

BILL NO. 2518

ORDINANCE NO. 2336

**AN ORDINANCE VACATING LOTS 2-33, COMMON GROUND AND STREETS OF "THE VILLAS AT WESTMEADE," PART OF U.S. SURVEYS 2002 AND 2760, AND IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI.**

WHEREAS, a petition has been filed by Stock and Associates, with Westmeade LLC requesting the vacation of Lots 2-33, common ground, and streets of The Villas at Westmeade; and,

WHEREAS, Westmeade LLC owns the property to be vacated; and,

WHEREAS, the Department of Planning and Department of Public Works have reviewed the petition and have determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

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

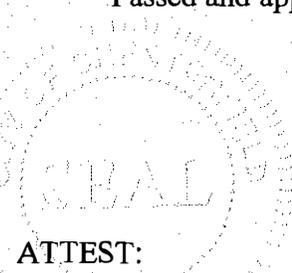
Section 1. The City Council of the City of Chesterfield hereby approve the vacation of Lots 2-33, common ground, and streets, as depicted in Exhibit A, where is attached hereto and made part of here of, and,

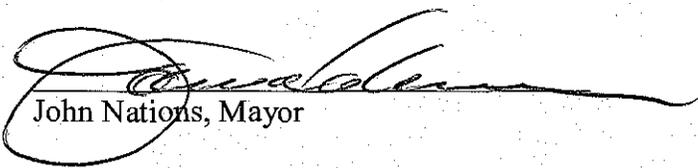
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of this vacation of Lots 2-33, common ground, and streets by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record this vacation with the Saint Louis County Recorder of Deeds Office.

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

Passed and approved this 5th day of February, 2007.

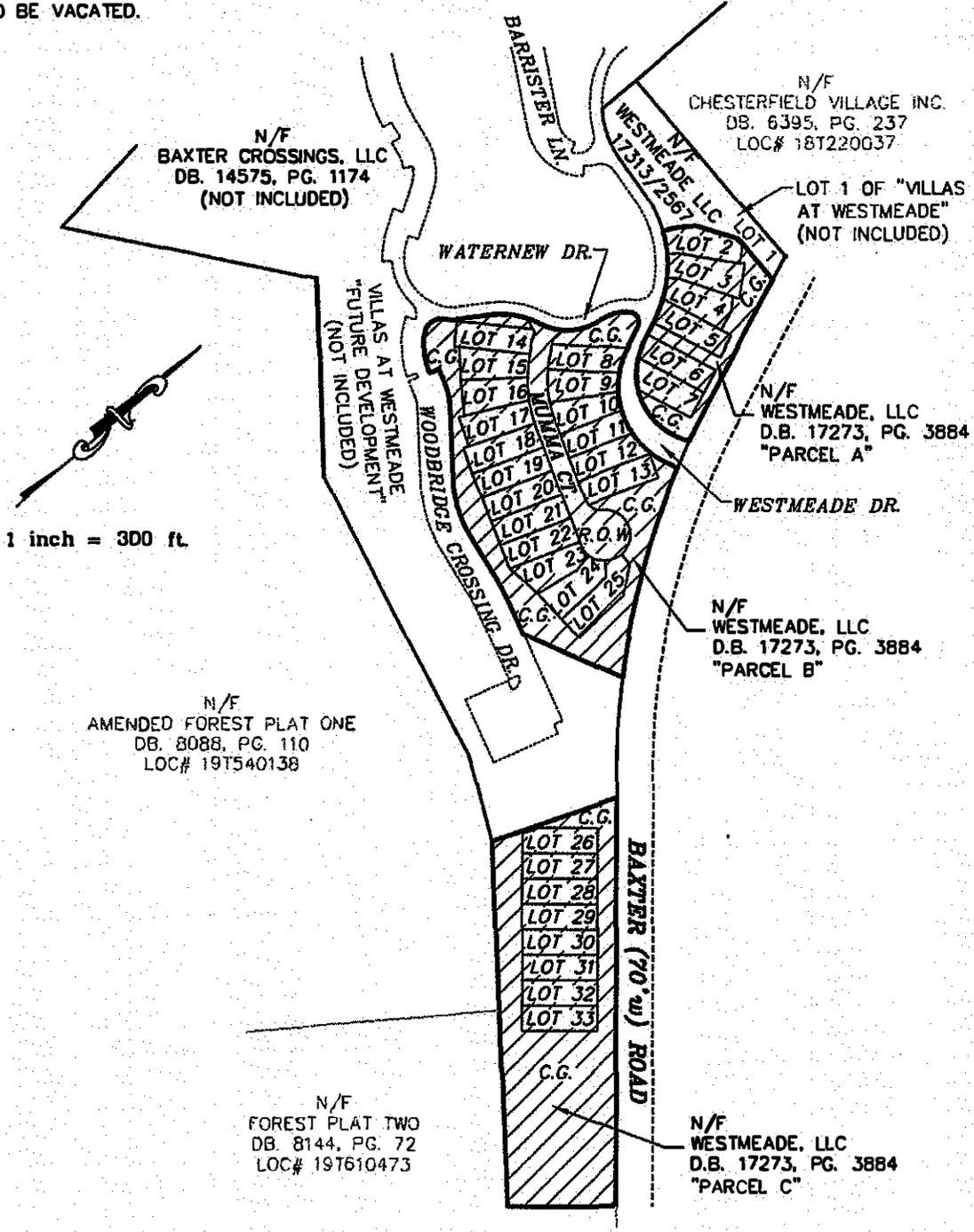
ATTEST:

  
Marty DeMay  
Marty DeMay, City Clerk

  
John Nations, Mayor

NOTE: HATCHED PORTIONS  
ARE TO BE VACATED.

**"EXHIBIT A"**



TRACTS OF LAND BEING PART OF "THE VILLAS AT WESTMEADE"  
A RESUBDIVISION OF LOT 5 OF "BAXTER CROSSINGS"  
AS RECORDED IN PLAT BOOK 354 ON PAGES 682-686  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## EXHIBIT B

### PARCEL DESCRIPTIONS:

#### Parcel A:

A tract of land being part of Lot 5 of "Baxter Crossings", a subdivision according to the plat thereof recorded in Plat Book 283 pages 87-94 of the records of the Recorder of Deeds Office in St. Louis County, Missouri, and being located in U.S. Surveys 2002 and 2760, and in Sections 9 and 16, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Beginning at a Northeastern corner of Lot 5 of the above said "Baxter Crossings", being a point on a curve on the Western line of Baxter Road, 70 feet wide, as dedicated to St. Louis County in Plat Book 261 Page 53 of the above said records, also being a point on the Southern line of a tract of land conveyed to CHESTERFIELD VILLAGE, INC. by deed recorded in Book 6397 Page 237 of the above said records; thence along the Western line of Baxter Road the following courses and distances: Southeastwardly along a curve to the right whose radius point bears South 68 degrees 01 minutes 10 seconds West 1419.46 feet an arc length of 10.56 feet, the chord of which bears South 21 degrees 46 minutes 03 seconds East 10.56 feet to the point of tangency, South 21 degrees 33 minutes 16 seconds East 320.57 feet to a point of curvature, Southeastwardly along a curve to the left whose radius point bears North 68 degrees 26 minutes 44 seconds East 1535.00 feet an arc length of 77.81 feet, the chord of which bears South 23 degrees 00 minutes 23 seconds East 77.80 feet to a point on a curve on the Northern line of Westmeade Drive, variable width; thence along last said Northern line the following courses and distances: Southwestwardly along a curve to the right whose radius point bears North 51 degrees 53 minutes 17 seconds West 32.00 feet an arc length of 14.68 feet, the chord of which bears South 51 degrees 15 minutes 10 seconds West 14.55 feet to the point of tangency, South 64 degrees 23 minutes 28 seconds West 12.13 feet to a point of curvature; thence Northwestwardly along a curve to the right whose radius point bears North 25 degrees 36 minutes 28 seconds West 134.72 feet an arc length of 218.55 feet, the chord of which bears North 69 degrees 08 minutes 02 seconds West 195.36 feet, North 22 degrees 40 minutes 14 seconds West 32.68 feet to a point of non-tangent curvature, Northwestwardly along a curve to the left whose radius point bears South 66 degrees 53 minutes 05 seconds West 596.85 feet an arc length of 20.02 feet, the chord of which bears North 24 degrees 04 minutes 35 seconds West 20.02 feet to a point of non-tangent compound curvature, Northwestwardly along a curve to the left whose radius point bears South 66 degrees 22 minutes 48 seconds West 596.69 feet an arc length of 9.41 feet, the chord of which bears North 24 degrees 04 minutes 18 seconds West 9.41 feet to a point of non-tangent compound curvature, Northwestwardly along a curve to the left whose radius point bears South 64 degrees 30 minutes 56 seconds West 242.00 feet an arc length of 248.64 feet, the chord of which bears North 54 degrees 55 minutes 06 second West 237.85 feet to a point of tangency, North 84 degrees 21 minutes 08 seconds West 89.21 feet to a point of curvature, and Northwestwardly along a curve to the right whose radius point bears North 05 degrees 38 minutes 52 seconds East 188.00 feet an arc length of 101.55 feet, the chord of which bears North 68 degrees 52 minutes 42 seconds West 100.32 feet; thence leaving the Northern line of Westmeade Drive North 00 degrees 00 minutes 19 seconds West 87.23 feet to a point on the Northern line of the above said Lot 5; thence along last said Northern line South 89 degrees 48 minutes 23 seconds East 454.34 feet to the Western line of Baxter Road and the POINT OF BEGINNING, according to calculations performed by Stock and Associates Consulting Engineers, Inc on August 6, 2003. EXCEPTING

THEREFROM a tract of land being Lot 1 of "The Villas at Westmeade", a subdivision according to the plat thereof recorded in Plat Book 354, Pages 682-686 of the records of the Recorder of Deeds Office in St. Louis County, Missouri, and conveyed to Westmeade LLC by instrument recorded in Deed Book 17313 Page 2567 of said records.

**Parcel B:**

A tract of land being part of Lot 5 of "Baxter Crossings", a subdivision according to the plat thereof recorded in Plat Book 283 pages 87-94 of the records of the Recorder of Deeds Office in St. Louis County, Missouri, and being located in U.S. Surveys 2002 and 2760, and in Sections 9 and 16, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Beginning at the point of intersection of the Southern line of Westmeade Drive, variable width, with the Western line of Baxter Road, 70 feet wide, as dedicated to St. Louis County in Plat Book 261 Page 53 of the above said records; thence along the Western of Baxter Road Southeastwardly along a curve to the left whose radius point bears North 63 degrees 14 minutes 29 seconds East 1535.00 feet an arc length of 426.61 feet, the chord of which bears South 34 degrees 43 minutes 14 seconds East 425.24 feet; thence leaving last said Western line South 64 degrees 24 minutes 48 seconds West 214.60 feet to a point on the Northern line of Woodbridge Crossing Drive, variable width; thence along last said Northern line the following courses and distances: North 74 degrees 00 minutes 38 seconds West 81.59 feet to a point of curvature, Northwestwardly along a curve to the left whose radius point bears South 15 degrees 59 minutes 22 seconds West 331.50 feet a length of 39.42 feet, the chord of which bears North 77 degrees 25 minutes 03 seconds West 39.40 feet to the point of tangency, North 80 degrees 49 minutes 27 seconds West 100.52 feet to a point of curvature; thence Northwestwardly along a curve to the right whose radius point bears North 09 degrees 10 minutes 33 seconds East 208.50 feet an arc length of 104.34 feet, the chord of which bears North 66 degrees 29 minutes 14 seconds West 103.26 feet to the point of tangency, North 52 degrees 09 minutes 01 seconds West 157.06 feet to a point of curvature, Northwestwardly along a curve to the left whose radius point bears South 37 degrees 50 minutes 59 seconds West 131.50 feet an arc length of 45.74 feet, the chord of which bears North 62 degrees 06 minutes 56 seconds West 45.51 feet to the point of tangency, North 72 degrees 04 minutes 51 seconds West 30.67 feet, South 17 degrees 55 minutes 09 seconds West 16.47 feet to a point of curvature, Southwestwardly along a curve to the right whose radius point bears North 72 degrees 04 minutes 51 seconds West 3.00 feet an arc length of 4.78 feet, the chord of which bears South 63 degrees 33 minutes 21 seconds West 4.29 feet to a point of compound curvature, Northwestwardly along a curve to the right whose radius point bears North 19 degrees 11 minutes 33 seconds East 138.00 feet an arc length of 80~50 feet, the chord of which bears North 54 degrees 05 minutes 46 seconds West 79.36 feet to a point of compound curvature, Northeastwardly along a curve to the right whose radius point bears North 52 degrees 36 minutes 55 seconds East 32.00 feet an arc length of 48.77 feet, the chord of which bears North 06 degrees 16 minutes 38 seconds East 44.19 feet to a point of reverse curvature on the Southeastern line of Waternew Drive, 24 feet wide; thence along the Southeastern line of Waternew Drive the following courses and distances: Northeastwardly along a curve to the left whose radius point North 40 degrees 03 minutes 35 seconds West 122.00 feet an arc length of 36.45 feet, the chord of which bears North 41 degrees 22 minutes 45 seconds East 36.22 feet to the point of tangency, North 32 degrees 49 minutes 09 seconds East 53.69 feet to a point of curvature, Northeastwardly along a curve to the right whose radius point bears South 57 degrees 10 minutes 50 seconds East 168.00 feet an arc length of 103.70 feet, the chord of which bears North 50 degrees 30 minutes 08 seconds

East 102.06 feet to a point of reverse curvature, Northeastwardly along a curve to the left whose radius point bears North 21 degrees 48 minutes 54 seconds West 112.00 feet an arc length of 106.01, the chord of which bears North 41 degrees 04 minutes 12 seconds East 102.09 feet to the point of tangency, North 13 degrees 57 minutes 19 seconds East 32.61 feet to a point of curvature, Northeastwardly along a curve to the right whose radius point bears South 76 degrees 02 minutes 41 seconds East 88.00 feet an arc length of 43.75 feet, the chord of which bears North 28 degrees 11 minutes 51 seconds East 43.30 feet to a point of compound curvature, Southeastwardly along a curve to the right whose radius point bears South 47 degrees 34 minutes 04 seconds East 20.00 feet an arc length of 39.68 feet, the chord of which bears South 80 degrees 43 minutes 04 seconds East 33.49 feet to a point on the Southwestern line of Westmeade Drive; thence along last said Southwestern line the following courses and distances: South 23 degrees 52 minutes 29 seconds East 53.21 feet to a point of curvature, Southeastwardly along a curve to the left whose radius point bears North 66 degrees 07 minutes 27 seconds East 164.94 feet an arc length of 264.08 feet, the chord of which bears South 69 degrees 44 minutes 31 seconds East 236.76 feet to a point of tangency, North 64 degrees 23 minutes 28 seconds East 6.40 feet to a point of curvature, Northeastwardly along a curve to the right whose radius point bears South 25 degrees 36 minutes 40 seconds East 32.00 feet an arc length of 14.68 feet, the chord of which bears North 77 degrees 31 minutes 47 seconds East 14.55 feet to the Western line of Baxter Road and the POINT OF BEGINNING, according to calculations performed by Stock and Associates Consulting Engineers, Inc. on August 6, 2003

**Parcel C**

A tract of land being part of Lot 5 of "Baxter Crossings", a subdivision according to the plat thereof recorded in Plat Book 283 pages 87-94 of the records of the Recorder of Deeds Office in St. Louis County, Missouri, and being located in U.S. Surveys 2002 and 2760, and in Sections 9 and 16, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows: Beginning at the Southeast corner of Lot 5 of the above said "Baxter Crossings", said point also being located on the Western line of Baxter Road, 70 feet wide, as dedicated to St. Louis County in Plat Book 261 page 53 of the above said records; thence departing said Western line South 40 degrees 38 minutes 53 seconds West along the Southwest line of said Lot 5 a distance of 213.81 feet to the Northwest line of said Lot 5; thence North 51 degrees 55 minutes 28 seconds West along said Northwest line 719.95 feet; thence departing said Northwest line North 21 degrees 22 minutes 01 seconds East 260.75 feet to the Western line of above said Baxter Road; thence South 49 degrees 21 minutes 07 seconds East along said Western line 805.32 feet to the Point of Beginning, according to calculations performed by Stock and Associates Consulting Engineers, Inc. on January 27, 2004.