

BILL NO. 2054

ORDINANCE NO. 1831

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR AUGUST HILL ON CONWAY, PLAT TWO, FOR 2.8 ACRES OF THE 13.7-ACRE PLANNED ENVIRONMENT UNIT (PEU) IN AN "R-3" 10,000 SQUARE-FOOT RESIDENCE DISTRICT LOCATED ON CONWAY ROAD, EAST OF DELMAR GARDENS.**

**WHEREAS**, the petitioner, Hayden Homes, Incorporated, has submitted a Record Plat for 2.8 acres of the 13.7-acre residential development, creating Lots 27 through 42, and;

**WHEREAS**, the City of Chesterfield Department of Planning and Department of Public Works have reviewed the Record Plat in accordance with the regulations of the City of Chesterfield, and;

**WHEREAS**, the City of Chesterfield Planning Commission approved the Record Plat on January 28, 2002 by a vote of 8-0.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1. The Record Plat for August Hill on Conway, Plat 2, which is 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 said Record 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 4<sup>th</sup> day of March, 2002.

  
MAYOR, JOHN NATIONS

ATTEST:

  
CITY CLERK, MARTY DEMAY



# August Hill On Conway Plat Two

A tract of land being Part of Lots 12, 13,  
and the School Lot of  
Highland on Conway Plat No. Two,  
Recorded in Plat Book 83, Page 39  
of the St. Louis County Records  
in U.S. Surveys 370 and 1911,  
Township 45 North - Range 4 East  
St. Louis County, Missouri - City of Chesterfield  
R3-PEU Ordinance Number 1662

We have during the month of November, 2001, by order of Hayden Homes, Inc., made a Survey and Subdivision of "A tract of land being Part of Lots 12, 13, and the School Lot of Highland on Conway Plat No. Two, Recorded in Plat Book 83, Page 39 of the St. Louis County Records, in U.S. Surveys 370 and 1911, Township 45 North - Range 4 East, St. Louis County, Missouri - City of Chesterfield" and the results of said Survey are represented on this plat. 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 and Land Surveyors and The Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property. Monumentation shown on this plat will be set upon completion of construction.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

**VOLZ INCORPORATED**

\_\_\_\_\_  
Roger G. Allen, R.L.S.  
MO Reg. L.S. #2185

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "August Hill On Conway Plat Two."

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, St. Louis County Water Company, Laclede Gas Company, Union Electric Company, Southwestern Bell Telephone Company, Metropolitan St. Louis Sewer District, the relevant cable television company, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewers and drainage facilities.

Building lines as shown on this plat are hereby established.

This subdivision is subject to The Declaration of Residential Covenants and Conditions and Restriction for August Hill on Conway filed in Deed Book 13147, Pages 1296 thru 1333 on July 9, 2001, as Daily Number 514 in the St. Louis County Records.

Two permanent monuments for each block created (indicated as s) and semi permanent monuments at all lot corners (indicated as l) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri 1005.250 will be set.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

**HAYDEN HOMES, INC.**

**WHEREAS**, Allegiant Bank by a deed of trust, dated November 6, 2000, and recorded in the Recorder's office, in and for the County of St. Louis and State of Missouri, in Book 12754 at page 1671 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been **PARTLY** paid and satisfied.

**NOW, THEREFORE**, the undersigned, present holder and legal owner of said deed of trust and note or notes, does here by **REMISE, RELEASE AND QUIT-CLAIM** unto the present owners, **PART** of the estate in said deed of trust described, situated in the County of St. Louis, and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

**TO HAVE AND TO HOLD** the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2001, before me personally appeared \_\_\_\_\_, who being by me duly sworn did say that he is the \_\_\_\_\_ of \_\_\_\_\_, 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 \_\_\_\_\_ 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

This is to certify that this plat of "August Hill On Conway Plat Two" was approved by the City Council of the City of Chesterfield by Ordinance Number \_\_\_\_\_ on \_\_\_\_\_, 2001 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

\_\_\_\_\_  
John Nations, MAYOR

\_\_\_\_\_  
Martha DeMay, CITY CLERK

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2001, before me personally appeared \_\_\_\_\_, who being by me duly sworn did say that he is the \_\_\_\_\_ of Hayden Homes, 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 \_\_\_\_\_ 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

**VOLZ  
INCORPORATED**

LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
10849 INDIAN HEAD IND'L BLVD.  
ST. LOUIS, MISSOURI 63132-1166  
PHONE (314) 426-6212  
FAX (314) 890-1250

August Hill On Conway Plat Two  
6212  
SHEET 1 OF 2



# August Hill On Conway Plat Two

ZONING: R3-PEU, CITY OF CHESTERFIELD  
ORDINANCE NUMBER 1662

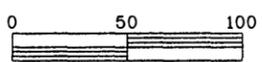
Notes:

- Bearing system adopted from "Highland on Conway Plat No. 2" a subdivisions according to the plat thereof recorded in Plat Book 83 page 39 of the St. Louis County Records.
- Property referenced from Old Republic Title Company of St. Louis, Inc. Commitment File No. S 00010498 L, effectively dated January 11, 2000, and from Commonwealth Land Title Insurance Company File No. 409498, effectively dated February 9, 2000. The above referenced title commitments were relied upon to disclose all easements of record, if any.
- Property is subject to Easement Agreement recorded in Book 2760 page 608.

BASIS OF STATE PLANE COORDINATE:

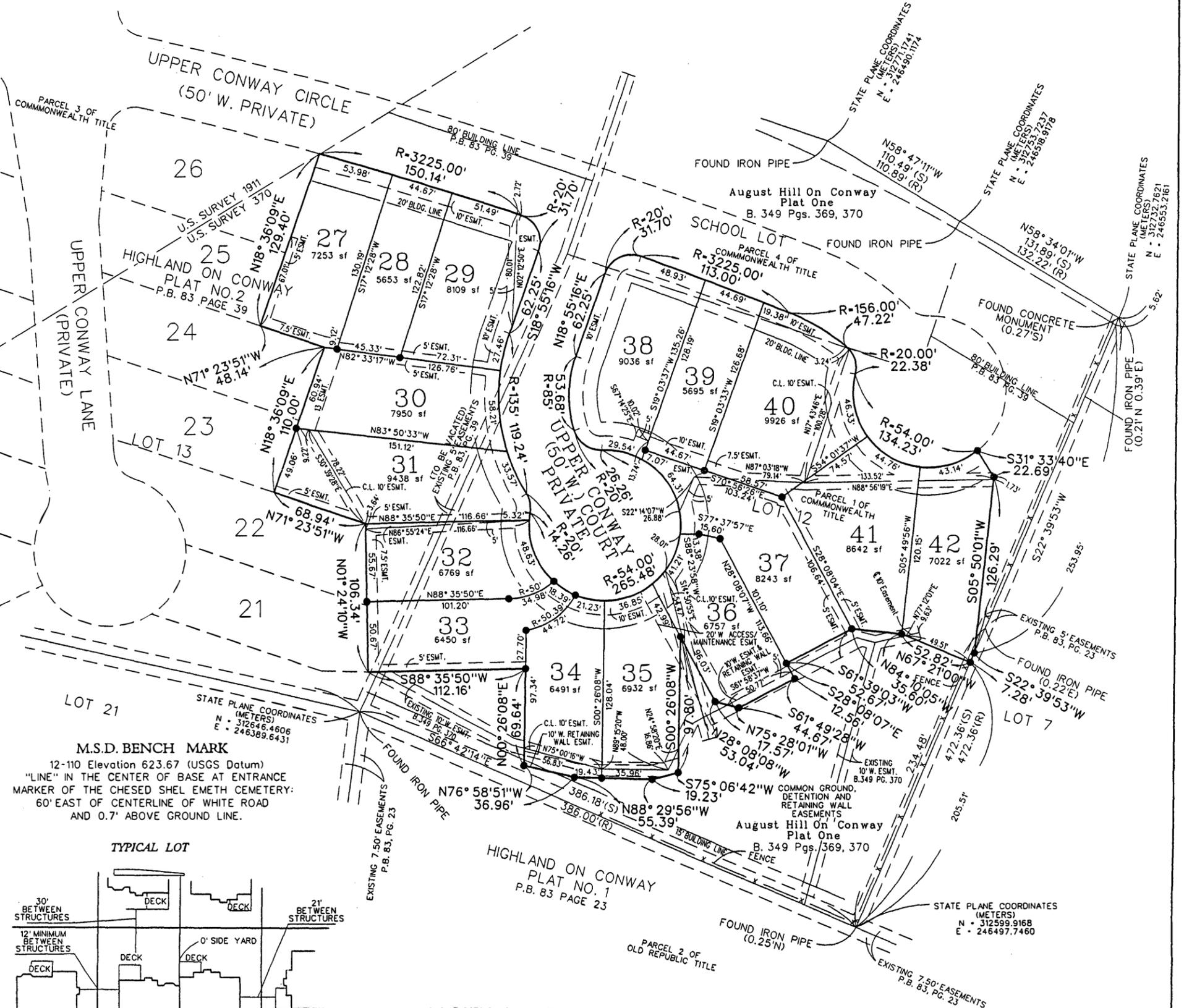
STATION NAME: SL-31  
NORTH: 312625.819(METERS)  
EAST: 244719.755(METERS)  
GRID FACTOR: 0.9999076  
(NOTE: 1 METER = 3.2083333333)

STATE PLANE COORDINATES ESTABLISHED USING G.P.S.  
COORDINATE RELATIVE POSITIONAL TOLERANCE IS 3 CENTIMETERS

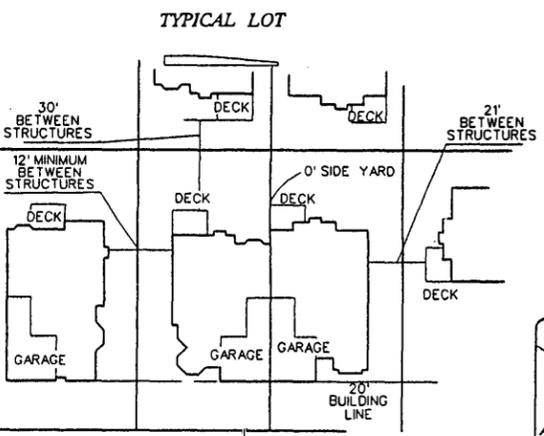


Scale in Feet  
1" = 50'

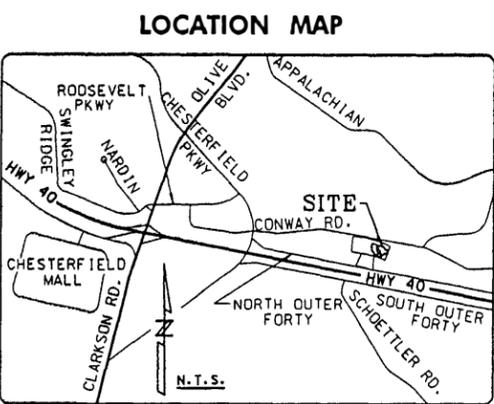
THIS PLAT CONTAINS 2.763 ACRES



**M.S.D. BENCH MARK**  
12-110 Elevation 623.67 (USGS Datum)  
"LINE" IN THE CENTER OF BASE AT ENTRANCE  
MARKER OF THE CHESED SHELEM CEMETERY:  
60' EAST OF CENTERLINE OF WHITE ROAD  
AND 0.7' ABOVE GROUND LINE.



1" = 30' SCALE  
**SETBACKS**  
SIDE TO SIDE - 12' MINIMUM BETWEEN STRUCTURES  
REAR TO REAR - 30' BETWEEN STRUCTURES  
SIDE TO REAR - 21' BETWEEN STRUCTURES



- MONUMENT LEGEND**
- IRON PIPE
  - ▲ BRASS MONUMENT
  - URBAN CLASS PROPERTY

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Roger G. Allen  
Mo. P.L.S. #2185

B6212  
Sheet 2 of 2  
AUGUST HILL ON CONWAY