

AN ORDINANCE APPROVING THE FINAL PLAT FOR LOT CONSOLIDATION, THEREBY COMBINING SEVERAL LOTS OF CONTIGUOUS PROPERTY AS DESCRIBED HEREIN, ALL PART OF LOT 57 OF RANNELL'S SUBDIVISION OF THE HOME FARM IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, TO ALLOW FIVE TRACTS OF LAND TO BECOME NEW "LOT NO. 1" TO FULFILL APPROVED SITE PLAN, PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR THE CONSTRUCTION OF TWO RESIDENTIAL DWELLINGS AND SMALL OFFICE BUILDING AT 8019 THROUGH 8031 ELINOR AVENUE IN THE CITY OF RICHMOND HEIGHTS, MISSOURI.

WHEREAS, Boys Hope Girls Hope St. Louis is seeking a boundary adjustment to allow for construction of two residential buildings and a small office building at 8019 through 8031 Elinor Avenue and requires lot consolidation of five tracts of contiguous properties, all a part of Lot 57 of Rannell's Subdivision of the Home Farm, in the City of Richmond Heights, Missouri, to become new "Lot No.1" at 8019 through 8031 Elinor Avenue, and being more particularly described as follows:

--- PROPERTY BOUNDARY DESCRIPTION ---

--- Out Boundary ---

A tract of land situated in the City of Richmond Heights, the County of St. Louis, and the State of Missouri, lying in part of Lot 57 of Rannell's Subdivision of the Home Farm, a subdivision filed for record in Plat Book 9 page 30 of the land records of said St. Louis County, Missouri, being all of a tract of land conveyed to Walter Wilson, et al, as described Deed Book 18051 page 1906 of said land records of St. Louis County, Missouri, all of a tract of land conveyed to STL 1, LLC as described in Deed Book 19183 page 1899 of said land records of St. Louis County, Missouri, all of a tract of land conveyed to Charlean Pearson as described Deed Book 16019 page 2853 of said land records of St. Louis County, Missouri, all of a tract of land conveyed to Joseph Whitlock, as described Deed Book 16252 page 1736 of said land records of St. Louis County, Missouri, and all of a tract of land conveyed to Timothy Barry as described in Parcel 3 of Deed Book 9080 page 1944 of said land records of St. Louis County, Missouri, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron pipe marking the Northwest corner of said Lot 57 of Rannell's Subdivision of the Home Farm; thence along the North line of said Lot 57, North 89 degrees 58 minutes 51 seconds East a distance of 400.00 feet to a set 1/2 inch iron rod marking the Northeast corner of Banneker Avenue being 50 feet wide, Right-Of-Way Dedication Plat, filed for record in Deed Book 20979 page 672 of said land records of St. Louis County, Missouri, said Northeast corner also being the TRUE POINT OF BEGINNING of the tract herein described; thence continuing along said North line of Lot 57, South 89 degrees 56 minutes 39 seconds East a distance of 252.18 feet to a found 1/2 inch iron pipe labeled LS-199-D marking the Northwest corner of a tract of land conveyed to the City of Richmond Heights,

Missouri as described Deed Book 20783 page 2097 of said land records of St. Louis County, Missouri; thence leaving said North line of Lot 57 along the West line of said City of Richmond Heights tract, South 00 degrees 01 minutes 28 seconds West a distance of 140.00 feet to a found 1/2 inch iron pipe labeled LS-199-D Southwest corner of said City of Richmond Heights tract, said Southwest corner being on the North right-of-way line of Elinor Avenue, 50 feet wide; thence leaving said West line of the City of Richmond Heights tract along said North right-of-way line of Elinor Avenue, North 89 degrees 56 minutes 39 seconds West a distance of 252.40 feet to a set 1/2 inch iron rod marking the Southeast corner of said Banneker Avenue right-of-way; thence leaving said North right-of-way line along the East right-of-way line of said Banneker Avenue right-of-way, North 00 degrees 07 minutes 00 seconds East a distance of 140.00 feet to the point of beginning.

Containing 0.811 Acres (35,320 Square Feet), according to Survey by Grimes Consulting dated February 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 6th day of April, 2015.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: March 16, 2015
Second reading: April 6, 2015

EXHIBIT A:

