

AN ORDINANCE APPROVING THE FINAL PLAT FOR A BOUNDARY ADJUSTMENT AT 1450 RANKIN AVENUE, DIVIDING A TRACT OF LAND, BEING PARTS OF ADJUSTED LOTS A & B OF "1450 RANKIN BOULEVARD SUBDIVISION" IN THE CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI, INTO TWO, NEW READJUSTED LOTS "A" AND "B".

WHEREAS, property owner of Adjusted Lot B at 1450 Rankin Avenue seeks a minor boundary adjustment to move their lot line, giving them an extra three feet of side yard area; and

WHEREAS, property owner of Adjusted Lot A has agreed to allow the buyer of Adjusted Lot B to adjust the current lot line by three (3) feet; and

WHEREAS, the lots in question are larger than the minimum lot size of the 7500 square feet required in the R2A Zoning category and will remain in compliance after the boundary adjustment; and

WHEREAS, the City Council hereby deems Petitioners' application, the material furnished, and the Final Plan, as presented as in Exhibit AA@, to be sufficient to applicable sections of the Zoning Ordinance; and

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 Cole and Associates, Inc., 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:

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 All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

SECTION 3. 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 16th day of March, 2009.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ,
CITY ATTORNEY

First reading: March 2, 2009
Second reading: March 16, 2009

EXHIBIT "A"

1450 Rankin-Richmond Heights, MO

ORIGINAL ADJUSTED LOT A:

A TRACT OF LAND BEING ADJUSTED LOT A OF "1450 RANKIN BOULEVARD SUBDIVISION BOUNDARY ADJUSTMENT PLAT", AS RECORDED IN PLAT BOOK 354, PAGE 805 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

RE-ADJUSTED LOT A:

A TRACT OF LAND BEING PART OF ADJUSTED LOT A OF "1450 RANKIN BOULEVARD SUBDIVISION BOUNDARY ADJUSTMENT PLAT", AS RECORDED IN PLAT BOOK 354, PAGE 805 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF RANKIN (60 FOOT WIDE) BOULEVARD WITH THE SOUTHERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OF SEAN C. DOHERTY A AND CHRISTINA M. GEIGER, AS RECORDED IN DEED BOOK 13193, PAGE 981 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 88 DEGREES 35 MINUTES 33 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 103.55 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 51 MINUTES 04 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2.15 FEET;

THENCE SOUTH 89 DEGREES 29 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 38.15 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 38 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 139.73 FEET TO A POINT ON THE NORTHERLY LINE OF ARLINGTON (60 FOOT WIDE) BOULEVARD;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 31.05 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 118.99 FEET AND ARCH LENGTH 106.61 FEET (A CHORD OF NORTH 15 DEGREES 50 MINUTES 19 SECONDS WEST, A CHORD DISTANCE OF 103.09 FEET) TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 9,952 SQUARE FEET OR 0.229 ACRES, MORE OR LESS, (APPROXIMATED TO THE RIGHT-OF-WAY OF RANKIN BOULEVARD, ALONG CURVE), AS SURVEYED AND CALCULATED BY COLE & ASSOCIATES, INC. IN DECEMBER 2009, SUBJECT TO ALL EASEMENTS, BUILDING LINES, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, CONDITIONS, COVENANTS AND CONVEYANCES OF RECORD, IF ANY.

ORIGINAL ADJUSTED LOT B:

A TRACT OF LAND BEING ADJUSTED LOT B OF "1450 RANKIN BOULEVARD SUBDIVISION BOUNDARY ADJUSTMENT PLAT", AS RECORDED IN PLAT BOOK 354, PAGE 805 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

RE-ADJUSTED LOT B:

A TRACT OF LAND BEING PART OF ADJUSTED LOT A AND ADJUSTED LOT B OF "1450 RANKIN BOULEVARD SUBDIVISION-BOUNDARY ADJUSTMENT PLAT", AS RECORDED IN PLAT BOOK 354, PAGE 805 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, CITY OF

RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ARLINGTON (60 FOOT WIDE) BOULEVARD WITH THE WESTERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OF MARK AND CHARLOTTE DICKHAUS, AS RECORDED IN DEED BOOK 17347, PAGE 3100 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE LEAVING SAID WESTERLY LINE, NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 68.85 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 38 DEGREES 17 MINUTES 31 SECONDS EAST, A DISTANCE OF 139.73 FEET TO A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND NOW OR FORMERLY OF SEAN C. DOHERTY A AND CHRISTINA M. GEIGER, AS RECORDED IN DEED BOOK 13193, PAGE 981 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTH 89 DEGREES 29 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 98.71 FEET TO A POINT, BEING THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF SAID DICKHAUS TRACT;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 41 DEGREES 15 MINUTES 51 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 190.53 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 11,882 SQUARE FEET OR 0.273 ACRES, MORE OR LESS, AS SURVEYED AND CALCULATED BY COLE & ASSOCIATES, INC. IN MAY 2009, SUBJECT TO ALL EASEMENTS, BUILDING LINES, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, CONDITIONS, COVENANTS AND CONVEYANCES OF RECORD, IF ANY.