

BILL NO. 3436

ORDINANCE NO. 3228

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR A 0.22-ACRE TRACT OF LAND LOCATED NORTH OF COTTING COURT (21T620220, 21T621311).

WHEREAS, Michael K. Daming has submitted for review and approval a Boundary Adjustment Plat for the above referenced properties located north of Cotting Court; and,

WHEREAS, the purpose of the Boundary Adjustment Plat is to adjust the boundary line between 15721 Cotting Court A (Kehrs Mill Farm) and 15721 Cotting Court (Kehrs Mill Farm) to create one larger lot for Lot 38 (Kehrs Mill Farm); and,

WHEREAS, the Department of Planning 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.

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

Passed and approved this 20TH day of March, 2023.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/20/2023

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: March 20, 2023
RE: **Kehrs Mill Farm, Lot 38 Boundary Adjustment Plat:** A Boundary

Adjustment Plat for a 0.22-acre tract of land located in Kehrs Mill Farm subdivision, north of Cotting Court (21T620220, 21T621311).

Summary

Michael K. Daming has submitted a request for a Boundary Adjustment Plat for a 0.22-acre tract of land. This tract of land includes the 0.05 acre parcel addressed as 15721 Cotting Court A and 0.17 acres of 15721 Cotting Court, both are part of the Kehrs Mill Farm subdivision.

The purpose of this Boundary Adjustment Plat is to remove a lot line between the two lots of Kehrs Mill Farm subdivision to combine the lots.

Attachments: Boundary Adjustment Plat, Legislation

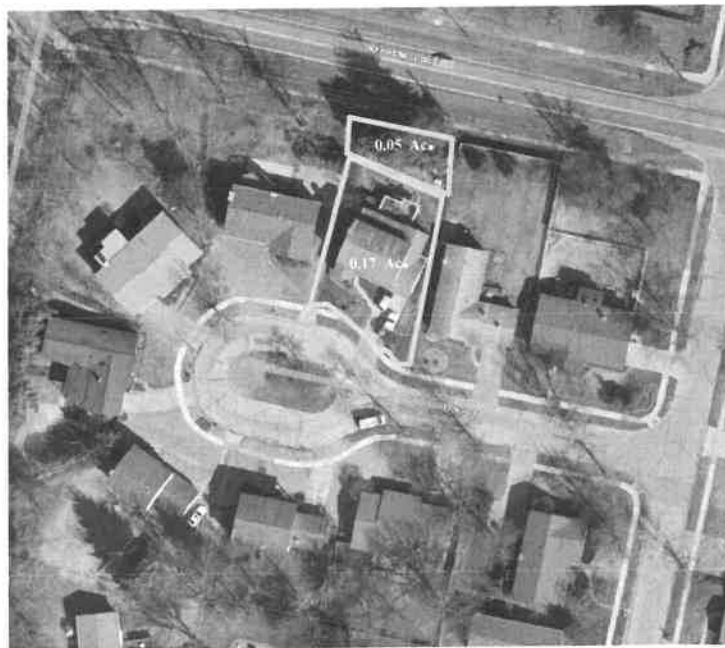


Figure 1: Subject Site Aerial

STOCK & ASSOCIATES
Consulting Engineers, Inc.

Overall description of Deed Book 24684 Page 3189 and Count III of Deed Book 2158

A Tact of land being Lot 38 of Kehrs Mill Farm as recorded in Plat Book 145 Page 76 and Count III of a judgement as recorded in Deed Book 14758 Page 2158 all of the St. Louis County records, located in Fractional Section 28, Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeast corner of said Lot 38, also being the southeast corner of said Count III, thence South 12 degrees 29 minutes 37 seconds West, along the east line said Lot 38, 119.50 feet, to the north right of way of Cotting Court, 50 feet wide, being on a curve to the right having a radius of 32.00 feet; thence the following courses and distances along said north right of way line: with said curve an arc distance of 27.08 feet and a chord which bears North 53 degrees 15 minutes 56 seconds West, 26.28 feet to a reverse curve to the left having a radius of 54.00 feet; along said curve an arc distance of 45.70 feet and a chord which bears North 53 degrees 15 minutes 42 seconds West, 44.35 feet; and North 77 degrees 30 minutes 23 seconds West 6.60 feet, to the southwest corner of said Lot 38; thence North 12 degrees 29 minutes 37 seconds East, along the west line of said Lot 38, 100.00 feet, to the northwest corner of said Lot 38, also being the southwest corner of above said Count III; thence following courses and distances along the west, north and east line of said Count III: North 12 degrees 13 minutes 10 seconds East, 23.37 feet; South 77 degrees 38 minutes 53 seconds East, 71.04 feet; and South 12 degrees 22 minutes 26 seconds West, 33.04 feet to the POINT OF BEGINNING. Containing 9,606 square feet or 0.221 acres, more or less. According to calculations performed by Stock and Associates in January 2023.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Pflieger
Walter J. Pflieger, Missouri P.L.S. No. 2008-000728



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636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com



WALKER BOUNDARY ADJUSTMENT PLAT

15721 COTTING CT. – CURRENT LEGAL DESCRIPTION:

Lot 38 of KEHRS MILL FARM PLAT ONE, as per plat thereof recorded in Plat Book 145 Pages 76 and 77 of the St. Louis Records.

Subject to all indebtedness, liens, encumbrances, restriction, covenants, building lines, easements, etc. if any, of record.

ADJACENT STRIP OF LAND OBTAINED BY JUDGMENT – LEGAL DESCRIPTION:

Beginning at an iron pipe on the northeast corner of Lot 38 as recorded in Plat Book 145 Pages 76 and 77 of the St. Louis County Records of Missouri; thence along the north line of Lot 38 N. 69°28'06"W.71.76' to an iron pipe; thence proceeding N.12°38'11"E.23.35' to a point in said line; thence proceeding eastwardly S.77°13'52"E.71.17' to a point; thence leaving said line and proceeding S.12°44'44"W.33.04' to the point of beginning.

NEW ADJUSTED LEGAL DESCRIPTION – 15721 COTTING CT:

Stock & Associates Adjusted Legal Description attached hereto.

BOUNDARY ADJUSTMENT DEED

THIS DEED, made and entered into this ____ day of February, 2023, by and between

GRANTOR: Kathleen J. Walker, Andrew Peter Walker and Timothy D. Ayres, as co-Trustees of The Kathleen J. Walker Living Trust dated February 27, 1999

of the County of St. Louis, State of Missouri, party or parties of the first part, and

GRANTEE: Kathleen J. Walker, Andrew Peter Walker and Timothy D. Ayres, as co-Trustees of The Kathleen J. Walker Living Trust dated February 27, 1999

of the County of St. Louis, State of Missouri, party or parties of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM (as of the date this Deed is recorded) unto the said party or parties of the second part, any and all of their interest in the following described Real Estate, situated in the County of St. Louis and State of Missouri, to-wit:

Overall description of Deed Book 24684 Page 3189 and Count III of Deed Book 2158.

A Tract of land being Lot 38 of Kehrs Mill Farm as recorded in Plat Book 145 Page 76 and Count III of a judgment as recorded in Deed Book 14758 Page 2158 all of the St. Louis County records, located in Fractional Section 28, Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeast corner of said Lot 38, also being the southeast corner of said Count III, thence South 12 degrees 29 minutes 37 seconds West, along the east line said Lot 38, 119.50 feet, to the north right of way of Cotting Court, 50 feet wide, being on a curve to the right having a radius of 32.00 feet; thence the following courses and distances along said north right of way line: with said curve an arc distance of 27.08 feet and a chord which bears North 53 degrees 15 minutes 56 seconds West, 26.28 feet to a reverse curve to the left having a radius of 54.00 feet; along said curve an arc distance of 45.70 feet and a chord which



bears North 53 degrees 15 minutes 42 seconds West, 44.35 feet; and North 77 degrees 30 minutes 23 seconds West 6.60 feet, to the southwest corner of said Lot 38; thence North 12 degrees 29 minutes 37 seconds East, along the west line of said Lot 38, 100.00 feet, to the northwest corner of said Lot 38, also being the southwest corner of above said Count III; thence following courses and distances along the west, north and east line of said Count III: North 12 degrees 13 minutes 10 seconds East, 23.37 feet; South 77 degrees 38 minutes 53 seconds East, 71.04 feet; and South 12 degrees 22 minutes 26 seconds West, 33.04 feet to the POINT OF BEGINNING. Containing 9,606 square feet or 0.221 acres, more or less. According to calculations performed by Stock and Associates in January 2023.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. So that neither the said party or parties of the first part, nor their heirs, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

The mailing address of one Grantee, as required by §59.330, R.S.Mo., is as follows:

15721 Cotting Ct.
St. Louis, MO 63017

CURRENT MAILING ADDRESS of Taxpayer to whom assessment notices, tax bills and other correspondence respecting the real estate described herein are to be sent is:

15721 Cotting Ct.
St. Louis, MO 63017

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Kathleen J. Walker

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

On this _____ day of February, 2023 before me appeared Kathleen J. Walker, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN 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 term expires:

PREPARED BY AND RETURN TO:
Wasinger Daming, LC
1401 S. Brentwood Blvd. Ste 875
St. Louis, MO 63144