

BILL NO. 2519

ORDINANCE NO. 2337

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE AMENDED PLAT OF "THE VILLAS AT WESTMEADE," FOR A 10.73 ACRE TRACT OF LAND ZONED "R-2/R-5/R-8" PLANNED ENVIRONMENTAL UNIT, LOCATED SOUTH OF BAXTER ROAD AND NORTH OF WILSON ROAD.

WHEREAS, Stock and Associates, on behalf of Westmeade LLC has submitted for review and approval for the Amended Plat of "The Villas at Westmeade," Record Plat located south of Baxter Road and North of Wilson Road; and,

WHEREAS, The purpose of the Record Plat is to subdivide a 10.73 acre tract of land into 32 lots for single-family attached residential use. The subdivision will be named The Villas at Westmeade; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval thereof.

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

Section 1. The Amended Plat for "The Villas at Westmeade," Record Plat 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 Record 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 5th day of February, 2007.


John Nations, Mayor

ATTEST:

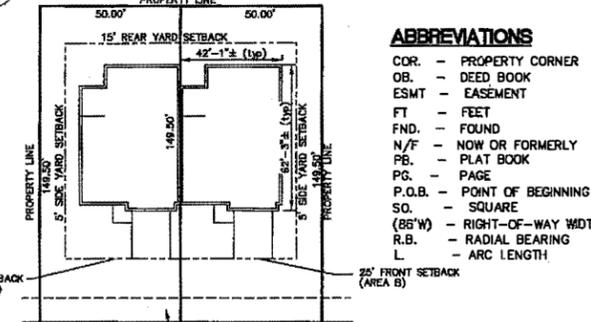
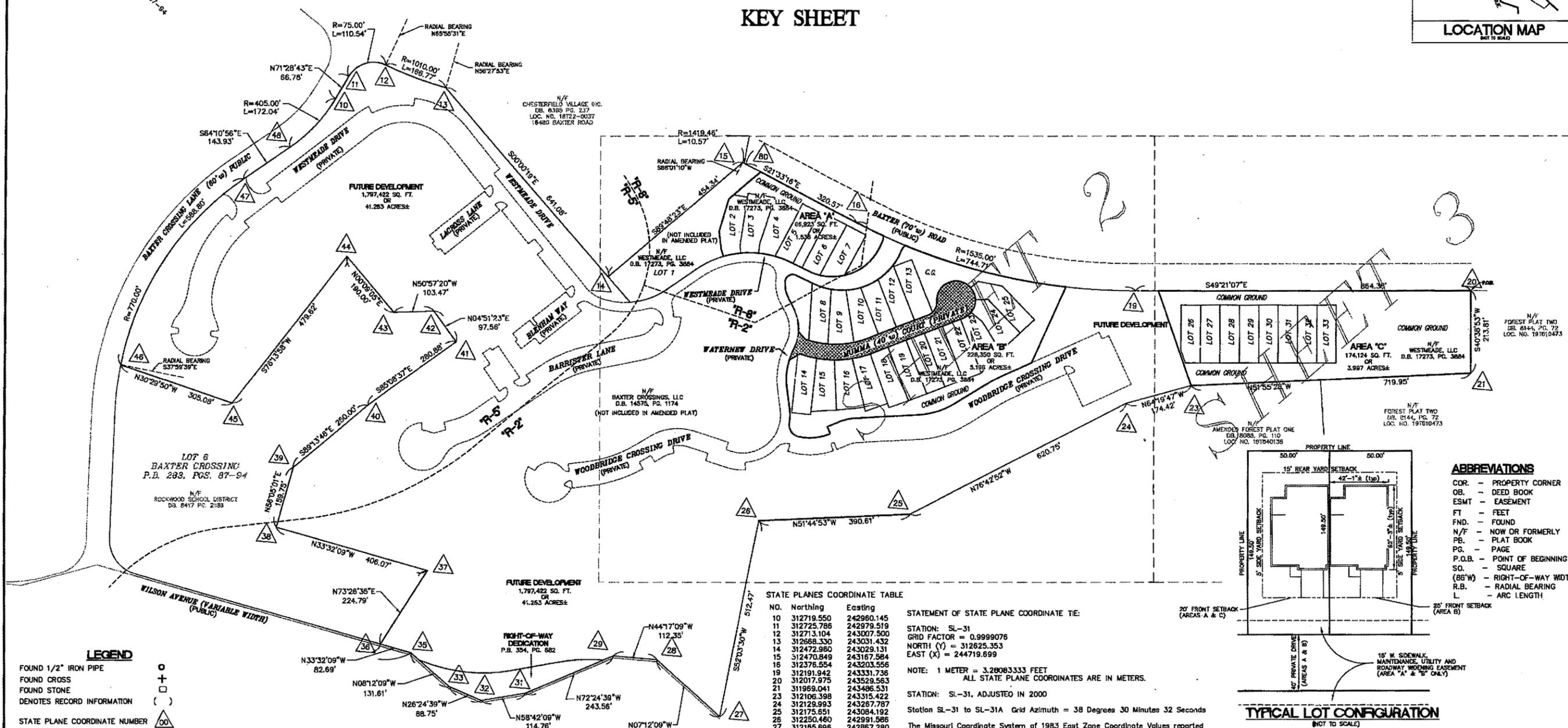
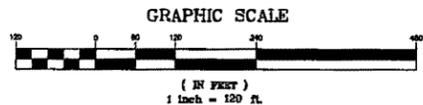
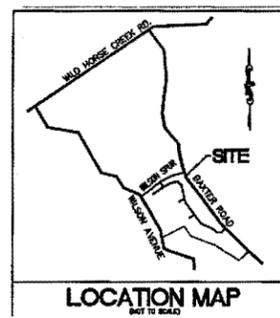

Marty DeMay, City Clerk

AMENDED PLAT OF "THE VILLAS AT WESTMEADE"

A RESUBDIVISION OF PART OF LOT 5, BAXTER CROSSING

TRACTS 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, AND BEING LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 EXISTING ZONING: PLANNED ENVIRONMENT UNIT R 2 AND R 8
 THIS PLAT CONTAINS 10.374 ACRES +/-

KEY SHEET



- ABBREVIATIONS**
- COR. - PROPERTY CORNER
 - OB. - DEED BOOK
 - ESMT - EASEMENT
 - FT - FEET
 - FND. - FOUND
 - N/F - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - P.G. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - SO. - SQUARE
 - (BS'W) - RIGHT-OF-WAY WIDTH
 - R.B. - RADIAL BEARING
 - L. - ARC LENGTH

STATE PLANES COORDINATE TABLE

NO.	Northing	Eastng
10	312719.550	242990.145
11	312725.786	242979.519
12	312713.104	243007.500
13	312668.330	243031.432
14	312472.980	243029.131
15	312470.849	243167.584
16	312376.554	243203.556
19	312191.842	243331.736
20	312017.975	243529.563
21	311959.041	243496.531
23	312106.398	243315.422
24	312129.993	243267.787
25	312175.851	243084.192
26	312250.480	242991.586
27	312185.896	242857.280
28	312221.546	242859.774
29	312246.340	242836.158
31	312269.610	242765.669
32	312286.133	242736.000
33	312312.499	242724.257
34	312352.266	242719.006
35	312373.435	242705.335
37	312392.178	242771.230
38	312496.140	242704.088
39	312522.825	242744.811
40	312520.696	242820.979
41	312512.837	242908.184
42	312542.232	242809.053
43	312562.366	242884.799
44	312620.286	242885.639
45	312592.177	242742.193
46	312672.847	242695.960
47	312719.372	24264.776
48	312714.407	242908.360
80	312467.842	243168.744

STATEMENT OF STATE PLANE COORDINATE TIE:
 STATION: SL-31
 GRID FACTOR = 0.99999076
 NORTH (Y) = 312625.353
 EAST (X) = 244719.699
 NOTE: 1 METER = 3.28083333 FEET
 ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-31, ADJUSTED IN 2000
 Station SL-31 to SL-31A Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds
 The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during March, 2008 using a Wild TC-905 Total Station and Trimble 4800 GPS receivers, and we believe the reported State Plane Coordinates meet the Accuracy Standards of the Missouri Minimum Standards for Property Boundary Surveys, Title 4, CSR 30-16.05 effective as of September 30, 2003 for "Urban Property". The basis of bearings shown on this plat were adopted from Plat Book 283 Pages 87-94. The grid bearing along the Northern line of "Area" A as shown on this plat is found to be South 89 degrees 07 minutes 35 seconds East. The measured bearing labeled along the same line is South 89 degrees 48 minutes 23 seconds East. The grid bearing from SL-31 to the Northeast corner of Area "A" is South 84 degrees 18 minutes 55 seconds West 1559.786 meters with the scale factor applied.

- LEGEND**
- FOUND 1/2" IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - Denotes RECORD INFORMATION
 - STATE PLANE COORDINATE NUMBER
 - LOT ADDRESS
 - SET 5/8" x 24" REBAR W/ 2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT
 - SET 3/4" x 18" IRON PIPE TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT

THIS IS TO CERTIFY THAT THE RECORD PLAT OF "AMENDED PLAT OF THE VILLAS AT WESTMEADE" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2007-007, AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

THIS IS TO CERTIFY THAT THE RECORD PLAT OF "THE VILLAS AT WESTMEADE" LOTS 2-33, COMMON GROUND AND STREETS RECORDED IN PLAT BOOK 354, PAGES 662-686 WAS VACATED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2007-007, AND THEREBY AUTHORIZES THE RECORDING OF THIS "AMENDED PLAT OF THE VILLAS AT WESTMEADE" WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

MARTY DEMAY, CITY CLERK JOHN NATIONS, MAYOR

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PREPARED FOR:
 McKELVEY HOMES INC.
 ATTN: MR. PHIL MUMMA
 218 CHESTERFIELD TOWNE CENTRE
 CHESTERFIELD, MO 63005
 PHONE: (636) 530-6900
 FAX: (636) 530-6913

1/11/07 - REVISED PER CITY AND UTILITY COMMENTS

AMENDED RECORD PLAT
THE VILLAS AT WESTMEADE

Stock & Associates
 Consulting Engineers, Inc.

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 St. Louis, MO 63005
 PH: (636) 530-9100
 FAX: (636) 530-9130
 e-mail: general@stockssoc.com
 Web: www.stockssoc.com

DATE: 12/06/06
 DRAWN BY: DKR/VLW
 DATE: 12/06/06
 CHECKED BY: D.W.T.
 DATE: 12/06/06
 SHEET: 202-2710.4
 OF: 1 of 3

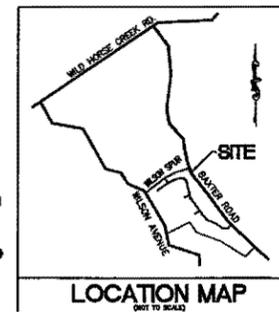
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EXISTING ZONING PLANNED ENVIRONMENT UNIT R 2 AND R 8
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- FOUND CROSS
- FOUND STONE
- FOUND RECORD INFORMATION
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- SET 3/4" x 18" IRON PIPE TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT



LINE TABLE

LINE	LENGTH	BEARING
L1	24.21'	N89°08'39"E
L2	24.00'	N89°08'39"E
L3	53.21'	S23°52'28"E
L4	5.01'	N89°15'58"E
L5	3.18'	N72°04'51"W
L6	31.51'	S27°10'18"E
L7	46.54'	N56°28'31"W
L8	20.63'	S19°21'17"W
L9	19.28'	N56°28'31"W
L10	37.08'	S28°02'02"E
L11	6.09'	N48°21'07"W

ABBREVIATIONS

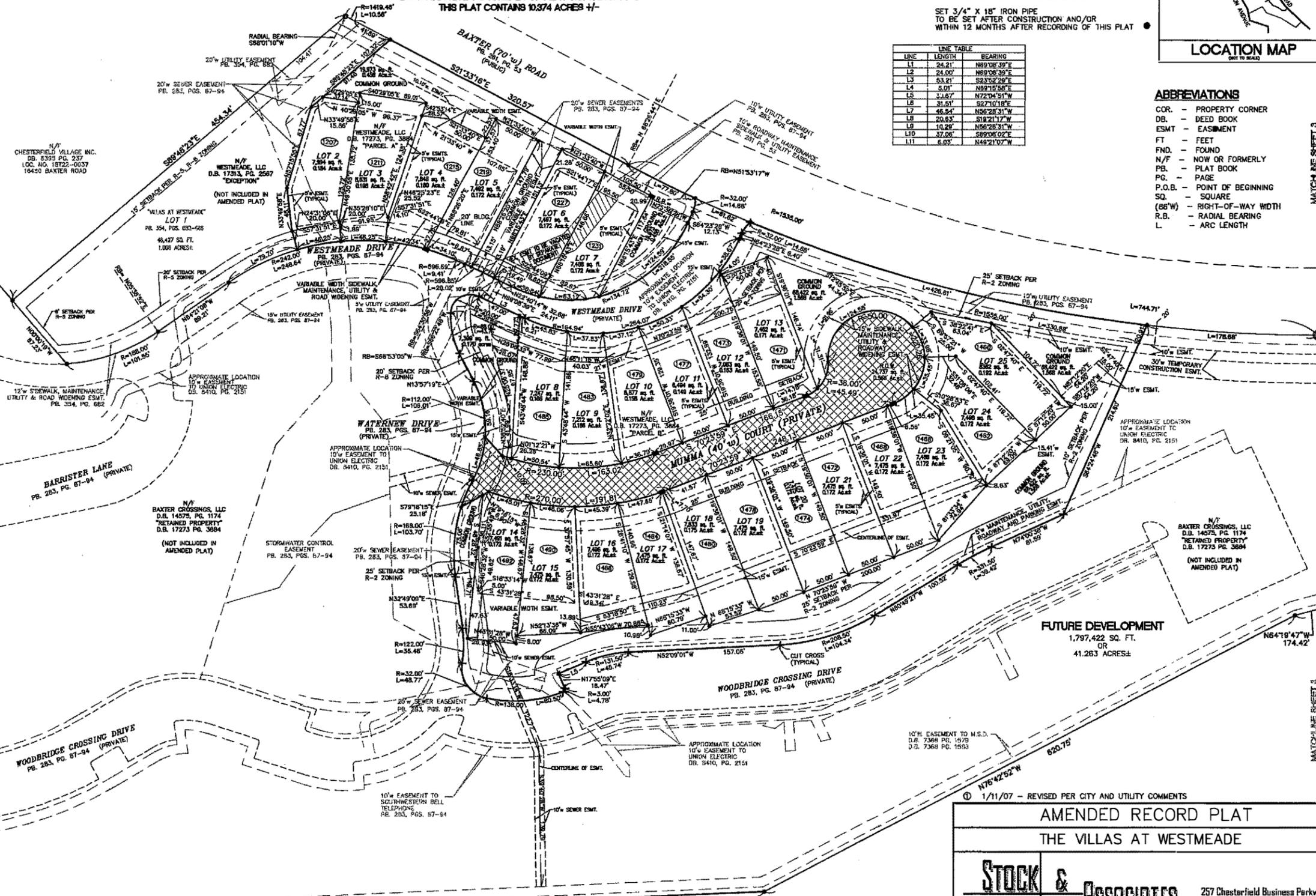
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- (86°W) - RIGHT-OF-WAY WIDTH
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- L - ARC LENGTH

PROPERTY DESCRIPTION (PARCELS A AND B):

Parcel A:
A tract of land being part of Lot 5 of "Baxter Crossing", 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 2072 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 Northwesterly corner of Lot 5 of the above said "Baxter Crossing", 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 North 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: Southeastwardly 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 218.53 feet, the chord of which bears North 69 degrees 08 minutes 02 seconds West 195.35 feet, North 22 degrees 48 minutes 28 seconds West 22.68 feet to a point of tangency; thence 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 seconds 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 08 degrees 52 minutes 42 seconds West 100.32 feet, thence leaving the Northern line of Westmeade Drive North 09 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 Crossing", 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 2072 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 line 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 426.01 feet, the chord of which bears South 14 degrees 43 minutes 14 seconds East 425.24 feet; thence leaving last said Western line South 64 degrees 34 minutes 48 seconds West 216.60 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 an arc length of 39.42 feet, the chord of which bears North 77 degrees 23 minutes 03 seconds West 39.40 feet to the point of tangency, North 80 degrees 49 minutes 27 seconds West 100.32 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 09 degrees 10 minutes 33 seconds East 208.50 feet to a 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 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 18.00 feet an arc length of 80-50 feet, the chord of which bears North 54 degrees 46 seconds West 79.36 feet to a point of compound curvature, Northwestwardly 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: Northwestwardly 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 13 degrees 57 minutes 19 seconds East 32.61 feet to a point of curvature, Northwestwardly 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, Northwestwardly along a curve to the left whose radius point bears North 21 degrees 48 minutes 48 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, Northwestwardly 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 Southeastern line of Westmeade Drive; thence along last said Southeastern 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 North 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, Northwestwardly 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 14.45 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.

PREPARED FOR:
McKELVEY HOMES INC.
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1/11/07 - REVISED PER CITY AND UTILITY COMMENTS

AMENDED RECORD PLAT
THE VILLAS AT WESTMEADE

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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e-mail: general@stockassoc.com
Web: www.stockassoc.com

DATE CHECKED BY: D.W.T. 12/06/06
DATE FOR NUMBER: 202-2710.4
SHEET: 2 of 3

