

BILL NO. 2160

ORDINANCE NO. 1935

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR COVENTRY FARM 2ND ADDITION SUBDIVISION, A 3.598 ACRE TRACT OF LAND ZONED "R-3" RESIDENCE DISTRICT WITH A PEU, LOCATED EAST OF KEHRS MILL ROAD AT COVENTRY WOODS COURT.

WHEREAS, Volz Engineering, on behalf of Miceli Construction Corporation, has submitted for review and approval the Record Plat for Coventry Farm 2nd Addition Subdivision located east of Kehrs Mill Road at Coventry Woods Court; and,

WHEREAS, the petitioner has submitted a Record Plat for 3.598 acres creating 9 lots for single-family dwellings, 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 Coventry Farm 2nd 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 19th day of May, 2003.


MAYOR

ATTEST:


DEPUTY CITY CLERK

Coventry Farm 2nd Addition

A tract of land being all of Lot 16
of "Ballwin Acres" and the Common Ground
Of Coventry Farm Addition,
Being part of Lot 17 of "Ballwin Acres",
in Section 28,
Township 45 North - Range 4 East
City of Chesterfield, St. Louis County, Missouri
Ordinance No. 1786 - Zoned R-3 (PEU)

We have during the month of February 2003, by order of Miceli Construction Co., Inc., made a Survey and Subdivision of "A tract of land being all of Lot 16 of 'Ballwin Acres' (P.B. 20, Pg. 51) and the Common Ground of Coventry Farm Addition (P.B. 287, Pg. 68) being part of Lot 17 of 'Ballwin Acres' (P.B. 20, Pg. 51) in Township 45 North - Range 4 East, 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 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 _____, 2003.

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 "Coventry Farm 2nd Addition." Terrmill Terrace, 50' wide, together with all cul-de-sacs and roundings located at the street intersections, which for better identification is shown hachured on this plat, is hereby dedicated to the City of Chesterfield for public use forever. The 16 foot wide strip along the East right-of-way line of Kehrs Mill Road, which for better identification is shown cross hachured on this plat is hereby dedicated to St. Louis County, Missouri 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 Detention Easement and the Detention Basin Access Easement as shown on this plat are hereby given, granted, extended, and conveyed to the Trustees of the subdivision for the exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground which have been identified on this plat, and to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements and they may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid sewer or sewers, including stormwater improvements, and may assign their rights in the easements to the State, County, City or other political subdivision of the State. The easements hereby granted are irrevocable and shall continue forever.

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.

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 this subdivision by General Warranty Deed recorded the _____ day of _____, 2003, as Daily Number _____ in the St. Louis County Records.

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) 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 _____, 2003.

MICELI CONSTRUCTION COMPANY, INC.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

On this _____ day of _____, 2003, before me personally appeared _____, who being by me duly sworn did say that he is _____ Miceli Construction Company, 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

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 _____, 2003.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

On this _____ day of _____, 2003, 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 "Coventry Farm 2nd Addition" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2003 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



VOLZ INCORPORATED

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Sheet 1 of 2
Coventry Farm 2nd Addition

TABRIES.

EXHIBIT

