

AN ORDINANCE APPROVING THE FINAL PLAT FOR BOUNDARY ADJUSTMENT COMBINING SEVERAL LOTS OF CONTIGUOUS PROPERTY, GENERALLY DESCRIBED AS PROPERTY BOUNDED BY HIGHWAY I-170 ON THE EAST, BRENTWOOD BOULEVARD ON THE WEST, AND FROM ANTLER DRIVE ON THE SOUTH, THEN NORTH ALONG A LINE APPROXIMATELY 350' FEET TO THE SOUTHERN LINE OF "THE BOULEVARD PHASE 1A SUBDIVISION", IN THE CITY OF RICHMOND HEIGHTS, MISSOURI; TO BECOME CONSOLIDATED LOT "A" TO ALLOW FOR THE SECOND PHASE OF THE BOULEVARD-ST. LOUIS.

WHEREAS, by Petition #2007-21, The Boulevard-St. Louis, LLC, Denise Chomicki, Chief Financial Officer, is seeking a boundary adjustment consisting of several lots of contiguous property, generally described as a tract of land being Lots 1 and 2 of the "Boundary Adjustment Plat of Lots 24, 25, 26 & 27, Block 2, of Darstmoor", a subdivision according to the plat there of recorded in Plat Book 352 Page 865 of the St. Louis County Records and part of Lots 4 and 5 and Lots 6 thru 23 and part of a North-South Alley in Block 2 and part of Francis Place of "Darstmoor", a subdivision according to the plat thereof recorded in Plat Book 17 Page 18 of the St. Louis County Records, situated in U.S. Survey 2485, Township 45 North, Range 6 East, City of Richmond Height, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the intersection of the Eastern Line of Francis Place, 50 feet wide, with the Northern Line of Antler Avenue, 30 feet wide and platted as Frandar Drive; thence departing said Eastern Line and along said Northern Line, North 87 degrees 10 minutes 43 seconds West, 323.85 feet to the Northeastern Line of a tract of land conveyed to St. Louis County, according to Deed Book 7372 Page 2409 of the St. Louis County Records; thence along said Northeastern Line, 31.09 feet along a curve to the right having a radius of 27.00 feet and a chord bearing North 30 degrees 16 minutes 58 seconds West 29.40 feet to the Eastern Line of Brentwood Boulevard, variable width and platted as North & South Road; thence along said Eastern Line, North 02 degrees 44 minutes 46 seconds East, 512.60 feet to the intersection of said Eastern Line with the Eastern Line of a tract of land conveyed to St. Louis County, according to Deed Book 7372 Page 2415 of the St. Louis County Records; thence along said St. Louis County's Eastern Line the following courses and distances, North 14 degrees 03 minutes 22 seconds East, 61.19 feet; thence North 02 degrees 44 minutes 46 seconds East, 2.76 feet to the Southern Line of "The Boulevard Phase 1A", a subdivision according to the plat thereof recorded in Plat Book 352 Page 866 of the St. Louis County Records; thence departing said Eastern Line and along the common line of said Southern Line and the Northern Line of Lots 4 in said Block 2 and the Northern Line of the "Boundary Adjustment Plat of Lots 24, 25, 26 & 27, Block 2, of Darstmoor", the following courses and distances, South 87 degrees 10 minutes 43 seconds East, 256.89 feet; thence 10.07 feet along a curve to the right having a radius of 1340.00 feet and a chord bearing South 03 degrees 50 minutes 16 seconds East 10.07 feet; thence South 87 degrees 10 minutes 43 seconds East, 111.39 feet to the Western Line of Interstate Route 170; thence along said Western

Line the following courses and distances, 41.48 feet along a curve to the left having a radius of 681.67 feet and a chord bearing South 18 degrees 07 minutes 20 seconds West 41.47 feet to a point of reverse curvature; thence 202.98 feet along a curve the right having a radius of 681.67 feet and a chord bearing South 11 degrees 20 minutes 06 seconds West 202.23 feet to a point of tangency; thence South 02 degrees 48 minutes 17 seconds West, 350.00 feet to the point of beginning, containing 206,304 square feet or 4.736 acres more or less, according to the calculations performed by Stock & Associates Consulting Engineers, Inc. on June 14, 2006.

WHEREAS, said Petition, with vacation request, Preliminary and Final Development Plan with Site Plan Review, was referred to the Plan and Zoning Commission which considered the matter at its meeting held December 20, 2007, and recommended approval of said plan with certain conditions; 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 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 Boulevard-St. Louis, LLC, 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 22nd day of January, 2008.

BETTY J. HUMPHREY
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: January 7, 2008
Second reading: January 22, 2008