

III.A.

Memorandum

Department of Planning and Public Works



To: Planning and Public Works Committee

From: Susan Mueller, Principal Engineer *S Mueller*

Date: October 29, 2010

Re: August Hill Drive Road Dedication and Easement Plat

In order to finalize right-of-way and easement acquisition for the Lydia Hill Drive road extension project, it is necessary for City Council to grant approval of the attached dedication ordinance for August Hill Road Dedication and Easement Plat Two. This plat extends August Hill Drive right-of-way from its current end point east of Stonebrook Court, to connect with Lydia Hill Drive right-of-way at its current end point north of Chesterfield Park Drive. Approval of this ordinance will connect the existing August Hill Drive right-of-way with the existing Lydia Hill Drive right-of-way. It will dedicate a 10 foot wide permanent maintenance, utility, sewer & sidewalk easement along both sides of the road right-of-way and it will dedicate permanent drainage easement within the creek channel for the box culvert that is being installed as part of the road extension project.

cc: Mike Geisel, Director of Planning and Public Works
Brian McGownd, Public Works Director-City Engineer
Jeff Paskiewicz, Project Manager

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AUGUST HILL DRIVE ROAD DEDICATION AND EASEMENT PLAT TWO IN THE CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI

WHEREAS, a Road Dedication Plat for a portion of August Hill Drive was approved by City Council on December 2, 1996, via Ordinance Number 1212; and,

WHEREAS, Planning and Public Works Committee has reviewed and recommended approval of the plat entitled "August Hill Drive Road Dedication and Easement Plat Two"; and,

WHEREAS, City Council has authorized the construction of the roadway connecting Lydia Hill Drive and August Hill Drive; and,

WHEREAS, roadway Rights-of-Way and public utility easements are required in conjunction with approval of plans for said roadway construction.

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 "August Hill Drive Road Dedication And Easement Plat Two" as depicted in Exhibit A, which is attached hereto and made part of hereof, and is further described as a tract of land being part of parcel C226 adjusted of "C148, C220 and C226 Boundary Adjustment Plat" (P.B. 354, PG. 1044).

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

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

Passed and approved this _____ day of _____, 2010.

Acting Mayor

ATTEST:

City Clerk

[FIRST READING HELD: _____]

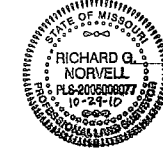
AUGUST HILL DRIVE ROAD DEDICATION AND EASEMENT PLAT TWO

A TRACT OF LAND BEING PART OF PARCEL C226 ADJUSTED OF
"C148, C220 AND C226 BOUNDARY ADJUSTMENT PLAT" (P. B. 354, PG. 1044)
IN FRACTIONAL SECTION 9 AND U.S. SURVEY 415, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

We, Volz Incorporated, have during September 2010, by order of Chesterfield Village, Inc., made a survey and prepared a Road Dedication and Easement Plat of "A tract of land being part of Parcel C226 Adjusted of C148, C220 and C226 Boundary Adjustment Plat", according to the plat thereof recorded in Plat Book 354 page 1044 of the St. Louis County records, in Fractional Section 9 and U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and the results are shown hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and The Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 29th day of October, 2010.

VOLZ INCORPORATED



Richard G. Norvell
Richard G. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. #200500077

We, the undersigned owner of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused a Road Dedication and Easement Plat to be made in the manner shown on this plat, which plat shall hereafter be known as "August Hill Drive Road Dedication and Easement Plat Two." August Hill Drive, 60 feet wide, which for better identification is shown hatched on this plat, is hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear, for public use forever.

The Permanent Roadway Improvement, Maintenance, Utility, Sewer and Sidewalk Easements shown hereon are hereby granted to the City of Chesterfield, Missouri, AmerenUE, Laclede Gas Company, AT&T, Charter Communications, Missouri-American Water and The Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear, as permanent easements to improve, construct, repair and maintain roadway improvements, utilities, stormwater and sanitary sewers and sidewalks.

The Permanent Drainage Easements shown hereon are hereby granted to the City of Chesterfield, Missouri and The Metropolitan St. Louis Sewer District for the improvement, construction, repair and maintenance of drainage and sanitary sewer structures.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ___ day of _____, 2010.

CHESTERFIELD VILLAGE, INC.

Kathleen Higgins - Vice President

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS)

On this ___ day of _____, 2010, before me personally appeared Kathleen Higgins, who being by me duly sworn did say that she is the Vice President of Chesterfield Village, Inc., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said Kathleen Higgins acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

Print Name

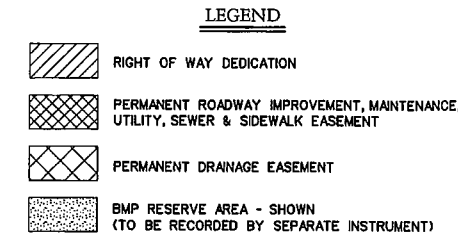
This is to certify that the plat of "August Hill Drive Road Dedication and Easement Plat Two" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2010 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

Barry Finchbart, Acting Mayor

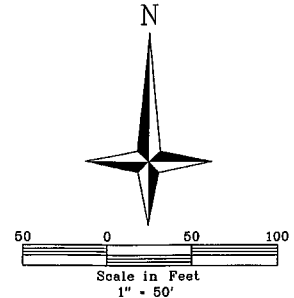
ATTEST: *Judy Naggar*, City Clerk

A tract of land being part of Parcel C226 Adjusted of "C148, C220 and C226 Boundary Adjustment Plat", according to the plat thereof recorded in Plat Book 354 page 1044 of the St. Louis County records, in Fractional Section 9 and U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southeast corner of August Hill Drive, 60 feet wide, as dedicated by "August Hill Drive Road Dedication and Easement Plat", according to the plat thereof recorded in Plat Book 344 pages 365 and 366 and Plat Book 345 pages 254 and 255 of the St. Louis County Records, said point being also the Northeast corner of "Stonehill Village C", a subdivision according to the plat thereof recorded in Plat Book 347 pages 511 and 512 of the St. Louis County records; thence Northwesterly along the East line of said August Hill Drive, 60 feet wide, North 19 degrees 23 minutes 58 seconds East 60.00 feet to the Northeast corner thereof; thence along a curve to the right whose radius point bears South 19 degrees 23 minutes 58 seconds West 605.90 feet from the last mentioned point, a distance of 265.66 feet to a point; thence along a curve to the right whose radius point bears South 44 degrees 33 minutes 31 seconds West 699.40 feet from the last mentioned point, a distance of 271.37 feet to a point in an East line of property described in deed to Chesterfield Village, Inc. recorded in Plat Book 6395 page 237 of the St. Louis County records, said point being also the Northernmost corner of Lydia Hill Drive, 60 feet wide, as dedicated by "Lydia Hill Drive Road Dedication Plat", according to the plat thereof recorded in Plat Book 345 pages 305 and 306 of the St. Louis County records; thence Southwesterly along said East line of property of Chesterfield Village, Inc., being also the West line of said Lydia Hill Drive, 60 feet wide, South 0 degrees 36 minutes 53 seconds West 284.86 feet to a point; thence along a curve to the left whose radius point bears North 89 degrees 21 minutes 18 seconds West 644.37 feet from the last mentioned point, a distance of 268.28 feet to a point; thence along a curve to the left whose radius point bears South 66 degrees 47 minutes 24 seconds West 639.40 feet from the last mentioned point, a distance of 248.09 feet to a point; thence along a curve to the left whose radius point bears South 44 degrees 33 minutes 31 seconds West 545.00 feet from the last mentioned point, a distance of 239.31 feet to the point of beginning and containing 0.828 acres according to a survey by Volz Incorporated.



ST. LOUIS COUNTY SITE BENCH MARK
12-48 577.81 - "Sq" on top of curb at end of rounding along north curb line on the east side of Chesterfield Village Parkway 0.2 mile north of Lydia Hill Drive.



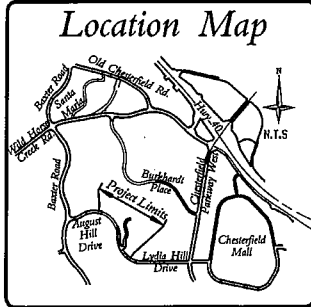
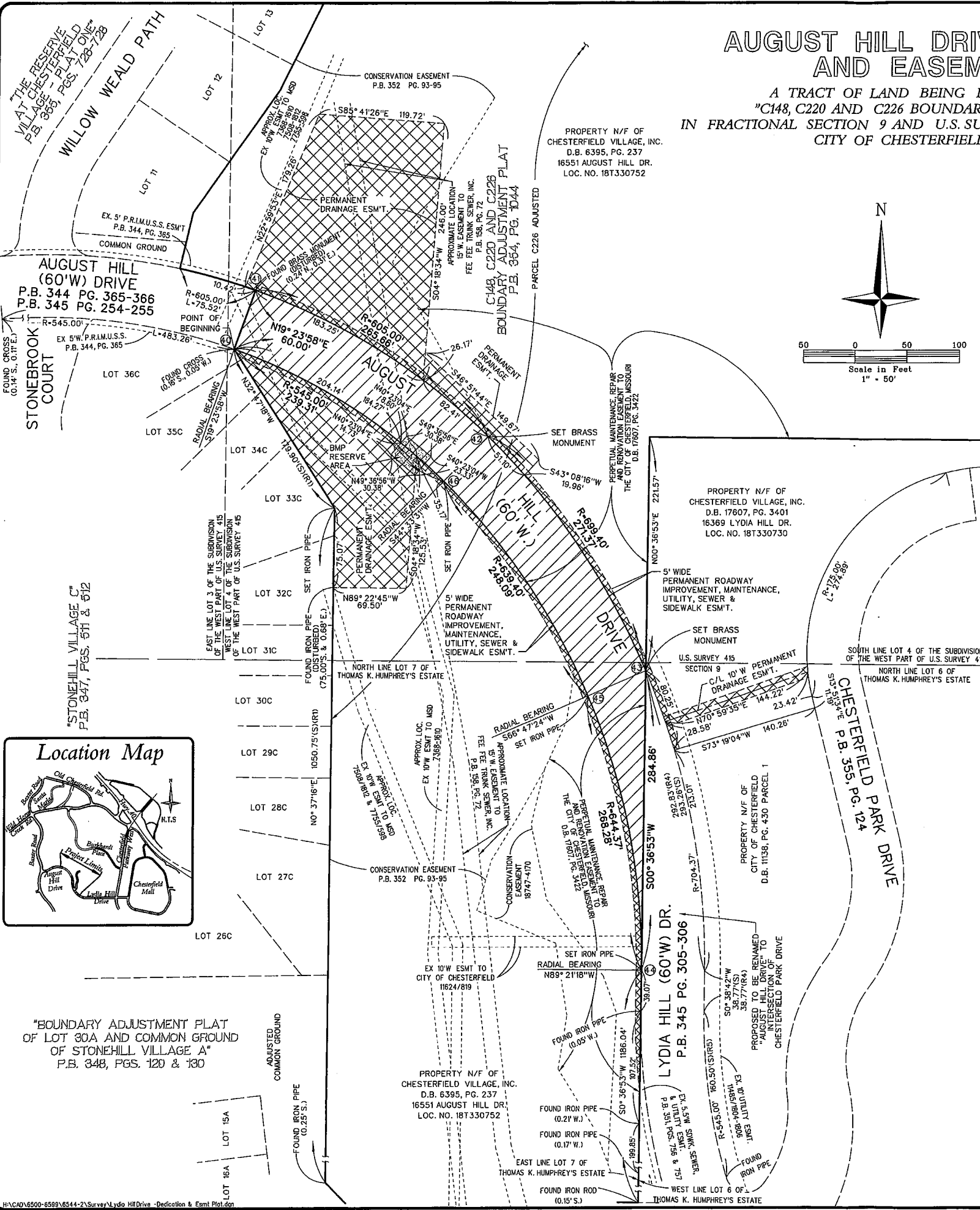
General Notes:

- Basis of bearings: Missouri Coordinate System 1983, East Zone. Station Name: SL-36 (2000 Adjustment) Azimuth Mark: SL-36A Grid Azimuth: 00 degrees 24 minutes 27 seconds
- The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83), East Zone by a static survey traverse to Station SL-36 of the St. Louis Geographic Reference System:
SL-36: N 310692.538 meters, E 243001.291 meters (2000 Adjustment).
The average site Grid Factor = 0.9999140.
The Relative Positional Tolerance of said coordinates is less than fifty parts per million.

40	N 313008.9748	E 243277.5006
41	N 313026.2230	E 243283.5745
42	N 312983.6861	E 243351.7033
43	N 312915.8101	E 243398.0498
44	N 312828.9959	E 243397.1183
45	N 312908.6033	E 243381.2434
46	N 312970.6564	E 243338.8728
- (R1) denotes record from Plat Book 354 page 1044
(R2) denotes record from Plat Book 351 pages 756 & 757
(R3) denotes record from Plat Book 347 pages 511 & 512
(R4) denotes record from Plat Book 345 pages 305 & 306
(R5) denotes record from Plat Book 355 page 124
(S) denotes Survey

Title Commitment Schedule B - Section II Notes:

- This property is referenced from commitment by Fidelity National Title Insurance Company, Title No. 20101425 with an effective date of September 7, 2010, which was relied upon to disclose all easements, restrictions and rights of way affecting this property. Volz Incorporated comments are in parenthesis.
- Terms and provisions of Ordinance 6815 and 6816 of the County of St. Louis a copy of which is recorded in Book 6712 page 1421 (Does not affect this property) and Book 6712 page 1445 (Subject to, Not Shown) together with Final Development Plan recorded in Plat Book 158 page 92 and 93 (Subject to, Not Shown) and Amended Partial Final Development Plan recorded in Plat Book 168 page 15 (Subject to, Not Shown).
 - Sanitary Sewer Maintenance Agreement with Fee Trunk Sewer, Inc., according to instrument recorded in Book 6741 page 2117 (Does not affect this property).
 - Easements granted to The Metropolitan St. Louis Sewer District according to instruments recorded in Book 7368 page 1610 (Subject to, Shown), Book 7508 page 1812 (Does not affect this property, Shown), Book 7508 page 1814 (This is the last page of Book 7508 page 1812 previously listed) and Book 7755 page 598 (Does not affect this property, Shown).
 - Deed and Reciprocal Easement, Restrictions and Covenants according to instrument recorded in Book 6768 page 790 (Does not affect this property, Not Shown), together with Amendments thereto recorded in Book 7021 page 773 (Does not affect this property, Not Shown), Book 7379 page 1250 (page 1257, Does not affect this property, Not Shown), Book 10746 page 2334 (Does not affect this property, Not Shown) and Book 15734 page 3210 (Does not affect this property, Not Shown).
 - Storm Water Detention and Recreational Lake Agreement according to instrument recorded in Book 17278 page 2548 (Subject to, Not Shown).
 - Terms and Provisions of Ordinance No. 2021 of the City of Chesterfield a copy of which is recorded in Book 11494 page 1839 (Subject to, Not Shown) and Amended Partial Development Plan recorded in Plat Book 344 page 355 (Subject to, Not Shown).
 - Easement granted The City of Chesterfield according to instrument recorded in Book 11624 page 819 (Does not affect this property, Shown) and Book 17607 page 3422 (Subject to, Shown).
 - Maintenance Agreement with The Metropolitan St. Louis Sewer District according to instruments recorded in Book 17303 page 671, Book 17303 page 675 and 17659 page 5146 (Unable to determine what properties these three instruments affect, they reference currently invalid locator numbers).
 - Easements granted Fee Trunk Sewer Inc., as shown on plat recorded in Plat Book 155 page 22 and 23 (This is a Final Development Plan and does not grant easements), Plat Book 157 page 48 (Does not affect this property, Not Shown), Plat Book 158 pages 58 and 59 (Does not affect this property, Not Shown) and surveyors affidavit recorded in Book 6761 page 1320 (Does not affect this property, Not Shown) and Book 6808 page 1236 (Does not affect this property, Not Shown) and Plat Book 158 page 72 (Subject to, Shown) and surveyors affidavit recorded in Book 6837 page 1500 (Subject to, Not Shown).
 - Conservation Easement with Covenants as shown on the plat recorded in Plat Book 349 page 480 thru 482, Plat Book 351 page 481 thru 483 and Plat Book 352 page 93 thru 95 (Does not affect this property, Shown). Plat Book 352 pages 93-95 superceded and replaced the previous plats).
 - Boundary Adjustment Plat Chesterfield Village Area "A" recorded in Plat Book 158 page 88 (Does not affect this property, Not Shown).



"BOUNDARY ADJUSTMENT PLAT OF LOT 30A AND COMMON GROUND OF STONEHILL VILLAGE A" P.B. 348, PGS. 129 & 130