

BILL NO. 2646

ORDINANCE NO. 2465

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR A 6.24 ACRE TRACT OF LAND ZONED E-ONE ACRE BEING IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF THE SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, LOCATED AT 1707 WILSON ROAD. (WILSON BLUFFS)**

**WHEREAS**, SMS Group, LLC has submitted for review and approval the Lot Split for the above-reference property located on the west side of Wilson Road; and,

**WHEREAS**, the purpose of said Lot Split is to subdivide a 6.24 acre tract of land into 2 lots for the construction of a single family home; and,

**WHEREAS**, the Department of Planning and Department of Public Works have reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and have found it to be in compliance with all applicable ordinances and has 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 the a tract of land in the south part of the southwest one quarter of the northwest one quarter of section 16, in Township 45 north, range 4 east, City of Chesterfield, St. Louis County, Missouri, which is made a part hereof and attached hereto as Exhibit 1, 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 the said Lot Split 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 16th day of June, 2008.

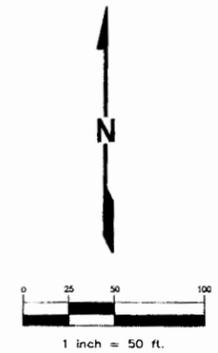
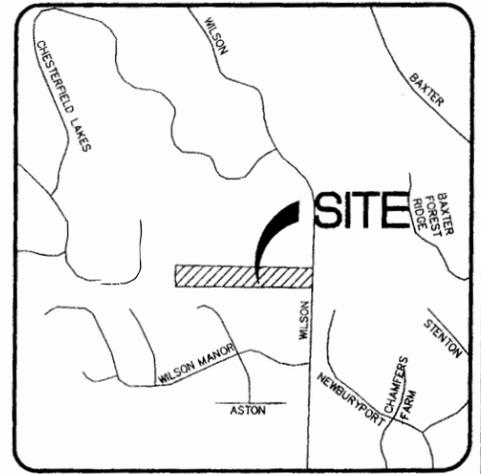
  
MAYOR

ATTEST:

  
CITY CLERK

# WILSON BLUFFS

A TRACT OF LAND LOCATED IN THE SOUTH PART OF THE  
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16,  
TOWNSHIP 45 NORTH, RANGE 4 EAST  
ST. LOUIS COUNTY, CITY OF CHESTERFIELD, MO

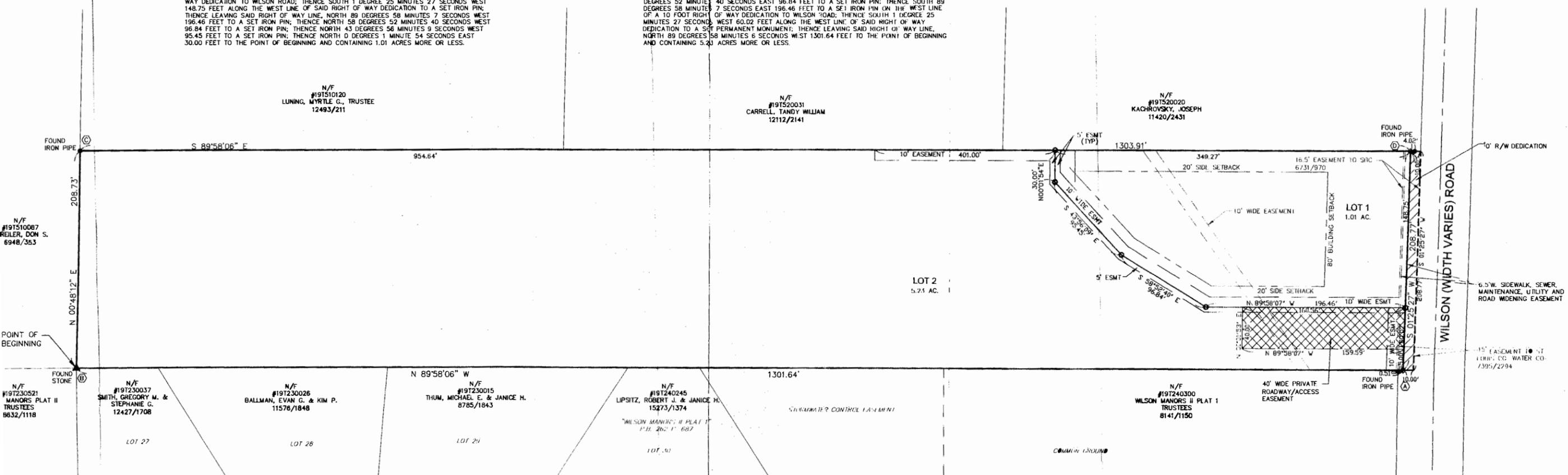


LOT 1  
A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER SAID STONE ALSO BEING THE NORTHWEST CORNER OF LOT 27 OF WILSON MANORS II PLAT I, A SUBDIVISION RECORDED IN PLAT BOOK 262 PAGES 568 AND 569; THENCE ALONG THE WEST LINE OF SAID SECTION 16, NORTH 00 DEGREES 48 MINUTES 12 SECONDS EAST 208.73 FEET TO A FOUND IRON PIPE BEING THE SOUTHWEST CORNER OF LOT 2 OF TWO FLAGS FARM, A SUBDIVISION IN PLAT BOOK 303 PAGE 671 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EXTENSION SOUTH 89 DEGREES 58 MINUTES 6 SECONDS EAST 954.64 FEET TO A SET IRON PIN THE TRUE POINT OF BEGINNING FOR LOT 1; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 6 SECONDS EAST 349.27 FEET TO A PERMANENT MONUMENT SET IN THE WEST LINE OF A 10 FOOT RIGHT OF WAY DEDICATION TO WILSON ROAD; THENCE SOUTH 1 DEGREE 25 MINUTES 27 SECONDS WEST 148.75 FEET ALONG THE WEST LINE OF SAID RIGHT OF WAY DEDICATION TO A SET IRON PIN; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 58 MINUTES 7 SECONDS WEST 196.46 FEET TO A SET IRON PIN; THENCE NORTH 58 DEGREES 52 MINUTES 40 SECONDS WEST 95.45 FEET TO A SET IRON PIN; THENCE NORTH 0 DEGREES 1 MINUTE 54 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.01 ACRES MORE OR LESS.

LOT 2  
A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER SAID STONE ALSO BEING THE NORTHWEST CORNER OF LOT 27 OF WILSON MANORS II PLAT I, A SUBDIVISION RECORDED IN PLAT BOOK 262 PAGES 568 AND 569; THENCE ALONG THE WEST LINE OF SAID SECTION 16, NORTH 00 DEGREES 48 MINUTES 12 SECONDS EAST 208.73 FEET TO A FOUND IRON PIPE BEING THE SOUTHWEST CORNER OF LOT 2 OF TWO FLAGS FARM, A SUBDIVISION IN PLAT BOOK 303 PAGE 671 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EXTENSION SOUTH 89 DEGREES 58 MINUTES 6 SECONDS EAST 954.64 FEET TO A SET IRON PIN; THENCE SOUTH 0 DEGREES 1 MINUTE 44 SECONDS WEST 30.00 FEET TO A SET IRON PIN; THENCE SOUTH 43 DEGREES 56 MINUTES 9 SECONDS EAST 95.45 FEET TO A SET IRON PIN; THENCE SOUTH 89 DEGREES 58 MINUTES 7 SECONDS WEST 196.46 FEET TO A SET IRON PIN ON THE WEST LINE OF A 10 FOOT RIGHT OF WAY DEDICATION TO WILSON ROAD; THENCE SOUTH 1 DEGREE 25 MINUTES 27 SECONDS WEST 60.02 FEET ALONG THE WEST LINE OF SAID RIGHT OF WAY DEDICATION TO A SET PERMANENT MONUMENT; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 58 MINUTES 6 SECONDS WEST 1301.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.21 ACRES MORE OR LESS.



## ST. LOUIS COUNTY BENCHMARK

12-55: 601.44 - "L" ON SOUTH SIDE OF SECOND JOINT OF DRIVEWAY TO HOUSE #1701 WILSON ROAD.

## LEGAL DESCRIPTION - WILSON BLUFFS

A TRACT OF LAND IN THE SOUTH PART OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER SAID STONE ALSO BEING THE NORTHWEST CORNER OF LOT 27 OF WILSON MANORS II PLAT I, A SUBDIVISION RECORDED IN PLAT BOOK 262 PAGES 568 AND 569; THENCE ALONG THE WEST LINE OF SAID SECTION 16, NORTH 00 DEGREES 48 MINUTES 12 SECONDS EAST 208.73 FEET TO A FOUND IRON PIPE BEING THE SOUTHWEST CORNER OF LOT 2 OF TWO FLAGS FARM, A SUBDIVISION IN PLAT BOOK 303 PAGE 671 OF THE SAINT LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EXTENSION SOUTH 89 DEGREES 58 MINUTES 6 SECONDS EAST 1303.91 FEET TO A PERMANENT MONUMENT SET ON THE WEST LINE OF A 10 FOOT RIGHT OF WAY DEDICATION TO WILSON ROAD; THENCE ALONG SAID WEST LINE SOUTH 1 DEGREE 25 MINUTES 27 SECONDS WEST 208.77 FEET TO A PERMANENT MONUMENT SET; THENCE LEAVING SAID ROADWAY LINE NORTH 59 DEGREES 58 MINUTES 6 SECONDS WEST 1301.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.24 ACRES MORE OR LESS.

STATE PLANE COORDINATES ARE MISSOURI COORDINATE SYSTEM OF 1983 (EAST ZONE) AND WERE ESTABLISHED BY GPS OBSERVATIONS ON STATION SL-36 OF THE SAINT LOUIS GEOGRAPHIC REFERENCE SYSTEM. SL-36 COORDINATES ARE: N 310692.537 METERS AND E 243001.326 METERS. THE GRID FACTOR USED IS 0.99990744.

| CORNER | NORTH        | EAST         |
|--------|--------------|--------------|
| (A)    | 311657.207 m | 242995.075 m |
| (B)    | 311662.024 m | 242598.400 m |
| (C)    | 311725.618 m | 242600.029 m |
| (D)    | 311720.792 m | 242997.394 m |

GRID BEARING AND DISTANCE FROM (A) TO SL-36  
SOUTH 0 DEGREES 22 MINUTES 17 SECONDS 964.69 METERS

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 SHALL HERINAFTER BE KNOWN AS "WILSON BLUFFS."

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, AMEREN UE, AT&T TELEPHONE CO., CHARTER COMMUNICATIONS, LACLEDE GAS CO., MISSOURI AMERICAN WATER CO. AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWERS, AND DRAINAGE FACILITIES, ALONG WITH TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS, DURING INSTALLATION OR REPAIR OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE 10' WIDE RIGHT OF WAY DEDICATION STRIP SHOWN ON THIS PLAT AND HATCHED FOR BETTER IDENTIFICATION AND THE 6.5' WIDE SIDEWALK/UTILITY EASEMENT ALONG SAID DEDICATION ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI FOREVER.

THE 40' WIDE PRIVATE ROADWAY/ACCESS EASEMENT SHOWN ON THIS PLAT AND CROSS HATCHED FOR BETTER IDENTIFICATION IS HEREBY DEDICATED FOR THE USE OF LOTS 1 AND 2 AND ANY ADDITIONAL LOTS WHICH MAY BE CREATED FROM LOT 2.

BUILDING LINES AS SHOWN ON THIS PLAT WAS ESTABLISHED BY CITY OF CHESTERFIELD, ORDINANCE NO. 1993, APPROVED DECEMBER 1, 2003.

OWNER'S NAME \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BEFORE ME PERSONALLY

### LENDER INFORMATION

THE UNDERSIGNED LENDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN BOOK \_\_\_\_\_ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AS SHOWN HEREON JOIN IN AND APPROVE EVERY DETAIL OF THIS PLAT.

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

LENDER \_\_\_\_\_

SIGN \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

\_\_\_\_\_

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ OF \_\_\_\_\_ 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 SAID INSTRUMENT WAS SIGNED ON 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 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY COMMISSION EXPIRES \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS PLAT OF "WILSON BLUFFS", WAS APPROVED BY THE CITY COUNCIL OF CHESTERFIELD, MISSOURI BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 AND HEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITHIN THE OFFICE OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS.

BY: JOHN NATIONS, MAYOR  
BY: JOITH NAGGIAR, CITY CLERK

### SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT R. L. MAXWELL AND ASSOCIATES AT THE REQUEST OF SMS GROUP, LLC DURING THE MONTH OF NOVEMBER, 2007, PREPARED A SUBDIVISION PLAT BASED ON A OUTBOUNDARY SURVEY OF A CLASS URBAN SURVEY OF THE ABOVE PLOTTED TRACT AND THE FACTS FOUND AT THE TIME OF SAID SURVEY ARE SHOWN HEREON TO THE BEST OF MY PROFESSIONAL ABILITY AND CONFORM TO CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEYS.

PREPARED FOR:  
**SMS GROUP, LLC**  
15543 COUNTRY RIDGE DRIVE  
CHESTERFIELD, MO 63017  
P: 314.469.8000  
C: 314.575.2594  
F: 314.469-8046

**Vance Engineering, Inc.**  
1600 N. Warsaw Road  
Suite 202  
St. Louis, MO 63132  
P: 314.427.1800  
F: 314.427.1801



PREPARED BY:  
**R. L. MAXWELL & ASSOCIATES**  
REGISTERED LAND SURVEYORS  
10230 Lincoln Trail, Suite B  
Fairview Heights, Illinois 62208  
(618) 398-0217

**WILSON BLUFFS**  
**RECORD PLAT**

REVISED  
12-3-07 DMM  
12-4-07 DMM  
3-12-08 DMM

06076