

BILL NO. 2182

ORDINANCE NO. 1955

**AN ORDINANCE VACATING A VARYING WIDTH STORM WATER EASEMENT ON LOTS 1A AND 3 OF "CHESTERFIELD GROVE," RECORDED IN BOOK 350, PAGE 242, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. (FAIRFAX F. POLLNOW AND GROVE V, LLC).**

**WHEREAS**, a petition has been filed by J.R. Grimes Consulting Engineers requesting the City to vacate an unnecessary storm water easement on said tract of land; and,

**WHEREAS**, Fairfax F. Pollnow and Grove V, LLC own the property adjacent to said easement to be vacated and have no need for the easement; and,

**WHEREAS**, the Department of Planning has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

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

Section 1. The City Council of the City of Chesterfield hereby approves the easement vacation located on Lot 1A of "**Chesterfield Grove**," as depicted in Exhibit A and described in Exhibit B, and Lot 3 of "**Chesterfield Grove**," as depicted in Exhibit C and described in Exhibit D which are attached hereto and made part of here of, and,

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the vacations of these right-of-ways by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record this easement vacation with the Saint Louis County Recorder of Deeds Office.

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

Passed and approved this 3rd day of September 2003.

  
John Nations, Mayor

ATTEST:

  
Martha DeMay, City Clerk

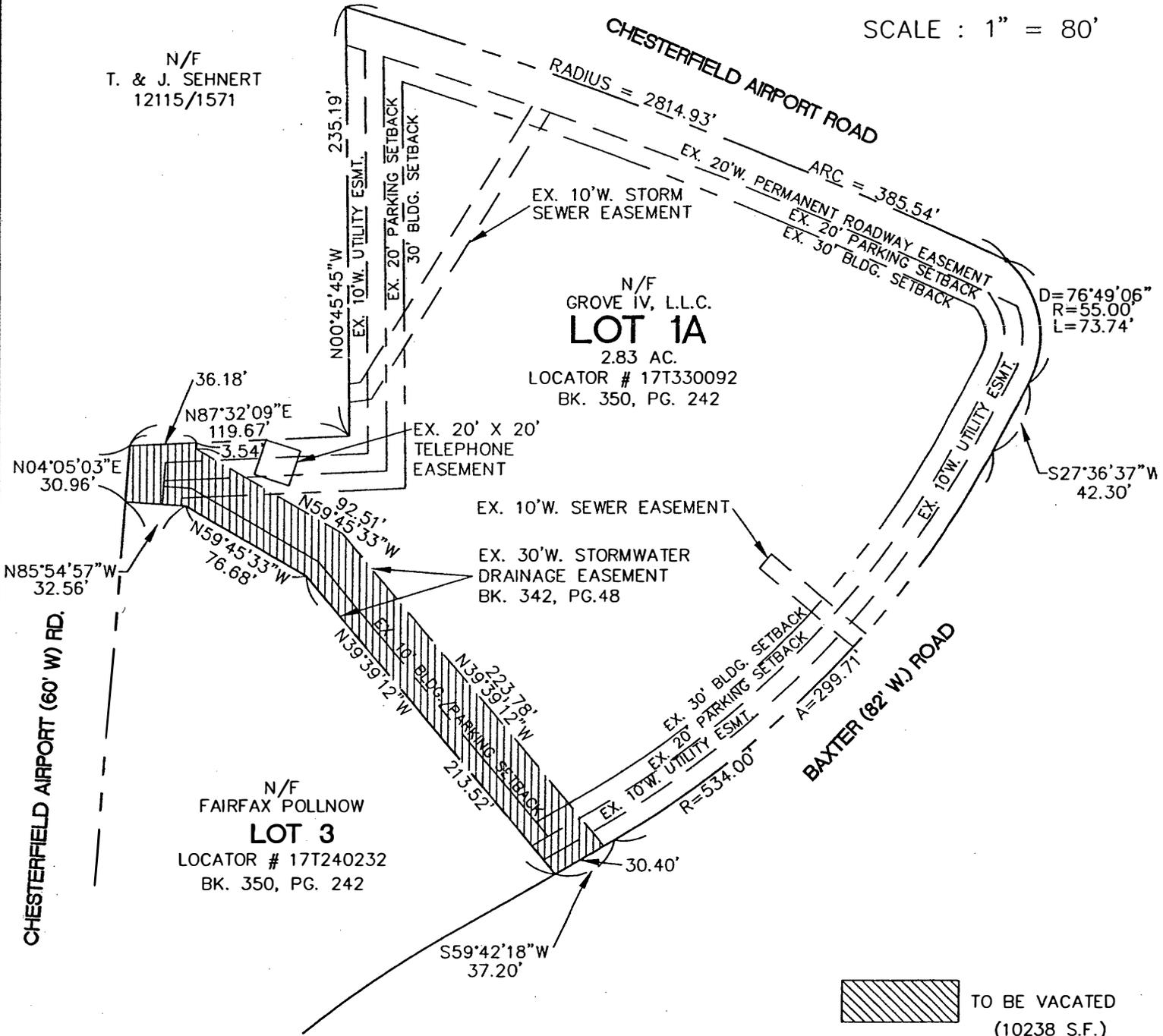


SCALE : 1" = 80'

N/F  
T. & J. SEHNERT  
12115/1571

N/F  
GROVE IV, L.L.C.  
**LOT 1A**  
2.83 AC.  
LOCATOR # 17T330092  
BK. 350, PG. 242

N/F  
FAIRFAX POLLNOW  
**LOT 3**  
LOCATOR # 17T240232  
BK. 350, PG. 242



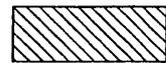
 TO BE VACATED  
(10238 S.F.)

EXHIBIT "A"

INITIAL:

# EASEMENT VACATION PLAT

LOT 1A OF THE BOUNDARY ADJUSTMENT OF CHESTERFIELD GROVE LOTS 1 THRU 3  
PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST  
ST. LOUIS COUNTY, MISSOURI

Easement Vacation Description  
Lot 1A

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of U.S. Survey 2031, Township 45 North, Range 4 East and being part of Lot 1A of the "Boundary Adjustment of Chesterfield Grove Lots 1 Thru 3", a subdivision filed for record in Plat Book 350, Page 242 of the land records of said St. Louis County, Missouri, and being more particularly described as follows:

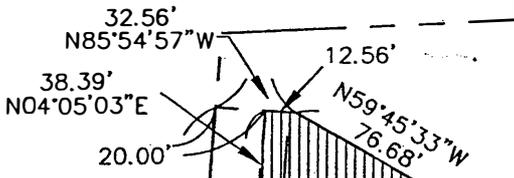
Commencing at the common Southerly corner between said Lot 1A and Lot 3 of said Boundary Adjustment, said corner also being the TRUE POINT OF BEGINNING for the tract herein described; thence along the Southeasterly line of said Lot 1A, North 59 degrees 42 minutes 18 seconds East, a distance of 30.40 feet; thence leaving said Southeasterly line, North 39 degrees 39 minutes 12 seconds West, a distance of 223.78 feet; thence North 59 degrees 45 minutes 33 seconds West, a distance of 92.51 feet; thence North 02 degrees 27 minutes 51 seconds West, a distance of 3.54 feet to the Westerly line of said Lot 1A; thence along said Westerly line, South 87 degrees 32 minutes 09 seconds West, a distance of 36.18 feet to an angle point; thence continuing along said Westerly line, South 04 degrees 05 minutes 03 seconds West, a distance of 30.96 feet to the common Westernmost corner between said Lots 1A and 3; thence along the common line between said Lots as follows: South 85 degrees 54 minutes 57 seconds East, a distance of 32.56 feet; thence South 59 degrees 45 minutes 33 seconds East, a distance of 76.68 feet; thence South 39 degrees 39 minutes 12 seconds East, a distance of 213.52 feet to the Point of Beginning and containing 10,240 square feet (0.24 acres).



SCALE : 1" = 80'

N/F  
T. & J. SEHNERT  
12115/1571

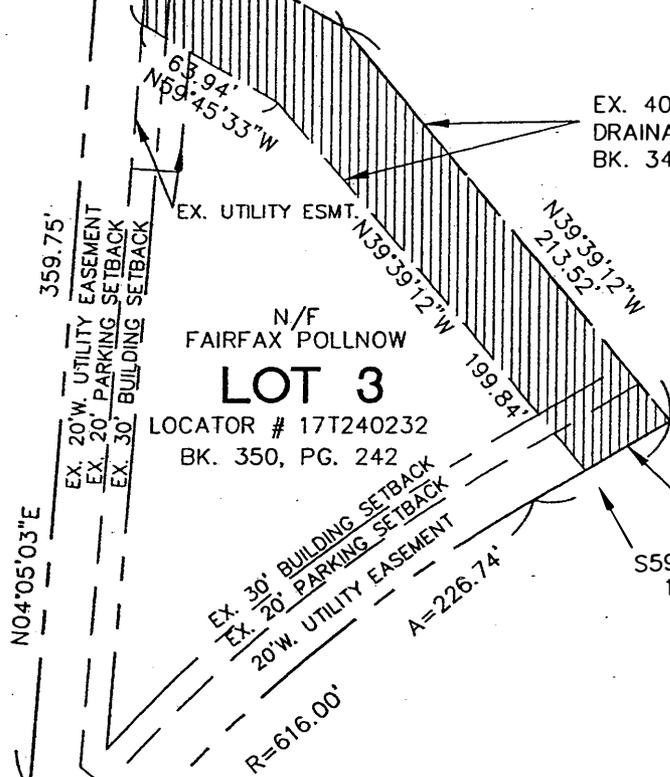
N/F  
GROVE IV, L.L.C.  
**LOT 1A**  
2.83 AC.  
LOCATOR # 17T330092  
BK. 350, PG. 242



CHESTERFIELD AIRPORT (60' W) RD.

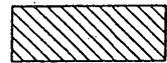
EX. 40' W. STORMWATER  
DRAINAGE EASEMENT  
BK. 342, PG. 48

N/F  
FAIRFAX POLLNOW  
**LOT 3**  
LOCATOR # 17T240232  
BK. 350, PG. 242



BAXTER (82' W) ROAD

S51°50'59\"/>



TO BE VACATED  
(11321 S.F.)

EXHIBIT "C"

INITIAL: *[Signature]*

# EASEMENT VACATION PLAT

LOT 3 OF THE BOUNDARY ADJUSTMENT OF CHESTERFIELD GROVE LOTS 1 THRU 3  
PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST  
ST. LOUIS COUNTY, MISSOURI

Easement Vacation Description  
Lot 3

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of U.S. Survey 2031, Township 45 North, Range 4 East and being part of Lot 1A of the "Boundary Adjustment of Chesterfield Grove Lots 1 Thru 3", a subdivision filed for record in Plat Book 350, Page 242 of the land records of said St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the common Southerly corner between said Lot 1A and Lot 3 of said Boundary Adjustment, said corner also being the TRUE POINT OF BEGINNING for the tract herein described; thence along the common line between said Lots as follows: North 39 degrees 39 minutes 12 seconds West, a distance of 213.52 feet; thence North 59 degrees 45 minutes 33 seconds West, a distance of 76.68 feet; thence North 85 degrees 54 minutes 57 seconds West, a distance of 12.56 feet; thence leaving said common line, South 04 degrees 05 minutes 03 seconds West, a distance of 38.39 feet; thence South 59 degrees 45 minutes 33 seconds East, a distance of 63.94 feet; thence South 39 degrees 39 minutes 12 seconds East, a distance of 199.84 feet; thence North 59 degrees 42 minutes 18 seconds East, a distance of 40.54 feet to the Point of Beginning and containing 11,320 square feet (0.26 acres).