

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, August 13, 2007, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 39-2007 Amato House (405 Griffith Lane): a request for a change of zoning from “NU” Non-Urban District to “E-One Acre” Estate District for a 2.638 acre tract of land located ¼ mile southwest of the intersection of Wild Horse Creek Road and Wilson Road (19T430161).

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mrs. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

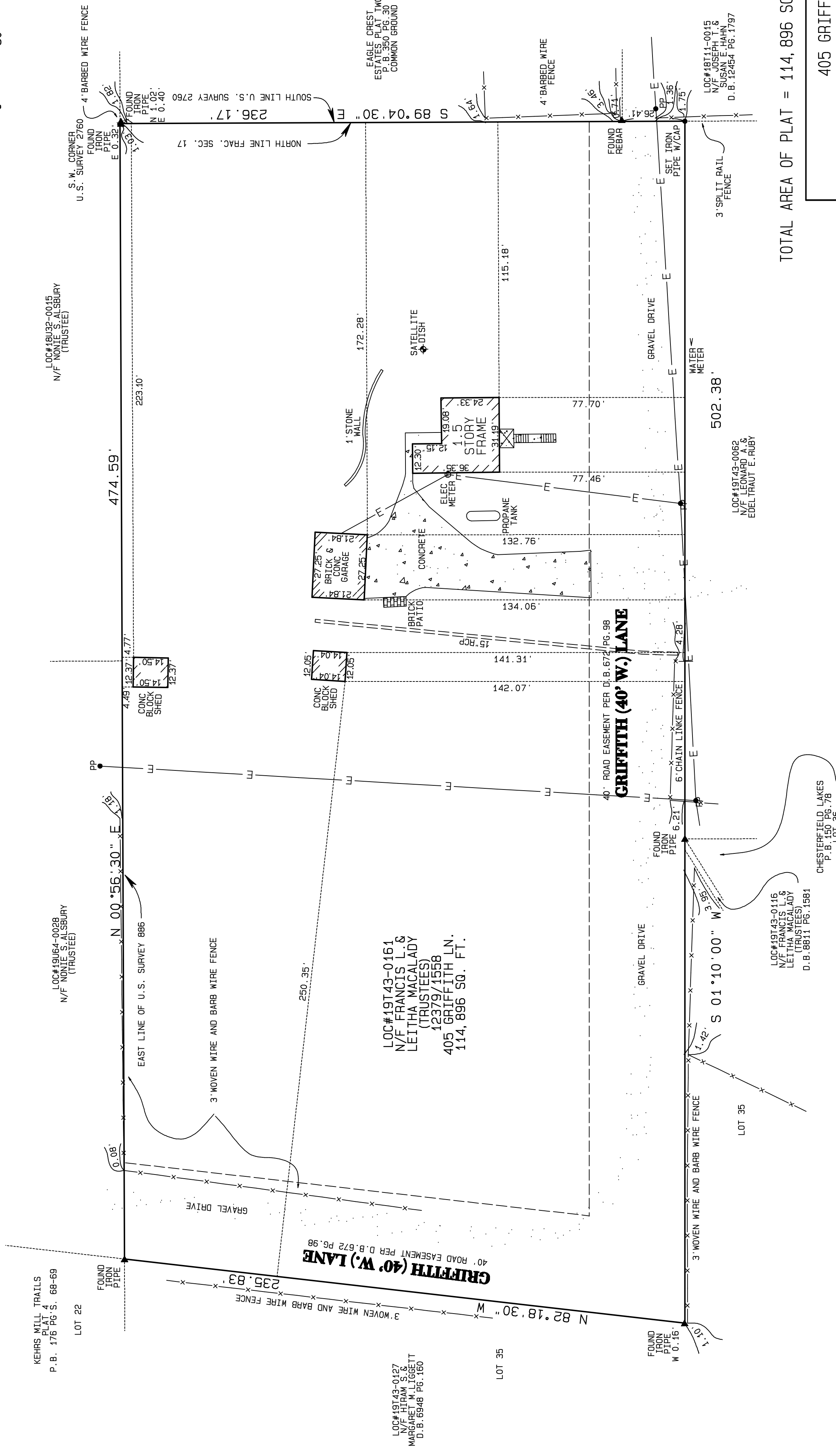
CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission



Description of Property

A tract of land in the northeast ¼ of the northwest fractional ¼ of section 17, township 45 north, range 4 east as recorded by deed in book 12379 page 1558 of the St. Louis County, Missouri records.

A TRACT OF LAND IN THE N.E. 1/4 OF THE N.W. FRAC. SEC. 17. TOWNSHIP 45 NORTH, RANGE 4 EAST



TOTAL AREA OF PLAT = 114,896 SQ. FT. OR 2.638 ACRES

405 GRIFFITH LN.	
OUTBOUNDARY & IMPROVEMENT SURVEY	
CORNERSTONE	
LAND SURVEYING	
2708 BARRETT MEADOWS COURT	
BALLWIN, MO. 63021 (314) 966-9987 (314) 966-0329 (FAX)	
Project #	03-088
Drawn By	T.E.B
File Name:	03088
Sheet Number	1 OF 1
Checked By	R.E.B.
Date	5/20/03
Revisions	5/20/03

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 4 EAST AS RECORDED BY DEED IN BOOK 12379 PAGE 1558 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID FRACTIONAL 1/4 SECTION AT THE SOUTHWEST CORNER OF U.S. SURVEY 2760, SAID POINT BEING ALSO ON THE EAST LINE OF U.S. SURVEY 886; THENCE ALONG THE NORTH LINE OF SAID SECTION 17 SOUTH 86 DEGREES 04 MINUTES 30 SECONDS EAST, 236.83 FEET TO THE EAST LINE OF 40 FOOT WIDE ROAD ESTABLISHED BY INSTRUMENT RECORDED BY DEED IN BOOK 172 PAGE 98 OF THE ST. LOUIS COUNTY MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF SAID 40 FOOT WIDE ROAD, SOUTH 01 DEGREE 10 MINUTES 00 SECONDS WEST, 502.36 FEET TO AN ANGLE POINT IN SAID ROAD; THENCE ALONG THE SOUTH LINE OF SAID ROAD, NORTH 82 DEGREES 48 MINUTES 16 SECONDS WEST, 235.83 FEET TO A FOUND IRON PIPE ON THE EAST LINE OF SAID U.S. SURVEY 886; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 56 MINUTES 30 SECONDS EAST, 474.59 FEET TO THE POINT OF BEGINNING CONTAINING 114,896 SQUARE FEET (2.638 ACRES).

THIS IS TO CERTIFY TO FRANCIS MACALADY, THAT AT HIS REQUEST, WE HAVE ON MAY 16, 2003 EXECUTED A SURVEY AS PER THE RECORD PLAT, TO LOCATE THE IMPROVEMENTS AND RESET THE MONUMENTATION ON A TRACT OF LAND IN NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 4 EAST, AS RECORDED IN DEED BOOK 12379 PAGE 1558, OF THE ST. LOUIS COUNTY, MO. RECORDS, SUBJECT TO ALL EASEMENTS OF RECORD. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS. NOTES: A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT; AND, NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS, BUILDING LINES, ZONING OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND. TRACT IS "URBAN" CLASS PROPERTY.

JOB NUMBER 03-088 DRAWN BY T.E.B. CHECKED BY R.E.B.