

BILL NO. 2857

ORDINANCE NO. 2669

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR FOX HILL FARMS LOTS 32, 33 AND 34 ZONED "E 1/2 AC" ESTATE DISTRICT (ONE-HALF ACRE) LOCATED NORTHWEST OF THE INTERSECTION OF FOX HILL FARMS COURT AND EAGLE BLUFF COURT.

WHEREAS, Barry Simon Development, Inc. on behalf of Sean and Jennifer Fleming and Harbhajan and Michelle Bhambri, has proposed a Boundary Adjustment Plat for the aforementioned tracts; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to remove Lot 33 and increase the sizes of Lots 32 and 34; 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; and,

WHEREAS, the City Council, having considered said request, recommended approval of the Boundary Adjustment Plat.

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 Fox Hill Farms Lots 32, 33, and 34 which is attached hereto as Exhibit 1 and made part of hereof as is 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. The Ordinance shall be in full force and effect from and after its passage and approvals.

Passed and approved this 19th day of September, 2011


MAYOR

ATTEST:


CITY CLERK

FOX HILL FARMS LOTS 32, 33, AND 34
A BOUNDARY ADJUSTMENT OF LOTS 32, 33 AND 34 OF FOX HILL FARMS (P.B. 356 PGS. 57-59), BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED E-HALF ACRE PEU ORDINANCE NO. 2229

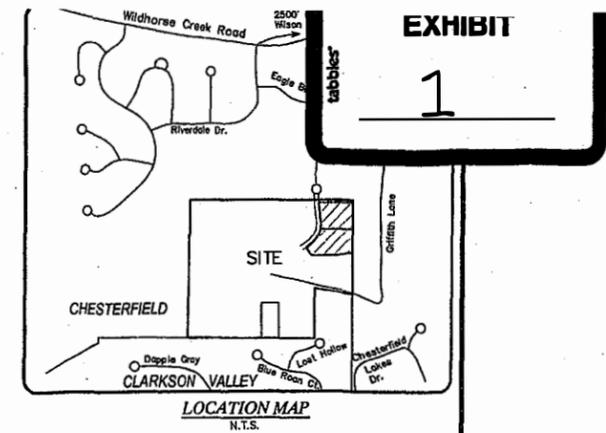
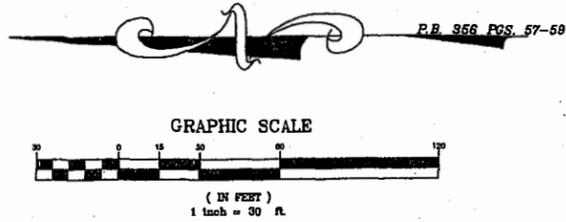
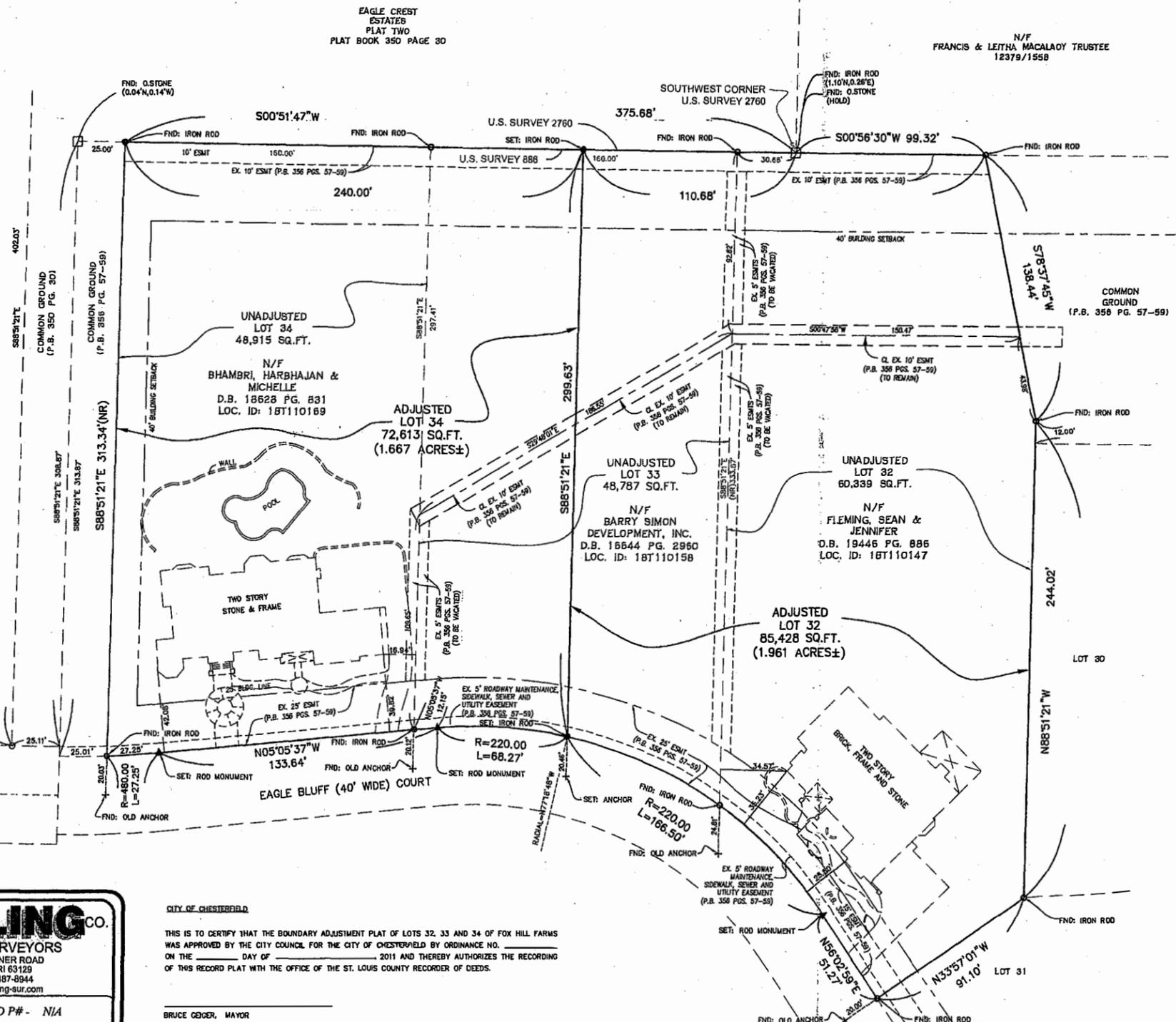


EXHIBIT
1

Drawing name: G:\SDSK\PROJ\0402036_Griffith Lane.dwg, Record: 32-33-34-Binary-Adj.dwg, Plotted on: Aug 03, 2011 - 10:22am



NOTES

1. THIS SURVEY CONTAINS 3.628 ACRES, MORE OR LESS.
2. BASIS OF BEARINGS: FOX HILL FARMS (P.B. 356 PG. 57-59)
3. SOURCE OF RECORD TITLE: DEED BOOK 18828 PAGE 831, DEED BOOK 16644 PAGE 2960, DEED BOOK 19448 PAGE 886.
4. NO NEW LOTS HAVE BEEN CREATED AND NO LOTS HAVE BEEN REDUCED IN AREA.
5. EASEMENTS SHOWN HEREON ARE FROM THE PLAT OF FOX HILL FARMS RECORDED IN P.B. 356 PGS. 57-59.

DESCRIPTION: UNADJUSTED LOT 32:
 LOT 32 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY RECORDS, BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DESCRIPTION: UNADJUSTED LOT 33:
 LOT 33 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY RECORDS, BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DESCRIPTION: UNADJUSTED LOT 34:
 LOT 34 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY RECORDS, BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DESCRIPTION: ADJUSTED LOT 32:
 A TRACT OF LAND BEING ALL OF LOT 32 AND A PART OF LOT 33 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY RECORDS, BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 32 OF SAID FOX HILL FARMS, SAID POINT ALSO BEING ON THE EAST LINE OF U.S. SURVEY 886; THENCE DEPARTING THE EAST LINE OF U.S. SURVEY 886, WITH THE SOUTH LINE OF SAID LOT 32, SOUTH 78°37'45" WEST 138.44 FEET TO A POINT; THENCE NORTH 88°51'21" WEST 244.02 FEET TO A POINT; THENCE NORTH 33°57'01" WEST 91.10 FEET TO A POINT ON THE EAST LINE OF EAGLE BLUFF (40' WIDE) COURT; THENCE WITH THE EAST LINE OF SAID EAGLE BLUFF COURT BEING 20 FEET EAST OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 86°02'59" EAST 51.27 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 220.00 FEET WITH AN ARC LENGTH OF 166.50 FEET TO A POINT; THENCE DEPARTING SAID EAGLE BLUFF COURT, SOUTH 88°51'21" EAST 299.63 FEET TO THE AFORESAID EAST LINE OF U.S. SURVEY 886; THENCE WITH THE EAST LINE OF U.S. SURVEY 886, SOUTH 00°51'47" WEST 110.68 TO A FOUND STONE; THENCE SOUTH 00°56'30" WEST 99.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 85,428 SQUARE FEET (1.961 ACRES), MORE OR LESS.

DESCRIPTION: UNADJUSTED LOT 34:
 A TRACT OF LAND BEING ALL OF LOT 34 AND A PART OF LOT 33 OF FOX HILL FARMS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 57-59 OF THE ST. LOUIS COUNTY RECORDS, BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 34 OF SAID FOX HILL FARMS, SAID POINT ALSO BEING ON THE EAST LINE OF U.S. SURVEY 886; THENCE WITH THE EAST LINE OF U.S. SURVEY 886, SOUTH 00°51'47" WEST 240.00 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF U.S. SURVEY 886, NORTH 88°51'21" WEST 299.63 FEET TO A POINT ON THE EAST LINE OF EAGLE BLUFF (40' WIDE) COURT; THENCE WITH THE EAST LINE OF EAGLE BLUFF COURT BEING 20 FEET EAST OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 77°18'48" WEST A DISTANCE OF 220.00 FEET WITH AN ARC LENGTH OF 68.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°05'37" WEST 133.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 480.00 FEET WITH AN ARC LENGTH OF 27.25 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 34; THENCE DEPARTING SAID EAGLE BLUFF COURT WITH THE NORTH LINE OF LOT 34, SOUTH 88°51'21" EAST 313.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 72,613 SQUARE FEET (1.667 ACRES), MORE OR LESS.

PROJECT BENCHMARK

ST. LOUIS COUNTY BENCHMARK:
 12-43 471.96 - "50" IN CENTER OF SOUTHWEST WINGWALL OF BRIDGE # 2-787;
 20' WEST OF CENTERLINE OF WILD HORSE CREEK ROAD.

SITE BENCHMARK

558.62' - SOUTH LOT ANCHOR FOR LOT 27 OF EAGLE CREST ESTATES PLAT TWO (P.B. 350 PG. 30, ST. LOUIS COUNTY RECORDS) IN THE CENTERLINE OF EAGLE BLUFF COURT (30' WIDE); SAID LOT 27 ALSO HAVING AN ADDRESS OF 18849 EAGLE BLUFF COURT, CHESTERFIELD, MISSOURI 63005.

SURVEYOR'S CERTIFICATE

ORDER NUMBER: 04-02-036
 THE STERLING COMPANY
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440

THIS IS TO CERTIFY THAT AT THE REQUEST OF SIMON DEVELOPMENT, INC., THE STERLING COMPANY HAS, DURING THE MONTH OF JULY 2011, PERFORMED A BOUNDARY SURVEY OF LOTS 32, 33 AND 34 OF FOX HILL FARMS (P.B. 356 PGS. 57-59), BEING SITUATED IN U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND HAVE PREPARED A BOUNDARY ADJUSTMENT PLAT, ADJUSTING THE BOUNDARIES IN THE MANOR SHOWN HEREON, THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, MEETS THE MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (10 CSR 3-2 AND 20 CSR 2030-16 EFFECTIVE AUGUST 28, 2006).

THE STERLING COMPANY
 M.O. REG. 307-D



THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440, FAX 487-8944
 E-Mail: Sterling@sterling-eng-sur.com

DRAWN BY:	TJH	MSD P# - N/A
CHECKED BY:	JAH	DATE: 07/29/2011
JOB NO.:	04-02-036	BOUNDARY ADJUSTMENT PLAT

CITY OF CHESTERFIELD

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF LOTS 32, 33 AND 34 OF FOX HILL FARMS WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 2011 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BRUCE GOSER, MAYOR

JUDITH HAGGAR, CITY CLERK

Drawing name: G:\SDS\PRD\1042036_Griffith Lane.dwg Record\32-33-34Bdry-Adj.dwg Plotted on Aug 03, 2011 - 10:24am

**FOX HILL FARMS LOTS 32, 33, AND 34
A BOUNDARY ADJUSTMENT OF LOTS 32, 33 AND 34 OF FOX HILL
FARMS (P.B. 356 PGS. 57-59), BEING SITUATED IN U.S. SURVEY 886,
TOWNSHIP 45 NORTH, RANGE 4 EAST,
CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI
ZONED E-HALF ACRE PEU ORDINANCE NO. 2229**

OWNER LOT 32

THE UNDERSIGNED OWNER OF THE LAND HEREON PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HEREBY CERTIFIES HE HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED IN THE MANOR SHOWN HEREON.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2011.

SEAN FLEMING

JENNIFER FLEMING

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

ON THIS _____ DAY OF _____, 2011, BEFORE ME PERSONALLY APPEARED, SEAN FLEMING AND JENNIFER FLEMING, 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 COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER LOT 32

THE UNDERSIGNED LEGAL HOLDER OF NOTES SECURED BY DEED RECORDED BY DEED BOOK _____ PAGE _____ OF THE _____ COUNTY RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL THIS "BOUNDARY ADJUSTMENT PLAT OF LOTS 32, 33 AND 34 OF FOX HILL FARMS".

CORPORATION _____ SIGNATURE _____
POSITION _____ NAME PRINTED _____

STATE OF MISSOURI)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2011, BEFORE ME PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ A CORPORATION OF THE STATE OF _____ 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 SAID _____ 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 OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNER LOT 33

THE UNDERSIGNED OWNER OF THE LAND HEREON PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HEREBY CERTIFIES HE HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED IN THE MANOR SHOWN HEREON.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2011.

SIMON DEVELOPMENT, INC.

BY _____

NAME: BARRY SIMON

TITLE: PRESIDENT

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

ON THIS _____ DAY OF _____, 2011, BEFORE ME PERSONALLY APPEARED BARRY SIMON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SIMON DEVELOPMENT, INC., 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 SAID BARRY SIMON 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 THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER LOT 33

THE UNDERSIGNED LEGAL HOLDER OF NOTES SECURED BY DEED RECORDED BY DEED BOOK _____ PAGE _____ OF THE _____ COUNTY RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL THIS "BOUNDARY ADJUSTMENT PLAT OF LOTS 32, 33 AND 34 OF FOX HILL FARMS".

CORPORATION _____ SIGNATURE _____
POSITION _____ NAME PRINTED _____

STATE OF MISSOURI)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2011, BEFORE ME PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ A CORPORATION OF THE STATE OF _____ 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 SAID _____ 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 OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNER LOT 34

THE UNDERSIGNED OWNER OF THE LAND HEREON PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HEREBY CERTIFIES HE HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED IN THE MANOR SHOWN HEREON.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2011.

HARBHAJAN BHAMBRI

MICHELLE BHAMBRI

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

ON THIS _____ DAY OF _____, 2011, BEFORE ME PERSONALLY APPEARED, HARBHAJAN BHAMBRI AND MICHELLE BHAMBRI, 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 COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER LOT 34

THE UNDERSIGNED LEGAL HOLDER OF NOTES SECURED BY DEED RECORDED BY DEED BOOK _____ PAGE _____ OF THE _____ COUNTY RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL THIS "BOUNDARY ADJUSTMENT PLAT OF LOTS 32, 33 AND 34 OF FOX HILL FARMS".

CORPORATION _____ SIGNATURE _____
POSITION _____ NAME PRINTED _____

STATE OF MISSOURI)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2011, BEFORE ME PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ A CORPORATION OF THE STATE OF _____ 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 SAID _____ 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 OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SEE SHEET 1 OF 2 FOR NOTES AND CERTIFICATION
THE STERLING COMPANY

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440, FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN BY:	TIH	MSD P# - N/A
CHECKED BY:	JAH	DATE: 07/29/2011
JOB NO.:	04-02-036	BOUNDARY ADJUSTMENT PLAT

