

BILL NO. 2128

ORDINANCE NO. 1904

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF GARDEN VIEW CARE CENTER SUBDIVISION, MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND BEING PART OF US SURVEY 415 AND 1911, TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST LOUIS COUNTY MISSOURI.

WHEREAS, the owner has proposed a Boundary Adjustment Plat for Garden View Care Center Subdivision. The owner proposes to adjust the property lines of lots 2 and 3 creating adjusted parcels 2 and 3; and,

WHEREAS, the Department of Planning and Department of Public Works have reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and has recommended approval of same and 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 A" 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 said Boundary Adjustment 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 2nd day of December, 2002.


MAYOR, JOHN NATIONS

ATTEST:


CITY CLERK, MARTY DEMAY

BOUNDARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF GARDEN VIEW CARE CENTER SUBDIVISION

IN U.S. SURVEYS 415 & 1911
TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

The Clayton Engineering Company
11920 Westline Industrial Drive, St. Louis, Missouri 63146
(314) 692-8888

This is to certify that we have, during the month of June 2002, at the request of Greater Midwest Builders, Ltd., prepared a Boundary Adjustment Plat of Lots 2 and 3 of GARDEN VIEW CARE CENTER SUBDIVISION, according to the plat thereof recorded in Plat Book 348, Page 628 of the St. Louis City Records, situated in U.S. Surveys 415 & 1911, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County, Missouri.

THE CLAYTON ENGINEERING COMPANY

Edward R. Dabler, Jr. Mo. LS 1956

We the undersigned owners of the tracts of land hereon platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and adjusted in the manner shown on this Plat.

It is hereby certified that all existing easements are shown on this plat as of the time and date of the recording of this plat, which hereafter shall be known as the BOUNDARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF GARDEN VIEW CARE CENTER SUBDIVISION.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our corporate seals, this _____ day of _____, 2002.

OWNER OF Lot 2
BARNES-JEWISH HOSPITAL, a Missouri Not For Profit Corporation

Owner of Lot 3
GREATER MIDWEST BUILDERS, LTD.

By: _____
name & title

By: Daniel J. Barnard, Vice President

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }SS

On this _____ day of _____, 2002, before me appeared, _____ to me personally known, who being by me duly sworn, did say that (s)he is authority of its Board of Directors and (s)he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed by notarial seal the day and year above written. My Commission expires _____

(printed name of Notary Public) (signature)

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }SS

On this _____ day of _____, 2002, before me appeared, Daniel J. Barnard, to me personally known, who being by me duly sworn, did say that he is President of Greater Midwest Builders, Ltd., a Missouri Corporation duly organized and existing under the laws 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 in behalf of said Corporation, by authority of its Board of Directors and he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed by notarial seal the day and year above written. My Commission expires _____

(printed name of Notary Public) (signature)

We the undersigned legal owners and holder of notes secured by Deed of Trust recorded in Deed Book _____, Page _____ of the St. Louis County Records, do hereby join in and approve the foregoing Subdivision, as shown on this Plat.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal, this _____ day of _____, 2002.

By: _____
Name & Title

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }SS

On this _____ day of _____, 2002, before me appeared _____ to me personally known, who being by me duly sworn, did say that (s)he is authority of its Board of Directors and (s)he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed by notarial seal the day and year above written. My Commission expires _____

(printed name of Notary Public) (signature)

This is to certify that this BOUNDARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF GARDEN VIEW CARE CENTER SUBDIVISION 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 office of the St. Louis County Recorder of Deeds.

CITY OF CHESTERFIELD, MISSOURI

John Nations, Mayor

Martha DeMay, City Clerk

LEGAL DESCRIPTION

ADJUSTED LOT 2

A tract of land in U.S. Surveys 415 and 1911, Township 45 North, Range 4 East, City of Chesterfield, Missouri, being Lot 2 and part of Lot 3 of GARDEN VIEW CARE CENTER SUBDIVISION, according to the plat thereof recorded in Plat Book 348, Page 628 of the St. Louis County Records, and more particularly described as follows:

Beginning at the Southeast corner of said Lot 2, said point being on the West line of a SHENANDOAH PLAT 4, according to the plat thereof recorded in Plat Book 148, Pages 20 and 21 of the St. Louis County Records, then South 57 degrees 51 minutes 12 seconds West, 561.46 feet to a point; thence North 88 degrees 59 minutes 14 seconds West, 168.02 feet to a point; thence along a curve to the left having a radius of 69.00 feet, a chord bearing of South 12 degrees 00 minutes 28 seconds West, having an arc length of 105.22 feet to a point; thence South 31 degrees 40 minutes 50 seconds East, 147.43 feet to a point on the North line of Hitchcock Road, 50 feet wide; thence along said North line South 55 degrees 24 minutes 47 seconds West, 117.40 feet to a point; thence North 31 degrees 40 minutes 50 seconds West, 821.04 feet to a point; thence North 58 degrees 19 minutes 10 seconds East, 699.89 feet to a point on the West line of said SHENANDOAH PLAT 4; thence South 31 degrees 56 minutes 55 seconds East, 631.31 feet to the point of beginning and containing 447,375 square feet (10.27 acres).

LEGAL DESCRIPTION

ADJUSTED LOT 3

A tract of land in U.S. Surveys 415 and 1911, Township 45 North, Range 4 East, City of Chesterfield, Missouri, being part of Lot 3 of GARDEN VIEW CARE CENTER SUBDIVISION, according to the plat thereof recorded in Plat Book 348, Page 628 of the St. Louis County Records, and part of the vacated right of way of Hitchcock Road and more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being on the West line of a tract of a SHENANDOAH PLAT 3, according to the plat thereof recorded in Plat Book 167, Pages 64 and 65 of the St. Louis County Records; thence South 31 degrees 57 minutes 13 seconds East, 177.95 feet to a point on the North line of Hitchcock Road, 50 feet wide; thence along said North line South 55 degrees 24 minutes 47 seconds West, 117.40 feet to a point; thence North 31 degrees 40 minutes 50 seconds West, 147.43 feet to a point; thence along a curve to the right having a radius of 69.00 feet, a chord bearing of North 12 degrees 00 minutes 28 seconds East, having an arc length of 105.22 feet to a point; thence South 88 degrees 59 minutes 14 seconds East, 60.08 feet to the point of beginning and containing 23,079 square feet (0.53 acres).

LEGAL DESCRIPTIONS

ORIGINAL LOT 2

A tract of land in U.S. Survey 415, Township 45 North, Range 4 East, City of Chesterfield, Missouri, being Lot 2 of GARDEN VIEW CARE CENTER SUBDIVISION, according to the plat thereof recorded in Plat Book 348, Page 628 of the St. Louis County Records, and more particularly described as follows:

Beginning at the Southeast corner of said Lot 2, said point being on the West line of a SHENANDOAH PLAT 4, according to the plat thereof recorded in Plat Book 148, Pages 20 and 21 of the St. Louis County Records; thence South 57 degrees 51 minutes 12 seconds West, 561.46 feet to a point; thence North 88 degrees 59 minutes 14 seconds West, 168.02 feet to a point; thence North 31 degrees 40 minutes 50 seconds West, 545.11 feet to a point; thence North 58 degrees 19 minutes 10 seconds East, 699.89 feet to a point on the West line of said SHENANDOAH SUBDIVISION PLAT 4; thence South 31 degrees 56 minutes 55 seconds East, 631.31 feet to the point of beginning and containing 438,285 square feet (10.06 acres).

ORIGINAL LOT 3

A tract of land in U.S. Surveys 415 and 1911, Township 45 North, Range 4 East, City of Chesterfield, Missouri, being Lot 3 of GARDEN VIEW CARE CENTER SUBDIVISION, according to the plat thereof recorded in Plat Book 348, Page 628 of the St. Louis County Records, and part of the vacated right of way of Hitchcock Road and more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being on the West line of a tract of a SHENANDOAH PLAT 3, according to the plat thereof recorded in Plat Book 167, Pages 64 and 65 of the St. Louis County Records; thence South 31 degrees 57 minutes 13 seconds East, 177.95 feet to a point on the North line of Hitchcock Road, 50 feet wide; thence along said North line, South 55 degrees 24 minutes 47 seconds West, 142.43 feet to a point; thence North 31 degrees 40 minutes 50 seconds West, 275.93 feet to a point; thence South 88 degrees 59 minutes 14 seconds East, 168.02 feet to the point of beginning and containing 32,169 square feet (0.74 acres).

