

AN ORDINANCE APPROVING THE FINAL PLAT FOR LOT CONSOLIDATION, THEREBY COMBINING TWO LOTS OF CONTIGUOUS PROPERTY AS DESCRIBED HEREIN, BEING LOT 7 AND LOT 8 IN BLOCK 1 OF WEIDNER'S SUBDIVISION IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, INTO ONE LOT TO BE KNOWN AS "ADJUSTED LOT 7717" TO ALLOW ADDITION OF A USABLE SIDE YARD AT 7717-7719 LOVELLA AVENUE.

WHEREAS, Robert Siemer is seeking a lot consolidation at 7717-7719 Lovella Avenue to add a usable side yard to his home, and property being more particularly described as follows:

--- PROPERTY DESCRIPTION ---

CONSOLIDATION DESCRIPTION: "ADJUSTED LOT 7717"

A tract of land being Lots 7 and 8 in Block 1 of Weidner's Subdivision, as per plat thereof recorded in Plat Book 12 Page 48 in the Office of the Recorder of Deeds for St. Louis County, Missouri, and said tract also described as follows:

Beginning at the southwesterly corner of said Lot 8 at the intersection of the northerly line of Lovella Avenue, 50 feet wide, with the easterly line of an alley, 15 feet wide; thence along said easterly line, Northwardly 132 feet 6 inches to the northerly line of said Lots 7 and 8; thence along said northerly line, Eastwardly 80.56 feet to the easterly line of said Lot 7; thence along said easterly line, Southwardly 132.38 to the northerly line of said Lovella Avenue; thence along said northerly line, Westwardly 79.89 feet to the point of beginning, and containing 10,624 square feet, more or less, according to Survey No. 0817-45 executed by Topos Surveying Corp. in August, 2017.

WHEREAS, the City Council deems the application, the material furnished and the Final Plat, 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 Boundary Adjustment Plat submitted by the City of Richmond Heights, Missouri, being a lot consolidation 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 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 APPROVED this 18th day of September, 2017.

JIM THOMSON
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: September 5, 2017
Second reading: September 18, 2017

