

BILL NO. 2199

ORDINANCE NO. 1969

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF LOTS 2, 3, 17, 18, 20 AND 21 OF "BELLE MONTE ROAD". A TRACT OF LAND IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, COUNTY OF ST. LOUIS, STATE OF MISSOURI; (BELLE MONTE ROAD)

WHEREAS, The owner, Hayden Homes INC., has proposed a Boundary Adjustment Plat for the aforementioned tract adjusting the property line between Lot 2 and Lot 3 and the property line between the Lot 17 and Lot 18 and the property line between Lot 20 and Lot 21;

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment Plat 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.

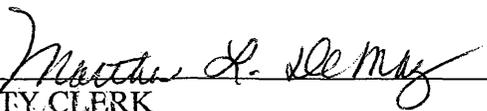
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this 8th day of OCTOBER 2003.


MAYOR

ATTEST:


CITY CLERK

A Boundary Adjustment Plat of Lots 2, 3, 17, 18, 20 and 21 of "Belle Monte Road"

In U.S. Survey 1911, Township 45 North - Range 4 East,
St. Louis County, Missouri - City of Chesterfield
R3-PEU Ordinance Number 1808

We have during the month of August 2003, by order of Hayden Homes, Inc., completed a Boundary Adjustment Plat of Lots 2, 3, 17, 18, 20 and 21 of Belle Monte Road recorded in Plat Book 351, Pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, St. Louis County, Missouri, City of Chesterfield, and the results are shown hereon. This Boundary Adjustment Plat 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

The undersigned owner has caused these parcels to be adjusted in land area in the manner shown on the above Boundary Adjustment Plat.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ____ day of _____, 2003.

HAYDEN HOMES, INC.

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 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 _____ 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

The undersigned holder or legal owner of notes secured by deed recorded in Book _____, Page _____ of the St. Louis County Records, joins in and approves in every detail this Boundary Adjustment Plat.

IN WITNESS WHEREOF, I have signed and sealed the foregoing 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

ORIGINAL LOT 2

A tract of land being Lot 2 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the most Southern corner of said Lot 2; thence along the boundary lines of said Lot 2 the following courses and distances: North 32 degrees 17 minutes 32 seconds West 73.57 feet, North 59 degrees 02 minutes 29 seconds East 127.80 feet, South 38 degrees 34 minutes 22 seconds East 33.64 feet, along a curve to the left whose radius point bears North 51 degrees 25 minutes 38 seconds East 175.00 feet from the last mentioned point, a distance of 12.72 feet and South 47 degrees 15 minutes 47 seconds West 135.54 feet to the point of beginning and containing 7,826 square feet.

ADJUSTED LOT 2

A tract of land being Lot 2 and part of Lot 3 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the most Southern corner of said Lot 2; thence along the boundary lines of said Lot 2 the following courses and distances: North 32 degrees 17 minutes 32 seconds West 73.57 feet, North 59 degrees 02 minutes 29 seconds East 127.80 feet, South 38 degrees 34 minutes 22 seconds East 33.64 feet, along a curve to the left whose radius point bears North 51 degrees 25 minutes 38 seconds East 175.00 feet from the last mentioned point, a distance of 15.26 feet to a point; thence South 46 degrees 25 minutes 54 seconds West 27.75 feet to a point; thence South 48 degrees 49 minutes 33 seconds West 107.85 feet to the point of beginning and containing 8,061 square feet.

ORIGINAL LOT 3

A tract of land being Lot 3 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the most Western corner of said Lot 3; thence along the boundary lines of said Lot 3 the following courses and distances: North 47 degrees 15 minutes 47 seconds East 135.54 feet, along a curve to the left whose radius point bears North 47 degrees 15 minutes 47 seconds East 175.00 feet from the last mentioned point, a distance of 54.54 feet, South 36 degrees 49 minutes 41 seconds West 20.15 feet, South 47 degrees 44 minutes 34 seconds West 134.56 feet and North 32 degrees 17 minutes 32 seconds East 57.23 feet to the point of beginning and containing 8,154 square feet.

ADJUSTED LOT 3

A tract of land being part of Lot 3 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the most Western corner of said Lot 3; thence North 48 degrees 49 minutes 33 seconds East 107.85 feet to a point; thence North 46 degrees 25 minutes 54 seconds East 27.75 feet to a point; thence along the boundary lines of said Lot 3 the following courses and distances: along a curve to the left whose radius point bears North 46 degrees 25 minutes 54 seconds East 175.00 feet from the last mentioned point, a distance of 52.10 feet, South 36 degrees 49 minutes 41 seconds West 20.15 feet, South 47 degrees 44 minutes 34 seconds West 134.56 feet and North 32 degrees 17 minutes 32 seconds East 57.23 feet to the point of beginning and containing 7,919 square feet.

ORIGINAL LOT 17

A tract of land being Lot 17 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 17; thence along the boundary lines of said Lot 17 the following courses and distances: along a curve to the left whose radius point bears South 00 degrees 52 minutes 04 seconds East 825.00 feet from the last mentioned point, a distance of 56.70 feet, North 04 degrees 48 minutes 19 seconds West 138.65 feet, South 80 degrees 07 minutes 00 seconds East 67.35 feet and South 00 degrees 52 minutes 04 seconds East 123.81 feet to the point of beginning and containing 8,005 square feet.

ADJUSTED LOT 17

A tract of land being part of Lot 17 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 17; thence Westwardly along the South line of said Lot 17 along a curve to the left whose radius point bears South 00 degrees 52 minutes 04 seconds East 825.00 feet from the last mentioned point, a distance of 54.17 feet to a point; thence North 04 degrees 37 minutes 47 seconds West 137.88 feet to the North line of said Lot 17; thence along the boundary lines of said Lot 17 South 80 degrees 07 minutes 00 seconds East 64.30 feet and South 00 degrees 52 minutes 04 seconds East 123.81 feet to the point of beginning and containing 7,626 square feet.

ORIGINAL LOT 18

A tract of land being Lot 18 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 18; thence along the boundary lines of said Lot 18 the following courses and distances: North 08 degrees 20 minutes 47 seconds West 153.38 feet, along a curve to the right whose radius point bears South 03 degrees 17 minutes 05 seconds West 434.24 feet from the last mentioned point, a distance of 49.77 feet, South 80 degrees 07 minutes 00 seconds East 12.04 feet, South 04 degrees 48 minutes 19 seconds East 138.65 feet and along a curve to the left whose radius point bears South 04 degrees 48 minutes 19 seconds East 825.00 feet from the last mentioned point, a distance of 50.99 feet to the point of beginning and containing 8,124 square feet.

ADJUSTED LOT 18

A tract of land being Lot 18 and part of Lot 17 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 18; thence along the boundary lines of said Lot 18 the following courses and distances: North 08 degrees 20 minutes 47 seconds West 153.38 feet, along a curve to the right whose radius point bears South 03 degrees 17 minutes 05 seconds West 434.24 feet from the last mentioned point, a distance of 49.77 feet, and South 80 degrees 07 minutes 00 seconds East 12.04 feet to a point; thence South 04 degrees 37 minutes 47 seconds East 137.88 feet to the North right-of-way line of Old Belle Monte Road, 50' wide; thence Westwardly along said North line of Old Belle Monte Road, 50' wide, along a curve to the left whose radius point bears South 04 degrees 37 minutes 47 seconds East 825.00 feet from the last mentioned point, a distance of 53.52 feet to the point of beginning and containing 8,503 square feet.

ORIGINAL LOT 20

A tract of land being Lot 20 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence along the boundary lines of said Lot 20 the following courses and distances: North 15 degrees 44 minutes 49 seconds West 168.69 feet, along a curve to the right whose radius point bears South 13 degrees 41 minutes 27 seconds East 434.24 feet from the last mentioned point, a distance of 63.82 feet, South 12 degrees 04 minutes 18 seconds East 163.76 feet and along a curve to the left whose radius point bears South 12 degrees 04 minutes 18 seconds East 825.00 feet from the last mentioned point, a distance of 52.92 feet to the point of beginning and containing 9,710 square feet.

ADJUSTED LOT 20

A tract of land being part of Lot 20 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence Northwardly along the West line of said Lot 20 North 15 degrees 44 minutes 49 seconds West 163.10 feet to a point; thence North 15 degrees 16 minutes 02 seconds West 135.55 feet to the North line of Lot 20; thence along the boundary lines of said Lot 20 the following courses and distances: along a curve to the right whose radius point bears South 13 degrees 32 minutes 28 seconds East 434.24 feet from the last mentioned point, a distance of 62.68 feet, South 12 degrees 04 minutes 18 seconds East 163.76 feet and along a curve to the left whose radius point bears South 12 degrees 04 minutes 18 seconds East 825.00 feet from the last mentioned point, a distance of 52.92 feet to the point of beginning and containing 9,633 square feet.

ORIGINAL LOT 21

A tract of land being Lot 21 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 21; thence along the boundary lines of said Lot 21 the following courses and distances: along a curve to the left whose radius point bears South 15 degrees 44 minutes 49 seconds East 825.00 feet from the last mentioned point, a distance of 19.56 feet, along a curve to the right whose radius point bears North 17 degrees 06 minutes 19 seconds West 125.00 feet from the last mentioned point, a distance of 57.26 feet, North 02 degrees 15 minutes 54 seconds West 161.53 feet, along a curve to the right whose radius point bears South 18 degrees 38 minutes 08 seconds East 434.24 feet from the last mentioned point, a distance of 37.48 feet and South 15 degrees 44 minutes 49 seconds East 168.69 feet to the point of beginning and containing 9,526 square feet.

ADJUSTED LOT 21

A tract of land being Lot 21 and part of Lot 20 of "Belle Monte Road", a subdivision according to the plat thereof recorded in Plat Book 351 pages 35 and 36 of the St. Louis County Records in U.S. Survey 1911, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 21; thence along the boundary lines of said Lot 21 the following courses and distances: along a curve to the left whose radius point bears South 15 degrees 44 minutes 49 seconds East 825.00 feet from the last mentioned point, a distance of 19.56 feet, along a curve to the right whose radius point bears North 17 degrees 06 minutes 19 seconds West 125.00 feet from the last mentioned point, a distance of 57.26 feet, North 02 degrees 15 minutes 54 seconds West 161.53 feet, along a curve to the right whose radius point bears South 18 degrees 38 minutes 08 seconds East 434.24 feet from the last mentioned point, a distance of 38.61 feet to a point; thence South 15 degrees 16 minutes 02 seconds East 135.55 feet to the East line of said Lot 21; thence Southwardly along said East line South 15 degrees 44 minutes 49 seconds East 33.10 feet to the point of beginning and containing 9,603 square feet.

This drawing has been reviewed under Section 1005.360 PLATTING EXCEPTIONS of City of Chesterfield Subdivision Ordinance (Chapter 1005), and approved by the City Council for the City of Chesterfield by Ordinance No. _____ on _____, 2003. The purpose of this plat is to adjust a boundary between adjoining properties, no additional lots are created, and the new lots are not reduced below the minimum size required in the Zoning Ordinance or Subdivision Ordinance.

ATTEST:

John Nations, MAYOR

Martha DeMay, CITY CLERK



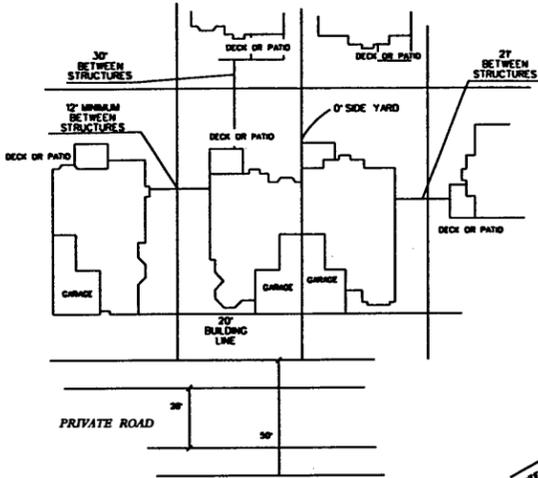
VOLZ INCORPORATED

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
1060 INDIAN HEAD DR., N.W.
ST. LOUIS, MISSOURI 63132-1166
PHONE (314) 436-6212
FAX (314) 436-1250

6716
SUBJECT TOP
Belle Monte Road
BAP 2, 3, 17, 18, 20, 21

TYPICAL LOT SETBACKS

SIDE TO SIDE - 12' MINIMUM BETWEEN STRUCTURES
 REAR TO REAR - 30' BETWEEN STRUCTURES
 SIDE TO REAR - 27' BETWEEN STRUCTURES



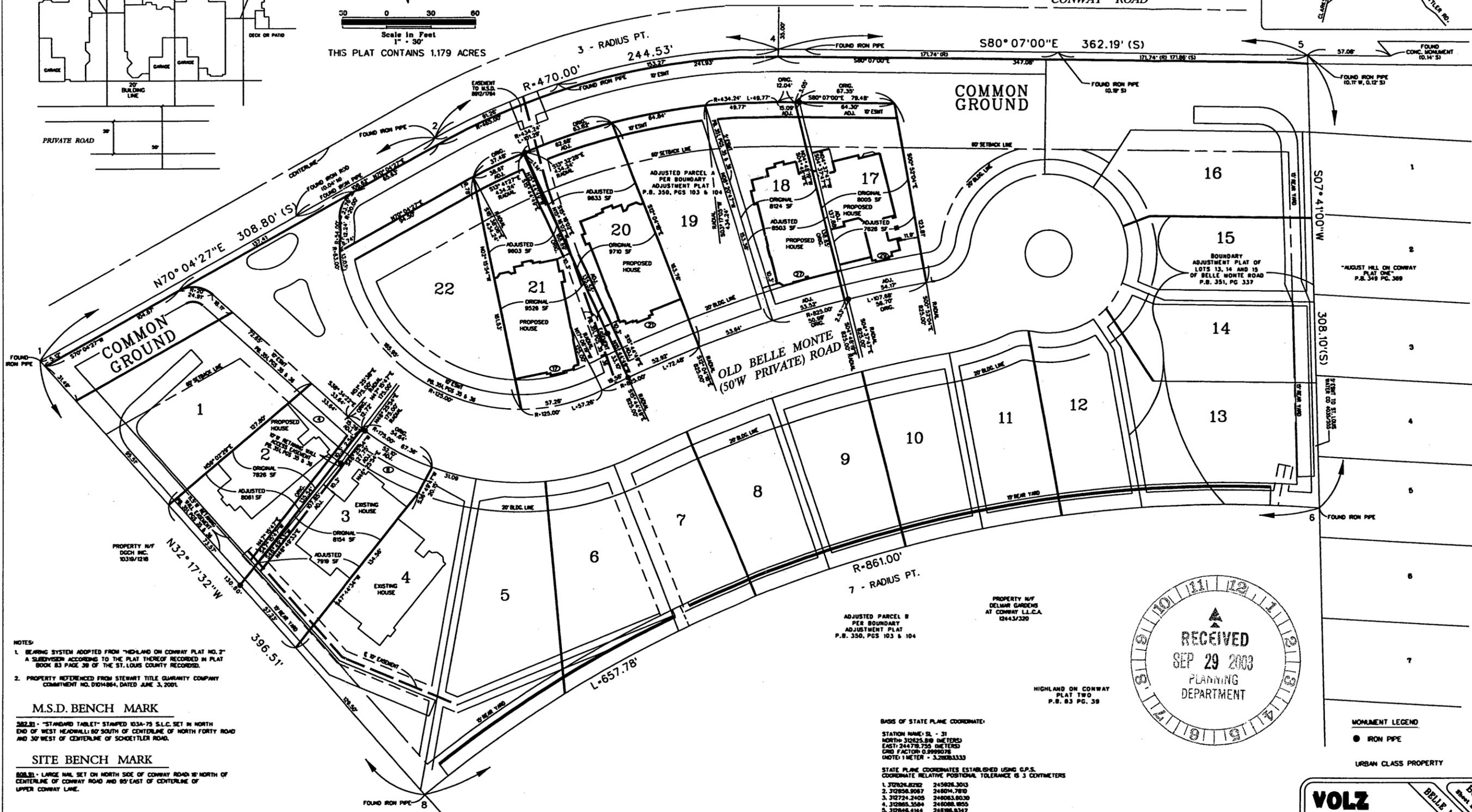
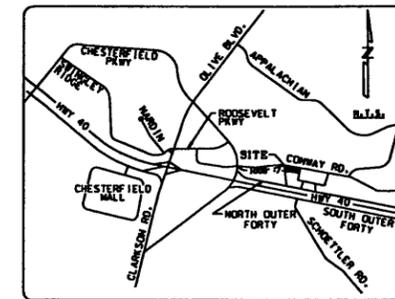
Scale in Feet
 1" = 30'

**A BOUNDARY ADJUSTMENT PLAT OF LOTS 2, 3, 17, 18, 20 AND 21 OF
 "BELLE MONTE ROAD"
 RECORDED IN PLAT BOOK 351 PAGES 35 AND 36
 OF THE ST. LOUIS COUNTY RECORDS
 IN U.S. SURVEYS 1911, TOWNSHIP 45 NORTH - RANGE 4 EAST,
 ST. LOUIS COUNTY, MO. - CITY OF CHESTERFIELD**

"R-3" PEU (PLANNED ENVIRONMENT UNIT)
 ORDINANCE NUMBER 1808

PREPARED FOR:
 HAYDEN HOMES
 SEVEN THE PINES COURT
 ST. LOUIS, MO 63141

LOCATION MAP



- NOTES:**
1. BEARING SYSTEM ADOPTED FROM "HIGHLAND ON CONWAY PLAT NO. 2" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83 PAGE 38 OF THE ST. LOUIS COUNTY RECORDS.
 2. PROPERTY REFERENCED FROM STEWART TITLE GUARANTY COMPANY COMMITMENT NO. D104864, DATED JUNE 3, 2001.

M.S.D. BENCH MARK
 382.01 - "STANDARD TABLET" STAMPED 1034-75 S.L.C. SET IN NORTH END OF WEST HEADWALL 80' SOUTH OF CENTERLINE OF NORTH FORTY ROAD AND 30' WEST OF CENTERLINE OF SCOTTLETT ROAD.

SITE BENCH MARK
 808.91 - LARGE NAIL SET ON NORTH SIDE OF CONWAY ROAD 10' NORTH OF CENTERLINE OF CONWAY ROAD AND 95' EAST OF CENTERLINE OF UPPER CONWAY LANE.

ADJUSTED PARCEL B
 PER BOUNDARY
 ADJUSTMENT PLAT
 P.B. 350, PGS 103 & 104

PROPERTY INT
 DELMAR GARDENS
 AT CONWAY L.L.C.A.
 12443/320

HIGHLAND ON CONWAY
 PLAT TWO
 P.B. 83 PG. 39

BASIS OF STATE PLANE COORDINATE:

STATION NAME: SL - 31
 NORTH: 312625.819 METERS
 EAST: 244778.753 METERS
 GRID FACTOR: 0.9999076
 UNITS: 1 METER = 3.28083333

STATE PLANE COORDINATES ESTABLISHED USING G.P.S. COORDINATE RELATIVE POSITIONAL TOLERANCE IS 3 CENTIMETERS

1. 312626.8292	245026.3013
2. 312626.9067	248074.7810
3. 312724.2405	248063.8030
4. 312665.3594	248088.0555
5. 312646.4144	248198.8347
6. 312753.3563	248184.3831
7. 312498.5058	248184.3231
8. 312724.8764	245840.8946



MONUMENT LEGEND
 ● IRON PIPE
 URBAN CLASS PROPERTY

VOLZ INCORPORATED
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS
 1800 HOWARD STREET, SUITE 200
 ST. LOUIS, MISSOURI 63103
 PHONE 314-436-6700

88716
 Sheet 2 of 2
 BELLE MONTE ROAD