

AN ORDINANCE APPROVING THE FINAL PLAT FOR LOT CONSOLIDATION COMBINING PART OF ADJACENT LOT NO. 69 AT 8008 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 B AT 8016 DALE AVENUE FOR THE PURPOSE OF CONSTRUCTING A PARKING LOT.

WHEREAS, James and Natalie Hoffmann and The Church of the Living God, petitioned for approval for a lot consolidation 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 B at 8016 Dale Avenue for the purpose of constructing a parking lot 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 B

(8008 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 633.73 FEET, FROM THE EASTERN LINE OF HANLEY ROAD, 50 FEET WIDE;
THENCE NORTH 89 DEGREES 53 MINUTES 48 SECONDS EAST 107.07 FEET, ALONG THE SOUTHERN LINE OF SAID DALE AVENUE, TO THE EASTERN LINE OF PROPERTY DESCRIBED IN DEED TO JAMES N HOFFMANN, RECORDED IN BOOK 21616 PAGE 1518, ST. LOUIS COUNTY RECORDER'S OFFICE, TO A POINT;
THENCE 122.59 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, AND A CHORD WHICH BEARS SOUTH 10 DEGREES 54 MINUTES 11 SECONDS EAST 119.95 FEET, ALONG THE EASTERN LINE OF DEED TO SAID JAMES N HOFFMANN, TO A POINT;
THENCE SOUTH 31 DEGREES 33 MINUTES 43 SECONDS EAST 17.79 FEET, ALONG THE EASTERN LINE OF DEED TO SAID JAMES N HOFFMANN, TO THE SOUTHEASTERN CORNER OF SAID JAMES N HOFFMANN, DEED TO A POINT;
THENCE SOUTH 89 DEGREES 53 MINUTES 48 SECONDS WEST 138.83 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 15,097 SQUARE FEET OR 0.35 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

Exhibit A

