

BILL NO. 2342

ORDINANCE NO. 2163

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR 18061 WILD HORSE CREEK ROAD; A 7.4 ACRE TRACT OF LAND ZONED "N-U" NON-URBAN, LOCATED AT THE INTERSECTION OF WILD HORSE CREEK ROAD AND PINE BEND ROAD.**

**WHEREAS**, Tom McLain, on behalf of T. M. McLain L.L.C., has submitted for review and approval the Lot Split for 18061 Wild Horse Creek Road located at the intersection of Wild Horse Creek Road and Pine Bend Road; and,

**WHEREAS**, the purpose of said Lot Split is to subdivide a 7.4 acre tract of land into two (2) lots for residential use; each to be known as Lots A and Lot B; and,

**WHEREAS**, the Planning Commission having reviewed the same and has recommended approval thereof by a vote of 6-1.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1. The Lot Split for 18061 Wild Horse Creek Road which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

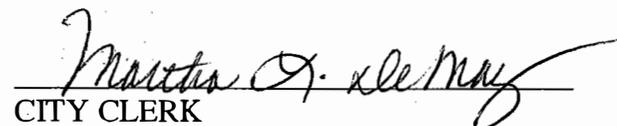
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 18th day of April, 2005.

  
MAYOR

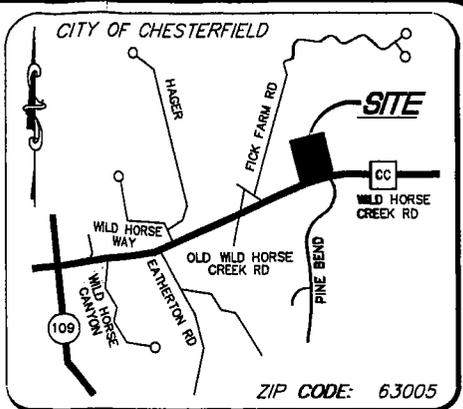
ATTEST:

  
CITY CLERK

**LOT SPLIT OF  
WILD HORSE CREEK ROAD  
SURVEY 164, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**

OUND IRON PIPE  
1.68"N) U.S. SURVEY 153  
U.S. SURVEY 164 N77°42'54"E 310.20'

U.S. SURVEY 153  
U.S. SURVEY 169  
U.S. SURVEY 164  
FOUND STONE  
NO CROSS



**LOCATION MAP**  
(NOT TO SCALE)  
WUNNENBURG'S PG. 19, GRID 19KK  
LOCATOR NUMBER 19W630050

**LEGAL DESCRIPTION**

**ORIGINAL TRACT**  
A TRACT OF LAND IN U.S. SURVEY 164, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD WILD HORSE CREEK ROAD, 40 FEET WIDE WITH THE WEST LINE OF PROPERTY CONVEYED TO WILDHORSE STABLE, L.L.C. BY DEED RECORDED IN BOOK 14623 PAGE 334 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 61 DEGREES 54 MINUTES 00 SECONDS WEST 83.00 FEET ALONG SAID NORTH LINE OF OLD WILD HORSE CREEK ROAD TO NORTH LINE OF WILD HORSE CREEK ROAD, BEING 30 FEET NORTH OF THE CENTERLINE, AS SHOWN ON FRONT OF WNY PLANS BY THE COUNTY OF ST. LOUIS - PROJECT 641, DECEMBER 1930 AND RECORDED IN DEED BOOK 1181 PAGE 245 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF WILD HORSE CREEK ROAD AND AS INDICED BY DEED RECORDED IN BOOK 1289 PAGE 87 OF THE ST. LOUIS COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 24 DEGREES 04 MINUTES 41 SECONDS EAST 1178.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 35.01 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 102.18 FEET, NORTH 25 DEGREES 47 MINUTES 00 SECONDS WEST 5.00 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 250.00 FEET, SOUTH 25 DEGREES 47 MINUTES 00 SECONDS EAST 3.00 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 35.01 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 102.18 FEET, NORTH 25 DEGREES 47 MINUTES 00 SECONDS WEST 5.00 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 250.00 FEET TO THE EAST LINE OF "RIVERSIDE ESTATES" AS RECORDED IN PLAT BOOK 336 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS WEST 81.39 FEET ALONG SAID EAST LINE OF "RIVERSIDE ESTATES" TO THE SOUTH LINE OF ADJUSTED LOT "A" OF A "BOUNDARY ADJUSTMENT PLAT" AS RECORDED IN PLAT BOOK 345 PAGE 177 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTH 77 DEGREES 47 MINUTES 44 SECONDS EAST OF 275.22 FEET ALONG SAID WEST LINE OF LOT "A", THE SOUTH LINE OF LOT 6 OF SAID "RIVERSIDE ESTATES" AND THE SOUTH LINE OF "WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS TO THE AFORESAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY, THENCE SOUTH 13 DEGREES 03 MINUTES 34 SECONDS EAST 327.72 FEET ALONG SAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY TO THE POINT OF BEGINNING AND CONTAINING 4.425 ACRES.

**PROPOSED LOT A**  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF OLD WILD HORSE CREEK ROAD, 40 FEET WIDE WITH THE WEST LINE OF PROPERTY CONVEYED TO WILDHORSE STABLE, L.L.C. BY DEED RECORDED IN BOOK 14623 PAGE 334 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 61 DEGREES 54 MINUTES 00 SECONDS WEST 83.00 FEET ALONG SAID NORTH LINE OF OLD WILD HORSE CREEK ROAD, BEING 30 FEET NORTH OF THE CENTERLINE, AS SHOWN ON FRONT OF WNY PLANS BY THE COUNTY OF ST. LOUIS - PROJECT 641, DECEMBER 1930 AND RECORDED IN DEED BOOK 1181 PAGE 245 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF WILD HORSE CREEK ROAD AND AS INDICED BY DEED RECORDED IN BOOK 1289 PAGE 87 OF THE ST. LOUIS COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 24 DEGREES 04 MINUTES 41 SECONDS EAST 1178.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 35.01 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 102.18 FEET TO THE EAST LINE OF "RIVERSIDE ESTATES" AS RECORDED IN PLAT BOOK 336 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS WEST 81.39 FEET ALONG SAID EAST LINE OF "RIVERSIDE ESTATES" TO THE SOUTH LINE OF ADJUSTED LOT "A" OF A "BOUNDARY ADJUSTMENT PLAT" AS RECORDED IN PLAT BOOK 345 PAGE 177 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTH 77 DEGREES 47 MINUTES 44 SECONDS EAST 275.22 FEET ALONG SAID WEST LINE OF LOT 6 OF SAID "RIVERSIDE ESTATES" AND THE SOUTH LINE OF "WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS TO THE AFORESAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY, THENCE SOUTH 13 DEGREES 03 MINUTES 34 SECONDS EAST 327.72 FEET ALONG SAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY TO THE POINT OF BEGINNING AND CONTAINING 4.425 ACRES.

**PROPOSED LOT B**  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD WILD HORSE CREEK ROAD, 40 FEET WIDE WITH THE WEST LINE OF PROPERTY CONVEYED TO WILDHORSE STABLE, L.L.C. BY DEED RECORDED IN BOOK 14623 PAGE 334 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 61 DEGREES 54 MINUTES 00 SECONDS WEST 83.00 FEET ALONG SAID NORTH LINE OF OLD WILD HORSE CREEK ROAD, BEING 30 FEET NORTH OF THE CENTERLINE, AS SHOWN ON FRONT OF WNY PLANS BY THE COUNTY OF ST. LOUIS - PROJECT 641, DECEMBER 1930 AND RECORDED IN DEED BOOK 1181 PAGE 245 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF WILD HORSE CREEK ROAD AND AS INDICED BY DEED RECORDED IN BOOK 1289 PAGE 87 OF THE ST. LOUIS COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 24 DEGREES 04 MINUTES 41 SECONDS EAST 1178.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 35.01 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 102.18 FEET, THENCE LEAVING SAID NORTH LINE, NORTH 20 DEGREES 13 MINUTES 00 SECONDS WEST 583.54 FEET, THENCE NORTH 77 DEGREES 47 MINUTES 44 SECONDS EAST 270.19 FEET ALONG SAID SOUTH LINE OF "WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS TO THE AFORESAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY, THENCE SOUTH 13 DEGREES 03 MINUTES 34 SECONDS EAST 327.72 FEET ALONG SAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY TO THE POINT OF BEGINNING AND CONTAINING 3.005 ACRES.

THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SPLIT IN THE MANNER SHOWN ON THIS PLAT, WHICH LOT SPLIT SHALL HEREINAFTER BE KNOWN AS LOT SPLIT OF #18061 WILD HORSE CREEK ROAD A TRACT OF LAND IN U.S. SURVEY 164, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN HEREON DO SAY THAT ALL PROPOSED EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO MISSOURI AMERICAN WATER COMPANY, METROPOLITAN ST. LOUIS SEWER DISTRICT, AMERICAN APPLICABLE CABLE AND PHONE COMPANIES, THE CITY OF CHESTERFIELD, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES.

THE BUILDING LINE AS SHOWN ON THIS PLAT IS HEREBY ESTABLISHED.  
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

P.M. McLain CO, LLC  
STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS \_\_\_\_\_ AND TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

PROPERTY N/T OF  
HORSE STABLE, L.L.C.  
D.B. 14623 P. 334  
LOC. 18W310014

MY COMMISSION EXPIRES: \_\_\_\_\_ (SEAL) NOTARY PUBLIC

WHEREAS \_\_\_\_\_ BY A DEED OF TRUST RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTLY PAID AND SATISFIED.

HENCEFORTH, THE UNDERSIGNED, PRESIDENT, MANAGER, OR LEGAL COUNSEL OF SAID TRUST OR TRUSTEE, HAS BEEN OR WILL BE, THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

TO HAVE AND TO HOLD THE SAME, WITH ALL THE APPURTENANCES THEREOF BELONGING FREE, CLEAR, AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_

BANK: \_\_\_\_\_  
BY: \_\_\_\_\_ (SEAL)

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS \_\_\_\_\_ OF \_\_\_\_\_

AND THAT THE SIGN AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND \_\_\_\_\_ FURTHER ACKNOWLEDGED 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 ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

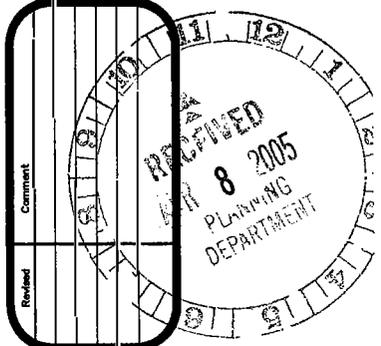
MY COMMISSION EXPIRES: \_\_\_\_\_ (SEAL) NOTARY PUBLIC

NOTES:  
1. THE BEARING ON THIS WEST PROPERTY LINE WAS ADOPED FROM THE GENERAL WARRANTY DEED TO ALAN D. MONTGOMERY AND MARGARET F. MONTGOMERY AS RECORDED IN DEED BOOK 8369 PAGE 178A.  
2. PROPERTY IS REFERENCED FROM MISSOURI LIFE INSURANCE COMPANY OF ST. LOUIS COMMUNITION NO. 27478 DATED SEPTEMBER 4, 2003.

DOERING ENGINEERING, INC. HAVE DURING NOVEMBER, 2004 BY ORDER OF MCLAIN PRESIDENT, MANAGER OR LEGAL COUNSEL OF A TRACT OF LAND IN U.S. SURVEY 164, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS ARE SHOWN HEREON. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF GEOLOGICAL RESOURCES AND MEETS THE REQUIREMENTS FOR A PROFESSIONAL SURVEY.  
TERRY W. DOERING, P.E., S.D. DATE 11-15-04  
DOERING ENGINEERING, INC. 44-3800  
11-15-04

UT PLAT WAS APPROVED BY THE CITY  
C.D. BY ORDINANCE NO. \_\_\_\_ ON  
\_\_\_\_ AND THEREBY AUTHORIZES THE  
WITH THE OFFICE OF THE ST. LOUIS

JOHN NATIONS, MAYOR  
MARTY COMAY, CITY CLERK



4850 Lantry Ferry Road  
Suite 220  
Saint Louis, Missouri, 63129  
Telephone: (314) 467-6873  
E-Mail: mclain@doeringinc.com  
Engineered By:  
**DOERING ENGINEERING**  
CIVIL ENGINEERING • PLANNING • SURVEYING

Seal

**LOT SPLIT  
#18061 WILD HORSE CREEK ROAD**

Date: 1/26/05  
Order Number: 03103  
File Name: 03103.OTSPLIT  
Drawn By: JMH Sheet  
Check By: TWD  
Base Map: 19W  
MSD P#  
MSD

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