

BILL NO. 3028

ORDINANCE NO. _____

AN ORDINANCE VACATING INGRESS/EGRESS AND STORM WATER CONTROL EASEMENTS ON LOT 1 OF SILVER MAPLE FARMS SUBDIVISION AS RECORDED IN BOOK 7985, PAGE 424 AND BOOK 8197, PAGE 2219 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, a petition has been filed by Muttersohn, LLC requesting the City to vacate easements on said tracts of land; and,

WHEREAS, Muttersohn, LLC owns the property on which the easements are located and have requested to vacate the easements; and,

WHEREAS, the Department of Public Services has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

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

Section 1. The City Council of the City of Chesterfield hereby approves the easement vacations located on Lot 1 of Silver Maple Farms subdivision as depicted in "Exhibit 1" and described in "Exhibit 2", which are attached hereto and made part of hereof; and

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the vacation of these easements by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record these easement vacations with the Saint Louis County Recorder of Deeds Office; and

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

Passed and approved this _____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

SCALE: 1"=60'

CHESTERFIELD AIRPORT RD.

CHESTERFIELD COMMONS EAST RD.



N01° 04' 51"E
40.06'

N00° 00' 00"W 326.97'

R=2814.93'
L=229.375'
CB=N88° 35' 07.7"W
Dist=229.31'

N/F
MUTTERSohn LLC
DB. 12807 PG. 1431
LOC.# 17T240166
#16830 CHESTERFIELD
AIRPORT RD.

N00° 00' 00"E 309.53'

N/F
STORAGE MASTERS CHESTERFIELD LLC
DB. 20264 PG. 5264
LOC.# 17T240188

VARIABLE WIDTH
INGRESS/EGRESS
EASEMENT
DB. 8197, PG. 2219
HEREBY VACATED

PORTION OF
STORM WATER
CONTROL EASEMENT
DB. 8197, PG. 2219
HEREBY VACATED

PORTION OF
20'w & 10'w
INGRESS/EGRESS
EASEMENT
DB. 7985, PG. 424
HEREBY VACATED

S89° 59' 38"E
24.74'

S89° 59' 38"E
43.99'

N44° 36' 28"E
17.62'

S89° 59' 38"E
6.00'

N71° 19' 53"E
150.82'

68'w STORM WATER
CONTROL EASEMENT
DB. 7985, PG. 424

PORTION OF STORM WATER
CONTROL EASEMENT
DB. 7985, PG. 424
HEREBY VACATED

PORTION OF
STORM WATER
CONTROL EASEMENT
DB. 8197, PG. 2219
HEREBY VACATED

N90° 00' 00"E
30.00'

N00° 00' 00"W
34.00' P.O.B.

N90° 00' 00"W
74.27'

R=75.00'
L=89.85'

N/F
KOMMERZ LC
DB. 12807 PG. 1435
LOC.# 17T240243

EXHIBIT "A" INITIAL _____

EASEMENT VACATION EXHIBIT

DB. 7985, PG. 424 + DB. 8197, PG. 2219

A TRACT OF LAND BEING LOT 1 OF SILVER MAPLE FARMS
PLAT BOOK 274, PAGE 96 AND LOCATED IN U.S. SURVEY 2031,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Easement Vacation Description

That part of the Ingress/Egress and Storm Water Control Easements as established by Book 7985, Page 424 and Book 8197, Page 2219 of the St. Louis County records on Lot 1 of Silver Maple Farms, a subdivision according to the plat thereof as recorded in Plat Book 274, Page 96 located in U.S. Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southernmost corner of said Lot 1, said point also being located on the east right-of-way line of Chesterfield Commons Road, variable width; thence along the west and south lines of said Lot 1 also being the east right-of-way line of said Chesterfield Commons Road, North 00 degrees 00 minutes 00 seconds West, 34.00 feet; North 90 degrees 00 minutes 00 seconds West, 30.00 feet and North 00 degrees 00 minutes 00 seconds West, 34.67 feet to the north line of the Ingress/Egress Easement as established by Book 8197, Page 2219; thence along said north line, South 89 degrees 59 minutes 38 seconds East, 6.00 feet to its intersection with the northern line of the Ingress/Egress Easement as established by Book 7985, Page 424; thence along said northern line, North 71 degrees 19 minutes 53 seconds East, 150.82 feet to its intersection with the northwestern line of first said Ingress/Egress Easement; thence along said northwestern and north lines of said easement, North 44 degrees 36 minutes 28 seconds East, 17.62 feet and South 89 degrees 59 minutes 38 seconds East, 24.74 feet to its intersection with the north line of said Ingress/Egress Easement per Book 7985, Page 424; thence along the common line of said Ingress/Egress easements South 89 degrees 59 minutes 38 seconds East, 43.99 feet to the east line of said Lot 1; thence along said east line, South 00 degrees 00 minutes 00 seconds West, 43.65 feet to the southeast corner of Lot 1, said point also being located on a curve to the left having a radius of 60.00 feet; thence along the south line of said Lot 1 the following courses and distances: along said curve with an arc length of 71.88 feet and a chord which bears South 55 degrees 40 minutes 47 seconds West, 67.66 feet to a point of reverse curvature top the right having a radius of 75.00 feet; along said curve with an arc length of 89.85 feet and a chord which bears South 55 degrees 40 minutes 47 seconds West, 84.57 feet to a point of tangency and North 90 degrees 00 minutes 00 seconds West, 74.27 feet to the Point of Beginning and containing 17,952 square feet or 0.412 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 20, 2015, rev March 5, 2015