

AN ORDINANCE APPROVING THE FINAL PLAT FOR A BOUNDARY ADJUSTMENT COMBINING ALL OF LOT THREE OF MCKNIGHT WOODS, LOCATED AT 9037 MCKNIGHT WOODS AND THE WESTERN FIVE (5') FEET OF ADJACENT LOT 4, AT 9033 MCKNIGHT WOODS IN THE CITY OF RICHMOND HEIGHTS, MISSOURI.

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WHEREAS, Barry L. and Janet L. Faintich, owner at 9037 McKnight Woods , Richmond Heights, Missouri, is seeking a boundary adjustment combining their Lot 3 with the western five (5') feet of adjacent Lot 4 at 9033 McKnight Woods; and

WHEREAS, the City Council hereby deems Petitioner's application, the material furnished, and the Final Plat, as presented in "Exhibit A", to be sufficient under 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 Barry L. and Janet L. Faintich, 9037 McKnight Woods, being a boundary adjustment of a parcel of adjacent, contiguous property in Richmond Heights, Missouri, as particularly described below 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.

Property Description

**LEGAL DESCRIPTION:**

A PARCEL OF GROUND BEING ALL OF LOT 3 AND THE WESTERN FIVE FEET OF LOT 4, OF MCKNIGHT WOODS, RECORDED IN PLAT BOOK 45 PAGE 5, OF THE ST. LOUIS COUNTY RECORDS, OF THE ST. LOUIS COUNTY, IN THE CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN LINE OF MCKNIGHT WOODS AVENUE (FORMERLY ANTLER DRIVE), 50 FEET WIDE AND THE SOUTHWESTERN CORNER OF SAID LOT 3;

THENCE NORTH 07 DEGREES 11 MINUTES 10 SECONDS EAST 218.52 FEET, ALONG THE WESTERN LINE OF SAID LOT 3, TO THE NORTHWESTERN CORNER OF SAID LOT 3, TO A POINT;  
THENCE SOUTH 82 DEGREES 48 MINUTES 50 SECONDS EAST 105.00 FEET, ALONG THE NORTHERN LINES OF SAID LOT 3 AND 4, TO A POINT BEING 5.00 FEET EAST OF THE WEST LINE OF LOT 4;  
THENCE SOUTH 07 DEGREES 11 MINUTES 10 SECONDS WEST 206.14 FEET, ALONG A LINE PARALLEL WITH THE WESTERN LINE OF SAID LOT 4, TO A POINT IN THE NORTHERN LINE OF SAID McKNIGHT WOODS AVENUE;  
THENCE 80.33 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 719.17 AND A CHORD WHICH BEARS NORTH 88 DEGREES 51 MINUTES 35 SECONDS WEST 80.29 FEET, ALONG THE NORTHERN LINE OF SAID McKNIGHT WOODS AVENUE, TO A POINT;  
THENCE SOUTH 88 DEGREES 19 MINUTES 15 SECONDS WEST 25.46, ALONG THE NORTHERN LINE OF SAID McKNIGHT WOODS AVENUE TO THE SOUTHWESTERN CORNER OF SAID LOT 3 AND TO, THE POINT OF BEGINNING AND CONTAINING 22,192 SQUARE FEET, AS PREPARED BY PITZMAN'S COMPANY.

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 SIGNED this 1st day of October, 2012.

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JAMES J. BECK  
MAYOR

ATTEST:

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PATRICIA S. VILLMER  
DEPUTY CITY CLERK

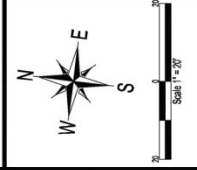
APPROVED AS TO FORM:

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KENNETH J. HEINZ  
CITY ATTORNEY

First reading: September 17, 2012  
Second reading: October 1, 2012

LOT 3 AND PART OF LOT 4 OF  
MCKNIGHT WOODS P.B. 45 PG. 5  
RICHMOND HEIGHTS, MISSOURI

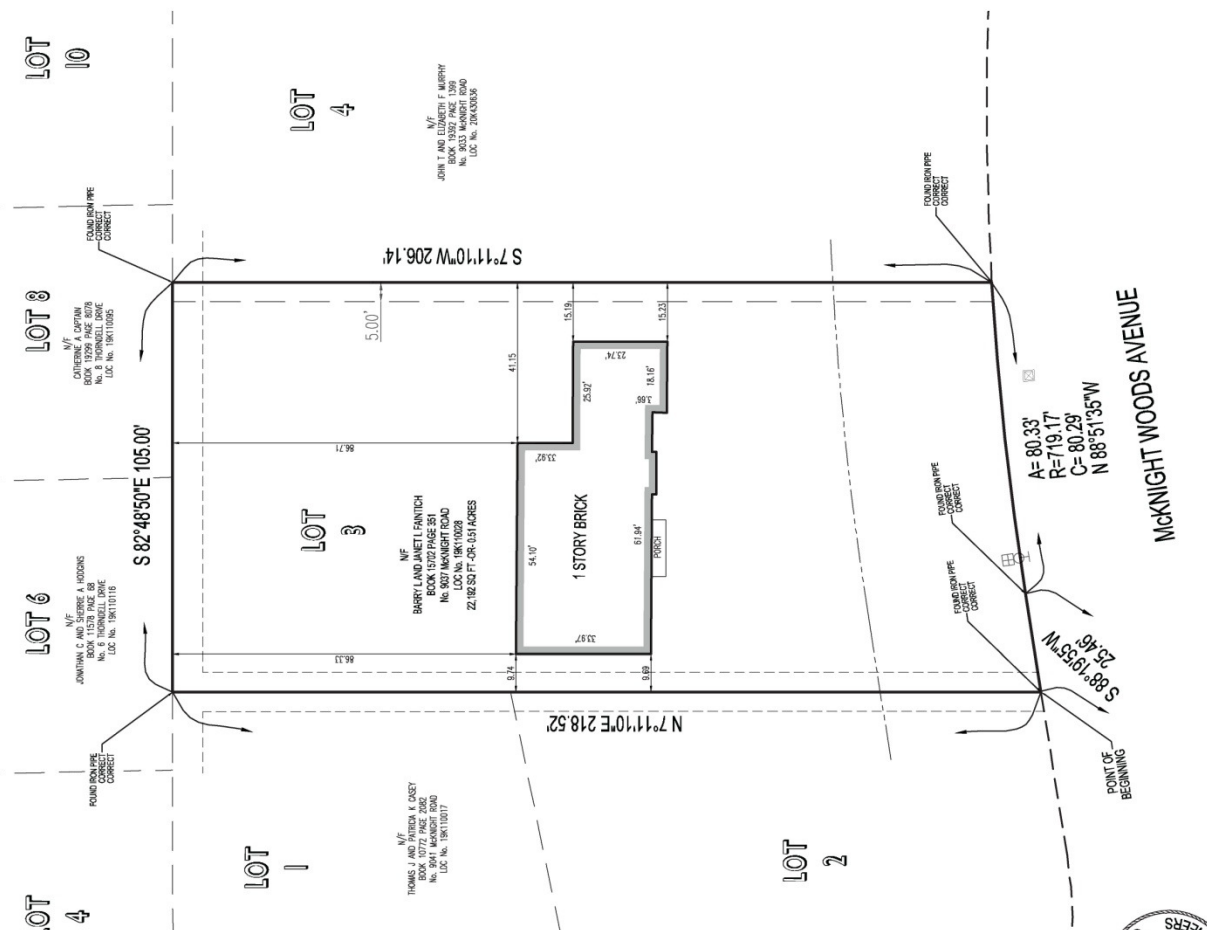


Pitzman's Co.  
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www.pitzmans.com  
est. 1899



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ORDER#:	12-1955UB
C.B. OR F.P.#:	
DRAWN BY:	A K B
DEPUTY:	S T P
REVIEWED BY:	W K B
DATE:	SEP 5, 2012
LOCATOR#	19K110028
SHEET	1 of 1



APPROVED BY THE CITY OF RICHMOND HEIGHTS, PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

PLANNING & ZONING COMMISSION CHAIRMAN \_\_\_\_\_

DO HEREBY CERTIFY THAT \_\_\_\_\_, CITY CLERK FOR AND WITHIN THE CITY OF RICHMOND HEIGHTS, MISSOURI, THIS LOT CONSOLIDATION PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, BY ORDINANCE \_\_\_\_\_.

NO. \_\_\_\_\_ APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**SURVEYORS NOTES:**

- SOURCE OF TITLE: NO TITLE WAS PROVIDED AT TIME OF SURVEY.
- BEARING BASIS: STATE PLAIN GRID NORTH

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THIS IS TO CERTIFY THAT WE HAVE COMPLETED A BOUNDARY SURVEY AND LOT CONSOLIDATION PLAT OF THE PROPERTY SHOWN HEREON, AND THAT THE RESULTS ARE CORRECTLY SHOWN ON THIS PLAT. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. (10 CSR 30-6.070)

SEPTEMBER 5, 2012

WILLIAM K. BERTHOOLD, MAPS 2619  
PROFESSIONAL SURVEYOR  
PITZMAN'S COMPANY OF SURVEYORS AND ENGINEERS 10-D  
#2725 SUTTON BOULEVARD  
ST. LOUIS, MISSOURI 63143  
TEL: 314-781-9888  
FAX: 314-781-1801

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MCKNIGHT WOODS P.B. 45 PG. 5  
RICHMOND HEIGHTS, MISSOURI