

AN ORDINANCE APPROVING THE FINAL PLAT FOR A BOUNDARY ADJUSTMENT OF LOTS A, C, AND D OF MANHASSETT VILLAGE PLAT 2 IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, COMBINING WITH RECENTLY ACQUIRED LOTS OF ADJACENT PROPERTY FROM MISSOURI DEPARTMENT OF TRANSPORTATION KNOWN AS PART OF LOTS 6, 7, AND 8, CREATING NEW LOTS TO BE KNOWN AS "LOT A-1", "LOT-C-1", AND "LOT-D-1" TO ALLOW FOR REDEVELOPMENT OF THE MANHASSETT VILLAGE REDEVELOPMENT PROJECT.

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WHEREAS, Lucas Hunt Associates, land owner of property for the redevelopment of the former site of the Manhasset Village apartment complex located at the intersection of Eager Road and McCutcheon Road is seeking a boundary adjustment combining their properties and adjacent property lots acquired from Missouri Department of Transportation; combining Lots A, C, and D of Manhasset Village Plat 2 with part of Lots 6, 7, and 8 to become new lots "Lot A-1", "Lot C-1", and "Lot D-1"; 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 Lucas Hunt Associates, 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 FOR LOT A-1:**

A PARCEL OF GROUND BEING ALL OF LOT A, OF MANHASSETT VILLAGE PLAT 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 363 PAGE 43, OF THE ST. LOUIS COUNTY RECORDS, AND PART OF LOT 8, OF THE SUBDIVISION OF PUBLIC SCHOOL LANDS, RECORDED IN PLAT BOOK 7 PAGE 21, OF THE CITY OF ST. LOUIS RECORDER'S OFFICE, IN SECTION 21, TOWNSHIP 45 NORTH - RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF RICHMOND HEIGHTS, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF SAID LOT A, WITH THE NORTHERN LINE OF EAGER ROAD, 50 FEET WIDE, ALSO BEING THE EASTERN LINE OF McCUTCHEON ROAD, 50 FEET WIDE;  
THENCE ALONG THE EASTERN LINE SAID McCUTCHEON ROAD, THE FOLLOWING COURSES AND DISTANCES;  
THENCE NORTH 45 DEGREES 07 MINUTES 58 SECONDS WEST 28.28 FEET, TO A POINT;  
THENCE NORTH 00 DEGREES 07 MINUTES 33 SECONDS WEST 385.19 FEET, TO A POINT;  
THENCE 178.43 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 429.72 FEET AND A CHORD WHICH BEARS NORTH 13 DEGREES 26 MINUTES 13 SECONDS WEST 177.15 FEET, TO A POINT;  
THENCE 93.75 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET AND A CHORD WHICH BEARS NORTH 01 DEGREES 32 MINUTES 11 SECONDS WEST 86.29 FEET, TO THE SOUTHWESTERN CORNER OF PROPERTY DESCRIBED IN DEED TO LUCAS-HUNT ASSOCIATES RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, ST. LOUIS COUNTY RECORDER'S OFFICE, TO A POINT;  
THENCE NORTH 18 DEGREES 28 MINUTES 49 SECONDS WEST 29.07 FEET, ALONG THE WESTERN LINE OF SAID LUCAS-HUNT ASSOCIATES PROPERTY LINE, TO A POINT IN THE SOUTHERN LINE OF INTERSTATE I-64 / HIGHWAY 40;  
THENCE SOUTH 81 DEGREES 20 MINUTES 00 SECONDS EAST 381.37 FEET, ALONG THE NORTHERN LINE OF SAID LUCAS-HUNT ASSOCIATES PROPERTY LINE, ALSO BEING THE SOUTHERN LINE OF SAID INTERSTATE I-64 / HIGHWAY 40, TO A POINT BEING THE MOST NORTHEASTERN LINE OF SAID LOT A PRODUCED;  
THENCE SOUTH 06 DEGREES 51 MINUTES 33 SECONDS WEST 36.65 FEET, TO A POINT;  
THENCE 252.39 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET AND A CHORD WHICH BEARS SOUTH 30 DEGREES 52 MINUTES 20 SECONDS EAST 240.43 FEET, TO A POINT;  
THENCE SOUTH 00 DEGREES 06 MINUTES 18 SECONDS EAST 390.28 FEET, TO A POINT, IN THE NORTHERN LINE OF SAID EAGER ROAD;

THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST 423.15 FEET, ALONG THE NORTHERN LINE OF SAID EAGER ROAD, TO THE EASTERN LINE OF SAID McCUTCHEON ROAD, TO THE POINT OF BEGINNING AND CONTAINING 6.50 ACRES, AS PREPARED BY PITZMANS COMPANY.

**LEGAL DESCRIPTION FOR LOT C-1:**

A PARCEL OF GROUND BEING ALL OF LOT C OF MANHASSETT VILLAGE PLAT 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 363 PAGE 43, OF THE ST. LOUIS COUNTY RECORDS, AND PART OF LOTS 7 AND 8, OF THE SUBDIVISION OF PUBLIC SCHOOL LANDS, RECORDED IN PLAT BOOK 7 PAGE 21, OF THE CITY OF ST. LOUIS RECORDER'S OFFICE, IN SECTION 21, TOWNSHIP 45 NORTH - RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF RICHMOND HEIGHTS, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF SAID LOT C WITH THE NORTHERN LINE OF EAGER ROAD, 50 FEET WIDE;  
THENCE NORTH 00 DEGREES 06 MINUTES 18 SECONDS WEST 390.28 FEET, TO A POINT;  
THENCE 252.39 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 235.00 FEET, AND A CHORD WHICH BEARS NORTH 30 DEGREES 52 MINUTES 20 SECONDS WEST 240.43 FEET TO A POINT;  
THENCE NORTH 06 DEGREES 51 MINUTES 33 SECONDS EAST 36.65 FEET, TO A POINT IN THE NORTHERN LINE OF PROPERTY DESCRIBED IN DEED TO LUCAS-HUNT ASSOCIATES RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, ST. LOUIS COUNTY RECORDER'S OFFICE, ALSO BEING IN THE SOUTHERN LINE OF INTERSTATE I-64 / HIGHWAY 40;  
THENCE ALONG THE NORTHERN LINE OF SAID LUCAS-HUNT ASSOCIATES PROPERTY LINE, ALSO BEING THE SOUTHERN LINE OF SAID INTERSTATE I-64 / HIGHWAY 40, THE FOLLOWING COURSES AND DISTANCES;  
THENCE SOUTH 81 DEGREES 20 MINUTES 00 SECONDS EAST 87.87 FEET, TO A POINT;  
THENCE SOUTH 70 DEGREES 16 MINUTES 46 SECONDS EAST 106.75 FEET, TO A POINT;  
THENCE SOUTH 68 DEGREES 06 MINUTES 13 SECONDS EAST 213.90 FEET, TO A POINT;  
THENCE SOUTH 63 DEGREES 45 MINUTES 23 SECONDS EAST 210.55 FEET, TO A POINT;  
THENCE SOUTH 69 DEGREES 16 MINUTES 09 SECONDS EAST 33.21 FEET, TO A POINT BEING THE EASTERN LINE OF SAID LOT C PRODUCED;  
THENCE SOUTH 00 DEGREES 06 MINUTES 18 SECONDS EAST 398.25 FEET, TO A POINT, IN THE NORTHERN LINE OF SAID EAGER ROAD;  
THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST 486.75 FEET, ALONG THE NORTHERN LINE OF SAID EAGER ROAD, TO THE POINT OF

BEGINNING AND CONTAINING 5.92 ACRES, AS PREPARED BY PITZMANS COMPANY.

**LEGAL DESCRIPTION FOR LOT D-1:**

A PARCEL OF GROUND BEING ALL OF LOT D, OF MANHASSETT VILLAGE PLAT 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 363 PAGE 43, OF THE ST. LOUIS COUNTY RECORDS, AND PART OF LOT 6, OF THE SUBDIVISION OF PUBLIC SCHOOL LANDS, RECORDED IN PLAT BOOK 7 PAGE 21, OF THE CITY OF ST. LOUIS RECORDER'S OFFICE, IN SECTION 21, TOWNSHIP 45 NORTH - RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF RICHMOND HEIGHTS, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF SAID LOT D, WITH THE NORTHERN LINE OF EAGER ROAD, 50 FEET WIDE;  
THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST 326.43 FEET, ALONG THE NORTHERN LINE OF SAID EAGER ROAD, TO A POINT;  
THENCE NORTH 00 DEGREES 06 MINUTES 18 SECONDS WEST 398.25 FEET, TO A POINT IN THE NORTHERN LINE OF PROPERTY DESCRIBED IN DEED TO LUCAS-HUNT ASSOCIATES RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, ST. LOUIS COUNTY RECORDER'S OFFICE, ALSO BEING IN THE SOUTHERN LINE OF INTERSTATE I-64 / HIGHWAY 40;  
THENCE SOUTH 69 DEGREES 16 MINUTES 09 SECONDS EAST 274.67 FEET, ALONG THE NORTHERN LINE OF SAID LUCAS-HUNT ASSOCIATES PROPERTY LINE, ALSO BEING THE SOUTHERN LINE OF SAID INTERSTATE I-64 / HIGHWAY 40, TO ITS INTERSECTION, TO A POINT;  
THENCE SOUTH 71 DEGREES 58 MINUTES 34 SECONDS EAST 79.42 FEET, ALONG THE SOUTHERN LINE OF SAID INTERSTATE I-64 / HIGHWAY 40, TO THE NORTHEASTERN CORNER OF SAID LOT D, TO A POINT;  
THENCE SOUTH 01 DEGREES 05 MINUTES 28 SECONDS WEST 275.90 FEET, ALONG THE EASTERN LINE OF SAID LOT D, TO A POINT IN THE NORTHERN LINE OF SAID EAGER ROAD AND TO THE POINT OF BEGINNING AND CONTAINING 2.54 ACRES, AS PREPARED BY PITZMANS 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 4th day of May, 2015.

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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:        April 20, 2015  
Second reading:     May 4, 2015

