

BILL NO. 2979

ORDINANCE NO. 2797

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR ADJUSTED LOTS 15 AND 16 OF TERRA VISTA FOR A 0.337 ACRE TRACT OF LAND ZONED "R-2" RESIDENCE DISTRICT WITH A PLANNED ENVIRONMENT UNIT LOCATED AT 13406 AND 13410 TERRA VISTA DR. (16Q620683 AND 16Q620672).

WHEREAS, The Sterling Company, on behalf of RBRE Corporation has submitted for review and approval the Boundary Adjustment Plat for a 0.337 acre tract of land zoned "R-2" Residence District with a Planned Environment Unit located at 13406 Terra Vista Drive and 13410 Terra Vista Drive; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate two lots into one; and,

WHEREAS, the Department of Public Services 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 a tract of land being Adjusted Lots 15 and 16 of Terra Vista, 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 19th day of May, 2014.

Bob Patton
MAYOR

ATTEST:

Juanie Black
CITY CLERK, Deputy

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES ARE BASED ON THE PUBLISHED COORDINATE VALUES FOR THE RECORD PLAT OF TERRA VISTA-PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE. THE STATE PLANE COORDINATE VALUES FOR THE BOUNDARY ADJUSTMENT PLAT ARE IN METERS AND ARE DESIGNATED ON THE PLAT WITH AN ENCLOSED LETTER WITH THEIR VALUES ON THE TABLE LISTED BELOW.

PUBLISHED GRID FACTOR = 0.9999319 (1 METER = 3.28083333 FEET)

NORTHING	EASTING
A 316639.5582	250588.5042
B 316639.3432	250597.2303
C 316617.7978	250621.9396
D 316615.1439	250622.8246
E 316587.1220	250579.1046
F 316592.7918	250574.7749

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER/OWNERS HAS CAUSED THESE LOTS TO BE ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THE ABOVE BOUNDARY ADJUSTMENT PLAT WHICH SHALL HEREAFTER BE KNOWN AS TERRA VISTA BOUNDARY ADJUSTMENT OF ADJUSTED LOTS 15 AND 16.

SEAL: _____ RBRE CORPORATION
 BY: _____
 DATE: _____

STATE OF MISSOURI }
 COUNTY OF }
 ON THIS _____ DAY OF _____ 2014, BEFORE ME APPEARED STEPHEN BADEL, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF RBRE CORPORATION, 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 IT BOARD OF DIRECTORS, AND SAID INSTRUMENT IS KNOWN TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY 2009.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER (IF REQUIRED)

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES OF ADJUSTED LOTS 15 AND 16 OF TERRA VISTA - PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT, SECURED BY DEED OF TRUST RECORDED IN BOOK 16488 PAGE 3722, OF THE ST. LOUIS COUNTY RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL THE BOUNDARY ADJUSTMENT SHOWN HEREON AND HEREAFTER SAID ADJUSTMENT TO BE KNOWN AS "TERRA VISTA BOUNDARY ADJUSTMENT OF ADJUSTED LOTS 15 AND 16".

STATE OF MISSOURI }
 COUNTY OF }
 ON THIS _____ DAY OF _____ 2014, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS _____ OF _____ A NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID ASSOCIATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID INSTRUMENT IS KNOWN TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

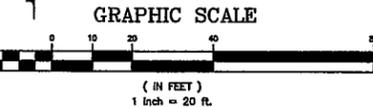
IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CURRENT ZONING INFORMATION

BUILDING SETBACKS ON ALL LOTS SHALL BE AS FOLLOWS PER ORDINANCE 1690:

- A. FRONT YARD: 20' MINIMUM FROM INTERNAL ROAD RIGHT-OF-WAYS
- B. TWENTY (20) FEET FROM THE COMMON GROUND ADJACENT TO THE NEW RIGHT-OF-WAY OF CREVE COEUR MILL ROAD.
- C. TWENTY (20) FEET FROM THE REMAINDER OF THE PERIMETER OF THIS PEU.
- D. SIXTEEN (16) FEET FROM THE SIDE OF A BUILDING TO THE SIDE OF AN ADJACENT BUILDING.
- E. THIRTY (30) FEET FROM THE REAR OF THE BUILDING TO THE REAR OF AN ADJACENT BUILDING.
- F. THIRTY FIVE (35) FEET FROM THE REAR OF THE BUILDING TO THE FRONT OF AN ADJACENT BUILDING.



LEGEND

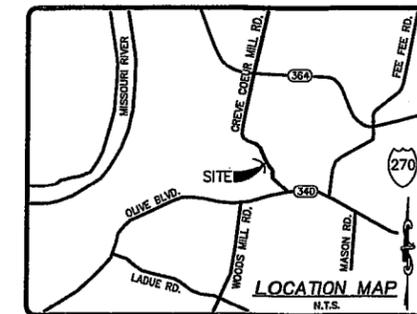
- FOUND MONUMENT
- SET IRON ROD
- ✚ FOUND CROSS
- ⚡ FOUND ANCHOR

TERRA VISTA

Exhibit 1

BOUNDARY ADJUSTMENT OF ADJUSTED LOTS 15 AND 16

A TRACT OF LAND BEING ADJUSTED LOTS 15 AND 16 OF TERRA VISTA - PLAT ONE
 LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT
 AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52,
 LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 ZONED R-2 PEU ORDINANCE 1690



ADJUSTED LOT 15: LOC# 18062-0672
 13410 TERRA VISTA DRIVE
 ADJUSTED LOT 16: LOC# 18062-0683
 13406 TERRA VISTA DRIVE

ADJUSTED LOT 15

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 15 OF TERRA VISTA - PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ADJUSTED LOT 16

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 16 OF TERRA VISTA - PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LOT 15A

A TRACT OF LAND BEING ADJUSTED LOTS 15 AND 16 OF TERRA VISTA - PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52, LOCATED IN U.S. SURVEYS 367 AND 923, TOWNSHIP 46 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF ADJUSTED LOT 14 OF TERRA VISTA BOUNDARY ADJUSTMENT OF LOTS 11, 12, 13 AND 14 AS RECORDED IN PLAT BOOK 357 PAGE 217 OF THE ST. LOUIS COUNTY MISSOURI RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF TERRA VISTA (50' WIDE) DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF TERRA VISTA DRIVE, SOUTH 82°04'23"EAST, 28.91 TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 111.06 FEET AND A CHORD BEARING AND DISTANCE OF S50°15'25"E EAST, 105.44 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 16°29'27"E EAST, 9.18 FEET TO A SET IRON ROD WITH CAP AT THE NORTHWEST CORNER OF ADJUSTED LOT 17 OF TERRA VISTA-PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID ADJUSTED LOT 17, SOUTH 57°20'34" WEST, 170.39 FEET TO A SET IRON ROD WITH CAP AT THE SOUTHWEST CORNER OF SAID ADJUSTED LOT 17, ALSO BEING A POINT ON THE NORTH LINE OF COMMON GROUND OF TERRA VISTA-PLAT ONE AS RECORDED IN PLAT BOOK 354 PAGES 545 AND 546 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 72°22'01" WEST, 23.41 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED ADJUSTED LOT 14; THENCE ALONG THE EAST LINE OF SAID ADJUSTED LOT 14, NORTH 16°21'39" EAST, 159.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,682 SQUARE FEET, OR 0.337 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING APRIL, 2014, UNDER ORDER NUMBER 09-02-030.

SURVEYOR'S CERTIFICATE

ORDER NUMBER: 09-02-030
 THE STERLING COMPANY
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440

THIS IS TO CERTIFY THAT AT THE REQUEST OF RBRE CORPORATION WE HAVE, DURING THE MONTH OF APRIL 2014 COMPLETED A BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS 15 AND 16 OF TERRA VISTA - PLAT ONE LOTS 15-18, 30-32 AND COMMON GROUND BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGES 51 AND 52 OF THE ST. LOUIS COUNTY MISSOURI RECORDS, AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.

THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, MEETS 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 30-16 IN EFFECT AT THE TIME OF THIS SURVEY).

SURVEYOR'S NOTES:

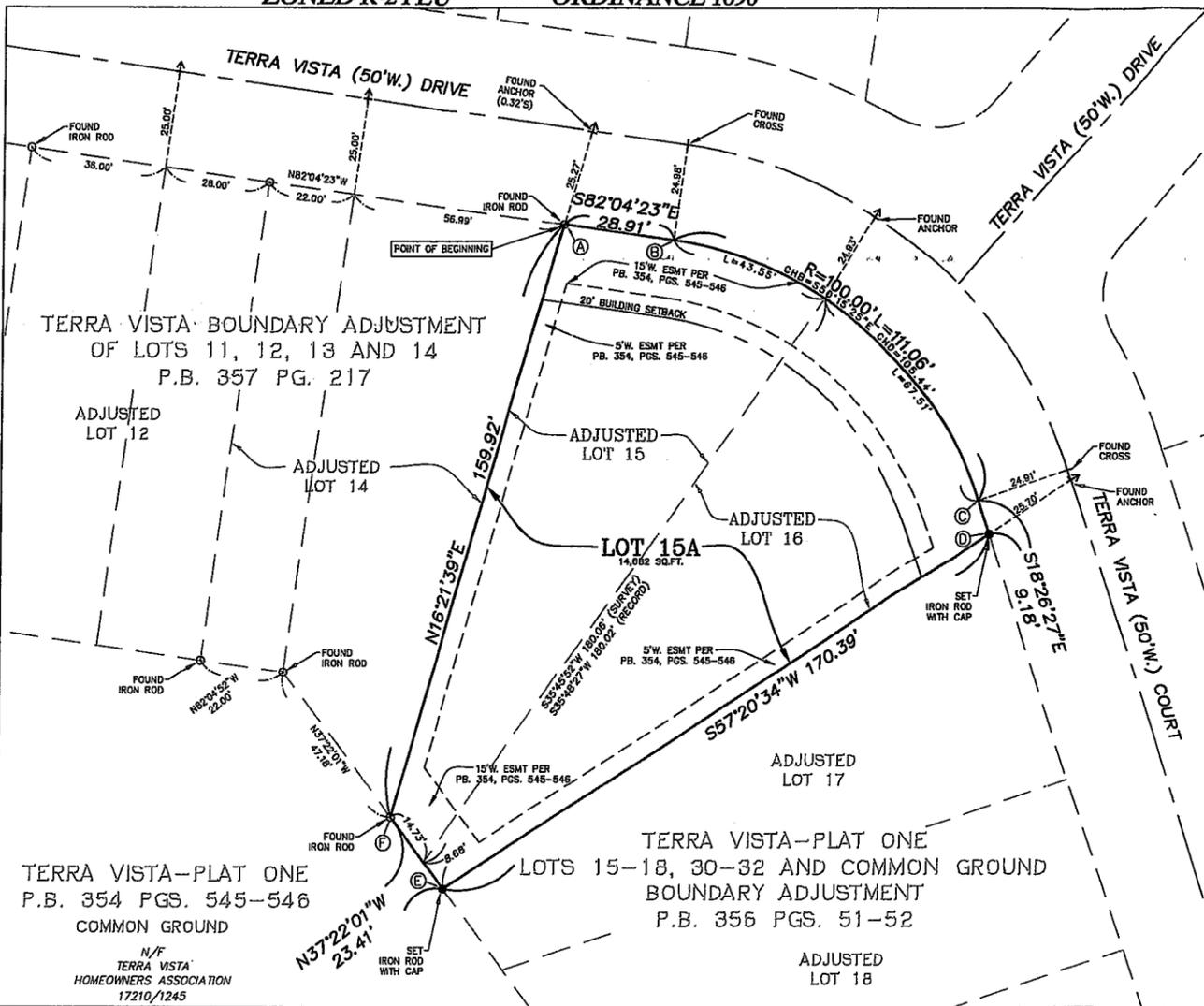
1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMo) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
2. BASIS OF BEARINGS: TERRA VISTA (P.B. 354 PG. 545-546)
3. NO ADDITIONAL LOTS ARE CREATED BY THIS BOUNDARY ADJUSTMENT AND NO LOTS HAVE REDUCED BELOW THE MINIMUM AREA REQUIRED BY THE CITY OF CHESTERFIELD ORDINANCE NO. 1690.
4. ALL EASEMENTS ARE SHOWN PER RECORDED PLAT OF TERRA VISTA (P.B. 354 PG. 545-546).
5. NO STRUCTURES CURRENTLY EXIST WITHIN THE LIMITS OF THIS BOUNDARY ADJUSTMENT PLAT.

THE STERLING COMPANY
 NO. REG. 307-D

JAMEY A. HENSON, P.L.S.
 NO. REG. L.S. #2007017663



4/25/14
 DATE



TERRA VISTA-PLAT ONE
 P.B. 354 PGS. 545-546
 COMMON GROUND
 N/F
 TERRA VISTA
 HOMEOWNERS ASSOCIATION
 17210/1245

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF TERRA VISTA BOUNDARY ADJUSTMENT OF ADJUSTED LOTS 15 AND 16 WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 20____ AND THEREBY AUTHORIZES THE RECORDING OF THIS BOUNDARY ADJUSTMENT PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATION, MAYOR

VICKIE HAAS, CITY CLERK

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:	MTG	MSD P# - N/A
CHECKED BY:	JAH	DATE: 4-8-2014
JOB NO.:	09-02-030	BOUNDARY ADJUSTMENT PLAT

LOT AREAS

ADJUSTED LOT 15 = 7,208 SQ.FT.
 ADJUSTED LOT 16 = 7,476 SQ.FT.
 LOT 15 A = 14,682 SQ.FT.