

BILL NO. 2306

ORDINANCE NO. 2131

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 4 OF SHARE 3 OF THE PARTITION OF MISSOURI STEVENS ESTATES AND A TRACT OF LAND IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, COUNTY OF ST. LOUIS, STATE OF MISSOURI; (KING OF KINGS LUTHERAN CHURCH)

WHEREAS, The owner, King of Kings Lutheran Church., has proposed a Boundary Adjustment Plat for the aforementioned tract removing the property line between Lot 1 and the Bank of America Tract and the property lines between Lot 2 and Lot 1, creating a new Adjusted Parcel A while deleting Lot 1, Lot 2 and the Bank of America Tract;

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.

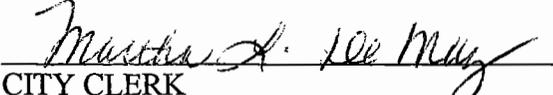
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this 4th day of October, 2004.


MAYOR

ATTEST:


CITY CLERK

LAT

ST.

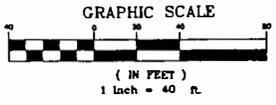
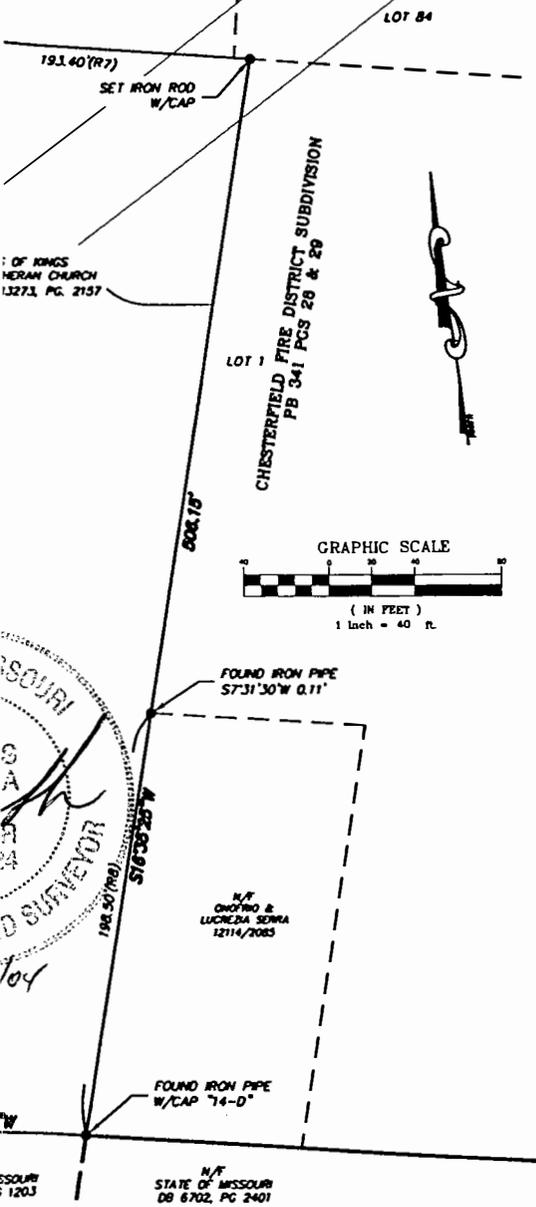
MINERAN CHURCH, PER DEED BOOK 8767, PAGE 376. 17 PLAT IN P.B. 323, PG. 41)

with Stevens Estate, Township 46 North, Range 4 East as follows:

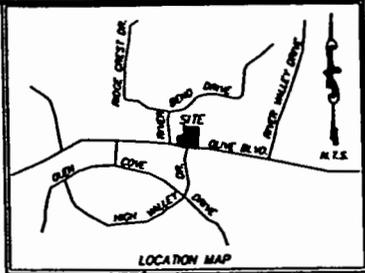
The of said Lot 4 with the North line of Olive Street 12 degrees, 12 minutes, 08 seconds East, along a point on the South line of Lot 87 of River Street thereat recorded as Daily #201 on October 8, 1904 South 78 degrees, 54 minutes, 16 seconds and 83 of said River Bend Estates Plat Four, 03 minutes, 30 seconds West 553.90 feet Street Road, thence North 79 degrees, 20 minutes, 10 seconds East 250.00 feet to the POINT of setting to Survey by Laph and Doblar, Inc.,

At the request of the city of Chesterfield, this Boundary Adjustment Plat on file in Plat Book

ESTATES PLAT FOUR
100 PG 94
LOT 85



DESCRIPTION
PROPERTY CONVEYED TO KING OF KINGS LUTHERAN CHURCH, PER DEED BOOK 13273, PAGE 2157
Part of Lot 4 in Share 3 of the Subdivision in Partition of the Estate of Missouri A. Stevens, in U.S. Survey 207, Township 46 North, Range 5 East, and described as:
BEGINNING at a point in the north line of Olive Street Road (60' wide), being the southeast corner of property conveyed to Joseph J. Priemerger and wife, by deed recorded in Book 1883, Page 76 of the St. Louis County Records, thence along Priemerger's east line North 07°17' East a distance of 553.90 feet, to the southwest corner of property conveyed to Frank W. Diarberg and wife, by deed recorded in Book 2480, Page 418 of the aforesaid records, thence along Diarberg's south line South 78°50' East a distance of 193.40 feet to the northwest corner of property conveyed to Joseph Henry Van Doren and wife, by deed recorded in Book 2587, Page 33 of said records, thence along Van Doren's west line South 16°41' West, a distance of 537.24 feet to a point on the north line of Olive Street Road, thence along said road line North 78°50' West a distance of 101.81 feet to the POINT OF BEGINNING, excepting therefrom that part taken by State of Missouri recorded in Deed Book 8853, Page 1200 of the St. Louis County, Missouri Records, said tract containing 1.78 acres, more or less. Basis of Bearings: Unknown, as adapted by Elving Surveying Co., March, 1869



GENERAL NOTES

- 1. Source of Title: None. There may be recorded easements and restrictions that are unknown to the Surveyor. This Survey is subject to any facts that may be disclosed by a complete and accurate title search.
- 2. Basis of bearing for this survey is the plat recorded in Plat Book 323, Page 41
- 3. Class of property - Urban.
- 4. (S) Survey distance
(R1) Record distance per Plat Book 323 Page 41.
(R2) Record distance per Plat Book 100 Page 94.

OWNER

The undersigned owner has caused these tracts of land to be adjusted in the manner shown on this plat, which plat shall hereafter be known as "KING OF KINGS BOUNDARY ADJUSTMENT PLAT". IN WITNESS WHEREOF, the undersigned has set his hand this ___ day of _____, 2004.

KING OF KINGS LUTHERAN CHURCH

BY: _____ TITLE: _____
Please Print Name:

OWNER'S NOTARY

STATE OF MISSOURI }
COUNTY OF _____ } SS.
On this ___ day of _____ in the year _____ before me _____ a Notary Public in and for said state, personally appeared _____ of KING OF KINGS LUTHERAN CHURCH, known to me to be the person who executed the within _____ in behalf of said corporation and acknowledged to me that he or she executed the same for the purposes therein stated. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

NOTARY PUBLIC My Commission Expires: _____
PLEASE PRINT NAME

OWNER

The undersigned legal owner and holder of note incurred by deed of trust recorded in Deed Book 8767, page 376 of the St. Louis County Records does hereby join in and approve this Boundary Adjustment Plat. IN WITNESS WHEREOF, the undersigned has set his hand this ___ day of _____, 2004.

LUTHERAN CHURCH EXTENSION FUND-MISSOURI SYNOD

BY: _____ TITLE: _____
Please Print Name:

OWNER'S NOTARY

STATE OF MISSOURI }
COUNTY OF _____ } SS.
On this ___ day of _____ in the year _____ before me _____ a Notary Public in and for said state, personally appeared _____ of LUTHERAN CHURCH EXTENSION FUND-MISSOURI SYNOD, known to me to be the person who executed the within _____ in behalf of said corporation and acknowledged to me that he or she executed the same for the purposes therein stated. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

NOTARY PUBLIC My Commission Expires: _____
PLEASE PRINT NAME

NOTARY APPROVAL

This is to certify that this Boundary Adjustment Plat of a tract of land being a composite of the adjusted Lots 1 and 2 of a "Boundary Adjustment Plat of Part of Lot 4 of Share 3 of the Partition of Missouri Stevens Estates and a Tract of Land in U.S. Survey 207", recorded in Plat Book 323, Page 41 of the St. Louis County Records, and another tract of land in Lot 4 of Share 3 of the Subdivision in Partition of the Missouri Stevens Estates, situated in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri was approved by the City Council of Chesterfield by Ordinance No. _____ on the ___ day of 20___ and hereby authorizes the recording of this plat with the Office of the Saint Louis County Recorder of Deeds

Attested: John Notions, Mayor Martha Demay, City Clerk

RECORDER'S CERTIFICATION

State of Missouri }
County of St. Louis } SS.
I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office the ___ day of A.D. ___ at ___ o'clock ___ M and is truly recorded in Plat Book ___ Page ___.

PICKETT RAY & SILVER
323 Mid Rivers Mall Drive
St. Peters, MO 65376
Phone (636) 397-1211
Fax (636) 397-1104
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

BOUNDARY ADJUSTMENT PLAT
PART OF LOT 4 - SHARE 3 OF THE MISSOURI STEVENS ESTATE
IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
Prepared For:
KING OF KINGS
LUTHERAN CHURCH
1714 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017
D11444211

REVISIONS	NO.	DATE	DESCRIPTION
	1	04/28/04	ADDED ORIGINAL AND ADJUSTED DESCRIPTIONS
	2	05/10/04	REVISED AND BOUNDING FOR TWO ORIGINAL LOTS
	3	08-09-04	added notes and bearing data, for recorded plat 1 and 2 of the Boundary Adjustment Plat, as requested by Chesterfield
	4	07-12-04	ADDED DESC. OF TRACTS BOOK 018 B.P.F.
	5	08-10-04	REV. B. OF A. DESC. TO KING OF KINGS DESKS; NEW NOTARY. SCRIPT PER BITE OF MOL. MO. REVISED SCRIPT

DRAWN M.P.B. DATE 03/22/04
CHECKED DATE
PROJECT # 02042/00R.015
TASK # 1 FIELD BOOK 811

KING OF KINGS
BOUNDARY ADJUSTMENT PLAT
SHEET 1 OF 1
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20' We, Pickett, Ray & Silver, Inc., have, during the month of April, 2004, executed a boundary survey from actual field data and record information on a tract of land being part of Lot 4 of Share 3 of the Partition of the Missouri Stevens Estates, in U.S. Survey 207, Township 46 North, Range 5 East, St. Louis County, Missouri, and said survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 30-16, and the results are shown herein.
BY: DAVID FRANCIS SKORNIJA, P.L.S. #2124 STATE OF MISSOURI PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-0