

BILL NO. 2600

ORDINANCE NO. 2421

**AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR LOTS 15-18, 25-28, 30-32 AND COMMON GROUND FOR TERRA VISTA PLAT ONE IN U.S. SURVEY 367 & 923, TOWNSHIP 46 NORTH, RANGE 5 EAST CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, the petitioner, Levinson Building and Realty Corporation, has proposed a Boundary Adjustment Plat for Terra Vista and proposes to adjust the boundary lines for lots 15-18, 25-28 30-32 and common ground; and,

**WHEREAS**, the Department of Planning and Public Works reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinances and forwarded said Boundary Adjustment Plat 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 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 Boundary Adjustment Plat 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 7th day of January, 2008.

  
MAYOR

ATTEST:

  
CITY CLERK



# TERRA VISTA - PLAT ONE LOTS 15-18, 25-28, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT

A TRACT OF LAND BEING OF TERRA VISTA - PLAT ONE (P.B. 354 PGS. 545 AND 546),  
ALSO BEING ALL OF ADJUSTED PARCEL B OF "A BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 5 OF WM.  
SCHRADER ESTATE" (P.B. 332 PG. 29) LOCATED IN U.S. SURVEY 387 & 923, TOWNSHIP 48 NORTH, RANGE 5 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONING: R2-PEU (RESIDENTIAL) PER ORDINANCE 1690

THIS IS TO CERTIFY THAT AT THE REQUEST OF LEVINSON HOMES WE HAVE, DURING THE MONTH OF NOVEMBER COMPLETED A BOUNDARY ADJUSTMENT PLAT OF LOTS 15-18, 25-28, 30-32 AND COMMON GROUND OF TERRA VISTA - PLAT ONE SUBDIVISION AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREIN.

BY \_\_\_\_\_

DATE \_\_\_\_\_

THIS DRAWING HAS BEEN REVIEWED UNDER SECTION 1005.340 PLATING EXCEPTIONS OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE (CHAPTER 1005), AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_ AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY BETWEEN ADJACENT PROPERTIES, NO ADDITIONAL LOTS ARE CREATED, AND THE ORIGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED IN THE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

JOHN NATORIS, MAYOR  
JUDITH NATORIS, CITY CLERK

THE UNDERSIGNED OWNER/OWNERS HAS CAUSED THESE LOTS TO BE ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THE ABOVE BOUNDARY ADJUSTMENT PLAT WHICH SHALL HEREAFTER BE KNOWN AS TERRA VISTA - PLAT ONE LOTS 15-18, 25-28, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT SUBDIVISION.

SEAL:

(OWNER/OWNERS NAME)

BY \_\_\_\_\_

DATE \_\_\_\_\_

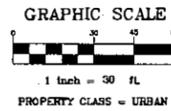
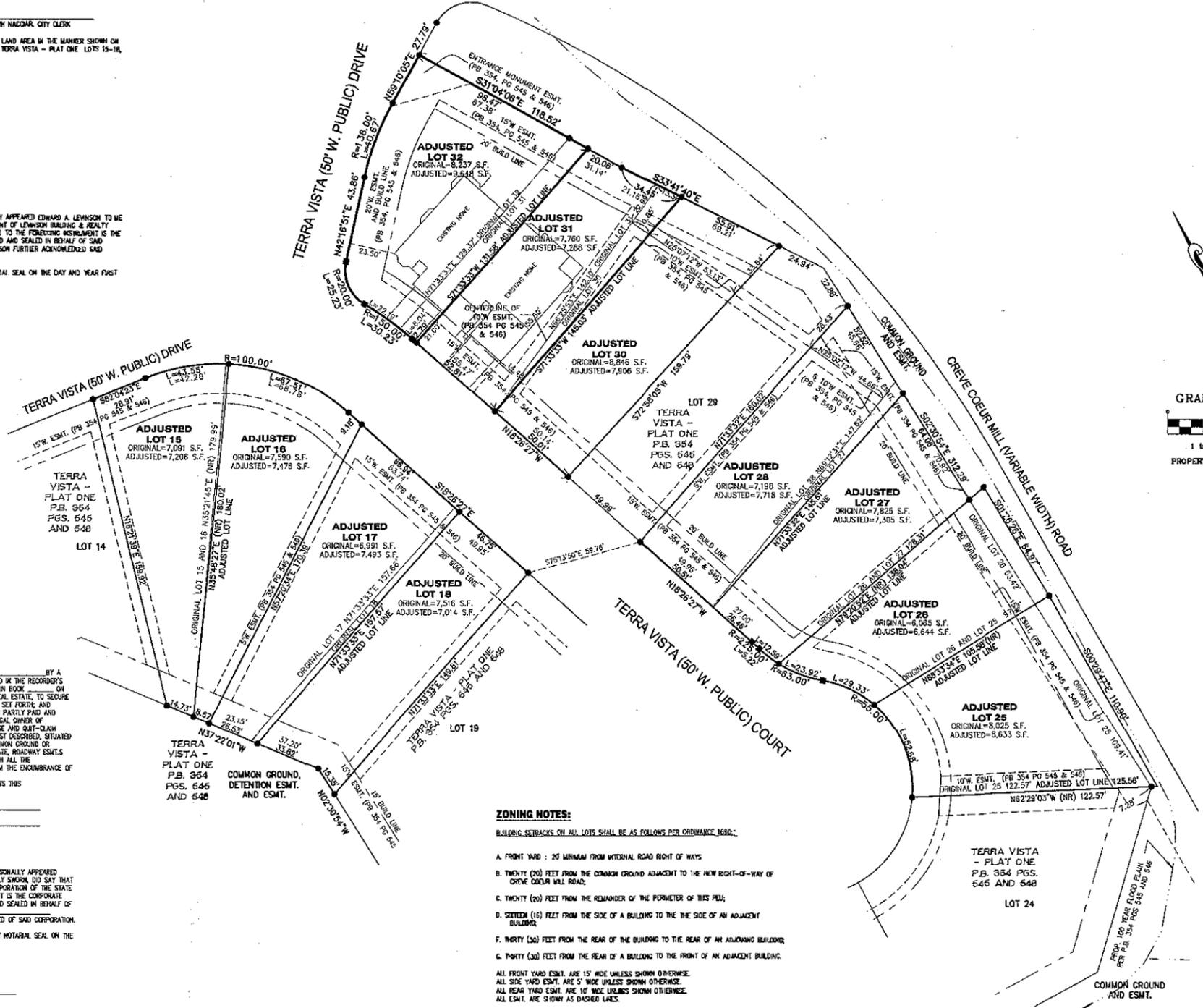
STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007, BEFORE ME PERSONALLY APPEARED EDWARD A. LEVINSON TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE-PRESIDENT OF LEVINSON BUILDING & REALTY CORP., A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND EDWARD A. LEVINSON FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREONTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

SEAL: \_\_\_\_\_ NOTARY PUBLIC



- GENERAL NOTES:**
- ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
  - THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI (ACR-30-16-010) AND MEETS THE REQUIREMENTS OF AN URBAN CLASS SURVEY, AS DEFINED THEREIN.
  - BASE OF BEARING: CRD NORTH FOR MISSOURI STATE PLANE COORDINATE DATUM, NAD 83, EAST ZONE AS ADJUSTED BY NGS IN 2000.
  - CORNER OF RECORD: 1/2 INCH IRON PIPE AT THE SOUTHWEST CORNER LOT 29 TERRA VISTA PG 354 PG 545 & 546.
  - SOURCE OF RECORD: TERRA VISTA PG 354 PG 545 & 546.

- FLOOD PLAIN NOTES:**
- THE ENTIRE AREA OF THIS PLAT IS CURRENTLY LOCATED IN THE REGULATORY FLOOD PLAIN (SPECIAL FLOOD HAZARD AREA) AND A PORTION IS LOCATED IN THE REGULATORY FLOODWAY. ADJUSTED LOTS 26, 27, 28, 29, 30, 31 AND 32 ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE NFIP FIRM NUMBER "29189C0161 H" WITH AN EFFECTIVE DATE OF AUGUST 23, 2007. FLOOD PLAIN DEVELOPMENT PERMITS AND ELEVATION CERTIFICATES SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD FOR EACH STRUCTURE TO DEMONSTRATE THAT THE STRUCTURES ON THESE LOTS HAVE BEEN BUILT SUCH THAT THEY ARE REASONABLY SAFE FROM FLOODING AS INDICATED BY THE FLOOD WAY BOUNDARY DESIGNATION ON THIS PLAT. ADJUSTED LOTS 15, 16, 17, 18 AND 25 ARE LOCATED IN THE REGULATORY FLOOD WAY AS DETERMINED BY THE NFIP FIRM NUMBER "29189C0161 H" WITH AN EFFECTIVE DATE OF AUGUST 23, 2007. IN ADDITION TO THE REQUIRED FLOOD PLAIN DEVELOPMENT PERMIT AND ELEVATION CERTIFICATE, AN ENGINEERING ANALYSIS MUST BE PERFORMED, AND A "NO-RISK" CERTIFICATION SUBMITTED TO THE CITY OF CHESTERFIELD FOR EACH STRUCTURE TO DEMONSTRATE THAT THE STRUCTURES ON THESE LOTS HAVE BEEN BUILT SUCH THAT THEY ARE REASONABLY SAFE FROM FLOODING AND DO NOT CAUSE A RISE IN THE BASE FLOOD ELEVATION. THESE REQUIREMENTS SHALL REMAIN IN EFFECT UNTIL SUCH TIME THAT A LETTER OF MAP REVISIONS (LDMR) IS ISSUED BY FEMA WHICH REMOVES FLOOD PLAIN AND/OR FLOOD WAY DESIGNATION ON THE AFFECTED LOTS.
- ADDITIONAL FLOOD INSURANCE RATE MAP (FIRM) NOTES: PANEL 29189C0161H WAS REVISED BY LDMR EFFECTIVE AUGUST 23, 2007. IN ADDITION A SECOND FOR THIS PANEL WILL BE EFFECTIVE ON JANUARY 17, 2008. THE SECOND LDMR EFFECTIVE JANUARY 17, 2008 REMOVES A PORTION OF THE SITE FROM THE FLOODPLAIN AND FLOODWAY.

**PARTIAL RELEASE OF DEED OF TRUST:**

WHEREAS, BY A DEED OF TRUST, DATED \_\_\_\_\_ 2007, AND RECORDED IN THE RECORDER'S OFFICE, IN AND FOR THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ COMMISSIONED TO THE TRUSTEE THEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH, AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTLY PAID AND SATISFIED, NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY RESCIND, RELEASE AND QUIT-CLAIM UNTO THE PRESENT OWNERS, PART OF THE ESTATE IN SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. LOUIS, AND STATE OF MISSOURI, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, HIGHWAY RIGHTS AND OTHER EASEMENTS ON THIS PLAT TO HAVE AND TO HOLD THE SAME, WITH ALL THE APPURTENANCES THEREON BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }

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

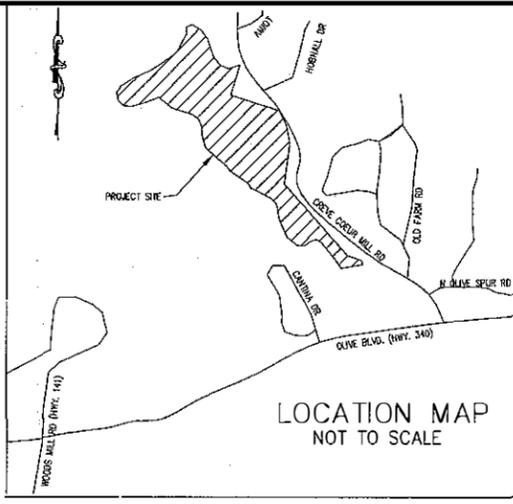
IN TESTIMONY WHEREOF, I HAVE HEREONTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

SEAL: \_\_\_\_\_ NOTARY PUBLIC

- LEGEND:**
- - DENOTES PERMANENT SURVEY MONUMENT TO BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
  - - DENOTES 1/2" IRON PIPE WITH PLASTIC CAP STAMPED CODE LS 2640 TO BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

- ZONING NOTES:**
- BUILDING SETBACKS ON ALL LOTS SHALL BE AS FOLLOWS PER ORDINANCE 1690:
- FRONT YARD : 20' MINIMUM FROM INTERNAL ROAD RIGHT OF WAY
  - TWENTY (20) FEET FROM THE COMMON GROUND ADJACENT TO THE NEW RIGHT-OF-WAY OF CREVE COEUR MILL ROAD;
  - TWENTY (20) FEET FROM THE REMAINDER OF THE PERIMETER OF THIS PLOT;
  - SIXTEEN (16) FEET FROM THE SIDE OF A BUILDING TO THE SIDE OF AN ADJACENT BUILDING;
  - THIRTY (30) FEET FROM THE REAR OF THE BUILDING TO THE REAR OF AN ADJACENT BUILDING;
  - THIRTY (30) FEET FROM THE REAR OF A BUILDING TO THE FRONT OF AN ADJACENT BUILDING.
- ALL FRONT YARD ESENT. ARE 15' WIDE UNLESS SHOWN OTHERWISE.  
ALL SIDE YARD ESENT. ARE 5' WIDE UNLESS SHOWN OTHERWISE.  
ALL REAR YARD ESENT. ARE 10' WIDE UNLESS SHOWN OTHERWISE.  
ALL ESENT. ARE SHOWN AS DASHED LINES.



<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>LEVINSON BUILDING &amp; REALTY CORP. 624 TRADE CENTER BLVD., SUITE A CHESTERFIELD, MO, 63005 (636) 458-6300</p>
NO.	DATE	DESCRIPTION					
<p>TERRA VISTA - PLAT ONE LOTS 15-18, 25-28, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT ST. LOUIS COUNTY, MISSOURI</p>							
<p>BOUNDARY ADJUSTMENT PLAT</p>							
<p>planning • engineering • surveying • landscape architecture <b>Cole and Associates Incorporated</b> 10777 sunset office drive saint louis, missouri 63127 p: 314 984 9887 f: 314 984 0587</p>							
<p>DRAWN BY: TDE</p> <p>CHECKED BY: JDP</p> <p>DATE: 09/07/2007</p> <p>Job Number: 02-228</p> <p>Sheet Number: 2 of 2</p>	<p>DATE: 12/20/07</p>						

DATE: Dec 19, 2007 - 8:30am  
DRAWING NO: WOODS020205-228-PLAT ONE-ADJUST 15-18 AND 25-28-24