

BILL _____

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT AND ESCROW FOR WELLESLEY PLACE 2ND ADDITION, A 2.06 ACRE TRACT OF LAND ZONED "R-2" RESIDENCE DISTRICT, LOCATED ON THE NORTH SIDE OF BROEKER PLACE DRIVE, APPROXIMATELY 100 FEET EAST OF WELLESEY PLACE DRIVE.

WHEREAS, Ellington Homes by McBride, LLC, has submitted for review and approval the Record Plat for Wellesley Place 2nd Addition located on the north side of Broeker Place Drive, approximately 100 feet east of Wellesley Place Drive; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 2.06 acre tract of land into three (3) lots to be known as Wellesley Place 2nd Addition; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval there of.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Record Plat for Wellesley Place 2nd Addition which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2014.

MAYOR

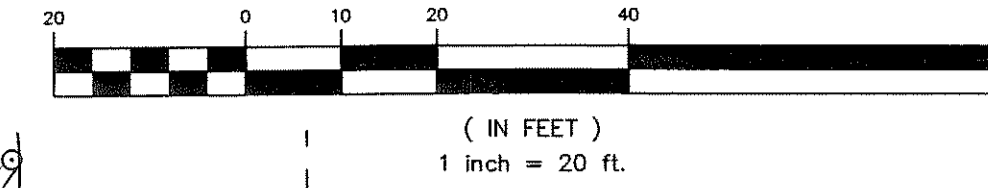
ATTEST:

CITY CLERK

WELLESLEY PLACE SECOND ADDITION

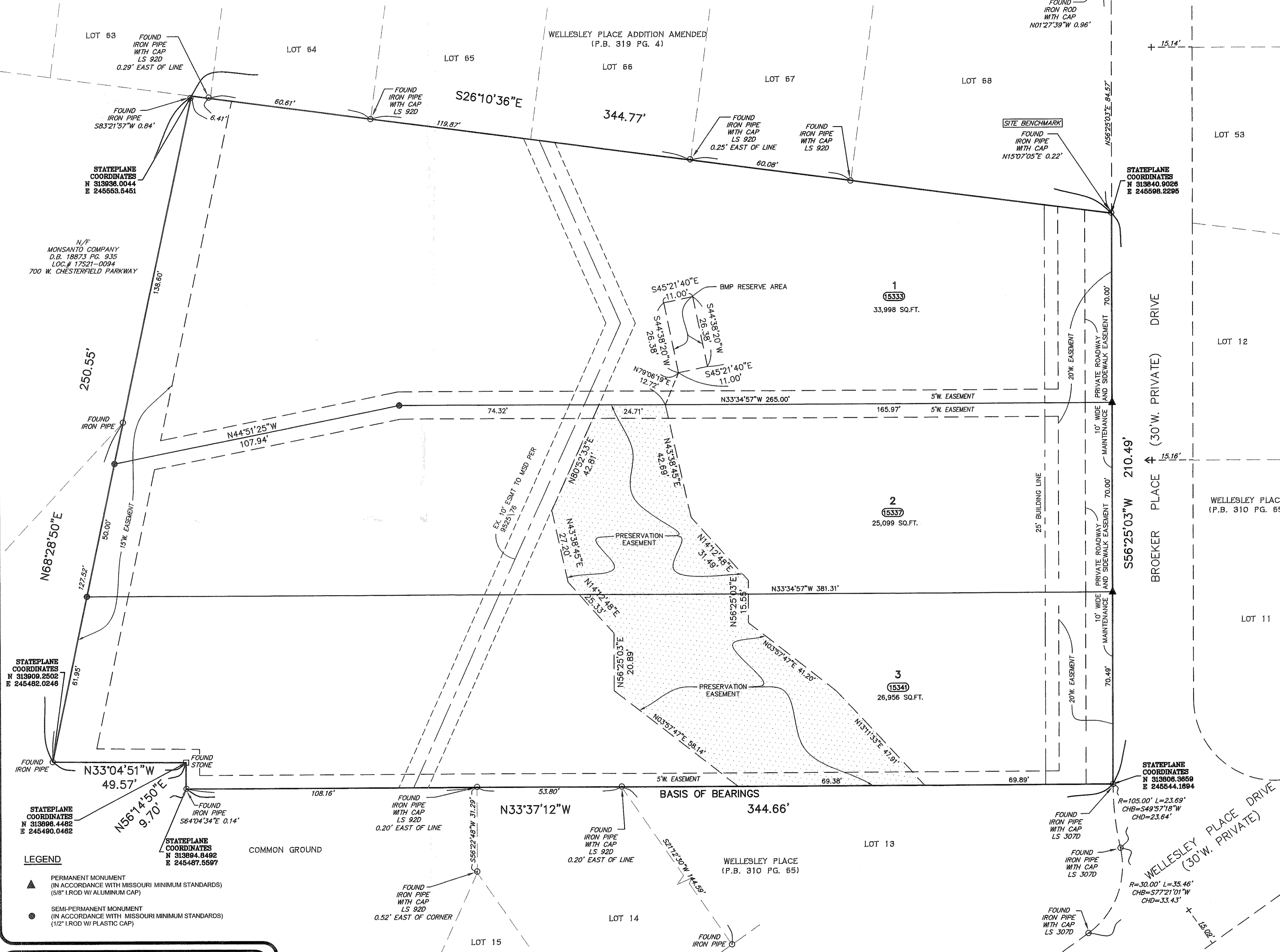
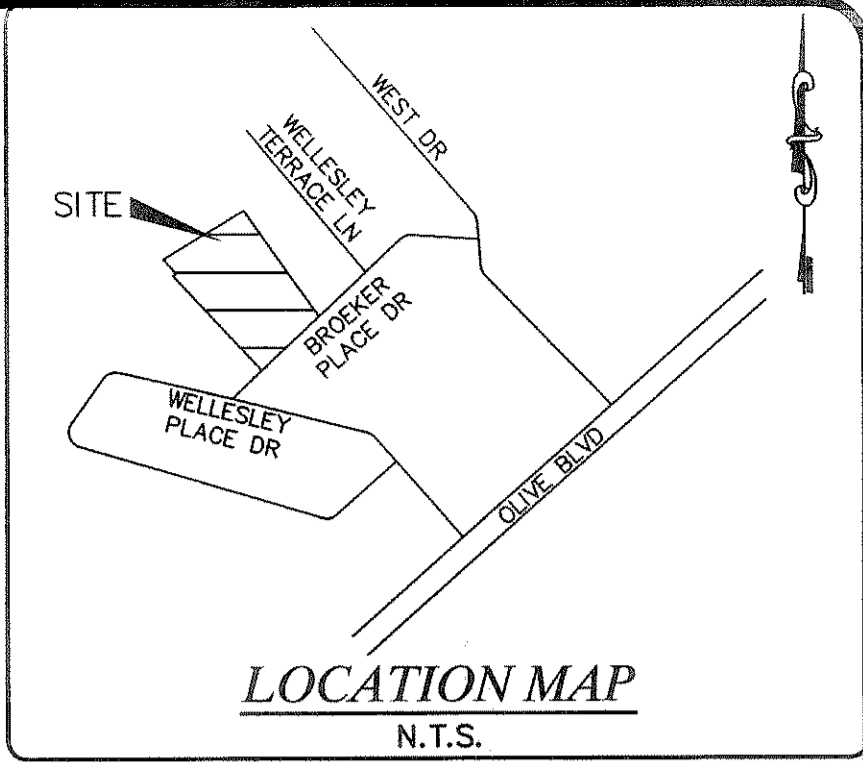
A TRACT OF LAND BEING ALL OF PARCEL B OF BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 4 AND 5 OF THE SUBDIVISION OF HUGO ESSEN FARM AND U.S. SURVEY 154 (P.B. 310 PG. 60), LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE



SITE INFO:
 N/F ELLINGTON HOMES BY McBRIDE, LLC
 D.B. PG. _____
 LOC# 18563-0383
 BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 4 AND 5 OF THE SUBD. OF HUGO ESSEN FARM AND U.S. SURVEY 154 PARCEL B (P.B. 310 PG. 60)
 #15333 BROECKER PLACE DRIVE
 86,052 SQ. FT. / 1.975 AC.

ZONING INFO:
 R-2 RESIDENCE DISTRICT
 15,000 S.F. MINIMUM LOT SIZE
 FRONT YARD SETBACK=25'
 SIDE YARD SETBACK=10'
 REAR YARD SETBACK=15'
 HEIGHT RESTRICTIONS=45' OR 3 STORIES



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "WELLESLEY PLACE SECOND ADDITION".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE 10 FOOT WIDE PRIVATE ROADWAY MAINTENANCE AND SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE TRUSTEES OF THE WELLESLEY PLACE SUBDIVISION.

BMP (BEST MANAGEMENT PRACTICES): THE STORMWATER BMP RESERVE AND PRESERVATION AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICES). THE RESERVED AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE _____ DAY OF _____ 2014, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK _____ PAGE _____ OR AS AMENDED THEREAFTER.

THE PROPERTY OWNERS AND THEIR SUCCESSORS AND ASSIGNS, SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE BMP MANAGEMENT AREA AND PRESERVATION AREAS LOCATED ON EACH RESPECTIVE PARCEL AS SHOWN ON THIS PLAT.

THE PRESERVATION EASEMENTS AS SHOWN HEREON SHALL NOT BE DISTURBED NOR SHALL THEY HAVE ANY IMPROVEMENTS CONSTRUCTED UPON THEM EXCEPT AS EXPRESSLY PERMITTED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD). REQUESTS TO PERFORM TREE REMOVAL, CLEARING, GRADING, PLACEMENT OF FENCES, POOLS, ACCESSORY STRUCTURES, DECKS, PATIOS, RETAINING WALLS, FIRE PITS, ETC. SHALL BE SUBMITTED TO MSD FOR REVIEW.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION, CONDITIONS AND RESTRICTIONS FOR WELLESLEY PLACE AS SAID DECLARATION IS FILED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI'S RECORDER OFFICE.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2014.

ELLINGTON HOMES BY McBRIDE, LLC
 BY: _____
 STATE OF MISSOURI)
) S.S.
 COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____ 2014, BEFORE ME APPEARED _____ TO BE PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE _____ OF ELLINGTON HOMES BY McBRIDE, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREWIT SET MY HAND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

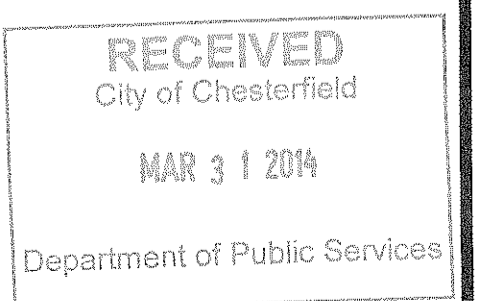
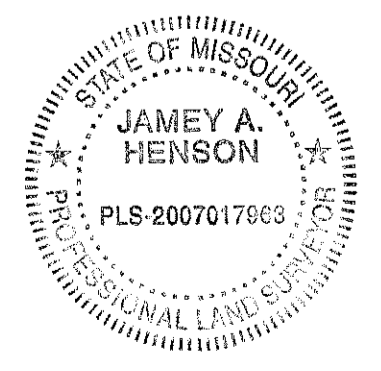
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

STATEMENT OF STATE PLANE COORDINATE TIE:
 STATE PLANE COORDINATES WERE DETERMINED ON NOVEMBER 14, 2013 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI AND A PID OF DL3650 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 302843.568 METERS AND EAST (X) = 253367.391 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION MOSI.
 AVERAGE COMBINED GRID FACTOR = 0.99998475 (1 METER = 3.28083333 FEET)

SURVEYOR'S CERTIFICATION:
 ORDER NUMBER: 13-10-362
 THE STERLING COMPANY
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440
 THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER, 2013, MADE A BOUNDARY SURVEY AND DURING THE MONTH OF NOVEMBER, 2013, PREPARED A SUBDIVISION PLAT, BY THE ORDER OF ELLINGTON HOMES BY McBRIDE, LLC, OF "OF A TRACT OF LAND BEING ALL OF PARCEL B OF BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 4 AND 5 OF THE SUBDIVISION OF HUGO ESSEN FARM AND U.S. SURVEY 154 (P.B. 310 PG. 60), LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI" AND THE SAID RESULTS OF THE SURVEY AND SUBDIVISION PLAT ARE SHOWN HEREON. THIS SURVEY MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE AS OF THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY".
 IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 31st DAY OF MARCH, 2014.

THE STERLING COMPANY
 MO. REG. 307-D

 JAMEY A. HENSON, P.L.S.
 MO. REG. L.S. #2007017963
 DATE 3/31/14



LEGEND
 ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (5/8" I.R.O.D W/ ALUMINUM CAP)
 ● SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (1/2" I.R.O.D W/ PLASTIC CAP)

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

DRAWN BY:	TJH	MSD P# -	28499-01
CHECKED BY:	JAH	DATE:	11/14/13
JOB NO.:	13-10-362	MINOR SUBDIVISION PLAT	

CITY CERTIFICATE
 THIS IS TO CERTIFY THAT THE RECORD PLAT OF WELLESLEY PLACE SECOND ADDITION WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 20____ AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.
 _____ BOB NATION, MAYOR
 _____ MCKIE HAAS, CITY CLERK

SURVEYOR'S NOTES
 1. THIS TRACT CONTAINS 86,052 SQUARE FEET OR 1.975 ACRES, MORE OR LESS.
 2. BASIS OF BEARINGS: NORTH 33°37'12" WEST AS SHOWN ON THE RECORD PLAT OF WELLESLEY PLACE RECORDED IN PLAT BOOK 310, PAGE 65 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
 3. SOURCE OF RECORD TITLE: ELLINGTON HOMES BY McBRIDE, LLC IS DESCRIBED AS THE OWNER OF THE REAL PROPERTY AS RECORDED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
 4. THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
 5. PERMANENT AND SEMI-PERMANENT MONUMENTS SHOWN ON THIS PLAT WILL BE SET WITHIN TWELVE (12) MONTHS.

TITLE NOTES
 FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT PROVIDED BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, WITH A COMMITMENT FILE NUMBER OF KEE-13-138746. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:
 ITEMS 1-5: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.
 ITEM 6. BOUNDARY LINES ACCORDING TO PLAT BOOK 310 PAGE 60 AND 61 AND ANY SUBSEQUENT AMENDMENTS. PLAT BOOK 310 PAGES 60-61 DOES NOT CREATE ANY BUILDING LINES OR EASEMENTS AND NO REFERENCE IS MADE ON THE PLAT OF ANY RECORDED CONDITIONS, RESTRICTIONS AND/OR POWERS OF TRUSTEES.
 ITEM 7. INTENTIONALLY DELETED
 ITEM 8. EASEMENT GRANTED TO MSD ACCORDING TO INSTRUMENT RECORDED IN BOOK 9525 PAGE 76 OF THE ST. LOUIS COUNTY RECORDS AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.