

BILL NO. 2123

ORDINANCE NO. 1892

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR THE MANORS AT NOONING TREE ADDITION (VILLAGE B) SUBDIVISION, A 13.512 ACRE TRACT OF LAND ZONED "R-3" RESIDENCE DISTRICT WITH A PEU, LOCATED SOUTH OF OLIVE BOULEVARD AND WEST OF WHITE ROAD.

WHEREAS, Volz Engineering, on behalf of Taylor-Morley Homes, has submitted for review and approval the Record Plat for The Manors at Nooning Tree Addition Subdivision located on Olive Boulevard and west of White Road; and,

WHEREAS, the petitioner has submitted a Record Plat for 13.512 acres creating 41 lots for single-family homes in the "R-3" Residence District with a PEU; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval there of.

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 The Manors at Nooning Tree Addition Subdivision, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

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

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

Passed and approved this 4th day of November 2002.


MAYOR

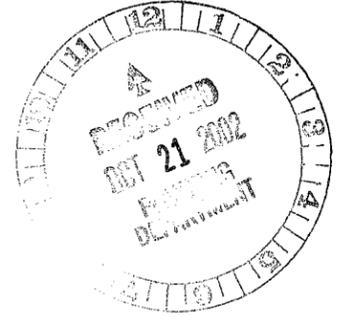
ATTEST:


CITY CLERK

Nooning Tree Addition Village 'B'

(The Manors At Nooning Tree Addition)

A tract of land being part of Lot 2 of the partition of Frederick Bates Estates in U.S. Survey 157 as shown on the plat accompanying commissioners report recorded in Book 3 page 461 of the St. Louis County Records and being part of U.S. Survey 415 in Township 45 North Range 4 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri
A Planned Environment Unit
Ordinance No. 1271-Zoned R-3



We have during the month of May 2002, by order of Nooning Tree II, LLC, made a Survey and Subdivision of "A tract of land being part of Lot 2 of the partition of Frederick Bates Estates in U.S. Survey 157 as shown on the plat accompanying commissioners report recorded in Book 3 page 461 of the St. Louis County Records and being part of U.S. Survey 415 in Township 45 North Range 4 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri," 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 Professional 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 _____, 2002.

VOLZ INCORPORATED

Roger G. Allen, R.L.S.
MO P.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 "Nooning Tree Addition Village B (The Manors At Nooning Tree Addition)". Nooning Tree Court, 40' wide, and Calliope Place, 40' wide, together with all cul-de-sacs and roundings located at the street intersections, which for better identification are shown hachured on this plat, are hereby dedicated to the City of Chesterfield for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, Ameren UE, 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.

The Sidewalk, Maintenance, Utility, Sewer, and Roadway Widening Easement is hereby dedicated to the City of Chesterfield, Missouri for public use forever.

The Retaining Wall Easements and Retaining Wall Access Easements are hereby dedicated to the Trustees of this subdivision to be used as a means of ingress and egress to and to repair, maintain and reconstruct the retaining walls as needed.

The Landscape Buffer Easement as shown on this plat is hereby granted to the Trustees of this subdivision to be used for construction and maintenance of a landscape buffer.

The Entrance Monument Easements as shown on this plat are hereby dedicated to the Trustees of this subdivision, their successors and assigns, for the purpose of constructing, maintaining, and repairing an entrance monument.

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions filed on _____, as Daily Number _____ of the St. Louis County Records.

The common ground shown on the plat has been conveyed forever to the trustees of Nooning Tree Addition by General Warranty Deed recorded the _____ day of _____, 2002, as Daily Number _____ in the St. Louis County Records.

All common ground easements, such as cul-de-sac islands and divided street islands or median strips, are hereby dedicated to the Trustees of the aforementioned subdivision for landscape maintenance. However, no above ground structure, other than required street lights or other public utilities in accordance with the approved improvement plans may be constructed or installed within a cul-de-sac island, divided street island, or median strip, without authorization by the City of Chesterfield Department of Public Works through the issuance of a Special Use Permit.

Two permanent monuments for each block created (indicated as Δ) and semi permanent monuments at all lot corners (indicated as \bullet) 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, I have signed and sealed the foregoing this _____ day of _____, 2002.

NOONING TREE II, LLC

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

On this _____ day of _____, 2002, before me personally appeared _____, who being by me duly sworn did say that he is _____ Nooning Tree II, LLC, a Limited Liability Company of the State of Missouri, and that the said instrument was signed on behalf of said Limited Liability Company and the said _____ acknowledged said instrument to be the free act and deed of said Limited Liability Company.

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

My Commission Expires:

Notary Public

WHEREAS, _____ by a deed of trust, dated _____, _____, and recorded in the Recorder's office, in and for the _____ of _____ and State of Missouri, in Book _____ at page _____ 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 _____, 2002.

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

On this _____ day of _____, 2002, 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 "Nooning Tree Addition Village B (The Manors At Nooning Tree Addition)" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2002 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

John Natlons, MAYOR

Martha DeMay, CITY CLERK

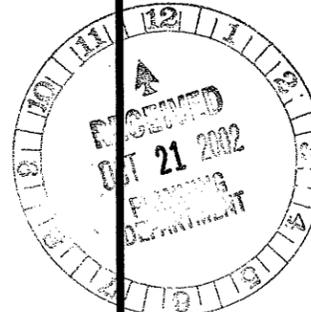
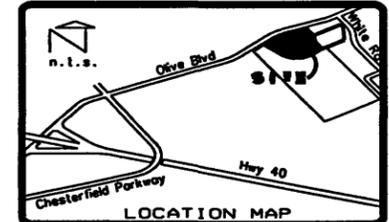
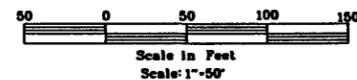
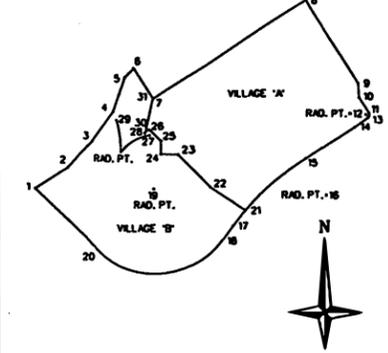
VOLZ INCORPORATED

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

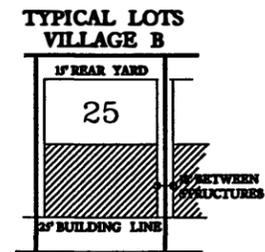
6600-0
Sheet 1 of 2
Nooning Tree Addition
Village B

OLIVE BOULEVARD (VARYING WIDTH) 8802/440

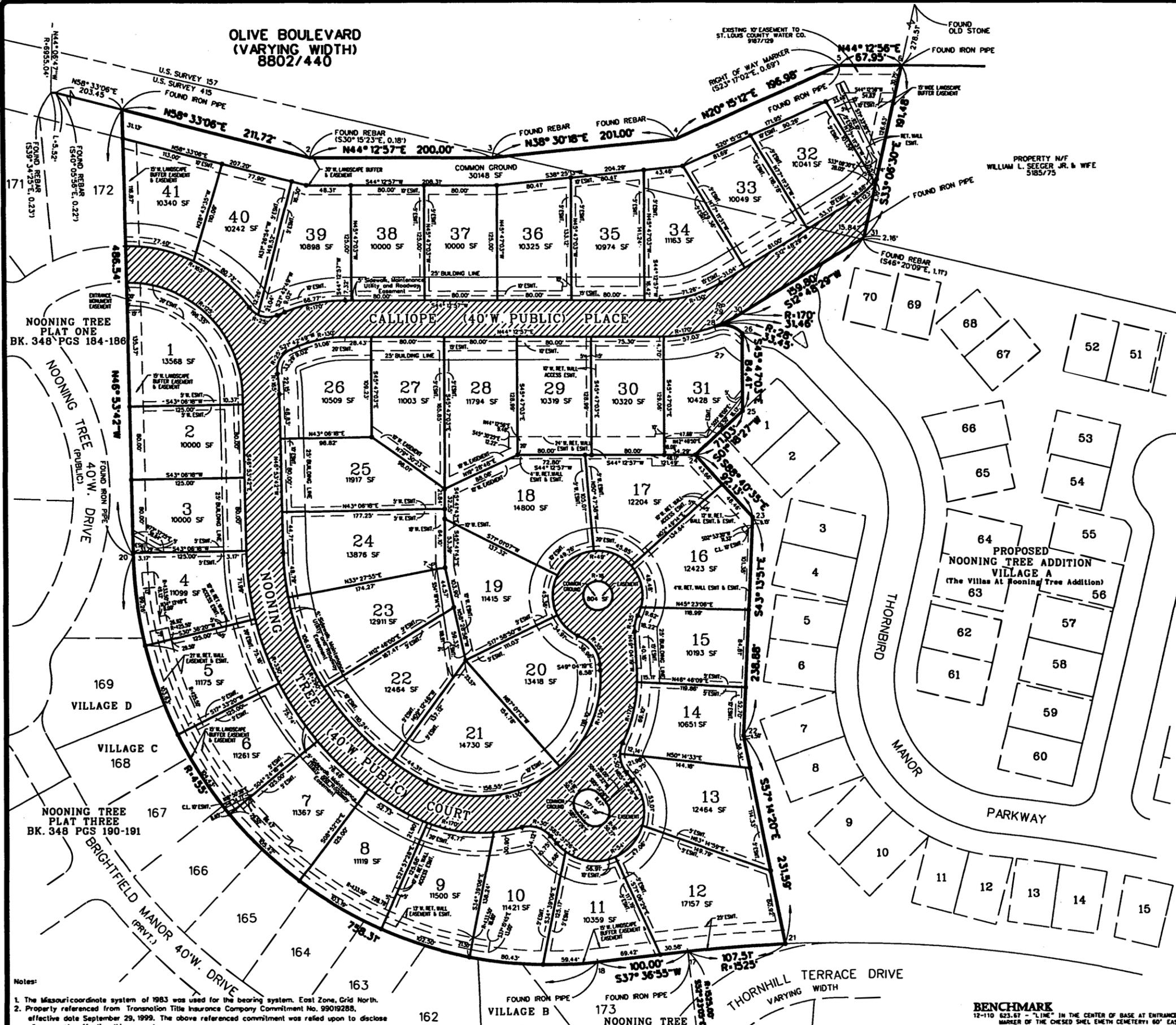
STATE PLANE COORDINATES ESTABLISHED USING G.P.S. FROM STATION 5L-31, 1990 N = 30823.353 METERS E = 24478.699 METERS CURV. FACTOR = .9999076 NOTE: 1 METER = 3.28083333 FEET COORDINATE RELATIVE POSITIONAL TOLERANCE IS 3 CENTIMETERS.



THIS PLAT CONTAINS 13.512 ACRES.



NOONING TREE ADDITION VILLAGE B (The Manors At Nooning Tree Addition)



- Notes: 1. The Missouri coordinate system of 1983 was used for the bearing system. East Zone, Grid North. 2. Property referenced from Transon Title Insurance Company Commitment No. 99010288, effective date September 29, 1999. 3. May be subject to Temporary Slope & Construction Easement according to instrument recorded in Book 12302, page 1035.