

BILL NO. 2157

ORDINANCE NO. 1931

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR LOT 22 "AUGUST HILL ON CONWAY PLAT ONE" AND LOT 31 OF "AUGUST HILL ON CONWAY PLAT TWO," KNOWN AS A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 370, TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, MISSOURI.

WHEREAS, the owner, Hayden Homes, has proposed a Boundary Adjustment Plat for the aforementioned tracts. The petitioner proposes to remove the property line between Lot 22 of "August Hill on Conway Plat One" and Lot 31 of "August Hill on Conway Plat Two," and adding a new property line between said lots, creating adjusted Lot 22 of "August Hill on Conway Plat One" and adjusted Lot 31 of "August Hill on Conway Plat Two."

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 have 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 "A" and made part hereof as fully set out herein, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

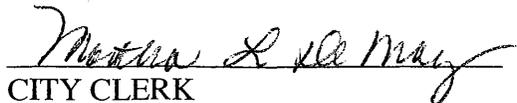
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

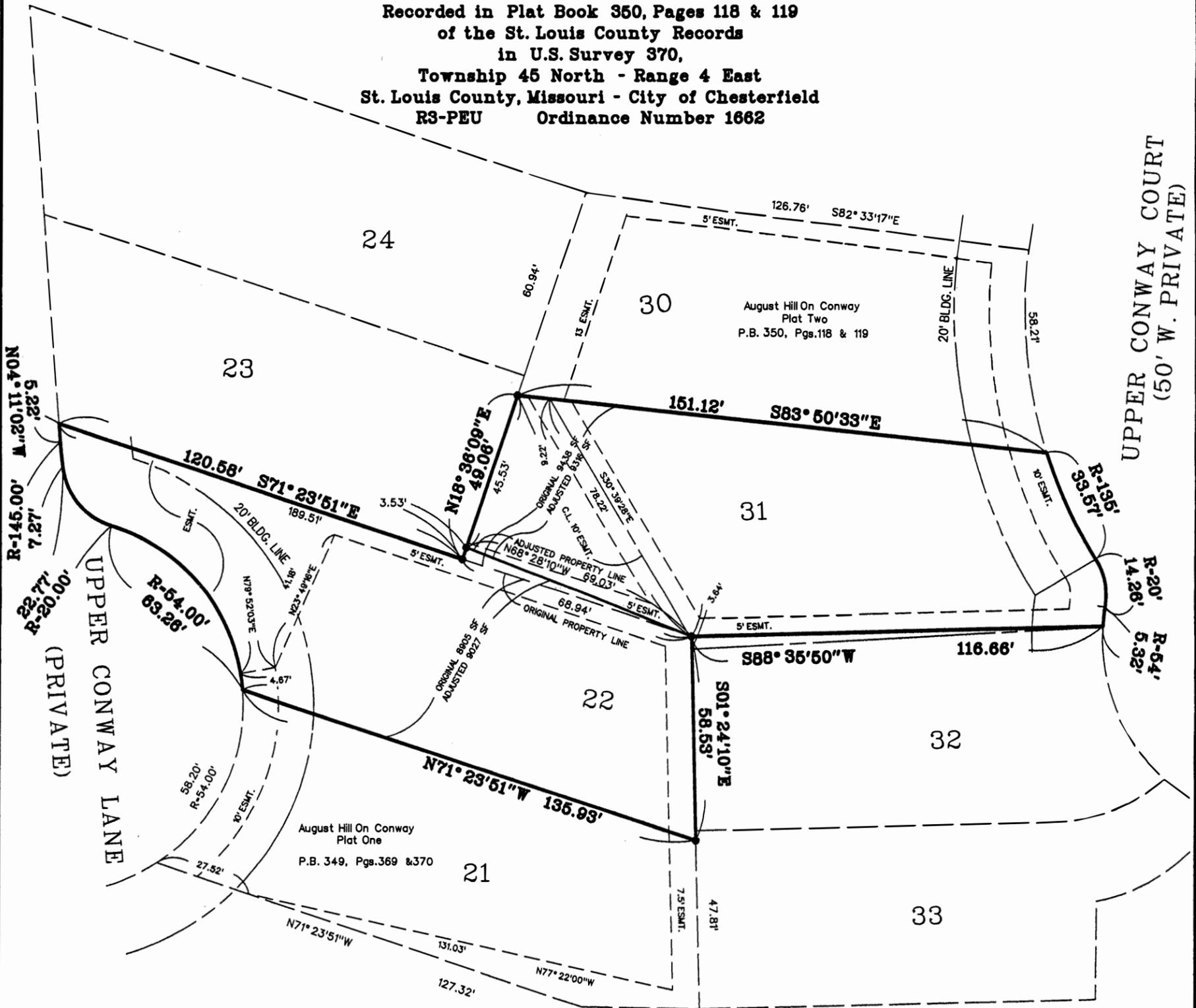
Passed and approved this 5th day of May, 2003.


MAYOR

ATTEST:


CITY CLERK

A Boundary Adjustment Plat of Lot 22 of
"August Hill on Conway Plat One"
 Recorded in Plat Book 349 Pages 369 & 370
 of the St. Louis County Records
 and Lot 31 of
"August Hill on Conway Plat Two"
 Recorded in Plat Book 350, Pages 118 & 119
 of the St. Louis County Records
 in U.S. Survey 370,
 Township 45 North - Range 4 East
 St. Louis County, Missouri - City of Chesterfield
 R3-PEU Ordinance Number 1662

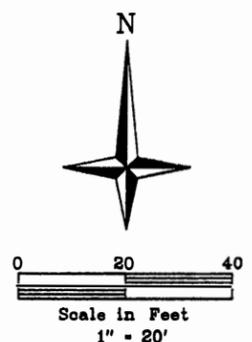
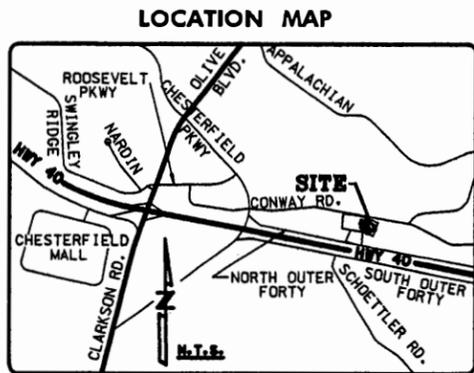


UPPER CONWAY COURT
(50' W. PRIVATE)

UPPER CONWAY LANE
(PRIVATE)

Notes:

1. 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.
2. 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.
3. Property is subject to Easement Agreement recorded in Book 2760 page 608.
4. All easements shown were taken from the recorded plat of "August Hill on Conway Plat One & Two".



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

VOLZ
INCORPORATED
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS
 10849 INDIAN HEAD IND'L BLVD.
 ST. LOUIS, MISSOURI 63132
 PHONE 314-426-6212

7456
Sheet 2 of 2
August Hill on Conway
BAP 22 and 31