

BILL NO. 2541

ORDINANCE NO. 2355

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE AMENDED PLAT OF "PADDINGTON HILL," 7.8 ACRE TRACT OF LAND ZONED "R3" RESIDENCE DISTRICT WITH A PLANNED ENVIRONMENTAL UNIT (PEU), LOCATED ON THE NORTH SIDE OF OLIVE BOULEVARD, TO THE EAST OF THE MANSIONS AT SPYGLASS SUMMIT.**

**WHEREAS**, Greater Missouri Builders has submitted for review and approval the Amended Record Plat for "Paddington Hill," located on the north side of Olive Boulevard, to the east of the Mansions at Spyglass Summit; and,

**WHEREAS**, The purpose of the Record Plat is to subdivide a 7.8 acre tract of land into 27 lots for single-family attached residential use. The subdivision retain the original name of Paddington Hill; and,

**WHEREAS**, the Planning Commission, having reviewed the same at the April 23, 2007 meeting has recommended approval thereof.

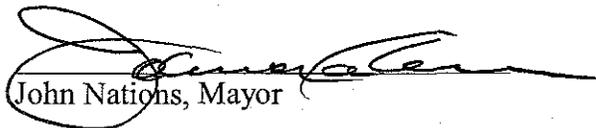
**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1. The Amended Record Plat for "Paddington Hill," 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.

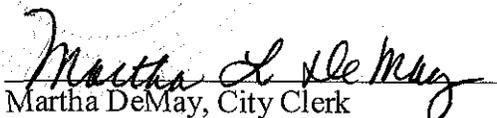
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 7<sup>th</sup> day of May, 2007.

  
John Nations, Mayor



ATTEST:

  
Martha DeMay, City Clerk

Bull 2355

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "PADDINGTON HILL," PADDINGTON DRIVE, 56 FEET WIDE, GATWICK COURT 50 FEET WIDE, TOGETHER WITH ALL CURB-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSS HATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.

THE 5 AND 10 FOOT WIDE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TRUSTEES OF PADDINGTON HILL.  
ALL BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND RESTRICTIONS TO BE FILED.  
THE COMMON GROUND SHOWN ON THE PLAT HAS BEEN CONVEYED FOREVER TO THE TRUSTEES OF PADDINGTON HILL BY GENERAL WARRANTY DEED RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007 AS DAILY NUMBER \_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS.

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THE RETAINING WALL EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TRUSTEES OF PADDINGTON HILL FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING A RETAINING WALL, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID RETAINING WALL.

THE DETENTION EASEMENT/COMMON GROUND SHALL NOT BE IN THE POSSESSION OR CONTROL OF THE CITY OF CHESTERFIELD, NOR SHALL THE CITY OF CHESTERFIELD BE RESPONSIBLE FOR THE MAINTENANCE, INSPECTION, ALTERATION, REPAIR, OPERATION, OR REMOVAL OF THE STORM WATER DRAINAGE IMPROVEMENTS. THE EASEMENT HEREBY GRANTED IS IRREVOCABLE AND SHALL CONTINUE FOREVER. ALL COMMON GROUND AREAS AND ALL IMPROVEMENTS CONTAINED THEREIN, INCLUDING STORM WATER DETENTION FACILITIES, THEREFROM, ARE HEREBY DEDICATED TO THE TRUSTEES OF PADDINGTON HILL FOREVER AND SHALL BECOME THE SUBDIVISION'S SOLE OWNERSHIP AND MAINTENANCE RESPONSIBILITY. THE MAINTENANCE AND REPAIR OF ALL THE RETAINING WALLS ON SITE SHALL BE THE FULL RESPONSIBILITY OF THE TRUSTEES OF PADDINGTON HILL.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.  
THIS PLAT AND ANY AMENDMENTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR PADDINGTON HILL AS RECORDED THE DAY OF \_\_\_\_\_ 2005, AS DAILY NUMBER \_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS.  
IN WITNESS WHEREOF, I HAVE HERETOBY SET OUR HAND AND AFFIXED OUR CORPORATE SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

GREATER MISSOURI BUILDERS, LTD.  
c.b.o. GREATER MISSOURI BUILDERS, INC.

BY: \_\_\_\_\_ DANIEL J. BERNARD, PRESIDENT

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

IN TESTIMONY WHEREOF, I HAVE HERETOBY SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN. MY COMMISSION EXPIRES: \_\_\_\_\_

(PRINTED NAME OF NOTARY PUBLIC) (SIGNATURE OF NOTARY PUBLIC)

THIS RECORD PLAT OF PADDINGTON HILL WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE AND ANNEKED INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2007 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND IS TRULY RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

JOHN NATIONS, MAYOR  
WARTY DUNAY, CITY CLERK

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

I, THE UNDERSIGNED RECORDER OF DEEDS FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING AND ANNEXED INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2007 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND IS TRULY RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR FORSAID.

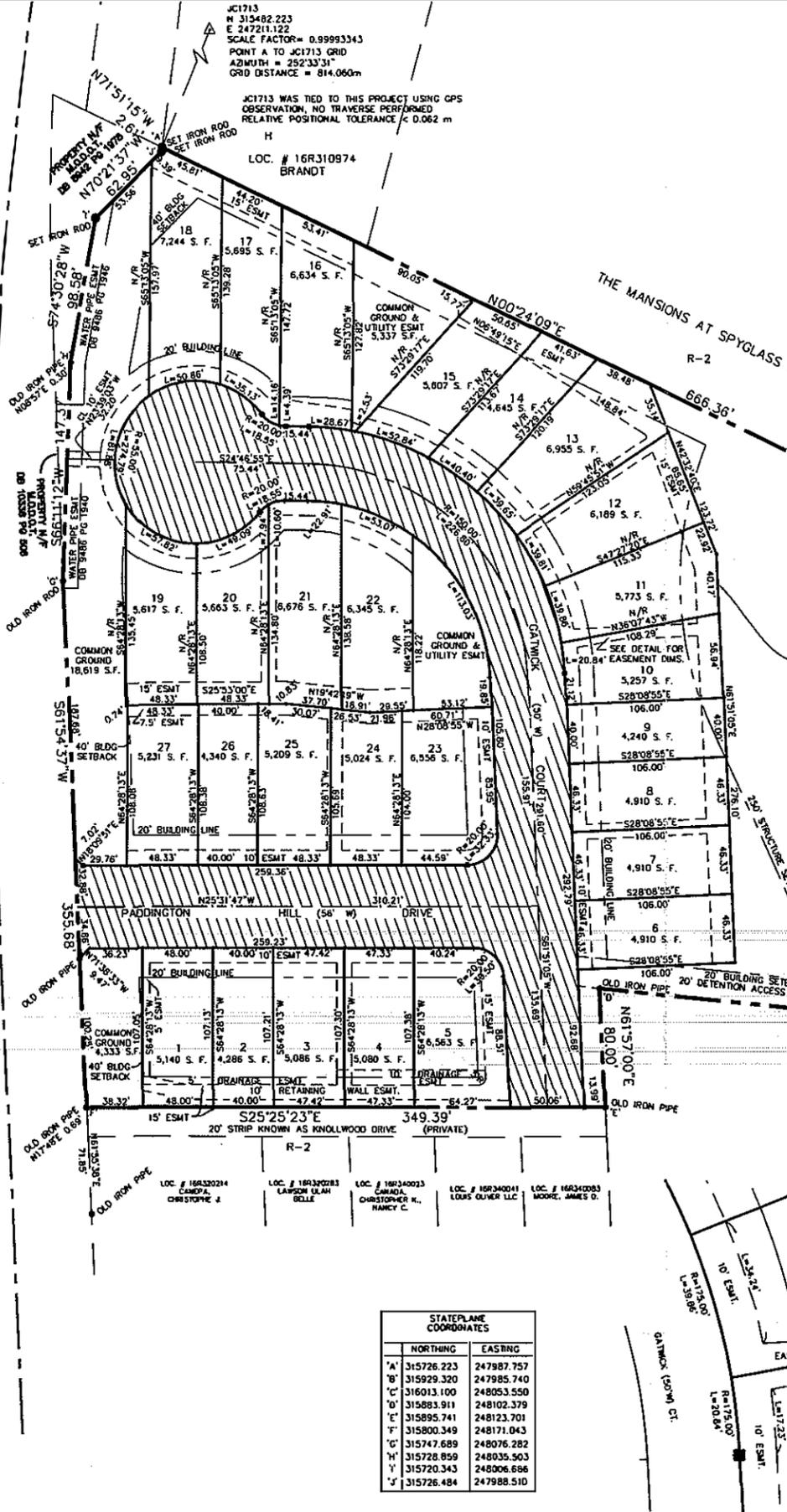
RECORDER OF DEEDS

BY: \_\_\_\_\_ DEPUTY RECORDER

THIS IS TO CERTIFY THAT AT THE REQUEST OF GREATER MISSOURI BUILDERS, LTD. (c.b.o. GREATER MISSOURI BUILDERS, INC.) WE HAVE DURING THE MONTH OF JANUARY, 2007, PREPARED A SUBDIVISION PLAT OF PADDINGTON HILL, SITUATED IN U.S. SURVEY 206, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI. THIS SUBDIVISION IS BASED ON A SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE REQUIREMENTS FOR URBAN PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, 4CSR 30-16.

ST. CHARLES ENGINEERING AND SURVEYING, INC.

JAMES Q. PRICE MD. PLS # 2006016640

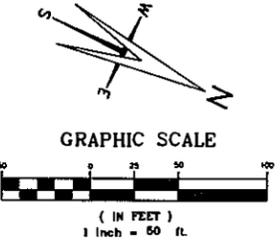
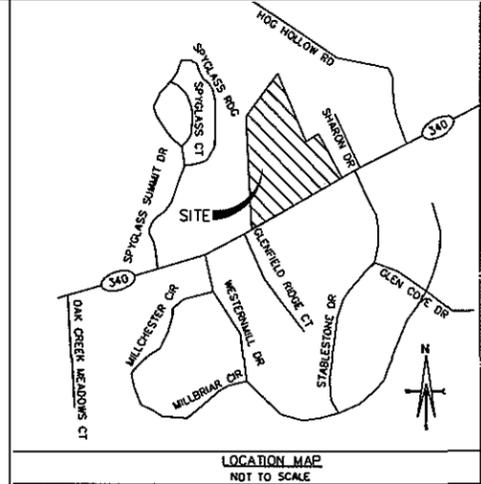


# PADDINGTON HILL

A TRACT OF LAND BEING PART OF U.S. SURVEY 206, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI

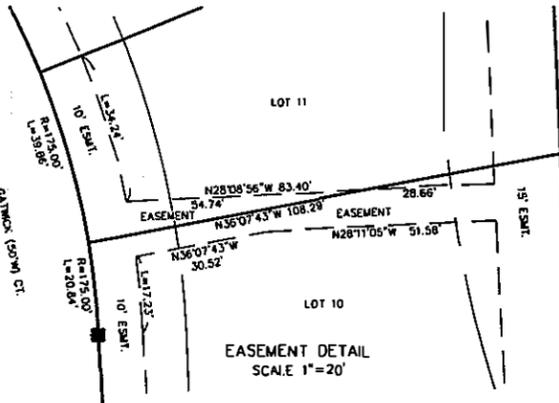
## "R-3" PLANNED ENVIRONMENT UNIT

NOTES:  
BENCHMARK: MSD # 7-11 "U" ON THE SOUTHWEST CORNER OF THE STEP UP IN FRONT OF THE COMMERCIAL BUILDING; 50' EAST OF HOG HOLLOW ROAD AND 50' NORTH OF OLIVE STREET ROAD. ELEV.=630.95  
CURRENT OWNER OF PROPERTY REFERENCED HEREON: GREATER MISSOURI BUILDERS, LTD. PER THE FOLLOWING DOCUMENTS OF THE ST. LOUIS COUNTY RECORDS:  
DEED BOOK 15945, PAGE 2190 LOC. #16R310837  
DEED BOOK 15928, PAGE 2779 LOC. # 16R310936  
DEED BOOK 15930, PAGE 1785 LOC. # 16R310310, 16R320198, 16R320232  
DEED BOOK 15945, PAGE 2195 LOC. # 16R330453  
SEMI PERMANENT MONUMENTS - IRON RODS SHALL BE SET AT ALL LOT CORNERS WITHIN 12 MONTHS AFTER RECORDING OF PLAT.  
PERMANENT MONUMENTS SHALL BE 3/8" DIA STEEL ROD 24" LONG WITH METAL OR ALUMINUM CAP  
SEMI PERMANENT MONUMENTS SHALL BE 1/2" STEEL ROD 18" LONG WITH A PLASTIC CAP  
BASIS OF BEARINGS: MANSONS AT SPYGLASS SUMMIT AS RECORDED IN PLAT BOOK 208 PAGE 90.



- LEGEND
- PERMANENT MONUMENT
  - N/R NON-RADIAL
  - SEMI-PERMANENT MONUMENT

	NORTHING	EASTING
'A'	315726.223	247987.757
'B'	315929.320	247985.740
'C'	316013.100	248053.550
'D'	315883.911	248102.379
'E'	315895.741	248123.701
'F'	315800.349	248171.043
'G'	315747.689	248076.282
'H'	315728.859	248035.503
'I'	315720.343	248006.686
'J'	315726.484	247988.510



STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )  
WE, THE UNDERSIGNED LEGAL OWNERS AND HOLDER OF NOTES SECURED BY DEED OF TRUST RECORDED IN DEED BOOK 15928, PAGE 2782 OF THE SAINT LOUIS COUNTY RECORDS, DO HEREBY JOIN IN AND APPROVE OF THIS SUBDIVISION PLAT.  
IN WITNESS WHEREOF, I HAVE HERETOBY SET OUR HAND AND AFFIXED OUR CORPORATE SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

BY: \_\_\_\_\_

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007, BEFORE ME APPEARED, \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE \_\_\_\_\_ OF A MISSOURI CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THE SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS AND FURTHER ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETOBY SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN. MY COMMISSION EXPIRES: \_\_\_\_\_

(PRINTED NAME OF NOTARY PUBLIC) (SIGNATURE OF NOTARY PUBLIC)

PER CITY COMMENTS  
02/01/07

# PADDINGTON HILL

A TRACT OF LAND BEING PART OF U.S. SURVEY 206, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448



ORDER NO. 07-0020  
DATE 02/08/07  
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