

AN ORDINANCE APPROVING THE FINAL PLAT FOR A BOUNDARY ADJUSTMENT COMBINING ADJACENT LOTS 1 AND 2 IN BLOCK 2 OF WESTMOOR PARK SUBDIVISION NO. 1 IN PLAT BOOK 14, PAGE 80 IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, CREATING ONE NEW "CONSOLIDATED LOT A" AT 1005 S. BIG BEND BOULEVARD TO ALLOW THE DEVELOPMENT OF AN URGENT CARE FACILITY THEREON.

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WHEREAS, TAUC Properties, LLC, Mark Harriman, Joe Godfrey, Dr. Matt Buckel is seeking a lot consolidation of Lots 1 and 2 in Block 2 of Westmoor Park Subdivision No. 1 in Plat Book 14, Page 80, seeking a lot consolidation combining two adjacent lots to create one new "Consolidated Lot A" to allow development of an urgent care facility to be located at 1005 S. Big Bend Boulevard and being more particularly described as follows:

#### LEGAL DESCRIPTION

LOTS NUMBER 1 AND 2 IN BLOCK NUMBER 2 OF WESTMOOR PARK SUBDIVISION NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS OFFICE.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE ST. LOUIS COUNTY, MISSOURI, ACCORDING TO GENERAL WARRANTY DEED RECORDED IN BOOK 6541, PAGE 715 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

A tract of land being part of Lots 1 and 2, Block 2 of Westmoor Park No. 1, recorded in Plat Book 14, Page 80 of the St. Louis County Recorder of Deeds Office, lying in Section 14, T45N, R6E of the 5<sup>th</sup> PM.

Beginning at a found cut cross at the northeast corner of said Lot 1 also being on the south right of way line of Clayton Road; thence along the north line of said Lot 1 and said south right of way line S37°-43'-59"W 20.71 ft. to a found cut cross at the intersection of said south right of way line and the west right of way line of Big Bend Boulevard, also being on the east line of said Lot 1; thence leaving said line along said west right of way line S08°-30'-30"W 110.83 ft. to a found cut cross at the intersection of said west right of way line and the south line of said Lot 2; thence leaving said right of way line N80°-39'-58"W 130.29 ft. to a found iron rod at the southwest corner of said Lot 2, also being the east right of way line of Pointers Alley; thence leaving said line along said east right of way line, and said west line of said Lots 1 and 2, N09°-21'-54"E 120.30 ft. to a cut cross at the northwest corner of said Lot 1 also being on said south right of way line; thence leaving said line along said south right of way line and the north line of said Lot 1 S82°-59'-56"E 113.56 ft. to the point of beginning, containing 0.36 acres. Subject to any and all easement, restrictions, conditions, etc. of record.

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 BFA, Inc. for TAUC Richmond Heights, LLC, 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 16<sup>th</sup> day of October, 2017.

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JIM THOMSON  
MAYOR

ATTEST:

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PATRICIA S. VILLMER  
DEPUTY CITY CLERK

APPROVED AS TO FORM:

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KENNETH J. HEINZ,  
CITY ATTORNEY

First reading:           October 2, 2017  
Second reading:       October 16, 2017

