

BILL NO. 3381

ORDINANCE NO. 3183

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT OF NEW LOT A OF "WILSON ROAD PARCEL BOUNDARY ADJUSTMENT PLAT" ALSO KNOWN AS 1901 WILSON AVENUE, ZONED R1 RESIDENCE DISTRICT AND LOCATED WEST OF WILSON AVENUE AND SOUTH OF WILD HORSE CREEK ROAD (19T220258).

WHEREAS, Keith and Donna Strobe have submitted for review and approval a Lot Split Plat for a parcel totaling 19.8 acres, zoned R1 Residence District, and located at 1901 Wilson Avenue; and,

WHEREAS, the purpose of said Lot Split Plat is to create two lots; the first Lot 1 at 14.4 acres and the second Lot 2 at 5.3 acres of land; and,

WHEREAS, the Department of Planning has reviewed the Lot Split 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 Lot Split 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:

Section 1. The Lot Split Plat of New Lot A of "Wilson Road Parcel Boundary Adjustment Plat", 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.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Lot Split 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 7TH day of February, 2022.

Mary Ann Mastorakes
PRESIDING OFFICER

Mary Ann Mastorakes
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 02/07/2022

NEW LOT A OF "WILSON ROAD PARCEL BOUNDARY ADJUSTMENT PLAT"
 A TRACT OF LAND BEING
 STROPNELL ESTATE
 IN SECTION 16, TOWNSHIP 45 NORTH - RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 ZONED R1 - RESIDENCE DISTRICT

We, the undersigned, have duly ascertained that the plat of said parcel boundary adjustment and survey described in the plat of said parcel boundary adjustment and survey is in accordance with the laws of the State of Missouri and the laws of the City of Chesterfield, Missouri, and we hereby certify that the same are correct and true to the best of our knowledge and belief.

 Notary Public for the State of Missouri
 My Comm. Expires _____

Plat Description:
 A tract of land being part of New Lot A of the Wilson Road Parcel Boundary Adjustment Plat, 4th Edition, as shown on the plat of said parcel boundary adjustment and survey, which is a portion of the Stropnell Estate, as shown on the plat of said parcel boundary adjustment and survey, and is more particularly described as follows:

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- Notes:**
1. Survey shown adjacent to "Wilson Road Parcel Boundary Adjustment Plat", as recorded in Plat Book 81 Page 115 of the St. Louis County Records.
 2. All other surveys shown on the plat of said parcel boundary adjustment and survey are as shown on the plat of said parcel boundary adjustment and survey, and are more particularly described as follows:

- Notes:**
1. Survey shown adjacent to "Wilson Road Parcel Boundary Adjustment Plat", as recorded in Plat Book 81 Page 115 of the St. Louis County Records.
 2. All other surveys shown on the plat of said parcel boundary adjustment and survey are as shown on the plat of said parcel boundary adjustment and survey, and are more particularly described as follows:

- Notes:**
1. Survey shown adjacent to "Wilson Road Parcel Boundary Adjustment Plat", as recorded in Plat Book 81 Page 115 of the St. Louis County Records.
 2. All other surveys shown on the plat of said parcel boundary adjustment and survey are as shown on the plat of said parcel boundary adjustment and survey, and are more particularly described as follows:

THIS SITE IS IN THE FOLLOWING UTILITIES:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 METROPOLITAN ST. LOUIS WATER DISTRICT
 BONHOMME CREEK WATER SHED
 CITY OF CHESTERFIELD WARD 4
THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 SPIRE MISSOURI, INC.
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)

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Survey Prepared For:
 Mrs. and George R. Stropnell
 Chesterfield, Missouri
 My Comm. Expires _____

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VOLZ INCORPORATED
 16485 Industrial Blvd.
 St. Louis, MO 63127
 My Comm. Expires 12/31/2022

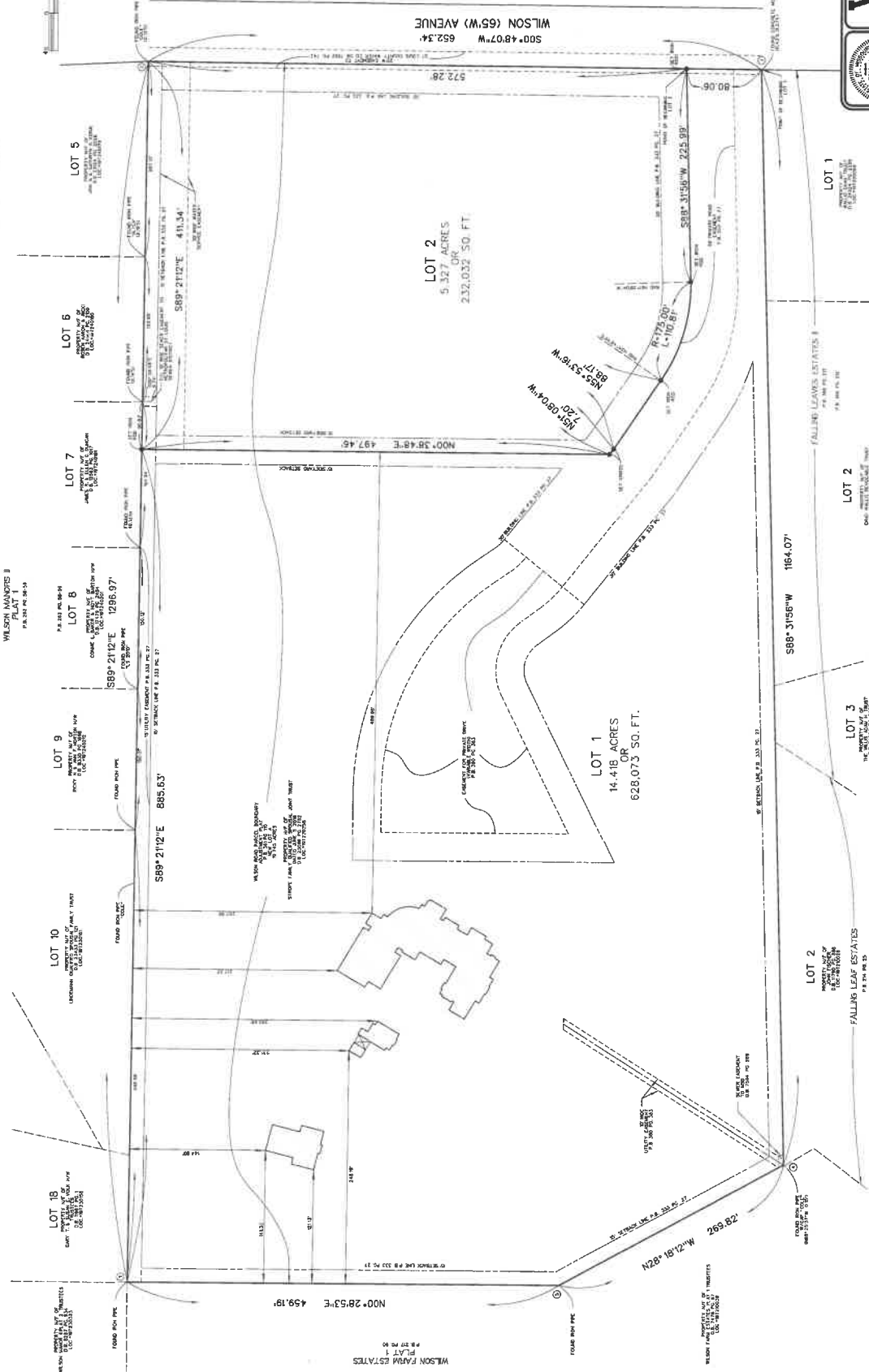
Notary Public for the State of Missouri
 My Comm. Expires 12/31/2022



STROPNELL ESTATE
 A TRACT OF LAND BEING
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 IN SECTION 16, TOWNSHIP 45 NORTH - RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 ZONED R1 - RESIDENCE DISTRICT

The metric measurements listed herein for subdivision corners are referenced to the Missouri Coordinate System 1983 (MCS), East Zone, 2011 Epoch. By their use, the surveyor certifies that the measurements were obtained by means of a total station or other electronic measuring device. The accuracy of the measurements is stated in the accompanying Certificate of Accuracy. The Missouri Department of Natural Resources has approved this plat for recording. The Missouri Department of Natural Resources has approved this plat for recording. The Missouri Department of Natural Resources has approved this plat for recording.

Corner	North	East
1	311.6617	228.9233
2	311.6617	228.9233
3	311.6617	228.9233
4	311.6617	228.9233



VOLZ Incorporated
 10000 Brownwood Blvd
 St. Louis, MO 63114
 314-637-2222
 MISSOURI DEPARTMENT OF NATURAL RESOURCES
 MISSOURI COMPTROLLER OF PUBLIC ACCOUNTS
 MISSOURI RECORDERS ASSOCIATION
 MISSOURI SURVEYORS ASSOCIATION