

AN ORDINANCE APPROVING THE FINAL PLAT FOR BOUNDARY ADJUSTMENT CONSOLIDATING NUMEROUS TRACTS OF CONTIGUOUS PROPERTY AS DESCRIBED HEREIN; BEING A RE-SUBDIVISION OF PART OF LOTS 85 AND 86 OF RANNELLS SUBDIVISION OF THE HOME FARM, PLAT BOOK 9 PAGES 30 AND 31, ST. LOUIS CITY RECORDS, ALL OF LOT A AND PART OF LOT B OF THE RE-SUBDIVISION OF THE NORTHWEST PART OF LOT 85 OF RANNELLS SUBDIVISION OF THE HOME FARM PER PLAT BOOK 30, PAGE 33 AND PART OF LOTS 1 THROUGH 7 OF ZIMMERMAN SUBDIVISION, PER PLAT BOOK 15, PAGE 27 U.S. SURVEY 2484 IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, ST. LOUIS COUNTY, MISSOURI INTO NEW LOT A AND NEW LOT B.

WHEREAS, Summit Development Group LLC has petitioned for approval for a boundary adjustment combining numerous tracts of contiguous properties to create a hotel, restaurants and retail site in the City of Richmond Heights, Missouri at the corner of Dale Avenue and Hanley Road (8131 Dale Avenue); and

WHEREAS, the Overall Boundary of this *The Crossings at Richmond Heights* project is particularly described as in the form attached hereto as Exhibit "A"; and

WHEREAS, further, these certain tracts of land are to be consolidated to create new LOT A and LOT B as in the form attached hereto as Exhibit "A, and

WHEREAS, the City Council hereby deems the Petitioner's application, the material furnished, and the Final Plan 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 Lot Consolidation Plat submitted by Summit Development Group LLC, being a boundary adjustment consolidating parcels of adjacent, contiguous properties in Richmond Heights, Missouri, shown on the plat attached hereto as **Exhibit "A"** and particularly described herein:

TOTAL TRACT

A tract of land being part of Lot 85 of Rannells Subdivision of the Home Farm according to plat thereof recorded in Plat Book 9, Pages 30 and 31, part of the Re-Subdivision of Northwest part of Lot 85 of Rannell's Home Farm, according to plat thereof recorded in Plat Book 30 page 33, part of Block 2, Zimmerman's Subdivision according to plat thereof recorded in Plat Book 15, Page 127 and Adjusted Lot 1 of the West Heights Boundary Adjustment Plat as recorded in Plat Book 349, Page 608 both of the St. Louis County Records, Parts of Dumas Street and

Banneker Avenue, located in U.S. Surveys 2484 and 2939, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of Richmond Heights, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the intersection of the east right-of-way line of South Hanley Road, variable width, as established by instrument recorded in Book 4628, Page 974 of above said records, with the north right-of-way line of Dale Avenue, 100 feet wide; thence along said north right-of-way line, North 89 degrees 03 minutes 16 seconds East, 697.13 feet to the west line of a tract of land as conveyed to the City of Richmond Heights by instrument recorded in Book 10836, Page 285 of above said records; thence along said west line the following courses and distances: North 01 degrees 05 minutes 44 seconds West, 72.05 feet to a point of curvature to the left having a radius of 200.00 feet; along said curve with an arc length of 126.48 feet and a chord which bears North 19 degrees 12 minutes 45 seconds West, 124.38 feet; North 37 degrees 09 minutes 31 seconds West, 136.50 feet and South 89 degrees 03 minutes 16 seconds West, 26.20 feet to the east line of above said Re-Subdivision of Northwest part of Lot 85 of Rannell's Home Farm; thence along said east line, North 01 degrees 05 minutes 54 seconds West, 19.79 feet; thence departing last said east line the following courses and distances: North 35 degrees 08 minutes 33 seconds West, 63.98 feet; North 08 degrees 52 minutes 17 seconds West, 179.23 feet; South 89 degrees 02 minutes 08 seconds West, 293.63 feet; South 00 degrees 45 minutes 55 seconds East, 122.32 feet to a point of curvature to the right having a radius of 122.75 feet; along said curve with an arc length of 147.00 feet and a chord which bears South 33 degrees 32 minutes 29 seconds West, 138.37 feet to a point of tangency; South 67 degrees 50 minutes 53 seconds West, 35.87 feet and South 22 degrees 09 minutes 07 seconds East, 20.25 feet to the north right-of-way line of Dumas Street, 50 feet wide; thence crossing Dumas Street, South 57 degrees 21 minutes 46 seconds West, 95.18 feet to the south right-of-way line of said street; thence along said right-of-way line, South 89 degrees 03 minutes 16 seconds West, 27.57 feet to its intersection with the east right-of-way line of above said South Hanley Road, said point also being located on a curve to the left having a radius of 102.50 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 48.89 feet and a chord which bears South 11 degrees 24 minutes 36 seconds West, 48.43 feet; South 02 degrees 03 minutes 38 seconds East, 134.27 feet to the beginning of a curve to the left having a radius of 67.50 feet and along said curve with an arc length of 57.99 feet and a chord which bears South 26 degrees 40 minutes 19 seconds East, 56.22 feet to the Point of Beginning and containing 283,315 square feet or 6.504 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc on August 7, 2015.

LOT A

A tract of land being part of Lot 85 of Rannells Subdivision of the Home Farm according to plat thereof recorded in Plat Book 9, Pages 30 and 31, part of the Re-Subdivision of Northwest part of Lot 85 of Rannell's Home Farm, according to plat thereof recorded in Plat Book 30 page 33, part of Block 2, Zimmerman's Subdivision according to plat thereof recorded in Plat Book 15, plat Book Page 127 and Adjusted Lot 1 of the West Heights Boundary Adjustment Plat as recorded in 349, Page 608 both of the St. Louis County Records, Parts of Dumas Street and Banneker Avenue, located in U.S. Surveys 2484 and 2939, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of Richmond Heights, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the intersection of the east right-of-way line of South Hanley Road, variable width, as established by instrument recorded in Book 4628, Page 974 of above said records, with the

north right-of-way line of Dale Avenue, 100 feet wide; thence along said north right-of-way line, North 89 degrees 03 minutes 16 seconds East, 697.13 feet to the west line of a tract of land as conveyed to the City of Richmond Heights by instrument recorded in Book 10836, Page 285 of above said records; thence along said west line the following courses and distances: North 01 degrees 05 minutes 44 seconds West, 72.05 feet to a point of curvature to the left having a radius of 200.00 feet; along said curve with an arc length of 126.48 feet and a chord which bears North 19 degrees 12 minutes 45 seconds West, 124.38 feet; North 37 degrees 09 minutes 31 seconds West, 136.50 feet and South 89 degrees 03 minutes 16 seconds West, 26.20 feet to the east line of above said Re-Subdivision of Northwest part of Lot 85 of Rannell's Home Farm; thence departing said line South 61 degrees 39 minutes 48 seconds West, 56.30 feet to a point; thence South 89 degrees 03 minutes 16 seconds West, 322.99 feet to a point; thence North 35 degrees 05 minutes 25 seconds West, 63.44 feet to a point on the Southeastern right-of-way of Eager Road Ramp; thence along said right-of-way line in a Southwesterly direction along a curve to the right having a radius of 122.75 feet, an arc length of 27.72 feet, the chord of which bears South 61 degrees 22 minutes 44 seconds West, a chord distance of 27.66 feet to a point; thence South 67 degrees 50 minutes 53 seconds West, 35.87 feet to a point; thence South 22 degrees 09 minutes 07 seconds East, 20.25 feet to a point; thence South 57 degrees 21 minutes 46 seconds West, 95.18 feet to a point; thence South 89 degrees 03 minutes 16 seconds West, 27.57 feet to a point on the Eastern line of the aforesaid South Hanley Road; thence along said Eastern line in a southerly direction along a curve to the left having a radius of 102.50 feet, an arc length of 48.89 feet, the chord of which bears South 11 degrees 24 minutes 36 seconds West, a chord distance of 48.43 feet to a point; thence South 02 degrees 03 minutes 38 seconds East, 134.27 feet to a point of curvature; thence along a curve to the left having a radius of 67.50 feet, an arc length of 57.99 feet, the chord of which bears South 26 degrees 40 minutes 19 seconds East, a chord distance of 56.22 feet to the Point of Beginning and containing 192,067 square feet or 4.409 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during April, 2016.

Lot B

A tract of land being part of Lot 85 of Rannells Subdivision of the Home Farm according to plat thereof recorded in Plat Book 9, Pages 30 and 31, part of the Re-Subdivision of Northwest part of Lot 85 of Rannell's Home Farm, according to plat thereof recorded in Plat Book 30 page 33, part of Block 2, Zimmerman's Subdivision according to plat thereof recorded in Plat Book 15, Page 127 and Adjusted Lot 1 of the West Heights Boundary Adjustment Plat as recorded in plat Book 349, Page 608 both of the St. Louis County Records, Parts of Dumas Street and Banneker Avenue, located in U.S. Surveys 2484 and 2939, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of Richmond Heights, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the east right-of-way line of South Hanley Road, variable width, as established by instrument recorded in Book 4628, Page 974 of above said records, with the north right-of-way line of Dale Avenue, 100 feet wide; thence along said north right-of-way line, North 89 degrees 03 minutes 16 seconds East, 697.13 feet to the west line of a tract of land as conveyed to the City of Richmond Heights by instrument recorded in Book 10836, Page 285 of above said records; thence along said west line the following courses and distances: North 01 degrees 05 minutes 44 seconds West, 72.05 feet to a point of curvature to the left having a radius of 200.00 feet; along said curve with an arc length of 126.48 feet and a chord which bears North

19 degrees 12 minutes 45 seconds West, 124.38 feet; North 37 degrees 09 minutes 31 seconds West, 136.50 feet and South 89 degrees 03 minutes 16 seconds West, 26.20 feet to the east line of above said Re-Subdivision of Northwest part of Lot 85 of Rannell's Home Farm, said point being the Point of Beginning of the tract herein described; thence along said line North 01 degrees 05 minutes 54 seconds West, 19.79 feet; thence leaving said line North 35 degrees 08 minutes 33 seconds West, 63.98 feet to a point; thence North 08 degrees 52 minutes 17 seconds West, 179.23 feet to a point; thence South 89 degrees 02 minutes 08 seconds West, 293.63 feet to a point on the Eastern line of Eager Road Ramp; thence along said Eastern line South 00 degrees 45 minutes 55 seconds East, 122.32 feet to a point of curvature; thence along a curve to the right having a radius of 122.75 feet, an arc length of 119.28 feet, the chord of which bears South 27 degrees 04 minutes 20 seconds West, a chord distance of 114.64 feet to a point; thence leaving said line South 35 degrees 05 minutes 25 seconds East, 63.44 feet to a point; thence North 89 degrees 03 minutes 16 seconds East, 322.99 feet to a point; thence North 61 degrees 39 minutes 48 seconds East, 56.30 feet to the Point of Beginning and containing 91,248 square feet or 2.095 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during April, 2016

SECTION 2. The Boundary Adjustment Plat submitted by Summit Development Group LLC as 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 3. 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 4. All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

SECTION 5. 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 21st day of November, 2016.

JIM THOMSON
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: November 7, 2016
Second reading: November 21, 2016