

BILL NO. 2173

ORDINANCE NO. 1948

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR CONWAY ON THE GROVE, A 4.3 ACRE TRACT OF LAND ZONED "R-3" RESIDENCE DISTRICT WITH A PEU, LOCATED ON THE SOUTH SIDE OF CONWAY ROAD, EAST OF AUGUST HILL ON CONWAY.

WHEREAS, Volz Engineering, on behalf of Hayden Homes, has submitted for review and approval the Record Plat for Conway on the Grove located on the south side of Conway Road, east of August Hill on Conway; and

WHEREAS, the petitioner has submitted a Record Plat for 4.3 acres creating 13 lots for single-family attached 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.

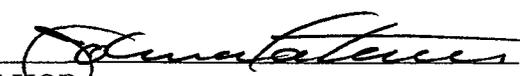
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Record Plat for Conway on the Grove 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 August, 2003.


MAYOR

ATTEST:

CITY CLERK

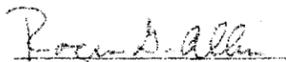
CONWAY ON THE GROVE

A tract of land being Lots 6 and 7 of
Highland on Conway Plat No. 1,
in U.S. Survey 370,
Township 45 North - Range 4 East
St. Louis County, Missouri - City of Chesterfield
"R-3" (Planned Environment Unit)
Governing Ordinance Number 1826 & 1827

We have during the month of January, 2003, by order of Hayden Homes, Inc., made a Survey and Subdivision of "A tract of land being Lots 6 and 7 of Highland on Conway Plat No. 1, a subdivision according to the plat thereof recorded in Plat Book 83, Page 23 of the St. Louis County Records in U.S. Survey 370, 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 1st day of July, 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 surveyors certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Conway on the Grove." Lower Conway Circle, 40' wide, together with all cul-de-sacs and roundabouts located at the street intersections, which for better identification are shown and named on this plat, are private streets and are for the use and benefit of the present and future owners or residents of this subdivision, and may be used for parking, ingress and egress, sewers, and public utilities. All private streets within this plat are private and are to remain private, never to be accepted for maintenance by the City of Chesterfield.

The 5 foot wide dedication strip along the south side of Conway Road, which for better identification is shown cross-hatched 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, St. Louis County, 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 Retaining Wall Access Easement and the Retaining Wall 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 Detention Maintenance Easement as shown on this plat is 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 easement hereby granted is irrevocable and shall continue forever.

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 Conway on the Grove 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, it has signed and sealed the foregoing this _____ day of _____, 2003.

HAYDEN HOMES, INC.

Dennis M. Hayden

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

On this _____ day of _____, 2003, before me personally appeared Dennis M. Hayden, who being by me duly sworn did say that he is the President 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 Dennis M. Hayden 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 _____, 2003 and recorded in the Recorder's office, in and for the County of St. Louis 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 GUT-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)
) SS
COUNTY OF ST. LOUIS)

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:

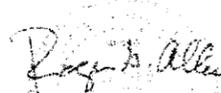
Notary Public

This is to certify that this plat of "Conway on the Grove" 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 Nations, MAYOR

Martha DeMay, CITY CLERK


7-1-03

VOLZ
INCORPORATED

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD PKWY., BLDG. 100
ST. LOUIS, MISSOURI 63132-1186
PH: (314) 536-6112
FAX: (314) 536-1750

Sheet 1
Conway on the Grove

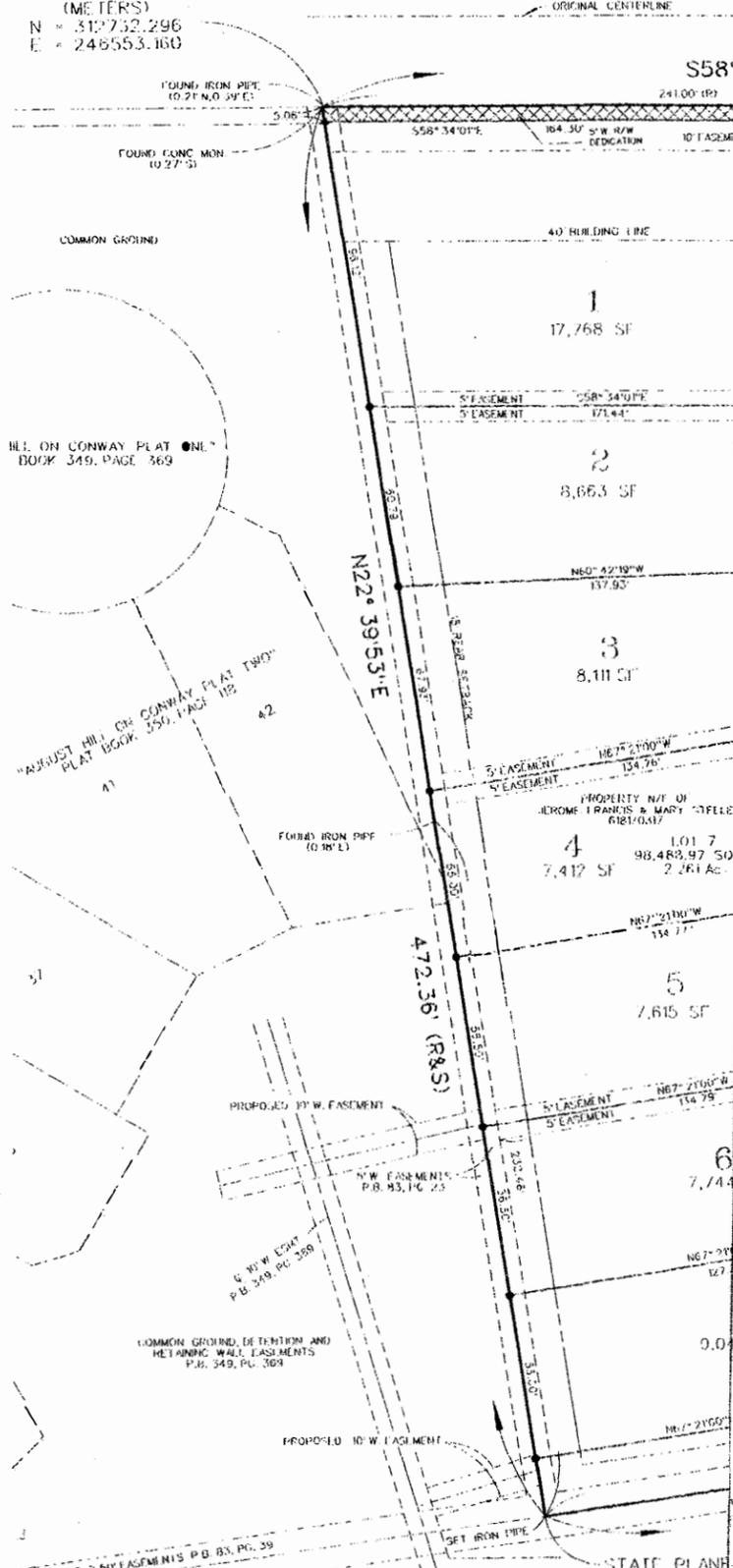
PROPERTY DESCRIPTION:

A tract of land being Lots 6 and 7 of "Highland on Conway Plat No. 1", a subdivision according to the plat thereof recorded in Plat Book 83 Page 23 of the St. Louis County Records and in U.S. Survey 370, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East line of "August Hill on Conway Plat One", a subdivision according to the plat thereof recorded in Plat Book 339 Page 369 of the St. Louis County Records, with the Southwest line of Conway Road, of varying width, said point being 30 feet perpendicular distance Southwestward from the original centerline of Conway Road; thence Eastwardly along said Southwest line of Conway Road, South 58 degrees 34 minutes 01 second East 482.35 feet to the most Northern corner of Lot 5 of said "Highland on Conway Plat No. 1"; thence Southwestwardly along the Northwest line of said Lot 5, South 33 degrees 22 minutes 29 seconds West 413.20 feet to a point being the Northwest corner of Lot 8 of said "Highland on Conway Plat No. 1"; thence Westwardly along the North line of said Lot 8, North 66 degrees 42 minutes 14 seconds West 385.82 feet to the fore-said East line of "August Hill on Conway Plat One"; thence Northwardly along the said East line, North 72 degrees 39 minutes, 53 seconds East 472.36 feet to the point of beginning and containing 4.374 acres, according to a survey by Volz, Inc. during March 2002

STATE PLANE COORDINATES

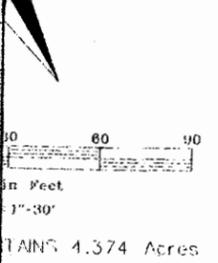
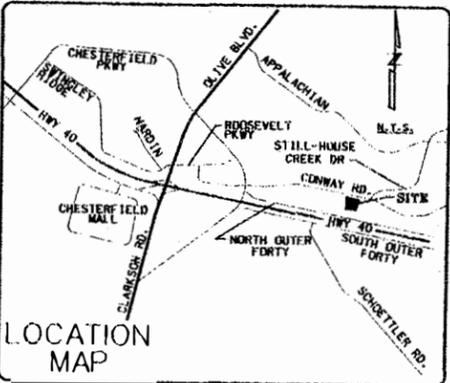
(METERS)
N = 312732.296
E = 246553.160



FOR:
HOMES
THE PINES COURT
St. MO 63141

BASE OF STATE PLANE COORDINATE:

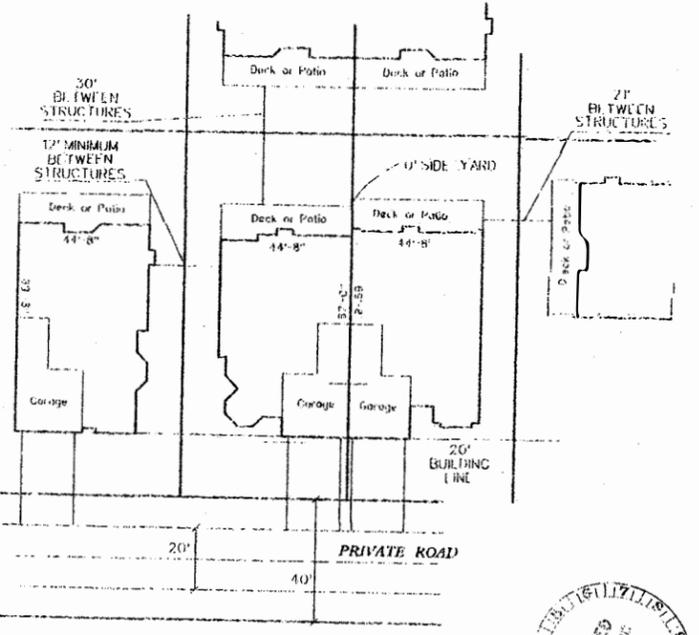
STATION NAME SL - 31
NORTH: 314625.553 (METERS)
EAST: 244718.699 (METERS)
GRID FACTOR: 0.9998076
ADJUSTED BY N.G.S. IN FEBRUARY 2000.
STATE PLANE COORDINATES ESTABLISHED USING U.P.S.
COORDINATE RELATIVE POSITIONING TOLERANCE IS 3 CENTIMETERS



Term 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.
Referenced from Commonwealth Land Title Insurance Company, file number 474251, effective date - May 7, 2002 at 8:00 A.M.

MARKS
1/4" INCH MARK
67 SQUARE ON THE CURB AT CENTER OF ROUNDING
60' WEST OF CENTERLINE OF OLIVE STREET ROAD
OF CENTERLINE OF CHESTERFIELD VILLAGE PARKWAY.

1/4" INCH MARK
OLPIPE AT NORTHWEST PROPERTY CORNER
IN THE GROVE.



1"=30' SCALE
TYPICAL LOT
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

VOLZ INCORPORATED
LAND SURVEYORS, ENGINEERS, EARTH SCIENTISTS
Conway on the...
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