

AN ORDINANCE APPROVING THE FINAL PLAT FOR BOUNDARY ADJUSTMENT COMBINING PART OF ADJACENT LOT NO. 69 AT 8024 DALE AVENUE OF RANNELL'S SUBDIVISION OF THE HOME FARM, IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, ST. LOUIS COUNTY, MISSOURI, INTO PROPERTY GENERALLY DESCRIBED AS NEW LOT A FOR THE PURPOSE OF CONSTRUCTING A SMALL OFFICE BUILDING.

WHEREAS, James and Natalie Hoffmann and The Church of the Living God, petitioned for approval for a boundary adjustment of adjacent contiguous properties, Part of Lot No. 69 of Rannell's Subdivision of the Home Farm, Plat book 9 Page 30 in the records of City (former County) of St. Louis, City of Richmond Heights, St. Louis County, Missouri into property generally described as new Lot A at 8024 Dale Avenue for the purpose of building a small office center and being more particularly described as:

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

LEGAL DESCRIPTION

**LOT A
(8024 DALE AVENUE)**

A PARCEL OF GROUND BEING PART OF LOT 69, OF RANNELL'S SUBDIVISION OF THE HOME FARM, IN TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF RICHMOND HEIGHTS, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN LINE OF DALE AVENUE, 100 FEET WIDE, SAID POINT BEING NORTH 89 DEGREES 53 MINUTES 48 SECONDS EAST 481.73 FEET, FROM THE EASTERN LINE OF HANLEY ROAD, 50 FEET WIDE;
THENCE NORTH 89 DEGREES 53 MINUTES 48 SECONDS EAST 152.00 FEET, ALONG THE SOUTHERN LINE OF SAID DALE AVENUE, TO A POINT;
THENCE SOUTH 00 DEGREES 06 MINUTES 12 SECONDS EAST 133.00 FEET, ALONG A LINE PARALLEL WITH THE EASTERN LINE OF SAID HANLEY ROAD, TO A POINT;
THENCE SOUTH 89 DEGREES 53 MINUTES 48 SECONDS WEST 152.00 FEET, ALONG A LINE PARALLEL WITH THE SOUTHERN LINE OF SAID DALE AVENUE, TO A POINT;
THENCE NORTH 00 DEGREES 06 MINUTES 12 SECONDS WEST 133.00 FEET, ALONG A LINE PARALLEL WITH THE EASTERN LINE OF SAID HANLEY ROAD TO THE SOUTHERN LINE OF SAID DALE AVENUE TO THE POINT OF BEGINNING AND CONTAINING 20,215 SQUARE FEET OR 0.46 ACRES, AS PREPARED BY PITZMAN'S COMPANY.

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 JAMES AND NATALIE HOFFMANN AND THE CHURCH OF THE LIVING GOD, being a boundary adjustment of a parcel of adjacent, contiguous property in Richmond Heights, Missouri, 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 SIGNED this 19th day of September, 2016.

JIM THOMSON
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: September 6, 2016
Second reading: September 19, 2016

