

BILL NO. 2322

ORDINANCE NO. 2143

**AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING PART OF THE "COMMON GROUND" OF WILDHORSE VILLAGE "B" AS RECORDED IN PLAT BOOK 283,PAGES 20-22 OF THE ST. LOUIS COUNTY RECORDS IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**

WHEREAS, the City of Chesterfield received a request from Attorney Paul W. Kopsky, on the behalf of Wildhorse Subdivision, to transfer approximately 1.09 acres of common ground to Lot I of said subdivision and,

WHEREAS, the Boundary Adjustment Plat for the aforementioned tracts propose to create an Adjusted Lot 1 containing 1.70 acres, with adjusted lot lines illustrating this increase; and,

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and have 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 fully set out herein, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

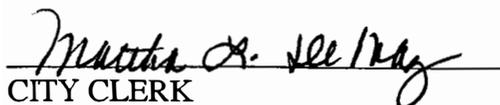
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this 6th day of DECEMBER, 2004.

  
MAYOR

ATTEST:

  
CITY CLERK

COUNTRY LAKE ESTATES - P.B. 345, PGS. 41 - 43

# WILDHORSE VILLAGE "B"

# COPY

## LOT 1 BOUNDARY ADJUSTMENT PLAT

### A SURVEY AND BOUNDARY ADJUSTMENT OF LOT 1 AND OF THE COMMON GROUND OF WILDHORSE VILLAGE "B"

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

This is to certify to the best of my belief, knowledge and ability, that James Engineering & Surveying Company, Inc., at the request of Mark & Diane Ledy, during the month of September, 2004, prepared a Boundary Survey based on field information obtained from field personnel under my direct personal supervision, and prepared a Boundary Adjustment Plat on Lot 1 and part of the "Common Ground" of Wildhorse Village "B", according to the plat thereof recorded in Plat Book 283, Pages 20 - 22 of the St. Louis County Records in St. Louis County, Missouri.

I also declare that under my supervision and to the best of my ability and professional judgment that the results shown hereon are made in accordance with the Current Minimum Standards for Property Boundary Surveys as set forth by the Missouri Department of Natural Resources, Division of Geology and Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers and Land Surveyors effective October, 2003 (Urban Close Survey)

JAMES ENGINEERING & SURVEYING COMPANY, INC.



Phillip J. Wurm  
Missouri Professional Land Surveyor No. LS-2278

NOTES:

- 1) SOURCE OF TITLE: A current Title Commitment was not provided, therefore, all easements may not be shown.
- 2) SOURCE OF BEARINGS: Adopted from the plat of Wildhorse Village "B", Plat Book 283, Pages 20 - 22 of the St. Louis County Records.
- 3) SOURCE OF DEED: Conveyed to Mark J. & Diane S. Ledy by Deed recorded in Book 10872, Page 128 and to Wildhorse Village "B" Trustees, J.E. Parry, Manager by Deed recorded in Book 8423, Page 1638 of the St. Louis County Records.
- 4) SITE AREA: 74,231 Square Feet, more or less - OR - 1.70 Acres, more or less.
- 5) LOCATOR NUMBER: 18V310147 (Lot 1) & 18V310390 (Common Ground), St. Louis County, Missouri.

We, the undersigned owners of the tract of land her in platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and adjusted in the manner shown on this plat. The purpose of this plat is to remove the parcel line between adjacent parcels, no new lots are created, which Boundary Adjustment shall hereafter be known as:

"WILDHORSE VILLAGE "B" LOT 1 BOUNDARY ADJUSTMENT PLAT"

IN WITNESS WHEREOF, I have hereunto set my hand this 8 day of Oct, 2004.

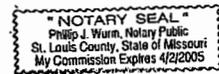
Mark J. Ledy Diane S. Ledy  
Mark J. Ledy Diane S. Ledy

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

On this 8 day of Oct, 2004, before me appeared Mark J. Ledy and Diane S. Ledy, his wife, to me personally known, who being by me duly sworn, did say that persons described in, who executed foregoing instrument and that said instrument was executed as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: \_\_\_\_\_ Notary Public: Phillip J. Wurm



WILDHORSE VILLAGE "B" TRUSTEES

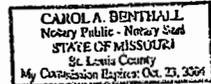
Patty Parsons Wildhorse Homeowners Assn, President  
Patty Parsons Arth Patricia A. Parsons

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

On this 18 day of October, 2004, before me appeared Patty Parsons, to me personally known, who being by me duly sworn, did say that he is the Manager of Wildhorse Village "B" Trustees, and that the foregoing instrument was executed on behalf of said Trustees by authority of its Members, and said J.E. Parry acknowledged that said instrument to be the free act and deed of said Trustees.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: Oct. 23, 2004 Notary Public: Carol A. Benthall



The undersigned holder or legal owner of a note, secured by Deed recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the City of St. Louis Records, joins in and approves in every detail this "Boundary Adjustment Plat".

IN WITNESS WHEREOF, It has signed and sealed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Regions Bank successor by merger with Regions Mortgage, Inc  
Name of Lending Institution

Marianne Garner Vice President, Union Planters Bank, N.A. as attorney-in-fact  
Print Name & Title Signature

STATE OF MS }  
COUNTY OF Forrest } SS

On this 25 day of October, 2004, before me appeared Marianne Garner, to me personally known, who being by me duly sworn, did say that she is the Vice President of Union Planters Bank, N.A., 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 said Marianne Garner acknowledged that said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: \_\_\_\_\_ Notary Public: Kimberly Lee



This drawing has been reviewed under Section 1005.360 PLATING EXCEPTIONS of the City of Chesterfield Subdivision Ordinance (Chapter 1005), and approved by the City Council for the City of Chesterfield by Ordinance Number \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2004. The purpose of this plat is to adjust a boundary between adjoining properties, no additional lots are created, on the new lots are not reduced below the minimum size required in the Zoning Ordinance or Subdivision Ordinance.

John Nations, Mayor ATTEST: Martha L. DeMay, City Clerk

1	10/08/04	L.J.K.	CHANGE TRUSTEE'S NAME
REV.	DATE	BY	DESCRIPTION
SUR.	C.W.	DES.	SCALE: VERT. 1" =
DRW.	L.J.K.	CHK.	P.J.W.
DATE:	SEPTEMBER 13, 2004	M.S.D.	NO. P- SHEET 1 OF 1

JAMES ENGINEERING &