

AN ORDINANCE APPROVING THE FINAL PLAT FOR A BOUNDARY ADJUSTMENT AT 1449 COLLINS AVENUE, DIVIDING A TRACT OF LAND, BEING PARTS OF LOTS 39, 40, AND 41, OF BLOCK 6 OF PENNSYLVANIA PARK NO. 1, IN THE CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI, INTO TWO, NEW READJUSTED LOTS "A" AND "B".

WHEREAS, vacant lot property at 1449 Collins Avenue has become available for purchase; and

WHEREAS, property owners Mr. & Mrs. Bobby Williams of Original Lot 39 at 1457 Collins Avenue and Mr. & Mrs. Alexis Santi of Original Lot 41 at 1447 Collins Avenue have purchased the property at 1449 Collins Avenue, Original Lot 40 and wish to divide the property between them, with equal portions thereof, making new readjusted lots "A" & "B"; and

WHEREAS, the City Council hereby deems Petitioners' application, the material furnished, and the Final Plat, as presented as in Exhibit "A", to be sufficient to approve this simple boundary change.

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 Sabur, 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 All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.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 8th day of September, 2009.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ,
CITY ATTORNEY

First reading: August 17, 2009
Second reading: September 8, 2009

PROPERTY DESCRIPTION LOT "A"

A tract of land in Block 6 of Pennsylvania Park No. 1, recorded in P.B. 16, page 45 of the St. Louis County Records, City of Richmond Heights, St. Louis County, Missouri:

Beginning at a point being the west right-of-way line of Collins (50' W.) Avenue and also being the northeast corner of Lot 38 Block 6 of Pennsylvania Park No. 1; thence leaving the west right-of-way line of Collins Avenue and along the north line of said Lot 38 North 89 degrees 07 minutes 10 seconds West a distance of 145.19' feet to a point being the northwest corner of said Lot 38; thence North 01 degrees 00 minutes 00 seconds East a distance of 52.515' feet to a point; thence South 89 degrees 07 minutes 10 seconds East a distance of 145.19' feet to a point; thence along said west right-of-way line of Collins Avenue South 01 degree 00 minutes 00 seconds West a distance of 52.515' feet to a point being the point of beginning of the herein described tract and containing 7,625 square feet or 0.175 acres more or less and subject to deeds, easements and other restrictions of record.

PROPERTY DESCRIPTION LOT "B"

A tract of land in Block 6 of Pennsylvania Park No. 1, recorded in P.B. 16, page 45 of the St. Louis County Records, City of Richmond Heights, St. Louis County, Missouri:

Beginning at a point being the west right-of-way line of Collins (50' W.) Avenue and also being the southeast corner of Lot 42 Block 6 of Pennsylvania Park No. 1; thence along said west right-of-way line of Collins Avenue South 01 degree 00 minutes 00 seconds West a distance of 52.515' feet to a point; thence leaving said west right-of-way line North 89 degrees 07 minutes 10 seconds West a distance of 145.19' feet to a point; thence North 01 degrees 00 minutes 00 seconds East a distance of 52.515' feet to a point being the southwest corner of said Lot 42; thence along the south line of said Lot 42 South 89 degrees 07 minutes 10 seconds East a distance of 145.19' feet to a point being the point of beginning of the herein described tract and containing 7,625 square feet or 0.175 acres more or less and subject to deeds, easements and other restrictions of record.

