

BILL NO. 2792

ORDINANCE NO. 2610

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR WALDEN POND, LOT 9 AND A PORTION OF THE WALDEN POND SUBDIVISION COMMON GROUND, IN THE WALDEN POND SUBDIVISION ZONED "R-1A" RESIDENCE DISTRICT, AND "R-2" RESIDENCE DISTRICT WITHIN A "PEU" PLANNED ENVIRONMENT UNIT LOCATED WEST OF CLARKSON ROAD AT THE INTERSECTION OF CLARKSON ROAD AND WALDEN POND COURT.

WHEREAS, The Trustees of Walden Pond Subdivision, have submitted for review and approval a Boundary Adjustment Plat for Lot 9 and a portion of the Walden Pond Subdivision Common Ground, zoned "R-1A" Residence District, and "R-2" Residence District within a "PEU" Planned Environment Unit, located west of Clarkson Road at the intersection of Clarkson Road and Walden Pond Court; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust an existing boundary line between Lot 9 and the area of common ground to the east; and,

WHEREAS, the City of Chesterfield has reviewed the Boundary Adjustment Plat in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has 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 for Lot 9 and a portion of the Walden Pond Subdivision Common Ground, 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 Boundary Adjustment 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 17th day of May, 2010.

Approved May 21, 2010

[Signature]
MAYOR

ATTEST:

[Signature]
CITY CLERK

[Signature]
PRESIDING OFFICER

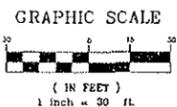
BOUNDARY ADJUSTMENT PLAT OF
LOT 9 & COMMON GROUND OF WALDEN POND,
ST. LOUIS COUNTY, MISSOURI

NORTH PER RECORD PLAT
WALDEN POND
PLAT BOOK 249 PAGE 44

"URBAN PROPERTY"

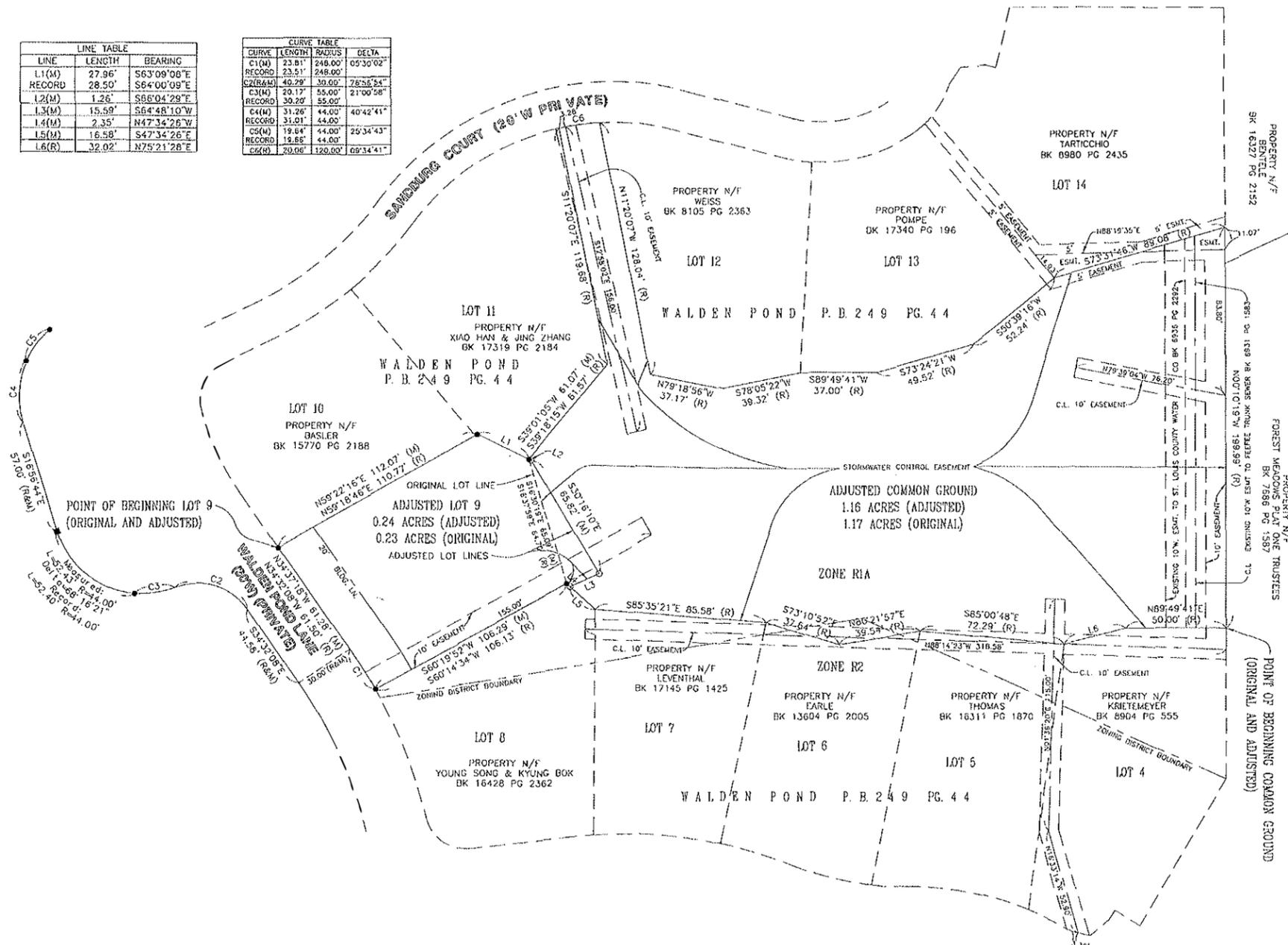
REFERENCES:
1) LEGAL DESCRIPTION
BK. 8092 PG. 474
BK. 7934 PG. 1613
2) RECORD PLAT
WALDEN POND
PG. 249 PG. 44

LEGEND
○ = SET IRON PIPE
● = FOUND IRON PIPE
■ = FOUND CONC. MONUMENT



| LINE | LENGTH | BEARING |
|--------|--------|-------------|
| L1(M) | 27.96' | S63°09'08"E |
| RECORD | 28.50' | S64°00'09"E |
| L2(M) | 1.26' | S66°04'29"E |
| L3(M) | 15.59' | S64°48'10"W |
| L4(M) | 2.35' | N47°34'26"W |
| L5(M) | 16.58' | S47°34'26"E |
| L6(R) | 32.02' | N75°21'28"E |

| CURVE | LENGTH | RADIUS | DELTA |
|--------|--------|---------|-----------|
| C1(M) | 23.81' | 248.00' | 09°30'02" |
| RECORD | 23.51' | 248.00' | 09°30'02" |
| C2(R) | 40.29' | 30.00' | 78°36'54" |
| C3(M) | 20.17' | 55.00' | 21°00'58" |
| RECORD | 30.29' | 55.00' | 21°00'58" |
| C4(M) | 31.26' | 44.00' | 40°42'41" |
| RECORD | 31.01' | 44.00' | 40°42'41" |
| C5(M) | 19.84' | 44.00' | 29°34'43" |
| RECORD | 19.85' | 44.00' | 29°34'43" |
| C6(M) | 20.06' | 120.00' | 09°34'41" |



ORIGINAL LOT 9 MEASURED PROPERTY DESCRIPTION

LOT 9 OF WALDEN POND, A SUBDIVISION RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIPE LYING ON THE NORTHEAST RIGHT OF WAY OF WALDEN POND LANE, 50 FEET WIDE, SAID PIPE BEING THE COMMON CORNER OF LOTS 9 AND 10 OF SAID WALDEN POND; THENCE NORTH 59 DEGREES 22 MINUTES 16 SECONDS EAST 112.07 FEET TO AN IRON PIPE; THENCE SOUTH 63 DEGREES 09 MINUTES 08 SECONDS EAST 27.96 FEET TO AN IRON PIPE; THENCE SOUTH 16 DEGREES 30 MINUTES 19 SECONDS EAST 65.09 FEET TO AN IRON PIPE; THENCE SOUTH 60 DEGREES 19 MINUTES 52 SECONDS WEST 106.29 FEET TO AN IRON PIPE LYING ON SAID RIGHT OF WAY OF WALDEN POND LANE; THENCE ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 23.81' TO A POINT; THENCE, CONTINUE ALONG SAID RIGHT OF WAY, NORTH 34 DEGREES 37 MINUTES 18 SECONDS WEST 61.28 FEET TO THE POINT OF BEGINNING.

ADJUSTED LOT 9 MEASURED PROPERTY DESCRIPTION

ALL OF LOT 9 AND PART OF COMMON GROUND OF WALDEN POND, A SUBDIVISION RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIPE LYING ON THE NORTHEAST RIGHT OF WAY OF WALDEN POND LANE, 50 FEET WIDE, SAID PIPE BEING THE COMMON CORNER OF LOTS 9 AND 10 OF SAID WALDEN POND; THENCE NORTH 59 DEGREES 22 MINUTES 16 SECONDS EAST 112.07 FEET TO AN IRON PIPE; THENCE SOUTH 63 DEGREES 09 MINUTES 08 SECONDS EAST 27.96 FEET TO AN IRON PIPE; THENCE SOUTH 66 DEGREES 04 MINUTES 29 SECONDS EAST 1.26 FEET TO AN IRON PIPE; THENCE SOUTH 30 DEGREES 16 MINUTES 10 SECONDS EAST 65.82 FEET TO AN IRON PIPE; THENCE SOUTH 64 DEGREES 48 MINUTES 10 SECONDS WEST 15.59 FEET TO AN IRON PIPE; THENCE NORTH 47 DEGREES 34 MINUTES 26 SECONDS WEST 2.35 FEET TO AN IRON PIPE; THENCE SOUTH 60 DEGREES 19 MINUTES 52 SECONDS WEST 106.29 FEET TO AN IRON PIPE LYING ON SAID RIGHT OF WAY OF WALDEN POND LANE; THENCE ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 23.81' TO A POINT; THENCE, CONTINUE ALONG SAID RIGHT OF WAY, NORTH 34 DEGREES 37 MINUTES 18 SECONDS WEST 61.28 FEET TO THE POINT OF BEGINNING.

ADJUSTED COMMON GROUND MEASURED PROPERTY DESCRIPTION

PART OF COMMON GROUND OF WALDEN POND, A SUBDIVISION RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF COMMON GROUND ALSO BEING THE NORTHWEST CORNER OF LOT 4 OF SAID WALDEN POND; THENCE NORTH 00 DEGREES 10 MINUTES 19 SECONDS WEST 199.99 FEET TO A POINT; THENCE SOUTH 73 DEGREES 31 MINUTES 46 SECONDS WEST 89.08 FEET TO A POINT; THENCE SOUTH 50 DEGREES 39 MINUTES 16 SECONDS WEST 52.24 FEET TO A POINT; THENCE SOUTH 73 DEGREES 24 MINUTES 21 SECONDS WEST 49.52 FEET TO A POINT; THENCE SOUTH 89 DEGREES 49 MINUTES 41 SECONDS WEST 37.00 FEET TO A POINT; THENCE SOUTH 78 DEGREES 05 MINUTES 22 SECONDS WEST 39.32 FEET TO A POINT; THENCE 79 DEGREES 18 MINUTES 56 SECONDS WEST 37.17 FEET TO A POINT; THENCE NORTH 11 DEGREES 20 MINUTES 07 SECONDS WEST 128.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SANDBURG COURT; THENCE, ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 23.81 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 11 DEGREES 20 MINUTES 07 SECONDS EAST 119.88 FEET TO A POINT; THENCE SOUTH 39 DEGREES 01 MINUTES 05 SECONDS WEST 61.07 FEET TO AN IRON PIPE; THENCE SOUTH 66 DEGREES 04 MINUTES 29 SECONDS EAST 1.26 FEET TO AN IRON PIPE; THENCE SOUTH 30 DEGREES 16 MINUTES 10 SECONDS EAST 65.82 FEET TO AN IRON PIPE; THENCE SOUTH 64 DEGREES 48 MINUTES 10 SECONDS WEST 15.59 FEET TO AN IRON PIPE; THENCE SOUTH 47 DEGREES 34 MINUTES 26 SECONDS WEST 2.35 FEET TO A POINT; THENCE SOUTH 85 DEGREES 35 MINUTES 21 SECONDS EAST 85.58 FEET TO A POINT; THENCE SOUTH 73 DEGREES 10 MINUTES 52 SECONDS EAST 37.64 FEET TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 57 SECONDS EAST 38.54 FEET TO A POINT; THENCE SOUTH 85 DEGREES 00 MINUTES 48 SECONDS EAST 72.29 FEET TO A POINT; THENCE SOUTH 73 DEGREES 21 MINUTES 28 SECONDS EAST 32.02 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 41 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING.

ORIGINAL COMMON GROUND MEASURED PROPERTY DESCRIPTION

COMMON GROUND OF WALDEN POND, A SUBDIVISION RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF COMMON GROUND ALSO BEING THE NORTHWEST CORNER OF LOT 4 OF SAID WALDEN POND; THENCE NORTH 00 DEGREES 10 MINUTES 19 SECONDS WEST 199.99 FEET TO A POINT; THENCE SOUTH 73 DEGREES 31 MINUTES 46 SECONDS WEST 89.08 FEET TO A POINT; THENCE SOUTH 50 DEGREES 39 MINUTES 16 SECONDS WEST 52.24 FEET TO A POINT; THENCE SOUTH 73 DEGREES 24 MINUTES 21 SECONDS WEST 49.52 FEET TO A POINT; THENCE SOUTH 89 DEGREES 49 MINUTES 41 SECONDS WEST 37.00 FEET TO A POINT; THENCE SOUTH 78 DEGREES 05 MINUTES 22 SECONDS WEST 39.32 FEET TO A POINT; THENCE 79 DEGREES 18 MINUTES 56 SECONDS WEST 37.17 FEET TO A POINT; THENCE NORTH 11 DEGREES 20 MINUTES 07 SECONDS WEST 128.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SANDBURG COURT; THENCE, ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 23.81 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 11 DEGREES 20 MINUTES 07 SECONDS EAST 119.88 FEET TO A POINT; THENCE SOUTH 39 DEGREES 01 MINUTES 05 SECONDS WEST 61.07 FEET TO AN IRON PIPE; THENCE SOUTH 66 DEGREES 04 MINUTES 29 SECONDS EAST 1.26 FEET TO AN IRON PIPE; THENCE SOUTH 30 DEGREES 16 MINUTES 10 SECONDS EAST 65.82 FEET TO AN IRON PIPE; THENCE SOUTH 64 DEGREES 48 MINUTES 10 SECONDS WEST 15.59 FEET TO AN IRON PIPE; THENCE SOUTH 47 DEGREES 34 MINUTES 26 SECONDS WEST 2.35 FEET TO A POINT; THENCE SOUTH 85 DEGREES 35 MINUTES 21 SECONDS EAST 85.58 FEET TO A POINT; THENCE SOUTH 73 DEGREES 10 MINUTES 52 SECONDS EAST 37.64 FEET TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 57 SECONDS EAST 38.54 FEET TO A POINT; THENCE SOUTH 85 DEGREES 00 MINUTES 48 SECONDS EAST 72.29 FEET TO A POINT; THENCE SOUTH 73 DEGREES 21 MINUTES 28 SECONDS EAST 32.02 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 41 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF JUNE 2009, BY ORDER OF WALDEN POND TRUSTEES, EXECUTED A SURVEY OF AND PREPARED A BOUNDARY ADJUSTMENT PLAT OF LOT 9 AND COMMON GROUND OF WALDEN POND, A RECORD PLAT RECORDED IN PLAT BOOK 249 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, MISSOURI, AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON. THIS PLAT WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS, AND LAND SURVEYORS.



Robert J. Wadsworth
ROBERT J. WADSWORTH, RLS 2551

DATE: 12-27-09

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACTS TO BE ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "BOUNDARY ADJUSTMENT PLAT OF LOT 9 AND COMMON GROUND OF WALDEN POND".

IN TESTIMONY WHEREOF THE UNDERSIGNED HAS SET HIS HAND THIS _____ DAY OF _____ 2010.

ROBERT RICE _____ PATRICIA RICE _____

MARTY GINSBURG, WALDEN POND TRUSTEE _____

KENNY LUPARDUS, WALDEN POND TRUSTEE _____

STU LEVENTHAL, WALDEN POND TRUSTEE _____

STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS _____ DAY OF _____ 2010, BEFORE ME PERSONALLY APPEARED ROBERT AND PATRICIA RICE, HUSBAND AND WIFE AND MARTY GINSBURG, KENNY LUPARDUS AND STU LEVENTHAL AS REPRESENTATIVES FOR WALDEN POND TRUSTEES, 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 WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

PLANNING & ZONING CERTIFICATE

THIS IS TO CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT OF LOT 9 AND COMMON GROUND OF WALDEN POND WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI, BY ORDINANCE NUMBER _____ ON _____ 2010, AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

ATTEST:

JOHN WATSON, MAYOR _____ JUDITH NAGGAR, CITY CLERK _____

SURVEYOR'S NOTES

- THIS PLAT IS SUBJECT TO ANY EASEMENTS, BUILDING LINES OR RESTRICTIONS SHOWN OR LISTED ON WALDEN POND, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 248 PAGE 44 OF THE ST. LOUIS RECORDS.
- PROPERTY LINE ADJUSTED TO BE ALONG THE EXISTING FENCE LINE.
- SUBJECT PROPERTIES ARE ZONE R1A AND R2. THE BOUNDARIES BEING AS SHOWN ON ADJACENT PLAT. SAID ZONES ARE GOVERNED UNDER ST. LOUIS COUNTY ORDINANCES 12345, 12571 AND 12914.

| | | | | | |
|--|---|--|----------|------|-----------|
| <p>HARRISON & ASSOCIATES, P.C. Making tomorrow's technology a reality today Visit us at our web-site www.harrison-associates.com 20A WOODMERE POINT COURT ST. CHARLES, MO 63303 TEL: (636) 939-4600 FAX: (636) 939-4600</p> | FOR: | PROJECT ADDRESS: | Date | Date | Revisions |
| | WALDEN POND TRUSTEES 1915 WALDEN POND CT, CHESTERFIELD, MO 63005 TEL: 636.532.2842 | 16145 WALDEN POND LANE PROJECT LOCATION CHESTERFIELD, MO 63005 | 12/27/09 | | |
| DRAWING NAME | PROJECT NAME | Scale | By | | |
| WALDENP2_BA.DWG | WALDEN POND BOUNDARY ADJUSTMENT PLAT | 1" = 30' | KRO | | |
| | | | RJH | | |

EXHIBIT

tabbles