

BILL NO. 2213

ORDINANCE NO. 1983

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR WILDHORSE HEIGHTS ADJUSTED LOTS A, B, D, AND E OF A BOUNDARY ADJUSTMENT PLAT, PLAT BOOK 348 PAGE 415 AND A TRACT OF LAND IN U.S. SURVEYS 153 AND 164, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, the owner, Robert L. Montgomery, has proposed a Boundary Adjustment Plat for the aforementioned tract. The petitioner proposes to remove the boundary line between Adjusted Lots A, B, D, and E of a Boundary Adjustment Plat, Plat Book 348 Page 415, and a Tract of Land in U.S. Surveys 153 and 164, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri, Estates, and adding a new property line between said lots thereby creating new parcels known as Adjusted Lots AA, BB, DD, EE, and F , while deleting the aforementioned parcels; and,

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 has 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 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.

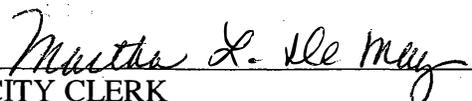
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this 3rd day of NOVEMBER 2003.


MAYOR

ATTEST:


CITY CLERK

BOUNDARY ADJUSTMENT PLAT

OF ADJUSTED LOTS A, B, D AND E OF A BOUNDARY ADJUSTMENT PLAT PLAT BOOK 348, PAGE 415 AND A TRACT OF LAND IN U.S. SURVEYS 153 AND 164 TOWNSHIP 45 NORTH, RANGE 3 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ORIGINAL ADJUSTED LOT A

A TRACT OF LAND BEING PART OF LOTS A AND B OF WILD HORSE HEIGHTS, A SUBDIVISION RECORDED IN PLAT BOOK 319, PAGE 7 OF THE ST. LOUIS COUNTY RECORDS IN U.S. SURVEYS 169 AND 479, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WILD HORSE CREEK ROAD, 60.00 FEET WIDE, AND THE WEST LINE OF SAID U.S. SURVEY 169; ALSO BEING THE SOUTHWEST CORNER OF LOT A OF SAID WILD HORSE HEIGHTS RECORDED IN PLAT BOOK 319, PAGE 7 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID WILD HORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1176.28 FEET AN ARC DISTANCE OF 59.46 FEET, NORTH 88 DEGREES 02 MINUTES 51 SECONDS EAST 105.83 FEET, NORTH 84 DEGREES 51 MINUTES 00 SECONDS EAST 178.01 FEET AND SOUTH 87 DEGREES 51 MINUTE 50 SECONDS EAST 138.78 TO A POINT; THENCE DEPARTING FROM SAID WILD HORSE CREEK ROAD IN A NORTHERLY DIRECTION ALONG A LINE 56.27 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT A NORTH 12 DEGREES 22 MINUTES 00 SECONDS WEST 704.18 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG A LINE 30.28 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT A SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 473.93 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND FORMERLY CONVEYED TO NELSON J. RINKEL, JR. AND HIS WIFE RECORDED IN DEED BOOK 7932, PAGE 932 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT TO RINKEL SOUTH 11 DEGREES 25 MINUTES 23 SECONDS EAST 182.51 FEET AND SOUTH 11 DEGREES 34 MINUTES 57 SECONDS EAST 535.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 331,836 OR 7.618 ACRES.

92-223-E

ORIGINAL ADJUSTED LOT B

A TRACT OF LAND BEING PART OF LOT B OF WILD HORSE HEIGHTS, A SUBDIVISION RECORDED IN PLAT BOOK 319, PAGE 7 OF THE ST. LOUIS COUNTY RECORDS IN U.S. SURVEYS 169 AND 479, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT C OF SAID WILD HORSE HEIGHTS AND SAID POINT ALSO BEING ON THE NORTH LINE OF WILD HORSE CREEK ROAD, 60.00 FEET WIDE; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID LOT B NORTH 12 DEGREES 22 MINUTES 00 SECONDS WEST 536.03 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG A LINE 185.74 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT B OF SAID WILD HORSE HEIGHTS SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 246.72 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE 56.27 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT A OF SAID WILD HORSE HEIGHTS SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST 545.22 FEET TO A POINT ON THE NORTH LINE OF SAID WILD HORSE CREEK ROAD; THENCE EASTWARDLY ALONG THE NORTH LINE OF WILD HORSE CREEK ROAD NORTH 88 DEGREES 02 MINUTES 51 SECONDS EAST 245.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 130,682 SQUARE FEET OR 3.000 ACRES.

92-223-E

ORIGINAL ADJUSTED LOT D

A TRACT OF LAND BEING PART OF LOTS B, D AND E OF WILD HORSE HEIGHTS, A SUBDIVISION RECORDED IN PLAT BOOK 319, PAGE 7 OF THE ST. LOUIS COUNTY RECORDS IN U.S. SURVEYS 169, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT C OF SAID WILD HORSE HEIGHTS; THENCE ALONG THE NORTH LINE OF LOT C NORTH 89 DEGREES 41 MINUTES 21 SECONDS EAST 307.84 FEET TO THE NORTHEAST CORNER OF SAID LOT C, SAID POINT ALSO BEING ON THE WEST LINE OF GERMUTH ACRES, A SUBDIVISION RECORDED IN PLAT BOOK 166, PAGE 97 OF THE ST. LOUIS COUNTY RECORDS; THENCE IN A NORTHERLY DIRECTION ALONG SAID WEST LINE OF GERMUTH ACRES NORTH 12 DEGREES 22 MINUTES 00 SECONDS WEST 260.53 FEET TO THE NORTHEAST CORNER OF LOT D OF SAID WILD HORSE HEIGHTS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT D OF SAID WILD HORSE HEIGHTS; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID LOT D SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 613.68 FEET TO THE NORTHWEST CORNER OF SAID LOT D; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT D SOUTH 45 DEGREES 28 MINUTES 33 SECONDS EAST 80.00 FEET TO A POINT; THENCE LEAVING WESTERN LINE OF SAID LOT D IN A SOUTHERLY DIRECTION SOUTH 15 DEGREES 47 MINUTES 23 SECONDS EAST 237.23 FEET AND SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST 158.96 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION NORTH 89 DEGREES 41 MINUTES 21 SECONDS EAST 246.72 FEET TO A POINT ON THE WEST LINE OF SAID LOT C; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT C NORTH 12 DEGREES 22 MINUTES 00 SECONDS WEST 189.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 190,848 SQUARE FEET OF 4.381 ACRES.

92-223-E

ORIGINAL ROBERT & SANDRA S. MONTGOMERY TRACT BEING PART OF U.S. SURVEYS 153 & 164

A TRACT OF LAND CONVEYED TO ROBERT L. AND SANDRA S. MONTGOMERY RECORDED IN DEED BOOK 10953, PAGE 882 OF THE ST. LOUIS COUNTY RECORDS AND IN U.S. SURVEYS 153 AND 164, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WILD HORSE CREEK ROAD, 60.00 FEET WIDE, AND THE EAST LINE OF SAID U.S. SURVEY 164; ALSO BEING THE SOUTHWEST CORNER OF ADJUSTED LOT A OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 348, PAGE 415 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID WILD HORSE CREEK ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1176.28 FEET AN ARC DISTANCE OF 150.40 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KAREN R. HOMYK RECORDED IN DEED BOOK 10368, PAGE 1801 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING FROM SAID NORTH LINE OF WILD HORSE CREEK ROAD IN A NORTHWARDLY DIRECTION NORTH 12 DEGREES 04 MINUTES 23 SECONDS WEST ALONG THE COMMON PROPERTY LINE BETWEEN SAID MONTGOMERY AND HOMYK TRACTS A DISTANCE OF 1086.40 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID HOMYK TRACT; THENCE NORTH 78 DEGREES 08 MINUTES 33 SECONDS WEST 160.89 FEET TO A POINT ON THE EAST LINE OF SAID U.S. SURVEY 153 AND THE EAST LINE OF SAID MONTGOMERY TRACT; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID MONTGOMERY TRACT SOUTH 11 DEGREES 26 MINUTES 23 SECONDS EAST 1105.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 170,519 SQUARE FEET OR 3.915 ACRES.

92-223-E

ORIGINAL ADJUSTED LOT E

A TRACT OF LAND BEING PART OF LOTS A, B AND E OF WILD HORSE HEIGHTS, A SUBDIVISION RECORDED IN PLAT BOOK 319, PAGE 7 OF THE ST. LOUIS COUNTY RECORDS IN U.S. SURVEY 169, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT D OF SAID WILD HORSE HEIGHTS, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 1 OF SAID WILD HORSE HEIGHTS; THENCE ALONG THE NORTH LINE OF LOT E OF SAID WILD HORSE HEIGHTS SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 410.00 FEET TO THE NORTHWEST CORNER OF SAID LOT E, SAID POINT ALSO BEING ON THE WEST LINE OF U.S. SURVEY 169 AND ON THE EASTERN LINE OF A TRACT OF LAND FORMERLY CONVEYED TO NELSON J. RINKEL, JR. AND HIS WIFE AS RECORDED IN DEED BOOK 7932, PAGE 932 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT TO RINKEL SOUTH 11 DEGREES 25 MINUTES 23 SECONDS EAST 290.52 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID RINKEL TRACT BY AN EASTWARDLY DIRECTION ALONG A LINE 30.28 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT A OF SAID WILD HORSE HEIGHTS NORTH 89 DEGREES 41 MINUTES 21 SECONDS EAST 473.93 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION NORTH 12 DEGREES 22 MINUTES 00 SECONDS WEST 237.23 FEET TO A POINT ON THE WEST LINE OF SAID LOT D; THENCE ALONG THE WEST LINE OF SAID LOT D NORTH 45 DEGREES 28 MINUTES 33 SECONDS WEST 80.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 130,682 SQUARE FEET OR 3.000 ACRES.

92-223-E

PROPOSED ADJUSTED LOT AA LAND SURVEY DESCRIPTION

A TRACT OF LAND BEING PART OF ADJUSTED LOT A OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 348, PAGE 415 OF THE ST. LOUIS COUNTY RECORDS IN U.S. SURVEYS 164, 169 AND 479, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WILD HORSE CREEK ROAD, 60.00 FEET WIDE, AND THE WEST LINE OF SAID U.S. SURVEY 169; ALSO BEING THE SOUTHWEST CORNER OF ADJUSTED LOT A OF SAID BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 348, PAGE 415 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID WILD HORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1176.28 FEET AN ARC DISTANCE OF 59.46 FEET, NORTH 88 DEGREES 02 MINUTES 51 SECONDS EAST 105.83 FEET, NORTH 84 DEGREES 51 MINUTES 00 SECONDS EAST 178.01 FEET, SOUTH 87 DEGREES 51 MINUTES 00 SECONDS EAST 138.78 FEET TO THE SOUTHWEST CORNER OF ADJUSTED LOT B OF SAID BOUNDARY ADJUSTMENT PLAT; THENCE DEPARTING FROM SAID NORTH LINE OF WILD HORSE CREEK ROAD IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF ADJUSTED LOT B AND D OF SAID BOUNDARY ADJUSTMENT, NORTH 12 DEGREES 22 MINUTES 00 SECONDS WEST 888.01 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG A LINE 15.82 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID ADJUSTED LOT A SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 474.20 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO ROBERT L. AND SANDRA S. MONTGOMERY RECORDED IN DEED BOOK 10953, PAGE 882 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT TO MONTGOMERY SOUTH 11 DEGREES 26 MINUTES 23 SECONDS EAST 166.39 FEET AND SOUTH 11 DEGREES 34 MINUTES 57 SECONDS EAST 535.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 324,339 SQUARE FEET OR 7.446 ACRES.

92/223-E

PROPOSED ADJUSTED LOT BB LAND SURVEY DESCRIPTION

A TRACT OF LAND BEING PART OF ADJUSTED LOTS B AND D OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 348, PAGE 415 OF THE ST. LOUIS COUNTY RECORDS IN U.S. SURVEYS 169 AND 479, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT C OF WILD HORSE HEIGHTS, A SUBDIVISION RECORDED IN PLAT BOOK 319, PAGE 7 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT ALSO BEING ON THE NORTH LINE OF WILD HORSE CREEK ROAD, 60.00 FEET WIDE; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID LOT C NORTH 12 DEGREES 22 MINUTES 00 SECONDS WEST 727.96 FEET TO THE NORTHWEST CORNER OF LOT C OF SAID WILD HORSE HEIGHTS; THENCE WESTWARDLY SOUTH 78 DEGREES 40 MINUTES 34 SECONDS WEST 241.32 FEET TO A POINT ON THE EAST LINE OF ADJUSTED LOT A OF SAID BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 348, PAGE 415; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ADJUSTED LOT A SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST 688.01 FEET TO A POINT ON THE NORTH LINE OF SAID WILD HORSE CREEK ROAD; THENCE EASTWARDLY ALONG THE NORTH LINE OF WILD HORSE CREEK ROAD NORTH 88 DEGREES 02 MINUTES 51 SECONDS EAST 245.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 170,821 SQUARE FEET OR 3.922 ACRES.

92/223-E

PROPOSED ADJUSTED LOT DD LAND SURVEY DESCRIPTION

A TRACT OF LAND BEING PART OF ADJUSTED LOTS A, D, AND E OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 348, PAGE 415 OF THE ST. LOUIS COUNTY RECORDS IN U.S. SURVEY 169, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT C OF WILD HORSE HEIGHTS, A SUBDIVISION RECORDED IN PLAT BOOK 319, PAGE 7 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF LOT C NORTH 89 DEGREES 41 MINUTES 21 SECONDS EAST 307.84 FEET TO THE NORTHEAST CORNER OF LOT C OF SAID WILD HORSE HEIGHTS, SAID POINT ALSO BEING ON THE WEST LINE OF GERMUTH ACRES, A SUBDIVISION RECORDED IN PLAT BOOK 166, PAGE 97 OF THE ST. LOUIS COUNTY RECORDS; THENCE IN A NORTHERLY DIRECTION ALONG SAID WEST LINE OF GERMUTH ACRES, NORTH 12 DEGREES 22 MINUTES 00 SECONDS WEST 260.53 FEET TO THE NORTHEAST CORNER OF ADJUSTED LOT D OF SAID BOUNDARY ADJUSTMENT PLAT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID WILD HORSE HEIGHTS; THENCE WESTWARDLY ALONG THE NORTH LINE OF ADJUSTED LOTS D AND E OF SAID BOUNDARY ADJUSTMENT PLAT SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 752.19 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 18 MINUTES 39 SECONDS EAST 74.99 FEET AND SOUTH 36 DEGREES 39 MINUTES 45 SECONDS EAST 280.47 FEET TO A POINT; THENCE IN AN EASTWARDLY DIRECTION ALONG A LINE 15.82 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID ADJUSTED LOT A NORTH 89 DEGREES 41 MINUTES 21 SECONDS EAST 241.32 FEET TO A POINT; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID ADJUSTED LOT A SOUTH 11 DEGREES 26 MINUTES 23 SECONDS EAST 241.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 197,331 SQUARE FEET OR 4.530 ACRES.

92-223-E

PROPOSED ADJUSTED LOT EE LAND SURVEY DESCRIPTION

A TRACT OF LAND BEING PART OF ADJUSTED LOTS A AND E OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 348, PAGE 415 OF THE ST. LOUIS COUNTY RECORDS AND PART OF A TRACT OF LAND CONVEYED TO ROBERT L. MONTGOMERY AND SANDRA S. MONTGOMERY RECORDED IN DEED BOOK 10953, PAGE 882 OF THE ST. LOUIS COUNTY RECORDS IN U.S. SURVEYS 153 AND 169, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT C OF WILD HORSE HEIGHTS, A SUBDIVISION RECORDED IN PLAT BOOK 319, PAGE 7 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT ALSO BEING ON THE WEST LINE OF GERMUTH ACRES, A SUBDIVISION RECORDED IN PLAT BOOK 166, PAGE 97 OF THE ST. LOUIS COUNTY RECORDS; THENCE IN A NORTHERLY DIRECTION ALONG SAID WEST LINE OF GERMUTH ACRES NORTH 12 DEGREES 22 MINUTES 00 SECONDS WEST 260.53 FEET TO THE NORTHEAST CORNER OF ADJUSTED LOT D OF SAID BOUNDARY ADJUSTMENT PLAT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID WILD HORSE HEIGHTS SUBDIVISION; THENCE WESTWARDLY ALONG THE NORTH LINE OF ADJUSTED LOTS D AND E OF SAID BOUNDARY ADJUSTMENT PLAT SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 752.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID ADJUSTED LOT E SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 271.49 FEET TO THE NORTHWEST CORNER OF SAID ADJUSTED LOT E, SAID POINT ALSO BEING ON THE WEST LINE OF U.S. SURVEY 169; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID U.S. SURVEY 169 NORTH 11 DEGREES 26 MINUTES 23 SECONDS WEST 96.97 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT L. AND SANDRA S. MONTGOMERY RECORDED IN DEED BOOK 10953, PAGE 882 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT TO MONTGOMERY SOUTH 11 DEGREES 26 MINUTES 23 SECONDS WEST 160.89 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KAREN R. HOMYK RECORDED IN DEED BOOK 10368, PAGE 1801 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 12 DEGREES 04 MINUTES 23 SECONDS EAST ALONG THE COMMON PROPERTY LINE BETWEEN SAID MONTGOMERY AND HOMYK TRACTS A DISTANCE OF 191.16 FEET TO A POINT; THENCE IN A SOUTHEASTWARDLY DIRECTION SOUTH 66 DEGREES 24 MINUTES 39 SECONDS EAST 193.89 FEET TO A POINT ON THE WEST LINE OF SAID U.S. SURVEY 169 AND THE EAST LINE OF SAID MONTGOMERY TRACT; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID MONTGOMERY TRACT SOUTH 11 DEGREES 26 MINUTES 23 SECONDS EAST 100.00 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID MONTGOMERY TRACT IN AN EASTWARDLY DIRECTION ALONG A LINE 15.82 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF ADJUSTED LOT A OF SAID BOUNDARY ADJUSTMENT PLAT NORTH 89 DEGREES 41 MINUTES 21 SECONDS EAST 378.55 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION ALONG THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 39 MINUTES 45 SECONDS WEST 280.47 FEET AND NORTH 00 DEGREES 18 MINUTES 39 SECONDS WEST 74.99 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 131,039 SQUARE FEET OR 3.008 ACRES.

92/223-E

PROPOSED ADJUSTED LOT FF

A TRACT LAND OF BEING PART OF A TRACT OF LAND CONVEYED TO ROBERT L. AND SANDRA S. MONTGOMERY RECORDED IN DEED BOOK 10953, PAGE 882 OF THE ST. LOUIS COUNTY RECORDS AND IN U.S. SURVEYS 153 AND 164, TOWNSHIP 45 NORTH, RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WILD HORSE CREEK ROAD, 60.00 FEET WIDE, AND THE EAST LINE OF SAID U.S. SURVEY 164; ALSO BEING THE SOUTHWEST CORNER OF ADJUSTED LOT A OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 348, PAGE 415 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID WILD HORSE CREEK ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1176.28 FEET AN ARC DISTANCE OF 150.40 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KAREN R. HOMYK RECORDED IN DEED BOOK 10368, PAGE 1801 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING FROM SAID NORTH LINE OF WILD HORSE CREEK ROAD IN A NORTHWARDLY DIRECTION NORTH 12 DEGREES 04 MINUTES 23 SECONDS WEST ALONG THE COMMON PROPERTY LINE BETWEEN SAID MONTGOMERY AND HOMYK TRACTS A DISTANCE OF 905.24 FEET TO A POINT; THENCE IN A SOUTHWARDLY DIRECTION SOUTH 66 DEGREES 24 MINUTES 39 SECONDS EAST 193.89 FEET TO A POINT ON THE EAST LINE OF SAID U.S. SURVEY 169 AND THE EAST LINE OF SAID MONTGOMERY TRACT; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID MONTGOMERY TRACT SOUTH 11 DEGREES 26 MINUTES 23 SECONDS EAST 266.39 FEET AND SOUTH 11 DEGREES 34 MINUTES 57 SECONDS EAST 535.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 131,039 SQUARE FEET OR 3.008 ACRES.

92-223-E

ENGINEERING/SURVEYING AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HERE UNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.

ENGINEERING/SURVEYING RELEASE
THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF POEHLMAN & PROST, INC. ANY MODIFICATIONS TO THIS DRAWING SHALL RELEASE SAID POEHLMAN & PROST, INC. THE ENGINEER AND/OR SURVEYOR WHOSE SEAL APPEARS HEREON FROM ANY LIABILITY RESULTING FROM SAID UNAUTHORIZED MODIFICATIONS.



PoeHLMAN & Prost, Inc. Land Surveying and Civil Engineering	
DATE: 12/20/02	PROJECT: WILD HORSE HEIGHTS
DESIGNED BY: AMG	DATE: 09/18/03
CHECKED BY: BIP	DATE: 09/18/03
PROJECT #:	DATE: 09/18/03
Prepared For: ROBERT L. MONTGOMERY 179-28 WILD HORSE CREEK ROAD CHESTERFIELD, MISSOURI 63017 (314) 837-0715	
Sheet Title: BOUNDARY DESCRIPTIONS	Project Number: 92-223-E Sheet: 2 OF 2