

AN ORDINANCE APPROVING THE AMENDED FINAL PLAT NAMED CENTRAL PARK TOWNES PLAT, PER BOOK 364, PAGES 219-220, FOR A SUBDIVISION DIVIDING CERTAIN TRACTS OF LAND DESCRIBED AS LOTS 1, 4, 5, 9, 10 AND 13 OF TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, AT 1107 E. LINDEN AVENUE; TO WIDEN SAID LOTS FROM 22 FEET (22') TO 22.67 FEET (22.67') TO ALLOW THESE OUTSIDE TOWNHOMES A BRICK WRAP CONSTRUCTION IN THE CITY OF RICHMOND HEIGHTS, MISSOURI.

---

WHEREAS, Pulte Homes of St. Louis LLC petitioned and was approved by the Council of the City of Richmond Heights, Missouri on March 21, 2016 for a subdivision of their property at 1107 E. Linden into 42 separate lots; and

WHEREAS, Pulte Homes of St. Louis LLC has now petitioned for an amendment to that subdivision of their property named Central Park Townes Plat, per Book 364, Pages 219-220, Township 45 North, Range 6 East of the Fifth Principal Meridian, and which petition allows certain existing lots (Lots 1, 4, 5, 9, 10, and 13) to be widened from 22 feet to 22.67 feet to allow for these outside townhomes a brick wrap construction; and

WHEREAS, the City Council hereby deems Petitioner's application, the material furnished and the amended Final Plat, as presented in Exhibit A 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 Stock & Associates Consulting Engineers, being a subdivision of property in the City of Richmond Heights, Missouri, as particularly described below and on the plat attached hereto as Exhibit "A", is hereby approved and subject to the following conditions:

TOTAL TRACT DESCRIPTION

A tract of land being Central Park Towers, a subdivision according to the plat thereof as recorded in Plat Book 364, Pages 219 & 220 of the St. Louis County Records, being located in Township 45 North, Range 6 East of the Fifth Principal Meridian, Richmond Heights, St. Louis County, Missouri being more particularly described as follows:

Beginning at a found Iron Rod marking the intersection of the southern line of a tract of land as conveyed to the Bi-State Development Agency, by instrument recorded in Book 1481, Page 2916 of above said records; with the western right-of-way line of Linden Street, 60 feet wide; thence along said right-of-way line, South 23 degrees 32 minutes 40 seconds West, 380.88 feet to the southeast corner of above said Lot

12 from which an found Iron Rod bears South 67 degrees 29 minutes 10 seconds East, 0.13' feet; thence along the southern line of said Lot 12, North 67 degrees 29 minutes 10 seconds West, 261.97 feet to a found stone at the southwestern corner of said Lot 12; thence along the western lines of said Lot 12 and above said Lot 13, the following courses and distances: North 22 degrees 30 minutes 50 seconds East, 124.00 feet, from which a found Iron Pipe bears North 78 degrees 10 minutes 08 seconds East, 0.19 feet, and North 08 degrees 50 minutes 50 seconds East, 410.15 feet to the southern line of above said Bi-State Development Agency tract; thence along the southern lines of said Bi-State Development Agency tract the following courses and distances: South 83 degrees 51 minutes 29 seconds East, 80.38 feet and South 37 degrees 49 minutes 19 seconds east, 332.14 feet to the Point of Beginning and containing 142,168 square feet or 3.264 acres more or less.

1. Approval of the Final Plat by the City Council shall be by ordinance and 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 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 subdivider, the exact terminology to be determined by the County Recorder. 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 SIGNED this 1st day of August, 2016.

---

JIM THOMSON  
MAYOR

ATTEST:

---

PATRICIA S. VILLMER  
DEPUTY CITY CLERK

APPROVED AS TO FORM:

---

KENNETH J. HEINZ,  
CITY ATTORNEY

First reading: July 18, 2016  
Second reading: August 1, 2016