

BILL NO. 3446

ORDINANCE NO. 3236

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT VIA DEED FOR LOT A AND LOT 11 OF BRAYHILL COURT TO CREATE A 5.45 ACRE TRACT OF LAND ZONED "R2" RESIDENCE DISTRICT LOCATED SOUTHWEST OF LADUE ROAD AND NORTH OF BRAYHILL COURT (17R220443, 17R220393).

WHEREAS, Marc Jacob of The Jacob Law Firm, LLC, on behalf of Tpheris Israel Chevra Kadisha Congregation, has submitted for review and approval a Boundary Adjustment via deed for two parcels totaling 5.45 acres zoned "R2" Residence District; and,

WHEREAS, the purpose of said Boundary Adjustment via deed is to consolidate Lot A and Lot 11 into one parcel; and,

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment via deed 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 via deed 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 via deed for Lot A and Lot 11 of Brayhill Court, which is attached hereto as "Exhibit 1", is hereby approved; the owner is directed to record the deed 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 via deed 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 5TH day of June, 2023.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/05/2023

Missouri Special Warranty Deed For Lot Consolidation

This Indenture, effective as of the ____ day of _____, 2023, by and between Tpheris Israel Chevra Kadisha Congregation, (“GRANTOR”), whose address is 14550 Ladue Road, Chesterfield, MO 63017, and Tpheris Israel Chevra Kadisha Congregation (“GRANTEE”), whose address is 14550 Ladue Road, Chesterfield, MO 63017.

Witness, that Grantor, in consideration of the sum of Ten and 00/100 U.S. Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN, SELL, CONVEY, AND CONFIRM, unto Grantee, its successors and assigns, **FOR THE PURPOSES OF LOT CONSOLIDATION AND BOUNDARY ADJUSTMENT**, the following-described lots, tracts, or parcels of land lying, being and situated in the County of Saint Louis, State of Missouri, with a legal description of:

Parcel No. 1:

Lot 11 of BRAYHILL Court, a subdivision of St. Louis, Missouri according to the plat thereof recorded in Plat Book 198 page 53 in the St. Louis County Land Records.

Parcel No. 2:

Lot A of BRAYHILL Court, a subdivision of St. Louis, Missouri according to the plat thereof recorded in Plat Book 198 page 53 in the St. Louis County Land Records.

For informational purposes only, the property is commonly known as:

Parcel 1: 206 Brayhill Ct., Chesterfield, MO 63017, with a Parcel ID of: 17R220393.

Parcel 2: 14550 Ladue Rd., Chesterfield, MO 63017, with a Parcel ID of: 17R220443.

Subject to:

- Easements, restrictions, reservations, and other agreements and matters of record, if any;
- Taxes and assessments, general and special, not now due and payable; and
- Rights of the public in and to the parts thereof in streets, roads, or alleys.

To have and to hold, the described premises, with all the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto Grantee and unto its successors and assigns forever, and Grantor will warrant and defend the title of the premises unto Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, excepting, however, the general taxes for the current calendar year and thereafter, and special taxes or assessments becoming a lien after the date of this Deed.

AND FURTHERMORE, that the express purpose of this deed is to adjust the boundaries of Parcel No. 1 and Parcel No. 2 to create one consolidated lot named "**Consolidated Lot A**" with the following new consolidated legal description:

See Exhibit A hereto, the licensed surveyor signed and sealed consolidated meets and bounds description of Consolidated Lot A.

EXHIBIT A

A TRACT OF LAND BEING LOT A AND LOT 11 OF BRAYHILL COURT, A SUBDIVISION IN U.S. SURVEYS 1911 AND 415 TOWNSHIP 45 NORTH, RANGE 4 EAST, AS RECORDED IN PLAT BOOK 198 PAGE 53 OF THE ST LOUIS COUNTY MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT A OF SAID BRAYHILL COURT SUBDIVISION THENCE EASTERLY ALONG THE NORTHERN LINE OF LOT A NORTH 64 DEGREES 43 MINUTES 37 SECONDS EAST 300.00 FEET TO THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTHERLY ALONG THE EASTERN LINE OF SAID LOT A SOUTH 49 DEGREES 23 MINUTES 53 SECONDS EAST 1024.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE WESTERLY ALONG THE SOUTHERN LINE OF LOT A SOUTH 56 DEGREES 56 MINUTES 58 SECONDS WEST 231.60 FEET TO A POINT; THENCE NORTHERLY ALONG THE EASTERN LINES OF LOTS 9, 8, 7, 6 AND 5 OF SAID BRAYHILL SUBDIVISION NORTH 33 DEGREES 16 MINUTES 23 SECONDS WEST 635.00 FEET TO A POINT; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 5 OF BRAYHILL SUBDIVISION SOUTH 56 DEGREES 56 MINUTES 58 SECONDS WEST 64.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 11 SOUTH 01 DEGREES 39 MINUTES 30 SECONDS WEST 137.99 FEET TO A POINT ON BRAYHILL COURT 50 FEET WIDE; THENCE WESTERLY ALONG THE RIGHT OF WAY LINE OF SAID BRAYHILL COURT ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 54.00 FEET, AN ARC LENGTH OF 76.55 FEET AND A CHORD BEARING OF DISTANCE SOUTH 51 DEGREES 11 MINUTES 56 SECONDS WEST 70.30 FEET TO A POINT; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE OF BRAYHILL COURT NORTH 79 DEGREES 08 MINUTES 23 SECONDS WEST 173.72 FEET TO A POINT; THENCE SOUTH 56 DEGREES 56 MINUTES 58 SECONDS WEST 11.35 FEET TO THE SOUTHWEST CORNER OF LOT A; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT A NORTH 33 DEGREES 16 MINUTES 23 SECONDS WEST 388.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 235,221.00 SQUARE FEET OR 5.400 ACRES MORE OR LESS.

