

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 17751 & 17719 WILD HORSE CREEK ROAD FOR A 23.18 ACRE TRACT OF LAND ZONED “NU” NON-URBAN DISTRICT AND “E ½ AC” ESTATE DISTRICT WITH A “WH” WILD HORSE CREEK ROAD OVERLAY DISTRICT LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (18V510105, 18V230342).

WHEREAS, Stock & Associates Consulting Engineers Inc., on behalf of Ethel Wilmas Family Limited Partnership and John Wilmas, has submitted for review and approval of a Boundary Adjustment Plat for the above referenced properties located north of Wild Horse Creek Road and west of its intersection with Long Road and east of its intersection with Savonne Court; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to bring the existing lots into compliance with structure setback regulations and in anticipation of the future development on 17751 Wild Horse Creek Road; and,

WHEREAS, the Department of Public Services has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code 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; and,

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Boundary Adjustment Plat.

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 which is attached hereto as “Exhibit 1” and made part hereof as if fully set out herein 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.

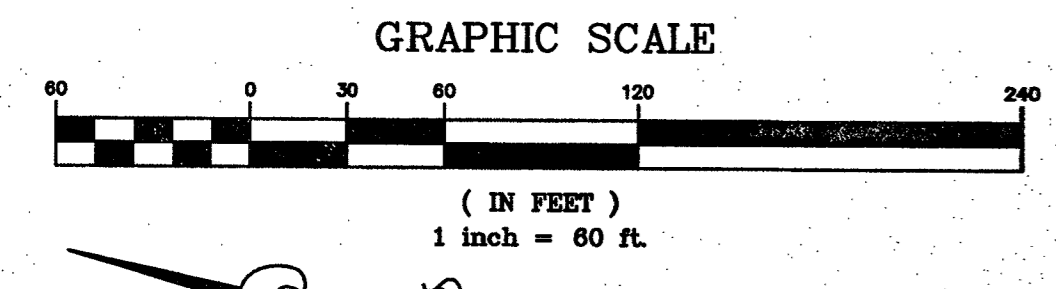
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015

MAYOR

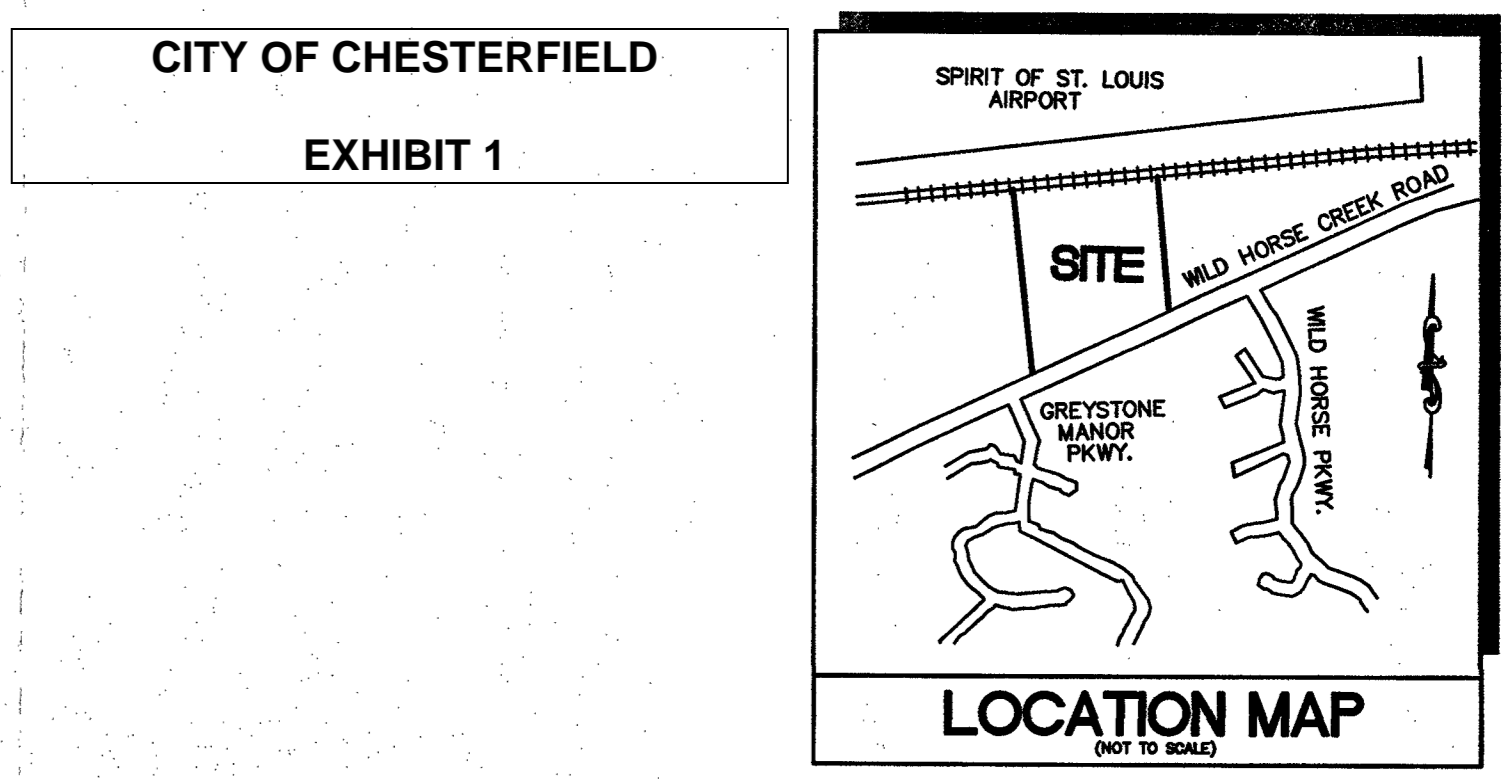
ATTEST:

CITY CLERK



BOUNDARY ADJUSTMENT PLAT

OF TRACTS OF LAND BEING PART OF LOT 1 OF MARY SCHAEFFER ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 4 OF THE ST. LOUIS COUNTY RECORDS AND PART OF SHARE 6 OF THE PARTITION OF THE ESTATE OF MISSOURI A. STEVENS, ALSO BEING A PART OF LOT 24 OF R.H. STEVENS FARM SUBDIVISION AND LOCATED IN U.S. SURVEY 122, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



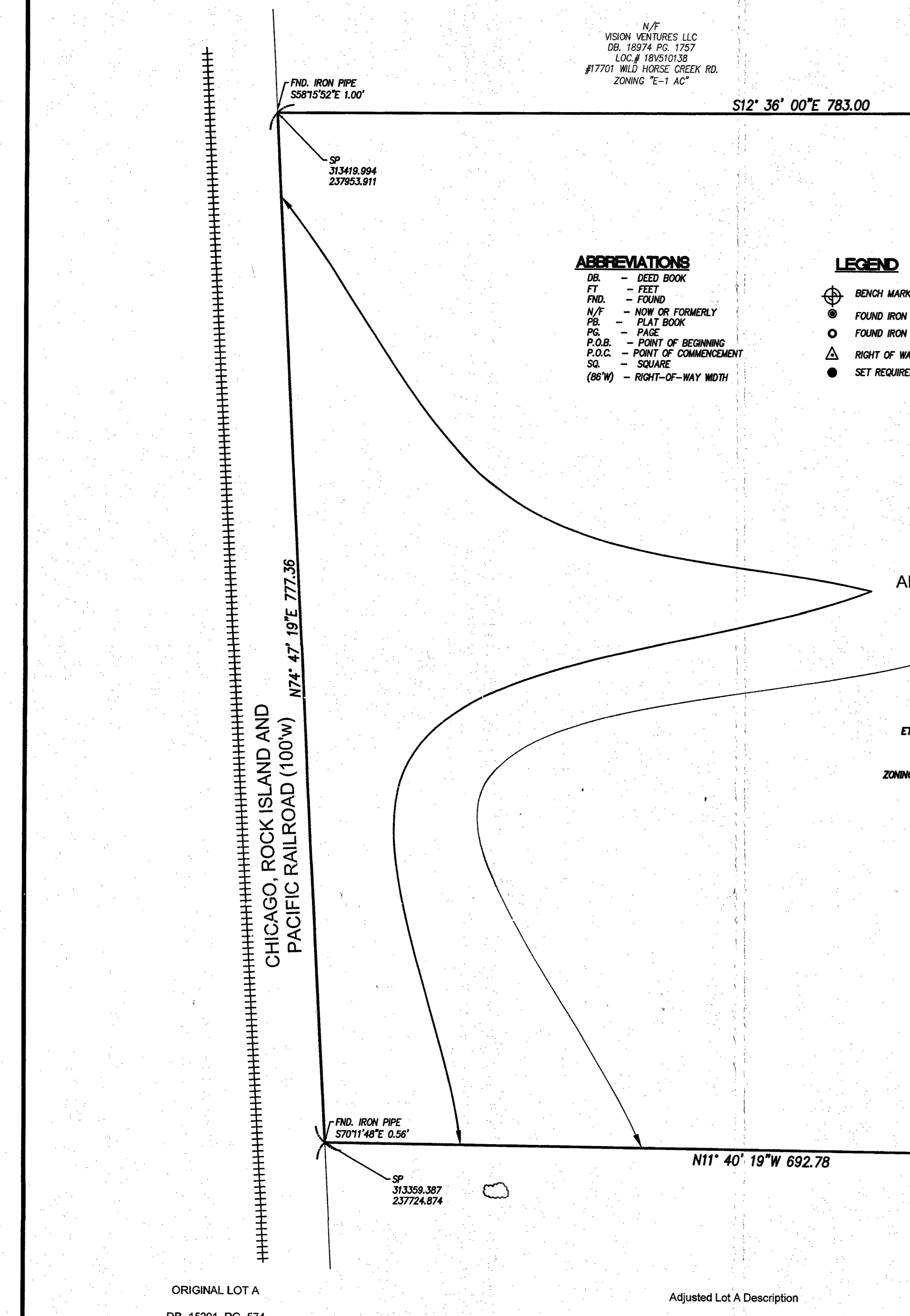
OWNER CERTIFICATE
We, the undersigned, owners of the tracts of land herein plotted and further described in the foregoing surveyors' certificate have caused the same to be surveyed and sub-divided in the manner shown on this plat, which subdivision shall hereafter be known as:
"BOUNDARY ADJUSTMENT PLAT OF TRACTS OF LAND BEING PART OF LOT 1 OF MARY SCHAEFFER ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 4 OF THE ST. LOUIS COUNTY RECORDS AND PART OF SHARE 6 OF THE PARTITION OF THE ESTATE OF MISSOURI A. STEVENS, ALSO BEING A PART OF LOT 24 OF R.H. STEVENS FARM SUBDIVISION"
Building lines as shown on this plat are hereby established.
It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.
Permanent and/or semi-permanent monuments will be set, as required to aid in later recovery, within twelve months of the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 4 CSR 30-16.000 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinance of the City of Chesterfield, Missouri will be set.

IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 20____.
Ethel M. Wilmas Family Limited Partnership
By: _____
PRINT NAME
PRINT TITLE
John H. Wilmas Maria L. Wilmas
By: _____
STATE OF _____)
COUNTY OF _____) SS.

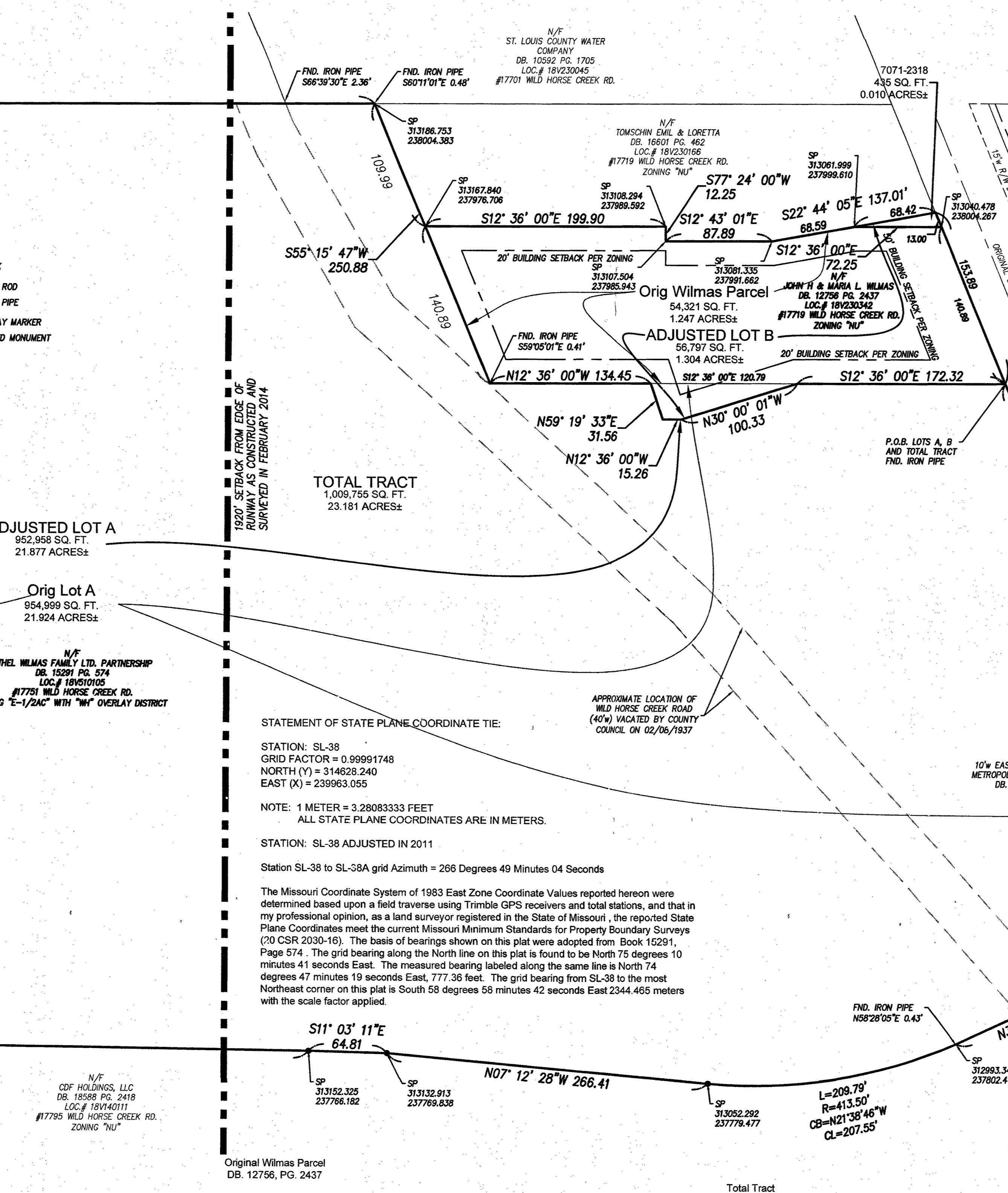
On this _____ day of _____, 20____, before me appeared _____ and _____ known to me to be the persons who executed said instrument and acknowledged to me that they executed the same for the purposes therein stated.
N TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.
Notary Public
My commission expires: _____
STATE OF _____)
COUNTY OF _____) SS.

Notary Public
My commission expires: _____
STATE OF _____)
COUNTY OF _____) SS.
On this _____ day of _____, 20____, before me appeared _____ and _____ known to me to be the persons who executed said instrument and acknowledged to me that they executed the same for the purposes therein stated.
N 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
My commission expires: _____
STATE OF _____)
COUNTY OF _____) SS.

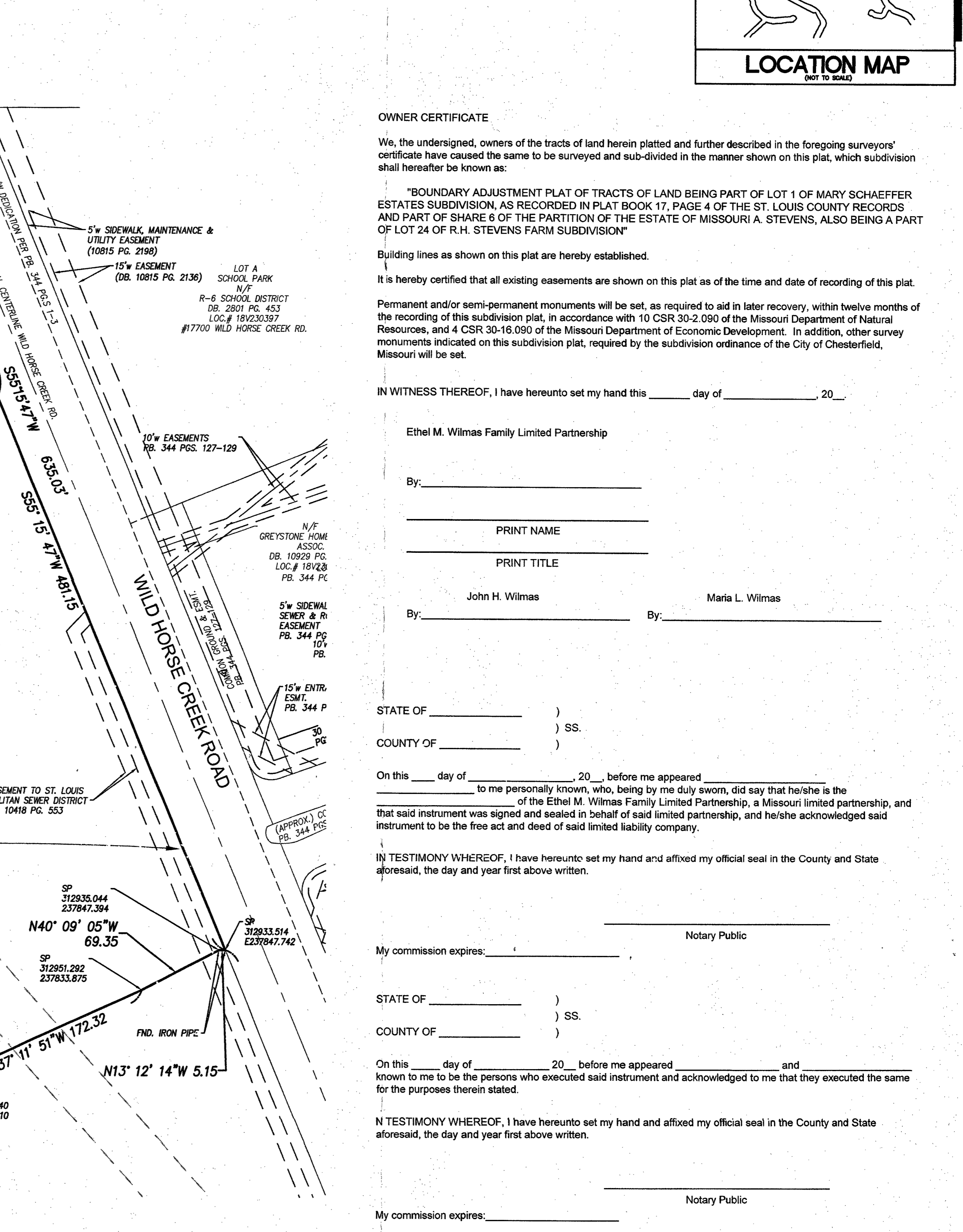
RECEIVED City of Chesterfield APR - 1 2015 Department of Public Services
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. L.C. NO. 222-D
By: Daniel Ehlmann, Missouri P.L.S. No. 2215
REVISIONS: 1 0000000000
DRAWN BY: J.K. CHECKED BY: D.M.E.
DATE: 3/14/15 JOB NO: 210-0241
M.S.S.P. # P-XXXXXX B.A.S.E. # XXX
S.L.C. # P-XXXXXX H.A.T. # P-XXXXXX
M.S.S.P. # XXXXXX
SHEET NO.: 1 OF 1



Adjusted Lot A Description
A tract of land being part of Lot 1 of the Mary Schaeffer Estate Subdivision, as recorded in Plat Book 17, Page 4 of the St. Louis County Records, and part of Share 6 of the Partition of the Estate of Missouri A. Stevens, also being a part of Lot 24 of R.H. Stevens Farm Subdivision, and located in U.S. Survey 122, Township 45 North, Range 3 East, of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:
Commencing at a point at the Southern most common corner of a tract of land conveyed to John H. Wilmas by instrument recorded in Deed Book 1151, Page 884 of the St. Louis County Recorder's office, and a tract of land conveyed to Harold H. and Ethel M. Wilmas by instrument recorded in Deed Book 8441, Page 91 of the above said recorder's office, said point also being on the Northernly line of Wild Horse Creek Road, 50 feet wide, thence continuing along said Northernly line South 55 degrees 15 minutes 47 seconds West, (South 55 degrees 55 minutes West, record) 481.15 feet; thence departing said Northernly line the following courses and distances: North 13 degrees 12 minutes 14 seconds West 5.15 feet; thence North 40 degrees 09 minutes 05 seconds West 69.35 feet; thence North 37 degrees 11 minutes 51 seconds West, 172.32 feet to a point on a curvature to the right having a radius of 413.50 feet; thence along last said curve an arc distance of 209.79 feet, the chord of which bears North 21 degrees 38 minutes 40 seconds West, a chord length of 207.55 feet to a point; thence North 07 degrees 12 minutes 28 seconds West 266.41 feet; thence North 11 degrees 03 minutes 11 seconds West 64.81 feet; thence North 11 degrees 40 minutes 19 seconds West 692.78 feet to a point in the common line of Chicago, Rock Island, and Pacific Railroad, and a tract conveyed to Ethel M. Wilmas by instrument recorded in Deed Book 11773, Page 1847 of the above said recorder's office; thence along above said common line North 74 degrees 47 minutes 19 seconds East 777.36 feet to the Northernly most common corner of above said Ethel M. Wilmas tract, and a tract of land conveyed to Ralph D. and Cynthia A. Severson by instrument recorded in Deed Book 8333, Page 1621 of said recorder's office; thence departing last said Southeasternly line and along the Southeasternly line of said Severson tract South 12 degrees 36 minutes 00 seconds East 783.00 feet to the common corner of above said Ethel M. Wilmas tract, a tract of land conveyed to St. Louis County Water Company per instrument recorded in Deed Book 10592, Page 1705 of said recorder's office; thence along the Northernly line of above said Tomshin tract and the Northernly line of above said Ethel M. Wilmas tract, a tract of land conveyed to John H. Wilmas by instrument recorded in Deed Book 8333, Page 1621 of said recorder's office; thence along the Northernly line of above said Tomshin tract and the Northernly line of above said Ethel M. Wilmas tract, a tract of land conveyed to John H. Wilmas by instrument recorded in Deed Book 12576, Page 2437 of above said records, said point also being located on the Northernly right-of-way line of Wild Horse Creek Road, 60 feet wide; thence along the common line between said 'A' and a tract of land conveyed to John Wilmas by instrument recorded in Book 12576, Page 2437 of above said records, North 12 degrees 36 minutes 00 seconds West, 427.56 feet and North 55 degrees 15 minutes 47 seconds East, 140.89 feet to the northeast corner of said John Wilmas tract, thence along the east line of said tract the following courses and directions: South 12 degrees 36 minutes 00 seconds East, 190.90 feet; South 77 degrees 24 minutes 00 seconds West, 12.25 feet; South 12 degrees 43 minutes 01 seconds East, 87.89 feet; South 22 degrees 44 minutes 05 seconds East, 68.59 feet; South 12 degrees 36 minutes 00 seconds West, 72.25 feet to the northern right-of-way line of Wild Horse Creek Road; thence along said right-of-way line South 55 degrees 15 minutes 47 seconds West, 140.89 feet to the Point of Beginning and containing 54,321 square feet or 1.247 acres more or less, according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 9, 2015.



Adjusted Lot B Description
A tract of land being part of Lot 1 of the Mary Schaeffer Estate Subdivision, as recorded in Plat Book 17, Page 4 of the St. Louis County Records, and part of Share 6 of the Partition of the Estate of Missouri A. Stevens, also being a part of Lot 24 of R.H. Stevens Farm Subdivision, and located in U.S. Survey 122, Township 45 North, Range 3 East, of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:
Beginning at the northeastern most corner of a tract of land shown as Lot A on the Boundary and Location of Improvement Survey recorded in Survey Book 2, Pages 5 and 6 of above said records, said point also being the southwest corner of a tract of land as conveyed to John Wilmas by instrument recorded in Deed Book 12576, Page 2437 of above said records, said point also being located on the Northernly right-of-way line of Wild Horse Creek Road, 60 feet wide; thence along the common line between said 'A' and a tract of land conveyed to John Wilmas by instrument recorded in Book 12576, Page 2437 of above said records, North 12 degrees 36 minutes 00 seconds West, 427.56 feet and North 55 degrees 15 minutes 47 seconds East, 140.89 feet to the northeast corner of said John Wilmas tract, thence along the east line of said tract the following courses and directions: South 12 degrees 36 minutes 00 seconds East, 190.90 feet; South 77 degrees 24 minutes 00 seconds West, 12.25 feet; South 12 degrees 43 minutes 01 seconds East, 87.89 feet; South 22 degrees 44 minutes 05 seconds East, 68.59 feet; South 12 degrees 36 minutes 00 seconds West, 72.25 feet to the northern right-of-way line of Wild Horse Creek Road; thence along said right-of-way line South 55 degrees 15 minutes 47 seconds West, 140.89 feet to the Point of Beginning and containing 54,321 square feet or 1.247 acres more or less, according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 9, 2015.



Total Tract
A tract of land being part of Lot 1 of the Mary Schaeffer Estate Subdivision, as recorded in Plat Book 17, Page 4 of the St. Louis County Records, and part of Share 6 of the Partition of the Estate of Missouri A. Stevens, also being a part of Lot 24 of R.H. Stevens Farm Subdivision, and located in U.S. Survey 122, Township 45 North, Range 3 East, of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:
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BOUNDARY ADJUSTMENT PLAT
PART OF LOT 1 OF MARY SCHAEFFER ESTATES SUBDIVISION
17719 & 17751 WILD HORSE CREEK RD.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
DANIEL EHLMANN, MISSOURI P.L.S. NO. 2215
REVISIONS: 1 0000000000
DRAWN BY: J.K. CHECKED BY: D.M.E.
DATE: 3/14/15 JOB NO: 210-0241
M.S.S.P. # P-XXXXXX B.A.S.E. # XXX
S.L.C. # P-XXXXXX H.A.T. # P-XXXXXX
M.S.S.P. # XXXXXX
SHEET NO.: 1 OF 1