MISSOURI)
) SSS
 COUNTY OF ST. LOUIS)
 ON THIS ____ DAY OF ____ 2013, BEFORE ME PERSONALLY APPEARED GENE CALCATERRA, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE SENIOR VICE PRESIDENT OF FIRST NATIONAL BANK OF ST. LOUIS, A CORPORATION OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID GENE CALCATERRA ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.
 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.
 MY COMMISSION EXPIRES: ____ NOTARY PUBLIC

OWNERS LOT 28 & 29
 THE UNDERSIGNED OWNER OF THE LAND HEREON PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HEREBY CERTIFIES HE HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED IN THE MANNER SHOWN HEREON.
 THERE ARE NO EXISTING LIENS ON THE SUBJECT TRACT.
 IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ 2013.
 KEVIN N. AND ANNE E. FLATT LIVING TRUST DATED DECEMBER 13, 2007
 KEVIN N. FLATT
 ANNE E. FLATT
 STATE OF MISSOURI)
) SSS
 COUNTY OF ST. LOUIS)
 ON THIS ____ DAY OF ____ 2013, BEFORE ME PERSONALLY APPEARED KEVIN N. FLATT AND ANNE E. FLATT, TO ME KNOWN TO BE THE PERSON(S) 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 OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: ____ NOTARY PUBLIC



NOTES
 1. THIS SURVEY CONTAINS 3.164 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 16544 PAGE 2950, DEED BOOK 19448 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 28:
 LOT 28 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
DESCRIPTION: UNADJUSTED LOT 29:
 LOT 29 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
DESCRIPTION: UNADJUSTED COMMON GROUND:
 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 30 OF SAID FOX HILL FARMS, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 33 OF SAID FOX HILL FARMS, THENCE WITH THE SAID SOUTH LINE, SOUTH 88°51'21" EAST 12.00 FEET TO A POINT; THENCE NORTH 78°37'45" EAST 138.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33; SAID POINT ALSO BEING ON THE EAST LINE OF U.S. SURVEY 886; THENCE WITH THE EAST LINE OF U.S. SURVEY 886, SOUTH 08°50'30" EAST 48.17 FEET TO THE NORTHEAST CORNER OF LOT 22 OF KEHRB MILL TRAILS PLAT 3 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 172 PAGE 18 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING THE EAST LINE OF U.S. SURVEY 886, WITH THE NORTH LINE OF SAID LOT 22, SOUTH 00°56'30" WEST 296.00 FEET TO THE NORTHEAST CORNER OF LOT 24 OF AFORESAID FOX HILL FARMS; THENCE DEPARTING THE WEST LINE OF LOT 24 OF KEHRB MILL TRAILS PLAT THREE, WITH THE NORTH LINE OF LOT 24 OF FOX HILL FARMS, NORTH 89°30'30" WEST 170.00 FEET TO A POINT; THENCE NORTH 00°56'30" EAST 48.17 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF SAID FOX HILL FARMS; THENCE WITH THE EAST LINE OF LOTS 25 AND 26 OF SAID FOX HILL FARMS, NORTH 11°34'51" EAST 152.53 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF SAID FOX HILL FARMS; SOUTH 89°30'30" EAST 122.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE WITH THE EAST LINE OF SAID LOTS 28 AND ITS DIRECT PROLONGATION, NORTH 50°58'30" EAST 118.28 FEET TO A POINT; THENCE NORTH 37°42'12" EAST 20.00 FEET TO A POINT; THENCE SOUTH 52°14'48" EAST 24.52 FEET TO A POINT; THENCE SOUTH 82°18'30" EAST 279.64 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID LOT 29, NORTH 00°56'30" EAST 108.77 FEET TO A POINT; THENCE NORTH 88°41'35" WEST 130.96 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 30 OF FOX HILL FARMS; THENCE WITH THE EAST LINE OF SAID LOT 30, NORTH 01°08'39" EAST 145.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 71,100 SQUARE FEET (1.6222 ACRES).
 BEGINNING AT THE NORTHEAST CORNER OF LOT 30 OF SAID FOX HILL FARMS, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 33 OF SAID FOX HILL FARMS, THENCE WITH THE SAID SOUTH LINE, SOUTH 88°51'21" EAST 12.00 FEET TO A POINT; THENCE NORTH 78°37'45" EAST 138.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33; SAID POINT ALSO BEING ON THE EAST LINE OF U.S. SURVEY 886; THENCE WITH THE EAST LINE OF U.S. SURVEY 886, SOUTH 08°50'30" EAST 48.17 FEET TO THE NORTHEAST CORNER OF LOT 22 OF KEHRB MILL TRAILS PLAT THREE, WITH THE NORTH LINE OF LOT 24 OF FOX HILL FARMS, NORTH 89°30'30" WEST 170.00 FEET TO A POINT; THENCE NORTH 00°56'30" EAST 48.17 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF SAID FOX HILL FARMS; THENCE WITH THE EAST LINE OF LOTS 25 AND 26 OF SAID FOX HILL FARMS, NORTH 11°34'51" EAST 152.53 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF SAID FOX HILL FARMS; SOUTH 89°30'30" EAST 122.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE WITH THE EAST LINE OF SAID LOTS 28 AND ITS DIRECT PROLONGATION, NORTH 50°58'30" EAST 118.28 FEET TO A POINT; THENCE NORTH 37°42'12" EAST 20.00 FEET TO A POINT; THENCE SOUTH 52°14'48" EAST 24.52 FEET TO A POINT; THENCE SOUTH 82°18'30" EAST 279.64 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID LOT 29, NORTH 00°56'30" EAST 108.77 FEET TO A POINT; THENCE NORTH 88°41'35" WEST 130.96 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 30 OF FOX HILL FARMS; THENCE WITH THE EAST LINE OF SAID LOT 30, NORTH 01°08'39" EAST 145.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 71,100 SQUARE FEET (1.6222 ACRES).

SUMMARY OF AREAS:

ORIGINAL UNADJUSTED LOT 28	26,037 S.F.
ORIGINAL UNADJUSTED LOT 29	38,485 S.F.
ORIGINAL UNADJUSTED COMMON GROUND	73,300 S.F.
UNADJUSTED LOT 29 INTO ADJUSTED LOT 28	38,485 S.F.
UNADJUSTED COMMON GROUND INTO ADJUSTED LOT 28	2,200 S.F.
ADJUSTED LOT 28	66,722 S.F.
ADJUSTED COMMON GROUND	71,100 S.F.

COMBINED GRID FACTOR = 0.999913763 (1 METER = 3.28083333 FEET)

SURVEYOR'S CERTIFICATE
 ORDER NUMBER: 13-09-304
 THE STERLING COMPANY
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63128
 (314) 487-0440
 THIS IS TO CERTIFY THAT AT THE REQUEST OF SIMON DEVELOPMENT, INC., THE STERLING COMPANY HAS, DURING THE MONTH OF SEPTEMBER 2013, PERFORMED A BOUNDARY SURVEY OF LOTS 28, 29, AND PART OF THE COMMON GROUND 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 MANNER SHOWN HEREON. THIS PLAT, AND THE SURVEY IN 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, 2008).
 THE STERLING COMPANY
 MO. REG. 307-0
 JAMEY A. HENSON, P.L.S.
 MO. REG. PLS #2007017963
 DATE _____

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63128
 (314) 487-0440, FAX 487-8944
 E-Mail: Sterling@sterling-eng-sur.com

DRAWN BY:	TJH	MSD P# - N/A
CHECKED BY:	JAH	DATE: 09/10/13
JOB NO.:	13-09-304	BOUNDARY ADJUSTMENT PLAT

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF LOTS 28, 29 AND PART OF THE COMMON GROUND OF FOX HILL FARMS WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. ____ ON THE ____ DAY OF ____ 2013, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.
 BOB NATION, MAYOR
 WIKKE HAAS, CITY CLERK