

BILL NO. 2477

ORDINANCE NO. 2889

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR LOT 1 & LOT 4 OF WESTERLY PLACE, PLAT BOOK 302 PAGES 18 & 19, KNOWN AS TRACTS OF LAND IN U.S. SURVEY 412, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, the owners have proposed a Boundary Adjustment Plat for the aforementioned tracts. The petitioner proposes to remove the boundary line between Lot 1 and Lot 4 of Westerly Place, and add a new property line between said lots.

WHEREAS, the purpose of this Boundary Adjustment Plat is to accommodate a larger rear yard for the owners of Lot 4; 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 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.

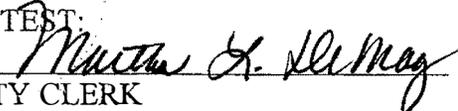
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this 21st day of AUGUST, 2006.


MAYOR

ATTEST:


CITY CLERK

(FIRST READING: 8/21/06)

BOUNDARY ADJUSTMENT PLAT OF LOT 1 & LOT 4 OF WESTERLY PLACE CITY OF CHESTERFIELD, MISSOURI

WE, THE UNDERSIGNED OWNER (S), AND HOLDER (S) OF DEED (S) OF TRUST OF THE ADJACENT DESCRIBED TRACTS OF LAND HAVE CAUSED THE SAME TO BE SURVEYED AND THE BOUNDARY ADJUSTED IN THE MANNER SHOWN HEREON WHICH BOUNDARY ADJUSTMENT PLAT SHALL HEREAFTER BE KNOWN AS "BOUNDARY ADJUSTMENT PLAT OF LOT 1 & LOT 4 OF WESTERLY PLACE". THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN ADJOINING PROPERTIES. NO ADDITIONAL LOTS ARE CREATED, AND THE ORIGINAL LOTS OR TRACTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED IN THE ZONING ORDINANCE OR THE SUBDIVISION ORDINANCE. IT IS HEREBY CERTIFIED THAT ALL EASEMENTS AFFECTING THIS PLAT ARE SHOWN HEREON AS OF THE TIME AND DATE OF RECORDING THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THESE PRESENTS THIS _____ day of _____, 2005.

LOT 1 WESTERLY PLACE
 DWIGHT L. SMITH CHARLOTTE G. SMITH, his wife

LOT 4 WESTERLY PLACE
 JOHN D. FABICK CAREN C. FABICK, his wife

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS)
 ON THIS _____ DAY OF _____, 2005 BEFORE ME PERSONALLY APPEARED DWIGHT L. SMITH AND CHARLOTTE G. SMITH, HIS WIFE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____

 NOTARY PUBLIC

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS)
 ON THIS _____ DAY OF _____, 2005 BEFORE ME PERSONALLY APPEARED JOHN D. FABICK AND CAREN C. FABICK, HIS WIFE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____

 NOTARY PUBLIC

THIS DRAWING HAS BEEN REVIEWED UNDER SECTION 1005.360 PLATTING EXCEPTIONS OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE (CHAPTER 1005), AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ (2005), AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY BETWEEN ADJOINING PROPERTIES. NO ADDITIONAL LOTS ARE CREATED, AND THE ORIGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED IN THE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

JOHN NATIONS, MAYOR MARTHA DEMAY, CITY CLERK

12-12-05 WRG
 ORIGINAL BOUNDARY LOT 1 WESTERLY PLACE

DESCRIPTION: LOT 1 OF WESTERLY PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 302 PAGES 18 & 19 OF THE ST. LOUIS COUNTY RECORDS.

ORIGINAL BOUNDARY LOT 4 WESTERLY PLACE

DESCRIPTION: LOT 4 OF WESTERLY PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 302 PAGES 18 & 19 OF THE ST. LOUIS COUNTY RECORDS.

LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
ASPH	ASPHALT	ASPHALT
A/C	AIR CONDITIONER PAD	AIR CONDITIONER PAD
AI	AREA INLET	AREA INLET
B	BUSH	BUSH
CB	CABLE BOX	CABLE BOX
CONC.	CONCRETE	CONCRETE
CI	CURB INLET	CURB INLET
DCI	DOUBLE CURB INLET	DOUBLE CURB INLET
EM	ELECTRIC METER	ELECTRIC METER
EYL	ELECTRIC YARD LIGHT	ELECTRIC YARD LIGHT
FES	FLARED END SECTION	FLARED END SECTION
GUY	GUIDE WIRE	GUIDE WIRE
IP	IRON PIPE	IRON PIPE
IR	IRON ROD	IRON ROD
MR	MANHOLE	MANHOLE
MB	MAILBOX	MAILBOX
RP	REPORTED	REPORTED
PCB	PHONE CABLE BOX	PHONE CABLE BOX
SAN MH	SANITARY MANHOLE	SANITARY MANHOLE
ST MH	STORM MANHOLE	STORM MANHOLE
UP	UTILITY POLE	UTILITY POLE
VSV	WATER SPRINKLER VALVE BOX	WATER SPRINKLER VALVE BOX
VV	WATER VALVE	WATER VALVE
PL	POWER LINE	POWER LINE
CONC	CONCRETE	CONCRETE

ADJUSTED LOT 1

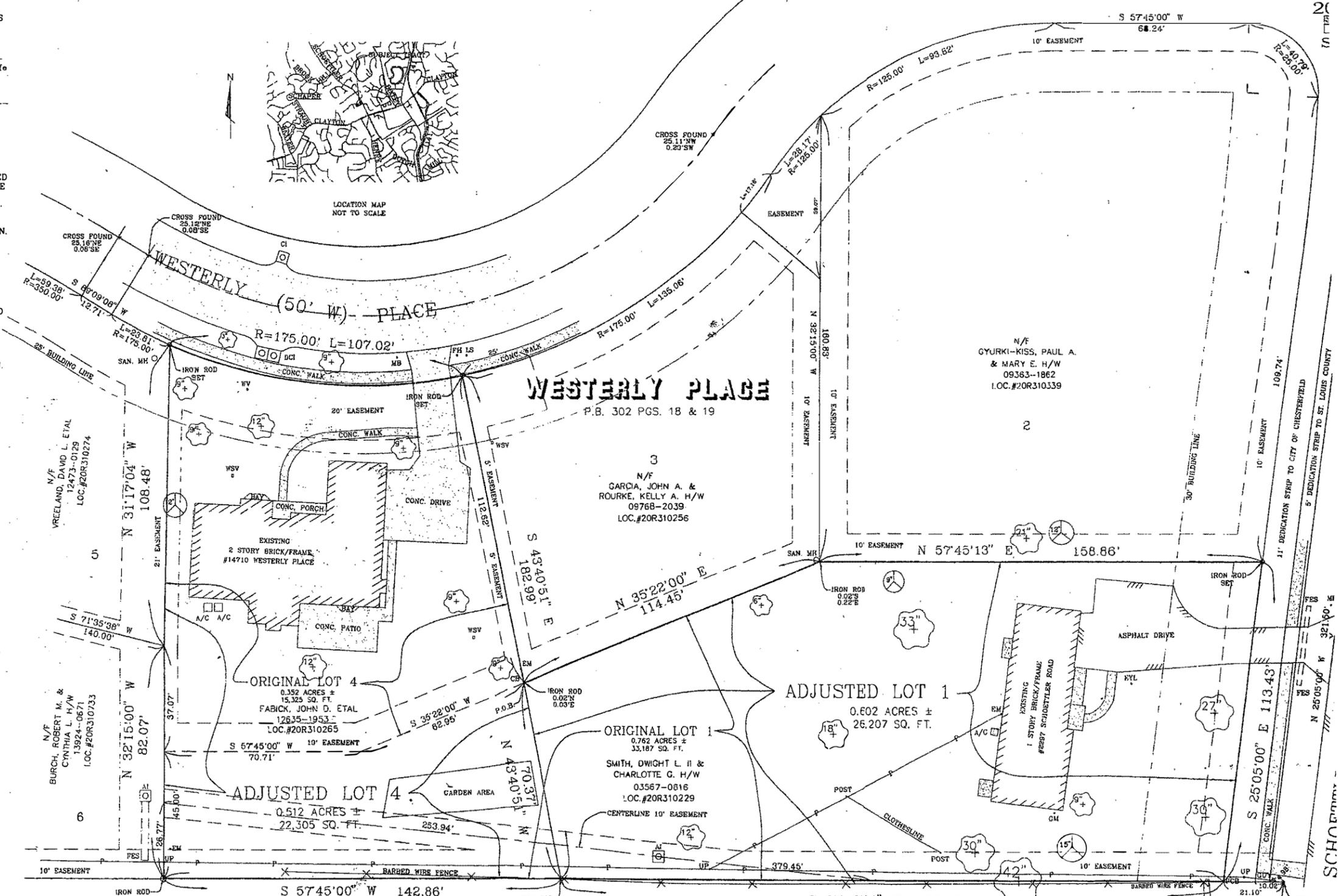
DESCRIPTION: PART OF LOT 1 OF WESTERLY PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 302 PAGES 18 & 19 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, OF SAID WESTERLY PLACE; BEING A POINT ON THE NORTH LINE OF LOT 1; THENCE ALONG SAID NORTH LINE OF LOT 1, NORTH 35 DEGREES 22 MINUTES 00 SECONDS EAST 114.45 FEET; AND NORTH 57 DEGREES 45 MINUTES 13 SECONDS EAST 158.86 FEET TO THE WEST LINE OF SCHOETTLE ROAD; THENCE ALONG THE WEST LINE OF SCHOETTLE ROAD, SOUTH 25 DEGREES 05 MINUTES 00 SECONDS EAST 113.43 FEET; THENCE LEAVING THE WEST LINE OF SCHOETTLE ROAD,

ADJUSTED LOT 4

DESCRIPTION: LOT 4 OF WESTERLY PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 302 PAGES 18 & 19 OF THE ST. LOUIS COUNTY MISSOURI RECORDS, TOGETHER WITH; PART OF LOT 1 OF SAID WESTERLY PLACE, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, BEING A POINT ON THE NORTH LINE OF LOT 1; THENCE SOUTH 43 DEGREES 40 MINUTES 51 SECONDS EAST 70.37 FEET, TO THE SOUTHEASTERN LINE OF SAID LOT 1, THENCE ALONG SAID SOUTHEASTERN LINE SOUTH 57 DEGREES 45 MINUTES 00 SECONDS WEST 142.88 FEET, TO THE SOUTHWESTERN CORNER OF SAID LOT 1, THENCE ALONG THE WESTERN LINE OF SAID LOTS 1 AND 4 NORTH 32 DEGREES 15 MINUTES 00 SECONDS WEST 82.07 FEET, AND NORTH 31 DEGREES 17 MINUTES 00 SECONDS WEST 108.48 FEET,



ORDER NO. 4997
 WE HEREBY CERTIFY THAT: (1) THE ADJACENT DESCRIBED TRACT OF LAND WAS SURVEYED UNDER MY AUTHORITY AND DIRECTION DURING DEC., 2004 AT THE ORDER OF MR. & MRS. FABICK TO LOCATE THE BOUNDARY AND PREPARE A BOUNDARY ADJUSTMENT PLAT; (2) SAID SURVEY AND BOUNDARY ADJUSTMENT PLAT WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY STANDARDS FOR URBAN PROPERTY, OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THE MISSOURI BOARD OF REGISTRATION FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. (3) ALL EASEMENTS AFFECTING THIS PLAT SHOWN ON WESTERLY PLACE RECORDED IN PLAT BOOK 302 PAGES 18 & 19 ARE SHOWN HEREON, (4) AND THAT THE RESULTS OF THE SURVEY, AND ALL VISIBLE ENCROACHMENTS ON THIS TRACT ARE SHOWN HEREON.

BOUNDARY ADJUSTMENT PLAT

For: MR. & MRS. FABICK
 14710 WESTERLY PLACE
 CHESTERFIELD, MISSOURI 63017
 TEL. 636-230-0560