

BILL NO. 2493

ORDINANCE NO. 2317

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR LOT 2 OF WILD HORSE RANCH, FOR A 14.87 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT, LOCATED NORTH OF WILD HORSE CREEK ROAD APPROXIMATELY ONE THOUSAND FEET EAST OF EATHERTON ROAD.**

WHEREAS, Cole and Associates, on behalf of Patrick T. Queenan, has submitted for review and approval the Lot Split for Lot 2 of Wild Horse Ranch, located north of Wild Horse Creek Road approximately one thousand feet east of Eatherton Road; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 14.87 acre tract of land into 2 lots for residential use; and,

WHEREAS, the Departments have reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and have found it to be in compliance with all applicable ordinances and has forwarded said Lot Split 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 Lot Split for Lot 2 of Wild Horse Ranch, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

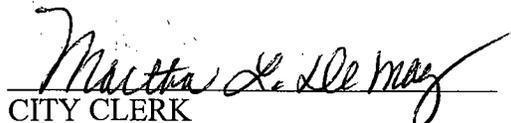
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Lot Split by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 6th day of NOVEMBER, 2006.

  
MAYOR

ATTEST:

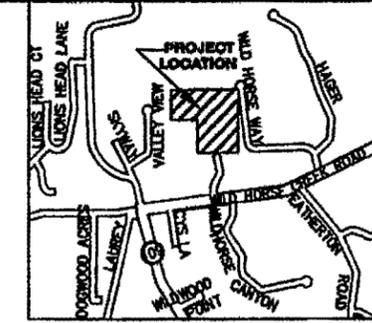
  
CITY CLERK

FIRST READING: 11/6/06

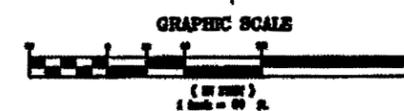
GENERAL NOTES

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1. ALL BEARINGS AND DISTANCES ARE RECORDS OF AND
2. THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEYING
3. TOTAL AREA OF BOUNDARY ADJUSTMENT PLAT - 11.666 ACRES
4. BASIS OF BEARING: THE EAST LINE OF WILD HORSE RANCH, A SUBDIVISION AS
5. CORNER OF SECTION 2
6. SOURCE OF BEARING DATA
7. TITLE COMMITMENT
8. FLOOD INSURANCE RATE MAP
9. PRIVATE SANITARY SEWER AND WATER SYSTEMS

A LOT SPLIT FOR:
LOT 2 OF WILD HORSE RANCH
A TRACT OF LAND LOCATED IN U.S. SURVEY 163 AND FRACTIONAL
SECTION 15, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY
OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP (NTS)



LEGEND

• - SET PINE W/AMP L.S. 200-0
▲ - FOUND MONUMENTS AS NOTED

ORIGINAL LAND DESCRIPTION:

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LOT 2 OF WILD HORSE RANCH, CHESTERFIELD CITY, MISSOURI, AS SHOWN ON PLAT RECORDED IN RECORD BOOK NO. 13284, PAGE 1567.

LOT SPLIT DESCRIPTIONS:

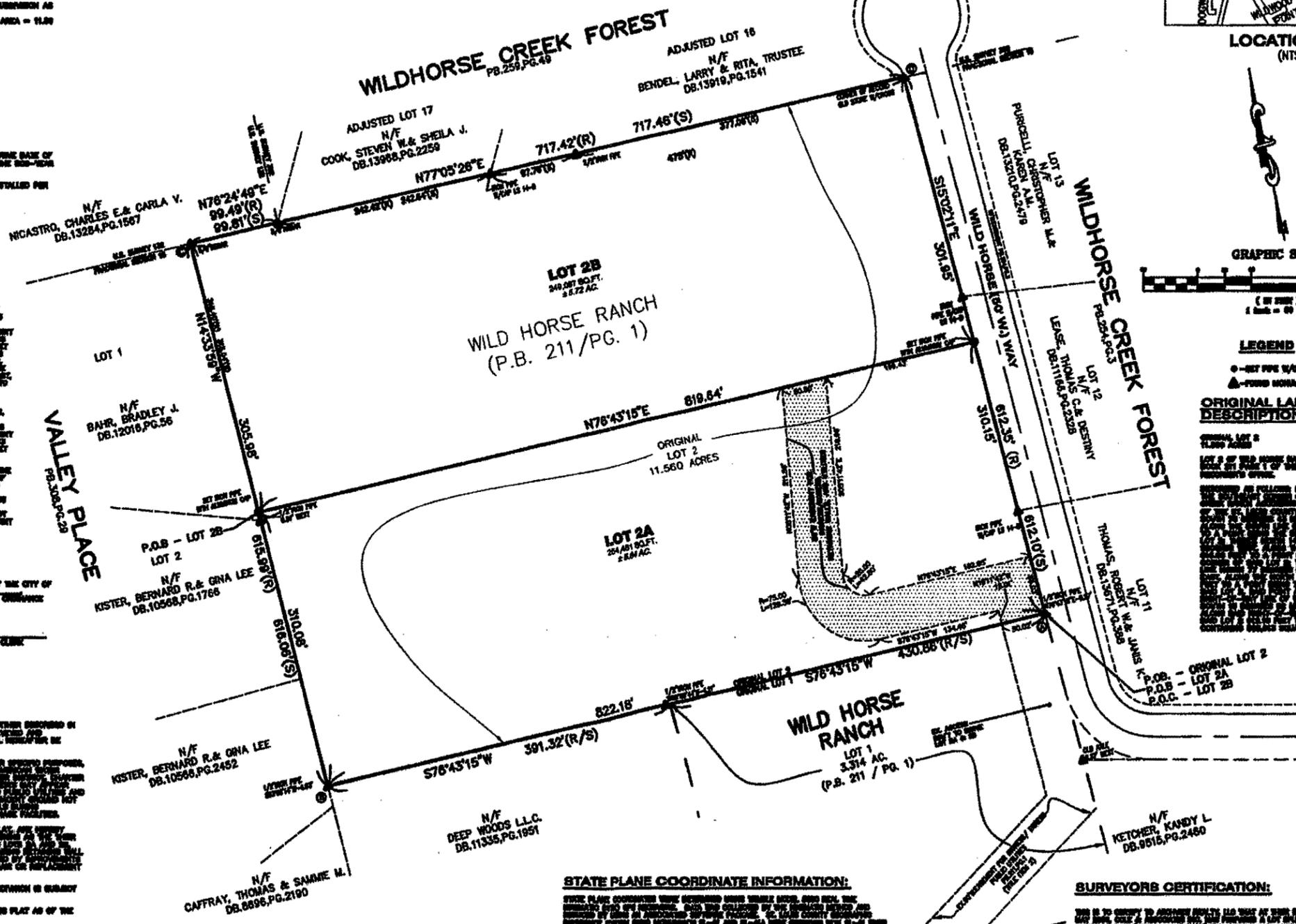
LOT 1: 24.007 SQ. FT. 0.552 AC.
LOT 2A: 24.007 SQ. FT. 0.552 AC.
LOT 2B: 24.007 SQ. FT. 0.552 AC.
LOT 2: 11.560 ACRES

CHESTERFIELD CERTIFICATION:

CHESTERFIELD CERTIFICATION:
THE LOT SPLIT PLAT FOR LOT 2 OF WILD HORSE RANCH WAS APPROVED BY THE CITY OF CHESTERFIELD, MISSOURI, ON THIS DATE.

OWNERS CERTIFICATION:

OWNERS CERTIFICATION:
THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND SHOWN PLATED AND PARTIALY DESCRIBED IN THE ORIGINAL PLAT, HEREBY CERTIFY THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, MISSOURI, ORDINANCES.



STATE PLANE COORDINATE INFORMATION:

Table with columns for Point Designator, North, and East coordinates. Points include 12008.738, 12018.235, 12205.638, 12248.227 and 23541.724, 23518.285, 23574.650, 23598.537.

SURVEYORS CERTIFICATION:

SURVEYORS CERTIFICATION:
I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MISSOURI AND THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

Professional information block including ARCHVIEW REALTY, LLC, COLE AND ASSOCIATES INCORPORATED, and project details like JOB NUMBER 05-015 and SHEET NUMBER 1 of 1.