

BILL NO. 2692

ORDINANCE NO. 2511

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING LOT 150 OF MEADOWBROOK FARM PLAT 8, P.B. 169 PG. 80, AND LOT 149 OF MEADOWBROOK FARM PLAT 7, P.B. 165 PG. 14, IN U.S. SURVEY 1890, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI.

WHEREAS, Cornerstone Land Surveying & Civil Engineering, Inc., on behalf of Larry Balsman and Eugene Mattler, has proposed a Boundary Adjustment Plat for the aforementioned tracts; and,

WHEREAS, the Department of Planning and Public Works has 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 21st day of January, 2009.

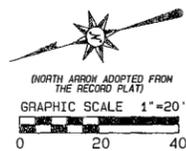

MAYOR

ATTEST:


CITY CLERK

MEADOWBROOK FARM PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT

A BOUNDARY ADJUSTMENT OF LOT 150 OF MEADOWBROOK FARM PLAT B, P. B. 169 PG. 80, AND LOT 149 OF MEADOWBROOK FARM PLAT 7, P. B. 165 PG. 14, IN U.S. SURVEY 1890, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.



LAND DESCRIPTION ORIGINAL LOT 150
 BEING LOT 150 OF MEADOWBROOK FARM PLAT B, AS RECORDED IN PLAT BOOK 169 PAGE 80, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE TRACT CONTAINS 11,240 SQUARE FEET AND IS SUBJECT TO EASEMENTS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.
LAND DESCRIPTION ADJUSTED LOT 150
 BEING LOT 150 OF MEADOWBROOK FARM PLAT B, AS RECORDED IN PLAT BOOK 169 PAGE 80, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND PART OF LOT 149 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14, OF THE MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A 50 FEET WIDE IRON PIPE WITH CAP AT THE SOUTHWEST CORNER OF LOT 151 OF MEADOWBROOK FARM PLAT B, ALSO BEING ON THE EAST SIDE OF BAYCROWN 50 FEET WIDE COURT;
 A 50 FEET WIDE LINE OF SAID LOT 151, SOUTH 54 DEGREES 10 MINUTES 50 SECONDS WEST TO THE SOUTHEAST CORNER THEREOF, ALSO BEING ON COMMON PROPERTY, FROM WHICH POINT A FOUND REBAR BEARS 40.25 FEET WEST;
 A 50 FEET WIDE LINE OF SAID COMMON PROPERTY, SOUTH 42 DEGREES 12 WEST, 58.74 FEET TO THE SOUTHWEST CORNER THEREOF, WEST CORNER OF LOT 149 OF THE ABOVE MENTIONED AT 7, AND THE NORTHEAST CORNER OF LOT 149 OF SAID POINT A FOUND IRON PIPE WITH CAP BEARS, NORTH 70 DEGREES 05 WEST, 5.00 FEET;
 A 50 FEET WIDE CORNER, NORTH 75 DEGREES 05 MINUTES 59 SECONDS WEST, 1 IRON PIPE WITH CAP ON THE EAST RIGHT-OF-WAY LINE OF THE CROWN COURT;
 A 50 FEET WIDE RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 89.13 FEET, AND A CHORD BEARING NORTH 05 31 SECONDS EAST 87.76 FEET TO A FOUND CONCRETE MONUMENT;
 A 50 FEET WIDE ALONG SAID RIGHT-OF-WAY LINE, NORTH 35 DEGREES 49 MINUTES 77 FEET TO THE POINT OF BEGINNING.
 THE TRACT CONTAINS 11,857 SQUARE FEET AND IS SUBJECT TO EASEMENTS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

NOTES:
BASIS OF BEARING:
 A BEARING OF SOUTH 17 DEGREES 28 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF LOT 149 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
CORNER OF RECORD:
 A FOUND CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF BAYCROWN 50 FEET WIDE COURT, SAID MONUMENT BEARS SOUTH 35 DEGREES 49 MINUTES 77 SECONDS WEST FROM THE SOUTHWEST CORNER OF LOT 151 OF MEADOWBROOK FARM PLAT B, AS RECORDED IN PLAT BOOK 169 PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;
TITLE COMMITMENTS:
 EASEMENTS SHOWN ON THIS PLAT ARE AS PER THE RECORD PLAT. A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT; AND, NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS, BUILDING LINES, ZONING OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND. TRACT IS "URBAN" CLASS PROPERTY. THIS DOCUMENT DOES NOT CONSTITUTE A TITLE SEARCH.

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF "MEADOWBROOK FARM PLAT 7 AND PLAT 8" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2008, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

JOHN NATIONS, MAYOR
 JUDY NABSTAR, CITY CLERK

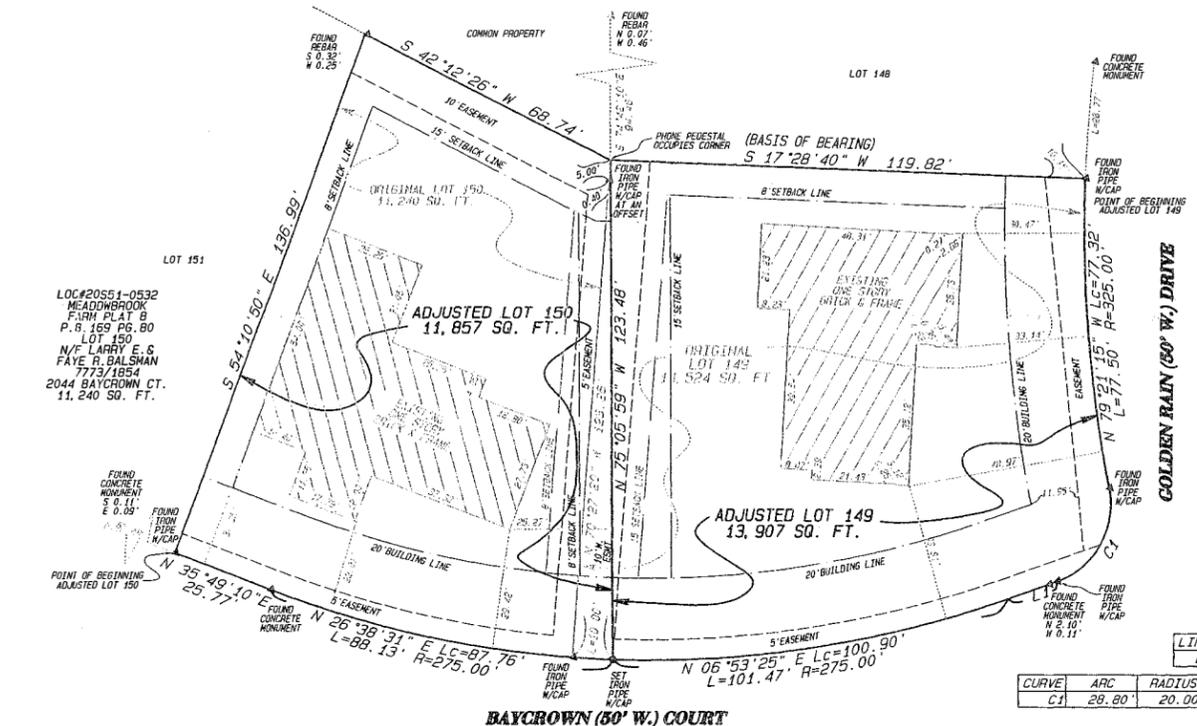
ADJUSTED LOT 150
 THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "MEADOWBROOK FARM PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT".
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2008.

CARRY E. BALSMAN
 FAYE R. BALSMAN

STATE OF MISSOURI } SS
 COUNTY OF ST. LOUIS }
 ON THIS _____ DAY OF _____, 2008, BEFORE ME PERSONALLY APPEARED CARRY E. AND FAYE R. BALSMAN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE CITY AND STATE AFORESAID THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

LAND DESCRIPTION ORIGINAL LOT 149
 BEING LOT 149 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE TRACT CONTAINS 13,908 SQUARE FEET AND IS SUBJECT TO EASEMENTS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.
LAND DESCRIPTION ADJUSTED LOT 149
 BEING PART OF LOT 149 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A 50 FEET WIDE IRON PIPE WITH CAP AT THE SOUTHWEST CORNER OF LOT 148 OF MEADOWBROOK FARM PLAT 7, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF GOLDEN RAIN 50 FEET WIDE DRIVE;
 A 50 FEET WIDE RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 77.50 FEET, AND A CHORD BEARING NORTH 79 DEGREES 53 WEST 77.32 FEET TO A FOUND IRON PIPE WITH CAP;
 TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 90.00 FEET BEARING NORTH 44 DEGREES 56 MINUTES 00 SECONDS WEST TO AN IRON PIPE WITH CAP ON THE EAST RIGHT-OF-WAY LINE OF THE COURT;
 A 50 FEET WIDE RIGHT-OF-WAY LINE OF BAYCROWN COURT, NORTH 03 DEGREES 3 WEST, 12.94 FEET TO A POINT OF CURVE, FROM WHICH POINT A CHORD BEARS 2.10 FEET NORTH AND 0.11 FEET WEST;
 TO THE RIGHT WITH A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 106 FEET BEARING NORTH 06 DEGREES 53 MINUTES 25 SECONDS EAST TO A SET IRON PIPE WITH CAP;
 A 50 FEET WIDE LINE BEARS 05 MINUTES 59 SECONDS EAST, 123.48 FEET TO THE SOUTHWEST CORNER OF LOT 149, ALSO BEING THE SOUTHWEST CORNER OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, FROM WHICH POINT A FOUND IRON PIPE WITH CAP BEARS, NORTH 70 DEGREES 27 MINUTES 20 SECONDS WEST, 11.240 SQ. FT.
 A 50 FEET WIDE LINE OF SAID LOT 149, SOUTH 17 DEGREES 28 MINUTES 40 SECONDS WEST TO THE POINT OF BEGINNING.
 THE TRACT CONTAINS 13,907 SQUARE FEET AND IS SUBJECT TO EASEMENTS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.



LOC#20551-0341
 MEADOWBROOK FARM PLAT 7
 LOT 149
 P. B. 165 PG. 14
 N/E EUGENE H. MATTLER
 16488/1224
 15333 GOLDEN RAIN DR.
 14,524 SQ. FT.

ADJUSTED LOT 149
 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 BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "MEADOWBROOK FARM PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT".
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2008.

EUGENE H. MATTLER

STATE OF MISSOURI } SS
 COUNTY OF ST. LOUIS }
 ON THIS _____ DAY OF _____, 2008, BEFORE ME PERSONALLY APPEARED EUGENE H. MATTLER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE CITY AND STATE AFORESAID THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

LENDER INFORMATION
 THE LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN BOOK _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AS SHOWN THEREBY JOINS IN AND APPROVES EVERY DETAIL OF THIS PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT.
 THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2008, 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 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY COMMISSION EXPIRES _____

STATE OF MISSOURI } SS
 COUNTY OF ST. LOUIS }
 ON THIS _____ DAY OF _____, 2008, 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 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC

LENDER INFORMATION
 THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN BOOK _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AS SHOWN THEREBY JOINS IN AND APPROVES EVERY DETAIL OF THIS PLAT 7 AND PLAT 8 BOUNDARY ADJUSTMENT.
 IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2008.
 LENDER _____
 SIGN _____ DATE _____
 PRINT NAME _____
 TITLE _____

STATE OF MISSOURI } SS
 COUNTY OF ST. LOUIS }
 ON THIS _____ DAY OF _____, 2008, 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 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATION
 THIS IS TO CERTIFY TO LARRY BALSMAN, THAT AT HIS REQUEST, DURING THE MONTH OF OCTOBER, 2008, CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC. HAS PREPARED A BOUNDARY ADJUSTMENT PLAT FOR LOT 150 OF MEADOWBROOK FARM PLAT B, AS RECORDED IN PLAT BOOK 169 PAGE 80, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND LOT 149 OF MEADOWBROOK FARM PLAT 7, AS RECORDED IN PLAT BOOK 165 PAGE 14, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF SAID TRACT, COMPLETED BY CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC.
 CORPORATE L# 2001010602
 GLENN S. MAZURANIC, P.L.S.
 MISSOURI CERT. NO. 2610
 DATED: _____

