

BILL NO. 2533

ORDINANCE NO. 2347

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR A TRACT OF LAND BEING ADJUSTED LOT 6A OF ST. MARY'S/McGEE BOUNDARY ADJUSTMENT PLAT, IN PART OF FRACTIONAL SECTION 18 TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI, FOR A 6.791 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT (ST. MARY'S/McGEE ADJUSTED LOT 6A-1499 PACLAND PLACE.)**

WHEREAS, Volz Engineering on behalf of Naomi E. McGee, has submitted for review and approval a Lot Split for a tract of land being Adjusted Lot 6A of St. Mary's/McGee Boundary Adjustment Plat creating two lots to be known as Lot A and Lot B; and,

WHEREAS, the purpose of this Lot Split is to subdivide a 6.791 acre tract of land into 2 lots; and,

WHEREAS, the Departments have reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and found it to be in compliance with all applicable ordinances and 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 Adjusted Lot 6A of St. Mary's/McGee Boundary Adjustment Plat, which is attached hereto as Exhibit "A" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

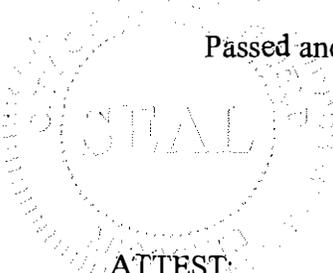
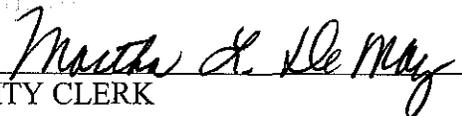
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Lot Split by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

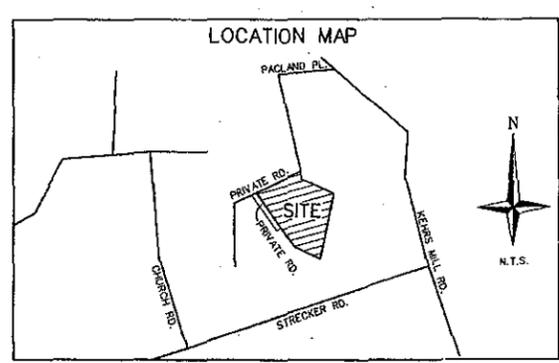
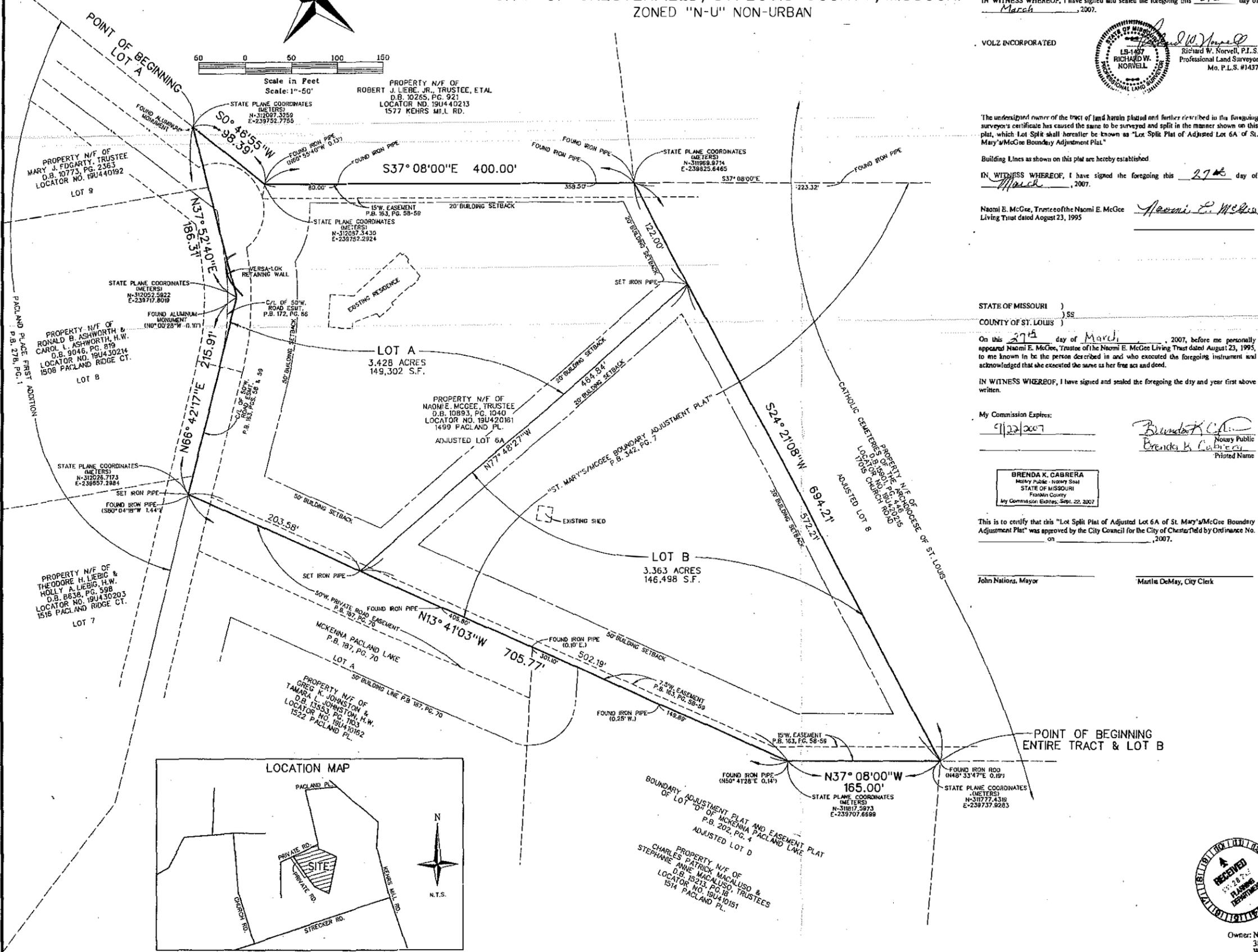
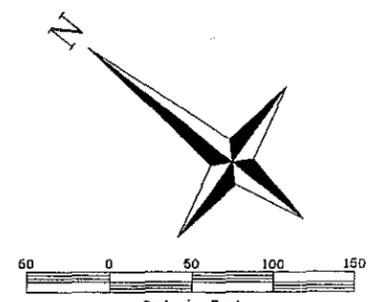
Passed and approved this 16th day of April, 2007.

  
MAYOR

ATTEST:

  
  
CITY CLERK

LOT SPLIT PLAT OF  
ADJUSTED LOT 6A OF  
"ST. MARY'S/MCGEE BOUNDARY ADJUSTMENT PLAT"  
IN PART OF FRACTIONAL SECTION 18  
TOWNSHIP 45 NORTH - RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONED "N-U" NON-URBAN



We, Volz, Inc., have by order of Naomi McGee, completed a Lot Split of "A" tract of land being Adjusted Lot 6A of "St. Mary's/McGee Boundary Adjustment Plat," according to the plat thereof recorded in Plat Book 342 page 7 of the St. Louis County records, in part of Fractional Section 18, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri, and the results are shown hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 27<sup>th</sup> day of March, 2007.

VOLZ INCORPORATED  
Richard W. Norvell, P.L.S.  
Professional Land Surveyor  
Mo. P.L.S. #1437

The undersigned owner of the tract of land herein plat and further described in the foregoing surveyor's certificate has caused the same to be surveyed and split in the manner shown on this plat, which Lot Split shall hereafter be known as "Lot Split Plat of Adjusted Lot 6A of St. Mary's/McGee Boundary Adjustment Plat."

Building Lines as shown on this plat are hereby established.

IN WITNESS WHEREOF, I have signed the foregoing this 27<sup>th</sup> day of March, 2007.

Naomi E. McGee, Trustee of the Naomi E. McGee Living Trust dated August 23, 1995

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

On this 27<sup>th</sup> day of March, 2007, before me personally appeared Naomi E. McGee, Trustee of the Naomi E. McGee Living Trust dated August 23, 1995, to me known in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: 9/22/2007  
Brenda K. Cabrera  
Notary Public  
Brenda K. Cabrera  
Printed Name

BRENDA K. CABRERA  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Franklin County  
My Commission Expires: Sept. 22, 2007

This is to certify that this "Lot Split Plat of Adjusted Lot 6A of St. Mary's/McGee Boundary Adjustment Plat" was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2007.

John Nations, Mayor  
Marla DeMay, City Clerk

Entire Tract  
A tract of land being Adjusted Lot 6A of "St. Mary's/McGee Boundary Adjustment Plat," according to the plat thereof recorded in Plat Book 342 page 7 of the St. Louis County records, in part of Fractional Section 18, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southernmost corner of said Adjusted Lot 6A, being also the Easternmost corner of Adjusted Lot D of "Boundary Adjustment Plat and Easement Plat of Lot 'D' of McKenna Pacland Lake," according to the plat thereof recorded in Plat Book 202 page 4 of the St. Louis County records; thence Northwesterly along the Southwest line of said Adjusted Lot 6A, being also the Northeast line of said Adjusted Lot "D" North 37 degrees 08 minutes 00 seconds West 165.00 feet to a point; thence Northwesterly along the West line of said Adjusted Lot 6A, being also the East line of said Adjusted Lot "D" and the East line of Lot "A" of "McKenna Pacland Lake," a subdivision according to the plat thereof recorded in Plat Book 187 page 70 of the St. Louis County records North 13 degrees 41 minutes 03 seconds West 705.77 feet to the Westernmost corner of said Adjusted Lot 6A, being also a point in the South line of "Pacland Place First Addition," a subdivision according to the plat thereof recorded in Plat Book 278 page 1 of the St. Louis County records; thence Eastwardly and Northwardly along the North and Northwest lines of said Adjusted Lot 6A, being also the South and Southeast lines of said "Pacland Place First Addition" North 66 degrees 42 minutes 17 seconds East 215.91 feet and North 37 degrees 52 minutes 40 seconds East 186.31 feet to the Northernmost corner of said Adjusted Lot 6A, being also a point in the West line of property described in deed to Robert J. Liebe, Jr., Trustee, Etal, recorded in Book 10265 page 921 of the St. Louis County records; thence Southwesterly and Southwesterly along the East and Northeast lines of said Adjusted Lot 6A, being also the West and Southwest lines of said Liebe property, South 0 degrees 46 minutes 55 seconds West 98.39 feet and South 37 degrees 08 minutes 00 seconds East 400.00 feet to the Easternmost corner of said Adjusted Lot 6A, being also a point in a West line of property described in deed to Catholic Cemeteries of the Archdiocese of St. Louis recorded in Book 15901 page 446 of the St. Louis County records; thence Southwardly along the East line of said Adjusted Lot 6A, being also a West line of said Catholic Cemeteries of the Archdiocese of St. Louis property South 24 degrees 21 minutes 08 seconds West 694.21 feet to the point of beginning and containing 6.791 acres according to a survey by Volz Inc.

Lot A  
A tract of land being part of Adjusted Lot 6A of "St. Mary's/McGee Boundary Adjustment Plat," according to the plat thereof recorded in Plat Book 342 page 7 of the St. Louis County records, in part of Fractional Section 18, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the Northernmost corner of said Adjusted Lot 6A, being also a point in the West line of property described in deed to Robert J. Liebe, Jr., Trustee, Etal, recorded in Book 10265 page 921 of the St. Louis County records; thence Southwardly and Southeastwardly along the East and Northeast lines of said Adjusted Lot 6A, being also the West and Southwest lines of said Liebe property, South 0 degrees 46 minutes 55 seconds West 98.39 feet and South 37 degrees 08 minutes 00 seconds East 400.00 feet to the Easternmost corner of said Adjusted Lot 6A, being also a point in a West line of property described in deed to Catholic Cemeteries of the Archdiocese of St. Louis recorded in Book 15901 page 446 of the St. Louis County records; thence Southwardly along the East line of said Adjusted Lot 6A, being also a West line of said Catholic Cemeteries of the Archdiocese of St. Louis property South 24 degrees 21 minutes 08 seconds West 122.00 feet to a point; thence North 77 degrees 48 minutes 27 seconds West 464.84 feet to a point in the East line of Lot "A" of "McKenna Pacland Lake," a subdivision according to the plat thereof recorded in Plat Book 187 page 70 of the St. Louis County records; thence Northwardly along said East line of Lot "A" North 13 degrees 41 minutes 03 seconds West 203.58 feet to the Westernmost corner of said Adjusted Lot 6A, being also a point in the South line of "Pacland Place First Addition," a subdivision according to the plat thereof recorded in Plat Book 278 page 1 of the St. Louis County records; thence Eastwardly and Northwardly along the North and Northwest lines of said Adjusted Lot 6A, being also the South and Southeast lines of said "Pacland Place First Addition" North 66 degrees 42 minutes 17 seconds East 215.91 feet and North 37 degrees 52 minutes 40 seconds East 186.31 feet to the point of beginning and containing 3.428 acres according to a survey by Volz Inc.

Lot B  
A tract of land being part of Adjusted Lot 6A of "St. Mary's/McGee Boundary Adjustment Plat," according to the plat thereof recorded in Plat Book 342 page 7 of the St. Louis County records, in part of Fractional Section 18, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southernmost corner of said Adjusted Lot 6A, being also the Easternmost corner of Adjusted Lot D of "Boundary Adjustment Plat and Easement Plat of Lot 'D' of McKenna Pacland Lake," according to the plat thereof recorded in Plat Book 202 page 4 of the St. Louis County records; thence Northwesterly along the Southwest line of said Adjusted Lot 6A, being also the Northeast line of said Adjusted Lot "D" North 37 degrees 08 minutes 00 seconds West 165.00 feet to a point; thence Northwardly along the West line of said Adjusted Lot 6A, being also the East line of said Adjusted Lot "D" and the East line of Lot "A" of "McKenna Pacland Lake," a subdivision according to the plat thereof recorded in Plat Book 187 page 70 of the St. Louis County records North 13 degrees 41 minutes 03 seconds West 502.19 feet to a point; thence South 77 degrees 48 minutes 27 seconds East 464.84 feet to a point in the East line of said Adjusted Lot 6A, being also a point in a West line of property described in deed to Catholic Cemeteries of the Archdiocese of St. Louis recorded in Book 15901 page 446 of the St. Louis County records; thence Southwardly along the East line of said Adjusted Lot 6A, being also a West line of said Catholic Cemeteries of the Archdiocese of St. Louis property South 24 degrees 21 minutes 08 seconds West 572.21 feet to the point of beginning and containing 3.363 acres according to a survey by Volz Inc.

- Notes:
1. Survey bearing system was adopted from the plat of "St. Mary's/McGee Boundary Adjustment Plat" recorded in Plat Book 342 page 7 of the St. Louis County records. Survey bearings are rounded 0 degrees 8 minutes 28 seconds counterclockwise from Missouri Coordinate System 1983 (East Zone) grid.
  2. State Plane Coordinates are Missouri Coordinate System of 1983 (East Zone) and were established by GPS observations on Stations SL-37 and SL-06 of the St. Louis Geographic Reference System, constituting to SL-37. SL-37 coordinates are: N 311743.232 meters and E 240102.849 meters per the 2000 adjustment. SL-06 coordinates are: N 309165.857 meters and E 239733.367 meters per the 2000 adjustment. The grid factor used was 0.9999163. Relative Positional Tolerance was less than fifty parts per million.
  3. A title commitment was not provided. This property is subject to building lines, conditions, restrictions and easements of record, if any.
  4. Instrument recorded as Daily Number 558 on March 23, 2007 was prepared by the client's attorney to vacate the 50' wide Private Road and Public Utilities Easement recorded in Book 10141 page 1480.



**VOLZ INCORPORATED**  
LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
1849 INDIAN HEAD DR., BLDG. ST. LOUIS, MISSOURI 63132  
PHONE 314-426-6212

Owner: Naomi E. McGee  
387 Meadows of Willow Court  
Wildwood, MO 63040  
Telephone No. 636-405-1784

EXHIBIT  
A  
tabbles