

BILL NO. 2316

ORDINANCE NO. 2140

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT, A TRACT OF LAND BEING PART OF LOTS 7 AND 8 OF THE MARY SCHAEFFER ESTATE SUBDIVISION IN U.S. SURVEY 150 TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MO. (FULL GOSPEL CHURCH AND ABICHANDANI)

WHEREAS, Florinda and Lachman Abichandani have proposed a Boundary Adjustment Plat for the aforementioned Mary Schaeffer Estate Subdivision, with the former Part Lot 7 to be known as Lot 1, and the former Part Lot 8 to be known as Lot 2, 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 found it to be in compliance with all applicable ordinances 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.

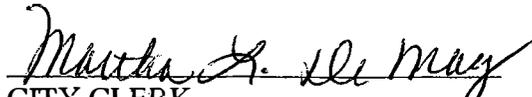
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

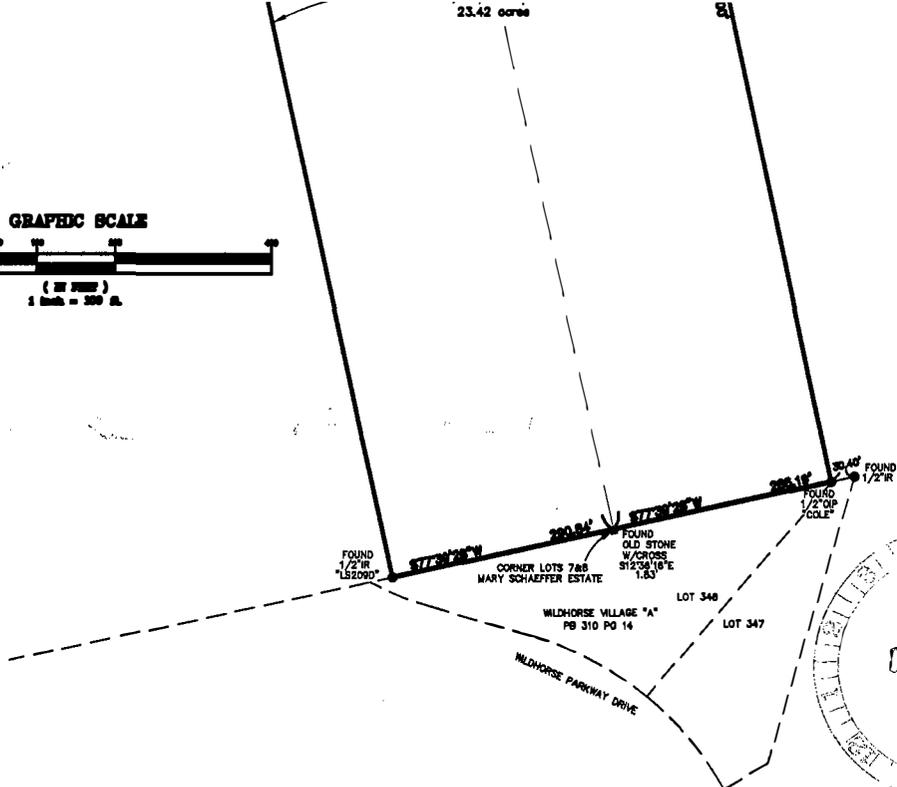
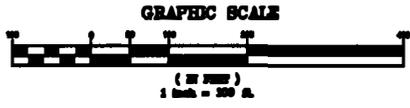
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 1st day of NOVEMBER 2004.


MAYOR

ATTEST:


CITY CLERK



BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID MARY SCHAEFFER SUBDIVISION, FROM WHICH A OLD STONE BEARS SOUTH 12 DEGREES 38 MINUTES 18 SECONDS EAST A DISTANCE OF 1.83 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 280.84 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE OF LOT 7, NORTH 12 DEGREES 38 MINUTES 48 SECONDS WEST A DISTANCE OF 1848.28 FEET TO A POINT IN THE SOUTH LINE OF WILDHORSE CREEK ROAD (80'W); THENCE ALONG THE SAID SOUTH LINE, NORTH 88 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 314.28 FEET TO A POINT; THENCE LEAVING THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD, SOUTH 12 DEGREES 38 MINUTES 18 SECONDS EAST A DISTANCE OF 358.02 FEET TO A POINT; THENCE NORTH 77 DEGREES 39 MINUTES 28 SECONDS EAST A DISTANCE OF 281.48 FEET TO A POINT IN THE EAST LINE OF LOT 8 MARY SCHAEFFER ESTATE SUBDIVISION; THENCE ALONG SAID EAST LINE, SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 1511.00 FEET TO A POINT LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ALONG SAID SOUTH LINE, SOUTH 77 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 288.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,020,284 SQUARE FEET (23.42 ACRES).

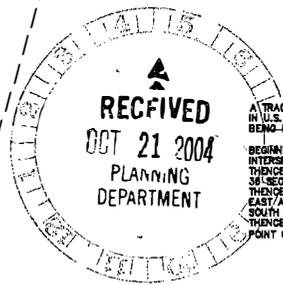
END OF DESCRIPTION

FULL GOSPEL CHURCH ORIGINAL TRACT

A TRACT OF LAND BEING PART OF LOT 8 IN MARY SCHAEFFER ESTATE SUBDIVISION (PB 17 PG 4), IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 OF SAID MARY SCHAEFFER SUBDIVISION, FROM WHICH A OLD STONE BEARS SOUTH 12 DEGREES 38 MINUTES 18 SECONDS EAST A DISTANCE OF 1.83 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 8, NORTH 12 DEGREES 38 MINUTES 18 SECONDS WEST A DISTANCE OF 2089.03 FEET TO A POINT IN THE SOUTH LINE OF WILDHORSE CREEK ROAD (80'W); THENCE ALONG SAID SOUTH LINE, NORTH 88 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 317.89 FEET TO A POINT IN THE EAST LINE OF LOT 8 MARY SCHAEFFER ESTATE SUBDIVISION; THENCE LEAVING THE SOUTH LINE OF WILDHORSE CREEK ROAD, SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 2190.06 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE SOUTH LINE OF LOT 8, SOUTH 77 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 288.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 816,728 SQUARE FEET (14.18 ACRES).

END OF DESCRIPTION



LOT 2

A TRACT OF LAND BEING PART OF LOT 8 IN MARY SCHAEFFER ESTATE SUBDIVISION (PB 17 PG 4), IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF WILDHORSE CREEK ROAD (80'W) AT THE INTERSECTION WITH THE WEST LINE OF LOT 8 OF SAID MARY SCHAEFFER ESTATE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF WILDHORSE CREEK ROAD, NORTH 88 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 317.89 FEET TO A POINT IN THE EAST LINE OF SAID LOT 8; THENCE LEAVING SAID SOUTH LINE OF ROADWAY, SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 879.06 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID LOT 8, SOUTH 77 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 288.19 FEET TO A POINT; THENCE NORTH 12 DEGREES 38 MINUTES 18 SECONDS WEST A DISTANCE OF 858.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 181,066 SQUARE FEET (4.16 ACRES).

END OF DESCRIPTION

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO FLORINDA S. ABICHANDANI, THAT AT HER REQUEST, WE BURDINE AND ASSOCIATES, INC. DURING THE MONTH OF JULY, 2004, HAVE COMPLETED A BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 7 AND 8 OF MARY SCHAEFFER ESTATE SUBDIVISION, AND THE RESULTS ARE CORRECTLY SHOWN HEREON. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF A TRACT OF LAND IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND SAID SURVEY IS IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR AN URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

THIS IS TO CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 7 AND 8 MARY SCHAEFFER ESTATE, AS RECORDED IN BK 17 PAGE 4, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, WAS APPROVED BY THE CITY COUNCIL OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2004 AND HERE AUTHORIZES THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

ATTESTED:
JOHN NATIONS, MAYOR
MARTY DEMAY, CITY CLERK

DAVID D. BURDINE, P.L.S. 2004001328
BURDINE AND ASSOCIATES, INC. 218-0
DATE

17560 WILDHORSE CREEK		
BOUNDARY ADJUSTMENT PLAT		
BURDINE AND ASSOCIATES, INC.		
Registered Land Surveyors 314-282-1600		
1638 Joffre Blvd. Arnold, Mo. 63010		Located on Joffre Blvd. South of O'Fallon Rd.
FIELDWORK BY: MK	CHECKED BY: DRZ	PROJECT NO.: 04121
DRAWN BY: DPB	DATE: 07/28/04	SHEET NO: 1 OF 1
REVISED 10/04/04 SCRIPT		