

AN ORDINANCE APPROVING THE FINAL PLAT FOR LOT CONSOLIDATION, THEREBY COMBINING SEVERAL LOTS OF CONTIGUOUS PROPERTY AS DESCRIBED HEREIN, ALL OF LOTS 9, 10, 11, 12, 13 AND PART OF LOT 14 IN BLOCK 4 OF F.M. STERRETT'S ADDITION TO FOREST PARK HEIGHTS IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, TO ALLOW SIX TRACTS OF LAND TO BECOME NEW "LOT A" TO FULFILL APPROVED SITE PLAN, PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A SENIOR LIVING CENTER TO BE KNOWN AS THE BELLEVUE AT ST. MARY'S AT 7310, 7316, 7318 ETHEL AVENUE AND 1051, 1061 BELLEVUE AVENUE AND 7307 HOOVER AVENUE IN THE CITY OF RICHMOND HEIGHTS, MISSOURI.

WHEREAS, TLG BELLEVUE AT ST. MARY'S is seeking a boundary adjustment to allow for construction of a senior living center and requires lot consolidation of six tracts of contiguous properties, all a part of Lots 9, 10, 11, 12, 13 and part of Lot 14 in the Block 4 of F. M. Sterrett's Addition to Forest Park Heights, in the City of Richmond Heights, Missouri, to become new "Lot A" at 7310, 7316m 7318 Ethel Avenue and 1051, 1061 Bellevue and 7307 Hoover Avenue and being more particularly described as follows:

LEGAL DESCRIPTION

LOT A

ALL OF LOTS 9, 10, 11, 12, 13 AND PART OF LOT 14 IN BLOCK 4 OF F.M. STERRETT'S ADDITION TO FOREST PARK HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 47 OF THE ST. LOUIS COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/4" IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ETHEL AVENUE (60' W.) AND THE WEST RIGHT OF WAY LINE OF BELLEVUE AVENUE (60' W.); THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 06 DEGREES 40 MINUTES 40 SECONDS WEST, 316.00 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF HOOVER AVENUE (60' W.), FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 0.1'; THENCE ALONG SAID NORTH RIGHT OF WAY, NORTH 82 DEGREES 59 MINUTES 20 SECONDS WEST, 51.14 FEET TO A FOUND CROSS AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 13; THENCE ALONG THE WEST LINE OF SAID LOT 13, NORTH 06 DEGREES 40 MINUTES 40 SECONDS EAST, 123.00 FEET TO A SET CROSS; THENCE LEAVING SAID WEST LINE, THROUGH THE AFOREMENTIONED LOT 14, NORTH 82 DEGREES 59 MINUTES 20 SECONDS WEST, 50.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 14, THENCE ALONG WEST LINE OF

SAID LOT 14, NORTH 06 DEGREES 40 MINUTES 40 SECONDS EAST, 35.00 FEET TO A FOUND IRON PIPE WITH CAP STAMPED "L.S. 2002006373", SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG THE SOUTH LINE OF THE AFOREMENTIONED LOTS 9 AND 10, NORTH 82 DEGREES 59 MINUTES 20 SECONDS WEST, 100.00 FEET TO A SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D", SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 9; THENCE ALONG THE WEST LINE OF SAID LOT 9, NORTH 06 DEGREES 40 MINUTES 40 SECONDS EAST, 158.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, BEING ON THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED ETHEL AVENUE, FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 52 DEGREES 29 MINUTES EAST, 0.25' ; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 82 DEGREES 59 MINUTES 20 SECONDS EAST, 201.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,609 SQUARE FEET OR 0.95 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY, INC. DURING THE MONTH OF MAY, 2014.

WHEREAS, the City Council deems the application, the material furnished and the Final Plat, as presented in "Exhibit A" to be sufficient to applicable sections of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, as follows:

SECTION 1. The Boundary Adjustment Plat submitted by the City of Richmond Heights, Missouri, being a boundary adjustment of parcels of adjacent, contiguous properties in Richmond Heights, Missouri, as described and shown on the plat attached hereto as Exhibit "A", is hereby approved subject to the following condition:

A) Approval of the Final Boundary Adjustment Plat by the City Council shall be certified on the document to be filed for record over the signature of the Mayor, the City Clerk, and the seal of the City of Richmond Heights. The Final Boundary Adjustment Plat, endorsed with the approval of the City Council, together with a certified copy of the ordinance granting such approval shall be filed for record in the office of the St. Louis County Recorder of Deeds at the expense of the petitioner. Within ten (10) days after the recording of the Final Plat, the subdivider shall file with the Zoning Administrator a copy of such recorded Final Plat and ordinance, or the book and page number thereof, for the City's file.

SECTION 2. The Mayor and the City Clerk are authorized to endorse on the Final Plat described above in Section 1 the approval of the City Council and to affix thereto the seal of the City of Richmond Heights, Missouri.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force on the thirty-first day following its passage and being signed as provided by law.

PASSED and APPROVED this 4th day of May, 2015.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: April 20, 2015
Second reading: May 4, 2015

