

BILL NO. 2892

ORDINANCE NO. 2710

**AN ORDINANCE VACATING AN INGRESS/EGRESS AND GENERAL UTILITY EASEMENT ON LOTS 1 AND 2A OF "WILD HORSE RANCH AND LOT SPLIT OF LOT #2 OF WILDHORSE RANCH" AS RECORDED IN PLAT BOOK 211, PAGE 1 AND PLAT BOOK 354, PAGE 1007 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, a petition has been filed by Henson Consulting, LLC, Marty Henson; and Lawrence and Therese Mintz requesting the City to vacate an easement on said tracts of land; and,

**WHEREAS**, Lawrence and Therese Mintz own the properties on which the easement is located and have requested to relocate the easement; 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 vacation located on Lots 1 and 2A of "Wild Horse Ranch and Lot Split of Lot #2 of Wildhorse Ranch" as depicted in Exhibit A and described in Exhibit B, 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 vacation of this easement 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 16<sup>th</sup> day of July, 2012.

*Bruce Meigs*  
MAYOR

ATTEST:

*Judith A. Naggin*  
CITY CLERK

WILDHORSE CREEK FOREST, PB 259, PG 49

ADJUSTED LOT 15

ADJUSTED LOT 16

U.S. Survey 132

U.S. Survey 132  
Frac Survey 36

S 77°05'26" W. 817.09'

U.S. Survey 132

Fractional Survey 15

LOT 2B  
5.72 Ac.

N/F  
MINTZ LIVING TRUST  
19W440288  
#201 Wild Horse Ranch Ln  
DB 18015, Pg 792



LOT 1  
VALLEY PLACE  
PB 308, PG 29

307.16'

N 14°33'59" W.

301.95'

N 76°43'15" E. 819.44'

LOT 2  
VALLEY PLACE  
PB 308, PG 29

310.08'

LOT 2A  
5.84 Ac.

N/F  
LAWRENCE & THERESE MINTZ  
19W440277  
#200 Wild Horse Ranch Ln.  
DB 18015, Pg 795

Vacate Existing  
50' W. Easement  
per PB 354, Pg. 1007  
Over Lot 2A

310.15'

N 15°02'11" W.

S 76°43'15" W

391.32'

N/F  
DEEP WOODS, LLC  
DB 11335, PG 1951



*Mintz*

4342

LOT 1  
3.314 Ac.

N/F  
MINTZ LIVING TRUST  
19W420181  
#215 Wild Horse Ranch Ln.  
DB 18015, Pg 815

Vacate Existing  
50' W. Easement  
per PB 211, Pg. 1  
Over Lot 1

N 14°36'28" W. 334.13'

334.20'

Fractional Survey 15  
U.S. Survey 163

S 76°43'15" W. 433.36'

30' W. Access Easement  
DB 2776, Pg. 156

N/F  
ANTIOCH BAPTIST CHURCH OF CHESTERFIELD  
DB 6330, PG 936

RUTHIE LANE (50' W. PRIVATE ROADWAY ESMT.)

WILDHORSE CREEK FOREST SUBDIVISION  
PB 254, PG 3

MISSOURI ROUTE CC, aka WILDHORSE CREEK ROAD



SCALE IN FEET

Scale 1" = 160'

EXHIBIT A

Date: March 15, 2012 Initials: \_\_\_\_\_

WILD HORSE RANCH & LOT SPLIT OF LOT #2 OF WILDHORSE RANCH  
PLAT BOOK 211, PAGE 1 & PLAT BOOK 354, PAGE. 1007  
SECTION 15, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

**Easement Vacation- Lot 2 Wild Horse Ranch**

A tract of land being part of Lot 2A of "A Lot Split for Lot 2 of Wild Horse Ranch" according to plat recorded in plat book 354, page 1007 of the St. Louis County Records Office and located in U.S. Survey 163 and Fraction Section 15, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri. Tract is further described as follows:

Beginning at a point being the southeast corner of Lot 2A, of a "Lot Split Plat for Lot 2 of Wild Horse Ranch" according to a plat book 354, page 1007 of the St. Louis County Recorder's office, thence South 76 degrees 43 minutes 15 seconds West along the South line of said Lot 2A, 50.02 feet to a point; thence North 15 degrees 11 minutes 42 seconds West, 15.01 feet; thence South 76 degrees 43 minutes 15 seconds West, 134.46 feet to a point of curvature; then along a curve to the right having a radius of 75.00 feet an arc distance of 128.39 feet; thence North 05 degrees 11 minutes 42 seconds West, 211.58 feet to a point on the North line of said Lot 2A; thence North 76 degrees 43 minutes 15 seconds East, 50.50 feet along said North lot line to a point, thence leaving said North lot line South 05 degrees 11 minutes 42 seconds East, 218.66 feet to a point of curvature; thence along a curve to the left having a radius of 25.00 feet an arc distance of 42.80 feet; thence North 76 degrees 43 minutes 15" East, 182.95 feet to a point on the East line of said Lot 2A; thence South 15 degrees 02 minutes 11 seconds East, 65.03 feet along said East line to the point of beginning.

**Easement Vacation- Lot 1 Wild Horse Ranch**

A tract of land being part of Lot 1 of "Wild Horse Ranch" according to plat recorded in plat book 211, page 1 of the St. Louis County Records Office and located in U.S. Survey 163 and Fraction Section 15, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri. Tract is further described as follows:

Said easement was dedicated on Lot 1 of Wild Horse Ranch as a 50' wide easement beginning on the South line of Lot 1; thence continuing in a Northeasterly direction where it intersects the East Line of said Lot 1, then continuing North 15 degrees 02 minutes 11 seconds West along said East line and terminating at the North line of said Lot 1. Said tract contains all of the land shown on Lot 1 of said plat as 50' wide easement.

