#### ORDINANCE NO.

## AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR ADJUSTED LOTS 15 AND 16 OF TERRA VISTA FOR A 0.337 ACRE TRACT OF LAND ZONED "R-2" RESIDENCE DISTRICT WITH A PLANNED ENVIRONMENT UNIT LOCATED AT 13406 AND 13410 TERRA VISTA DR. (16Q620683 AND 16Q620672).

WHEREAS, The Sterling Company, on behalf of RBRE Corporation has submitted for review and approval the Boundary Adjustment Plat for a 0.337 acre tract of land zoned "R-2" Residence District with a Planned Environment Unit located at 13406 Terra Vista Drive and 13410 Terra Vista Drive; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate two lots into one; and,

WHEREAS, the Department of Public Services 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:

<u>Section 1.</u> The Boundary Adjustment Plat for a tract of land being Adjusted Lots 15 and 16 of Terra Vista, 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.

<u>Section 2.</u> 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 \_\_\_\_\_, 2014.

ATTEST:

MAYOR

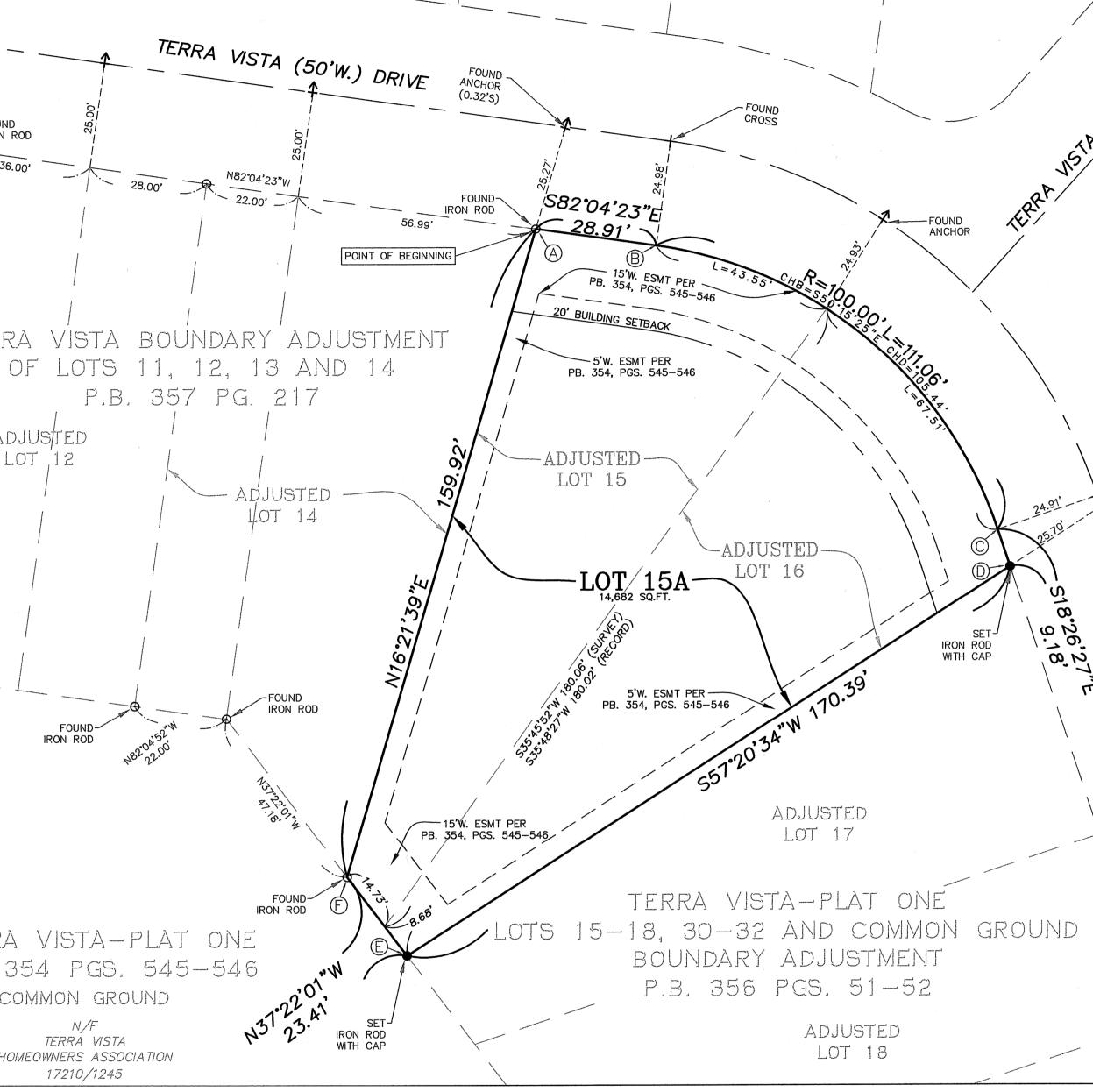
CITY CLERK

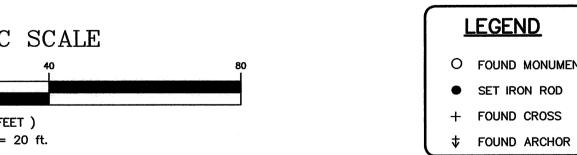
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# Exhibit 1 TERRA VISTA ARY ADJUSTMENT OF ADJUSTED LOTS 15 AND 16

CT OF LAND BEING ADJUSTED LOTS 15 AND 16 OF TERRA VISTA - PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT

AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52, ATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI **ORDINANCE** 1690 ZONED R-2 PEU



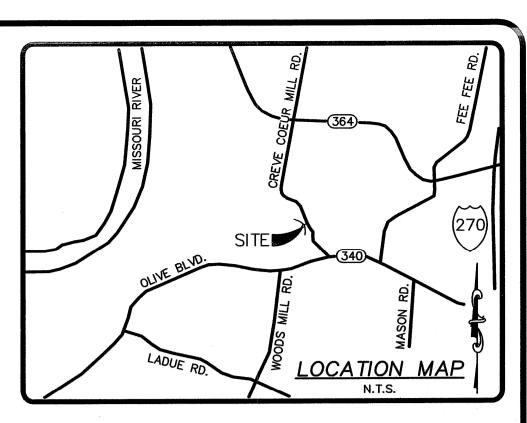


S IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF TERRA VISTA BOUNDARY USTMENT OF ADJUSTED LOTS 15 AND 16 WAS APPROVED BY THE CITY COUNCIL FOR THE \_\_\_\_, ON THE \_\_\_\_\_ DAY OF OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_ \_, 20\_\_, AND THEREBY AUTHORIZES THE RECORDING OF THIS NDARY ADJUSTMENT PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF

- NATION, MAYOR
- KIE HAAS, CITY CLERK

SURVEYOR'S NOTES:

- 1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL 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.
- 2. BASIS OF BEARINGS: TERRA VISTA (P.B. 354 PG. 545-546)
- 3. NO ADDITIONAL LOTS ARE CREATED BY THIS BOUNDARY ADJUSTMENT AND NO LOTS HAVE REDUCED BELOW THE MINIMUM AREA REQUIRED BY THE CITY OF CHESTERFIELD ORDINANCE NO. 1690.
- 4. ALL EASEMENTS ARE SHOWN PER RECORDED PLAT OF TERRA VISTA (P.B. 354 PG. 545-546).
- 5. NO STRUCTURES CURRENTLY EXIST WITHIN THE LIMITS OF THIS BOUNDARY ADJUSTMENT PLAT.



ADJUSTED LOT 15: LOC# 16Q62-0672 13410 TERRA VISTA DRIVE ADJUSTED LOT 16: LOC# 16Q62-0683 13406 TERRA VISTA DRIVE

# ADJUSTED LOT 15

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 15 OF TERRA VISTA - PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

# ADJUSTED LOT 16

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 16 OF TERRA VISTA - PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOUR

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A TRACT OF LAND BEING ADJUSTED LOTS 15 AND 16 OF TERRA VISTA - PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF ADJUSTED LOT 14 OF TERRA VISTA BOUNDARY ADJUSTMENT OF LOTS 11, 12, 13 AND 14 AS RECORDED IN PLAT BOOK 357 PAGE 217 OF THE ST. LOUIS COUNTY MISSOURI RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF TERRA VISTA (50' WIDE) DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF TERRA VISTA DRIVE, SOUTH 82'04'23" EAST, 28.91 TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 111.06 FEET AND A CHORD BEARING AND DISTANCE OF S50"15'25" EAST, 105.44 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 18'26'27" EAST, 9.18 FEET TO A SET IRON ROD WITH CAP AT THE NORTHWEST CORNER OF ADJUSTED LOT 17 OF TERRA VISTA-PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID ADJUSTED LOT 17, SOUTH 57"20'34" WEST, 170.39 FEET TO A SET IRON ROD WITH CAP AT THE SOUTHWEST CORNER OF SAID ADJUSTED LOT 17, ALSO BEING A POINT ON THE NORTH LINE OF COMMON GROUND OF TERRA VISTA-PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 37'22'01" WEST, 23.41 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED ADJUSTED LOT 14; THENCE ALONG THE EAST LINE OF SAID ADJUSTED LOT 14, NORTH 16'21'39" EAST, 159.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,682 SQUARE FEET, OR 0.337 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING APRIL, 2014, UNDER ORDER NUMBER 09-02-030.

## SURVEYOR'S CERTIFICATE

ORDER NUMBER: 09-02-030 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 (314) 487–0440

THIS IS TO CERTIFY THAT AT THE REQUEST OF RBRE CORPORATION WE HAVE, DURING THE MONTH OF APRIL 2014 COMPLETED A BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS 15 AND 16 OF TERRA VISTA -PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52 OF THE ST. LOUIS COUNTY MISSOURI RECORDS, AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.

THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, MEETS 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 30-16 IN EFFECT AT THE TIME OF THIS SURVEY).

THE STERLING COMPANY MO. REG. 307-D

DATE

JAMEY A. HENSON, P.L.S. MO. REG. L.S. #2007017963



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