

AN ORDINANCE APPROVING THE FINAL PLAT FOR A BOUNDARY ADJUSTMENT COMBINING ADJACENT LOTS 14 AND 15, IN BLOCK 11 OF RICHMOND HEIGHTS PLAT BOOK 3, PAGE 52 ST. LOUIS COUNTY, MISSOURI IN THE CITY OF RICHMOND HEIGHTS, MISSOURI AT 1433 and 1435 RANKIN DRIVE, CREATING ONE NEW ADJUSTED "PARCEL 1, AN AREA OF 24,711 SQUARE FEET AT 1435 RANKIN DRIVE.

WHEREAS, property owner under contract of Lot 14 and Lot 15 in Block 1 of Richmond Heights Plat Book 3, Page 52 St. Louis County, Missouri at 1433 and 1435 Rankin Drive seeks a minor boundary adjustment, combining two adjacent lots to create one new adjusted "Parcel 1, an area of 24, 711 square feet, to allow conversion of home to a single family dwelling and being more particularly described as follows:

LEGAL DESCRIPTION

1435 Rankin Drive:

PART OF LOTS 14 AND 15 IN BLOCK 11 OF RICHMOND HEIGHTS, ACCORDING TO THE PLAT THEROF RECORDED IN PLAT BOOK 3, PAGE 52 AND DESCRIBED AS: BEGINNING AT A POINT IN THE NORTHWEST LINE OF RANKIN DRIVE, 60 FEET WIDE, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 15, THENCE SOUTHWESTERY ALONG SAID NORTHWEST LINE OF RANKIN DRIVE, 40 FEET TO AN IRON PIPE, THENCE IN A STRAIGHT LINE NORTHWEST 241 FEET 9-3/4 INCHES TO AN IRON PIPE IN NORTHWEST LINE OF SAID LOT 15, WHICH POINT IS 50 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 15 MEASURED ALONG SAID NORTHWEST LINE OF SAID LOT 15, THENCE NORTH ALONG SAID NORTHWEST LINE OF SAID LOT 15 AND THE NORTHWEST LINE OF SAID LOT 14, 51 FEET 8-1/2 INCHES TO AN IRON PIPE IN SAID NORTHWESTLINE OF SAID LOT 14, THENCE SOUTHEAST IN A STRAIGHT LINE ON AN ANGLE OF 95 DEGREES 34 MINUTES 284 FEET 2-1/4 INCHES TO A POIN IN NORTHWEST LINE OF SAID RANKIN DRIVE AND THENCE SOUTHWESWARDLY ALONG SAID NORTHWEST LINEOF RANKIN DRIVE 100FEET ON AN ARC TO THE POINT OF BEGINNING ACCORDING TO SURVEY EXECUTED ON APRIL 6, 1948 BY CLAYTON SURVEYING AND ENGINEERING COMPANY.

WHEREAS, the City Council hereby deems Petitioners' application, the material furnished, and the Final Plat as presented as 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 Minnick Surveying, being a boundary adjustment of parcels of adjacent, contiguous properties in Richmond Heights, Missouri, as described and shown on the plat attached hereto as Exhibit "A", is hereby approved subject to the following conditions:

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. All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

SECTION 3. 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 6th day of February, 2017.

JIM THOMSON
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ,
CITY ATTORNEY

First reading: January 17, 2017
Second reading: February 6, 2017

Exhibit A

BOUNDARY SURVEY

PART OF LOTS 14 AND 15 IN
BLOCK 11 OF RICHMOND HEIGHTS
PLAT BOOK 3 PAGE 52
ST. LOUIS COUNTY, MISSOURI



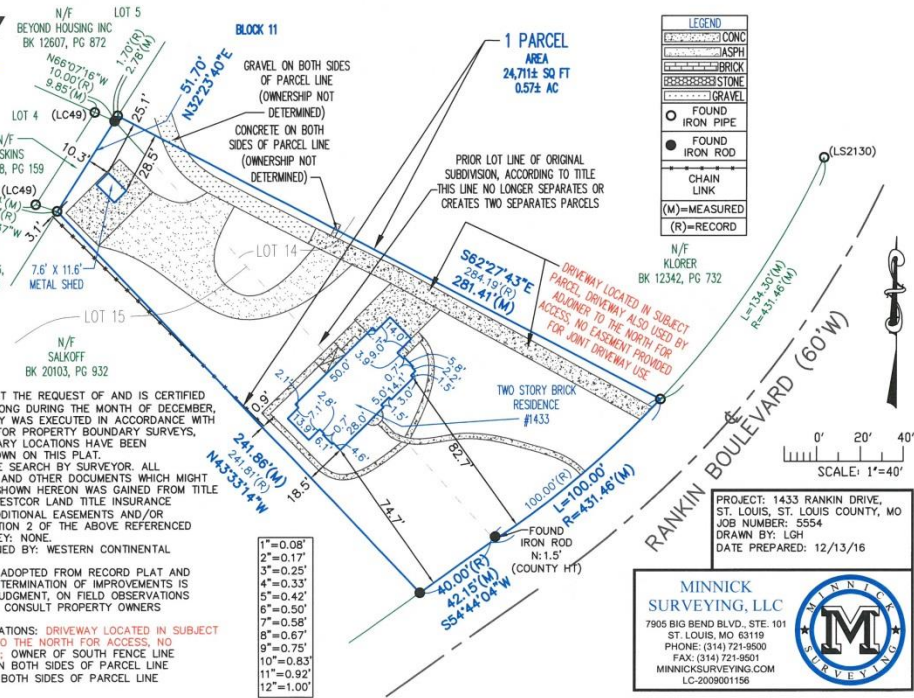
JARED MINNICK
LAND SURVEYOR
PLS-2007017988

1/9/17
REVISION,
NOTES, 1/9/17

NOTES:

- THIS BOUNDARY SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO INVESTORS TITLE/RONALD & CAROLINE STRONG DURING THE MONTH OF DECEMBER, 2016 AND IS NON TRANSFERABLE. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 575340 PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY DATED NOVEMBER 28, 2016. ANY ADDITIONAL EASEMENTS AND/OR EXCEPTIONS REPORTED IN SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED COMMITMENT SHOWN OR NOTED ON THIS SURVEY: NONE.
- SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: WESTERN CONTINENTAL INVESTMENTS, LLC BK 22098 PG 2123.
- BASIS OF BEARING: ASSUMED, LOT ANGLES ADOPTED FROM RECORD PLAT AND FOUND MONUMENTS AS SHOWN. OWNERSHIP DETERMINATION OF IMPROVEMENTS IS BASED, TO THE BEST OF OUR ABILITIES AND JUDGMENT, ON FIELD OBSERVATIONS ONLY. NO GUARANTEE IS BEING MADE. PLEASE CONSULT PROPERTY OWNERS REGARDING OWNERSHIP OF ALL IMPROVEMENTS.
- DESCRIPTION OF ENCROACHMENTS AND VIOLATIONS: DRIVEWAY LOCATED IN SUBJECT PARCEL, DRIVEWAY ALSO USED BY ADJONER TO THE NORTH FOR ACCESS, NO EASEMENT PROVIDED FOR JOINT DRIVEWAY USE; OWNER OF SOUTH FENCE LINE UNKNOWN, PLEASE NOTE LOCATION; GRAVEL ON BOTH SIDES OF PARCEL LINE (OWNERSHIP NOT DETERMINED); CONCRETE ON BOTH SIDES OF PARCEL LINE (OWNERSHIP NOT DETERMINED)

1"=0.08'
2"=0.17'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.50'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'
12"=1.00'



LEGEND	
[Pattern]	CONC
[Pattern]	ASPH
[Pattern]	BRICK
[Pattern]	STONE
[Pattern]	GRAVEL
○	FOUND IRON PIPE
●	FOUND IRON ROD
—	CHAIN LINK
(M)	MEASURED
(R)	RECORD

PROJECT: 1433 RANKIN DRIVE,
ST. LOUIS, ST. LOUIS COUNTY, MO
JOB NUMBER: 5554
DRAWN BY: LGH
DATE PREPARED: 12/13/16

MINNICK SURVEYING, LLC
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