

BILL NO. 2889

ORDINANCE NO. 2706

**AN ORDINANCE VACATING TWO GENERAL UTILITY EASEMENTS ON PART OF LOTS 56 AND 57 AND PART OF LOTS 40 AND 41 OF "THE RESERVE AT CHESTERFIELD VILLAGE PLAT ONE BOUNDARY ADJUSTMENT OF LOTS 37 THROUGH 42, LOT 56 AND 57" AS RECORDED IN PLAT BOOK 357 PAGES 473 THROUGH 474 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, a petition has been filed by Pulte Homes of St. Louis, LLC; Hardesty Homes, LLC; and James and Deana Holman requesting the City to vacate unnecessary easements on said tracts of land; and,

**WHEREAS**, Pulte Homes of St. Louis, LLC; Hardesty Homes, LLC; and James and Deana Holman own the properties on which the easements are located and have no need for the easements; and,

**WHEREAS**, the Department of Planning, Public Works and Parks has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** The City Council of the City of Chesterfield hereby approves the easement vacations located on part of Lots 56 and 57 of "The Reserve at Chesterfield Village Plat One Boundary Adjustment of Lots 37 through 42, Lot 56 and 57" as depicted in Exhibit A and described in Exhibit B, and part of Lots 40 and 41 of "The Reserve at Chesterfield Village Plat One Boundary Adjustment of Lots 37 through 42, Lot 56 and 57" as depicted in Exhibit C and described in Exhibit D which are attached hereto and made part of hereof; and

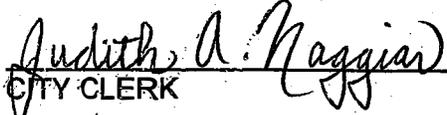
**Section 2.** The Mayor and City Clerk are authorized and directed to evidence the approval of the vacations of these easements by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record this easement vacation with the Saint Louis County Recorder of Deeds Office; and

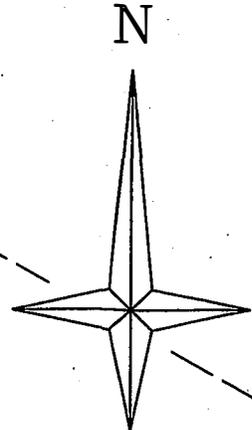
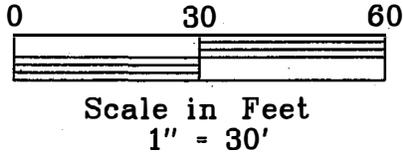
**Section 3.** The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 18<sup>th</sup> day of June, 2012.

  
MAYOR

ATTEST:

  
CITY CLERK



**MAPLE RISE PATH (50'W) Public**

**58**

**55**

EXHIBIT "A"

**EASEMENT VACATION PLAT**  
**A TRACT OF LAND BEING PART OF ADJUSTED LOTS 56 AND**  
**57 OF THE RESERVE AT CHESTERFIELD VILLAGE PLAT ONE**  
**BOUNDARY ADJUSTMENT OF LOTS 37 THROUGH 42,**  
**LOT 56 AND LOT 57**  
**PLAT BOOK 357, PAGES 473-474**  
**CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**

EX. 15' EASEMENT  
P.B. 355 PGS. 726-728  
N55° 08'53" W  
15.00'  
R=409.43'  
10.00'

ADJUSTED  
LOT 57

LOC \* 18T-61-0351  
412 MAPLE RISE PATH  
PROPERTY N/F OF  
GUNHAY LLC OF  
17137/2691

EXISTING 10' EASEMENT  
P.B. 355 PGS. 726-728  
TO BE VACATED

R=409.43'  
0.77'

ADJUSTED  
LOT 56  
LOC \* 18T-61-0340  
418 MAPLE RISE PATH  
PROPERTY N/F OF  
GUNHAY LLC OF  
17137/2691

S54° 20'24" E  
109.14'  
1.080 SF  
N54° 20'24" W  
54.89'

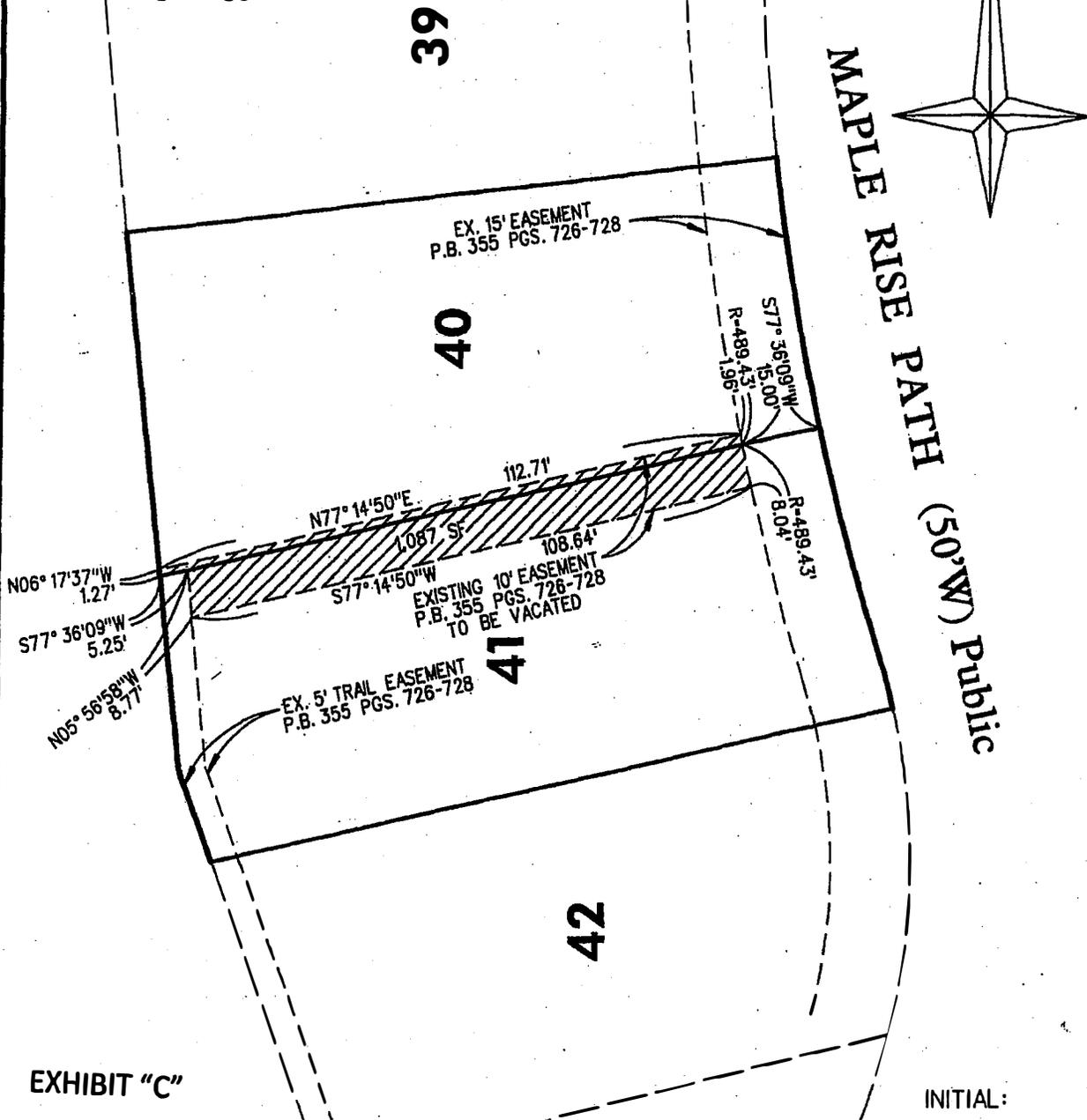
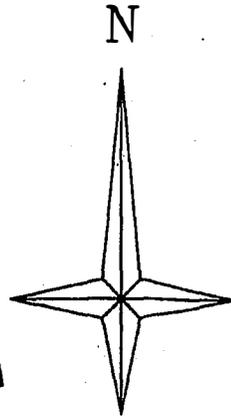
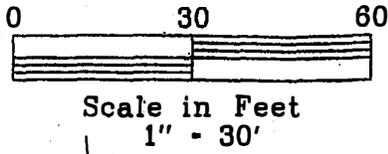
N54° 20'24" W  
52.59'

COMMON GROUND  
S23° 56'19" W  
5.07'  
S41° 19'19" W  
5.02'  
N54° 20'24" W  
2.02'  
PROPERTY N/F OF  
RESERVE AT CHESTERFIELD VILLAGE  
HOME OWNERS ASSOCIATION  
17694/1282  
INITIAL:

## **EXHIBIT "B"**

A tract of land being part of Lots 56 and 57 of "The Reserves at Chesterfield Village Plat One Boundary Adjustment of Lots 37 through 42, Lot 56 and 57" as recorded in Plat Book 357 pages 473 through 474 of the St. Louis County Records, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Commencing at the intersection of the Southeast line of Maple Rise Path, 50 feet wide, with the Southwest line of Adjusted Lot 57; thence Southeastwardly along said Southwest line South 55 degrees 08 minutes 53 seconds East 15,000 feet to a point; thence leaving said Southwest line of Adjusted Lot 57, along a curve to the right, whose radius point bears South 55 degrees 08 minutes 53 seconds East 109.43 feet from the last mentioned point, a distance of 0.77 feet to the point of beginning of the tract herein described; thence along a curve to the right, whose radius point bears South 55 degrees 02 minutes 23 seconds West 409.43 feet from the last mentioned point, a distance of 10.00 feet to a point; thence South 54 degrees 20 minutes 24 seconds East 109.14 feet to the Southeast line of said Adjusted Lot 57; thence Southwestwardly along said Southeast line of Adjusted Lot 57, South 41 degrees 19 minutes 19 seconds West 5.02 feet, North 54 degrees 20 minutes 24 seconds West 2.02 feet, South 25 degrees 56 minutes 19 seconds West 5.07 feet to a point; thence leaving said Southeast lines North 54 degrees 20 minutes 24 seconds West 107.48 feet to the point of beginning and containing 1,080 square feet according to calculations by Volz, Inc. during May 2011.



EASEMENT VACATION PLAT  
 A TRACT OF LAND BEING PART OF LOTS 40 AND 41 OF  
 THE RESERVE AT CHESTERFIELD VILLAGE PLAT ONE  
 BOUNDARY ADJUSTMENT OF LOTS 37 THROUGH 42,  
 LOT 56 AND LOT 57  
 PLAT BOOK 357, PAGES 473-474  
 CITY, ST. LOUIS COUNTY, MISSOURI

## EXHIBIT "D"

A tract of land being part of Adjusted Lots 40 and 41 of "the Reseves at Chesterfield Village Plat One Boundary Adjustment of Lots 37 through 42, Lot 56 and Lot 57" as recorded in Plat Book 357 pages 473 through 474 of the St. Louis County Records, in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Adjusted Lot 40; thence Northwardly along the West line of said Adjusted Lot 40, North 06 degrees 17 minutes 37 seconds West 1.27 feet to a point; thence leaving said West line, North 77 degrees 14 minutes 50 seconds East 112.71 feet to a point; thence along a curve to the left, whose radius point bears North 77 degrees 49 minutes 57 seconds East 489.43 feet from the last mentioned point, a distance of 10.00 feet to a point; thence South 77 degrees 14 minutes 50 seconds West 108.64 feet to a point; thence North 05 degrees 56 minutes 57 seconds West 8.77 feet to a point; thence South 77 degrees 36 minutes 09 seconds West 5.25 feet to the point of beginning and containing 1,087 square feet according to calculations by Volz, Inc. during May, 2011.