

BILL NO. 2922

ORDINANCE NO. 2740

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1 & 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360, PAGE 408, LOCATED ON THE WEST SIDE OF WILSON AVENUE, NORTH OF FALLING LEAVES DRIVE.**

**WHEREAS**, Premier Civil Engineering, on behalf of Keith and Donna Stroe, has submitted for review and approval the Boundary Adjustment for Lots 1 & 2 of the Boundary Adjustment Plat recorded in Plat Book 360, Page 408, both zoned "R1" Residence District; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to consolidate 1895 Wilson Avenue and 1901 Wilson Avenue into a single parcel; and

**WHEREAS**, the Planning and Development Services Division 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 Lots 1 & 2 of the Boundary Adjustment Plat recorded in Plat Book 360, Page 408; and, which is made 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.** The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 14<sup>th</sup> day of March, 2013.

J. Bruce Heiger  
MAYOR

ATTEST:

Audith A. Naggar  
CITY CLERK

# WILSON ROAD PARCEL BOUNDARY ADJUSTMENT PLAT

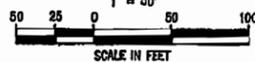
A TRACT OF LAND BEING LOTS 1 AND 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360, PAGE 408, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CITY OF CHESTERFIELD:

THIS DRAWING HAS BEEN REVIEWED UNDER SECTION 1005.360 PLATTING EXCEPTIONS OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE (CHAPTER 1005), AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2733, 2012, AND THEREBY AUTHORIZED THE RECORDING OF THIS PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY BETWEEN ADJOINING PROPERTIES, NO ADDITIONAL LOTS ARE CREATED, AND THE ORIGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED IN THE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

BRUCE GEIGER, MAYOR

JUDITH NAGBAR, CITY CLERK



LAND DESCRIPTION NEW LOT "A"  
19.74 ACRES

A TRACT OF LAND BEING ALL OF LOTS 1 AND 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27, AND ALSO ALL OF ADJUSTED LOTS 1 AND 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360, PAGE 408, BOTH OF THE ST. LOUIS COUNTY RECORDS, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF WILSON ROAD, A PUBLIC RIGHT OF WAY OF VARIABLE WIDTH, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27 AND ALSO THE NORTHEAST CORNER OF THE ADJUSTED LOT 1 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360, PAGE 408 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SAID WILSON ROAD ON A BEARING ADOPTED FROM THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE, SOUTH 0 DEGREES 48 MINUTES 0 SECONDS WEST 652.35 FEET TO A POINT, THENCE LEAVING SAID WILSON ROAD RIGHT OF WAY SOUTH 89 DEGREES 31 MINUTES 06 SECONDS WEST 822.35 FEET TO A POINT, THENCE LEAVING SAID WILSON ROAD RIGHT OF WAY SOUTH 89 DEGREES 31 MINUTES 06 SECONDS WEST 1184.07 FEET TO A POINT, THENCE NORTH 28 DEGREES 18 MINUTES 11 SECONDS WEST 289.82 FEET TO A POINT, THENCE SOUTH 89 DEGREES 21 MINUTES 12 SECONDS EAST 480.75 FEET TO A POINT, THENCE NORTH 0 DEGREES 28 MINUTES 04 SECONDS EAST 454.18 FEET TO A POINT, THENCE SOUTH 89 DEGREES 21 MINUTES 12 SECONDS EAST 818.22 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 14.68 ACRES.

LEGAL DESCRIPTION ADJUSTED LOT 1  
14.68 ACRES

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27, OF THE ST. LOUIS COUNTY RECORDS, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF WILSON ROAD, A PUBLIC RIGHT OF WAY OF VARIABLE WIDTH, SAID POINT ALSO BEING THE NORTH EAST CORNER OF LOT 1 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 333, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SAID WILSON ROAD ON A BEARING ADOPTED FROM THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE, SOUTH 0 DEGREES 48 MINUTES 0 SECONDS WEST 652.35 FEET TO A POINT, THENCE LEAVING SAID WILSON ROAD RIGHT OF WAY SOUTH 89 DEGREES 31 MINUTES 06 SECONDS WEST 1184.07 FEET TO A POINT, THENCE NORTH 28 DEGREES 18 MINUTES 11 SECONDS WEST 289.82 FEET TO A POINT, THENCE SOUTH 89 DEGREES 21 MINUTES 12 SECONDS EAST 480.75 FEET TO A POINT, THENCE NORTH 0 DEGREES 28 MINUTES 04 SECONDS EAST 454.18 FEET TO A POINT, THENCE SOUTH 89 DEGREES 21 MINUTES 12 SECONDS EAST 818.22 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 14.68 ACRES.

OTHER ORIGINAL LOTS 1 AND 2

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED THE SAME TO BE ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL BE KNOWN AS "WILSON ROAD PARCEL CONSOLIDATION PLAT REFERENCE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360, PAGE 408, ST. LOUIS COUNTY, MISSOURI."

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

STROFE, KEITH J.

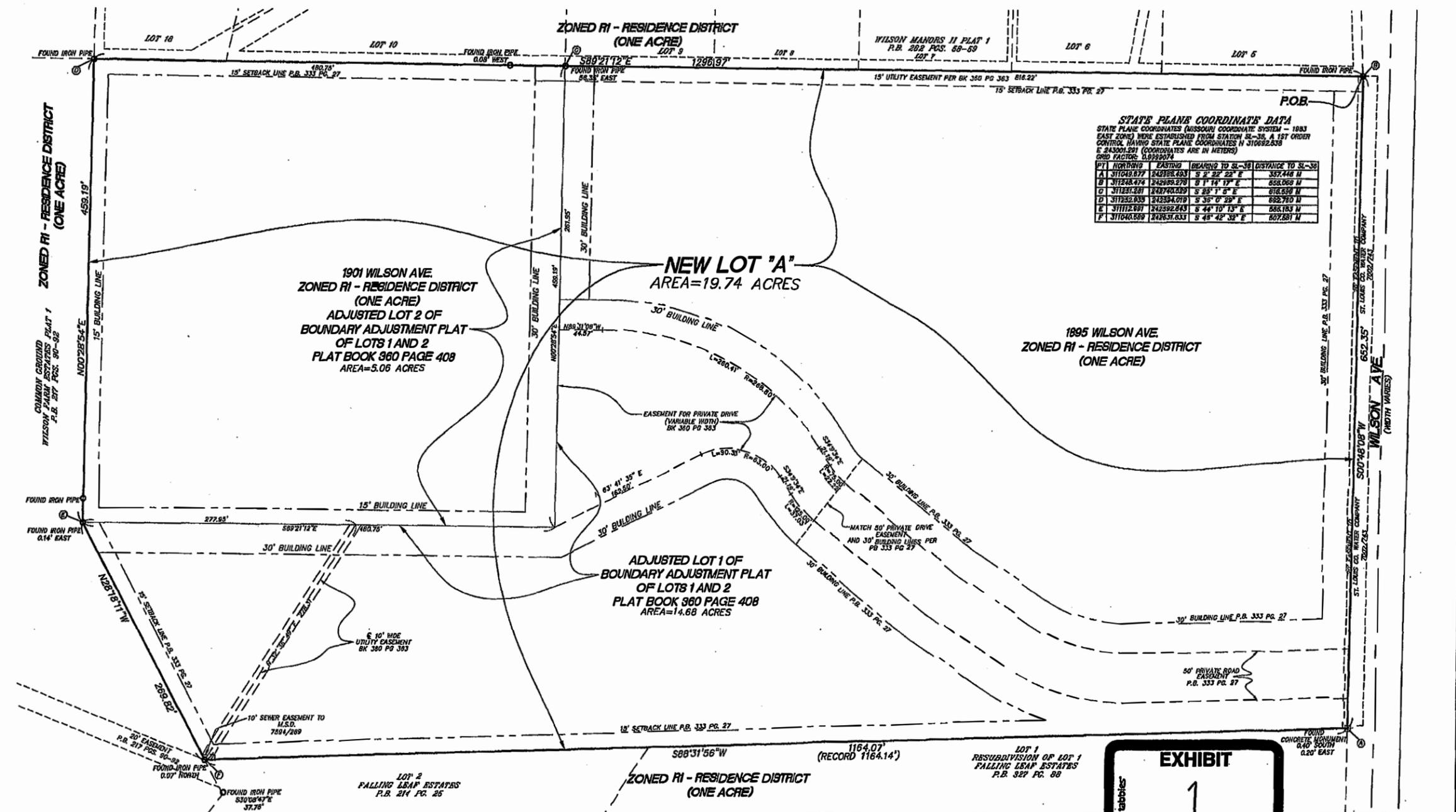
STROFE, DONNA J.

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BEFORE ME PERSONALLY APPEARED KEITH J. AND DONNA J. STROFE, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY HAVE CAUSED THE TRACT OF LAND HEREIN PLATTED TO BE ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THIS PLAT BY FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC



STATE PLANE COORDINATE DATA  
STATE PLANE COORDINATES (MISSOURI COORDINATE SYSTEM - 1983 EAST ZONE) WERE ESTABLISHED FROM STATION 82-38, A 1ST ORDER CONTROL, HAVING STATE PLANE COORDINATES N 310692.838 E 243001.201 (COORDINATES ARE IN METERS)  
GSD FACTOR: 0.999974

PT	NORTHING	EASTING	BEARING TO SL-38	DISTANCE TO SL-38
A	311049.677	242958.493	S 5° 22' 22" E	357.448 M
B	311248.474	242958.278	S 1° 14' 19" E	658.068 M
C	311831.201	242740.829	S 29° 1' 6" E	618.639 M
D	311232.833	242354.070	S 35° 0' 39" E	682.760 M
E	311112.893	242692.241	S 44° 10' 13" E	655.183 M
F	311040.669	242651.633	S 48° 42' 38" E	607.681 M

**CONSULTANT:**  
**PREMIER CIVIL ENGINEERING**  
Lake Saint Louis  
308 TOWER CENTER  
Lake St. Louis, MO 63367  
Phone: (314) 825-7444 Fax: (314) 825-7497  
Missouri Certificate of Authority # E-2011000091  
Missouri Certificate of Authority # L-2012000789

**WILSON ROAD PARCEL BOUNDARY ADJUSTMENT PLAT**  
A TRACT OF LAND BEING LOTS 1 AND 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360, PAGE 408, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED FOR:  
KEITH J. AND DONNA J. STROFE

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT PREMIER CIVIL ENGINEERING, AT THE REQUEST OF KEITH J. AND DONNA J. STROFE, BEING THE NORTH OF FEBRUARY, 2013, PREPARED A PARCEL CONSOLIDATION PLAT OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360, PAGE 408 OF THE ST. LOUIS COUNTY RECORDS, THAT SAID PLAT IS BASED UPON A BOUNDARY SURVEY COMPLETED BY FRANKER LAND SURVEYING SERVICES, INC. AND THAT THE RESULTS OF THIS PLAT CONFORMS TO CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY FOR A CLASS "URBAN" SURVEY.

*David Maxwell*  
DAVID MAXWELL  
MISSOURI P.L.S. #200800728  
PREMIER CIVIL ENGINEERING  
MISSOURI C. of A. #2012007848  
PROJECT #123701

DAVID MAXWELL  
NUMBER  
PLS-200800728  
MISSOURI LAND SURVEYORS ASSOCIATION

REVISIONS:

DRAWING BY: D MAXWELL  
DATE: 2/7/2013  
JOB NUMBER: 123701  
TITLE: BOUNDARY ADJUSTMENT PLAT  
SHEET NUMBER: 1 OF 1  
COMMENTS:

**EXHIBIT**  
1