

AN ORDINANCE APPROVING THE FINAL PLAT FOR BOUNDARY ADJUSTMENT OF PART OF LOT 79 OF CLAYTON PARK ADDITION, PLAT BOOK 29, PAGE 34 AT 1221 LACLEDE STATION ROAD IN THE CITY OF RICHMOND HEIGHTS, MISSOURI.

WHEREAS, the City of Richmond Heights, Missouri, is seeking a boundary adjustment of Lot 79 of Clayton Park Addition; and

WHEREAS, the petitioner is the owner of 1221 Laclede Station Road, Richmond Heights, Missouri 63117 and sold 199.45 square feet of property from the Trustee Marylynn Estelle Cole Sims as Trustee of the Revocable Living Trust of Marylynn E. Oredugba at 1221 Laclede Station Road; to City of Richmond Heights; and

WHEREAS, the St. Louis County Recorder of Deeds has recorded the purchase by the City of Richmond Heights, Missouri, as a small portion of Lot 79 of Clayton Park Addition and to be known as Lot 79a; and

WHEREAS, through this ordinance, the City of Richmond Heights, Missouri and the owner of 1221 Laclede Station Road seeks a Boundary Adjustment as submitted, and as particularly described below on Exhibit 1 and shown on the plat attached as EXHIBIT 3, for the 199.45 square feet of property to be known as “New Proposed Right of Way Lot 79a”; and

WHEREAS, the City Council hereby deems Petitioner’s application, the material furnished, and the Final Plat, as described in “EXHIBITS 1 & 2 & 3”, to be sufficient under 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 boundary adjustment of the parcels of adjacent, contiguous property in Richmond Heights, Missouri, as particularly described below on Exhibit 1 for Lot 79a and Exhibit 2 for remaining portion of Lot 79 and shown on the plat attached hereto as EXHIBIT 3 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 Deputy 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 petitioner 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.

PROPERTY DESCRIPTION

EXHIBIT 1

LEGAL DESCRIPTION-"NEW PROPOSED RIGHT-OF-WAY Lot 79a"

Part of Lot 79 of Clayton Park Addition, reference being had to the plat thereof in the St. Louis County Recorder of Deeds' Office in Plat Book '29' on page 34, City of Richmond Heights, County of St. Louis, State of Missouri, and being more particularly described as follows:

Commencing at the most southeasterly corner of a tract of land described in the St. Louis County Recorder of Deeds' Office in Deed Book 18896 on Page 1354, thence North 18 Degrees 12 Minutes 43 Seconds East, on the westerly Right of Way of Laclede Station Road (60' wide), 210.00 feet; thence northeasterly 2.13 feet on a tangential curve to the left having a radius of 20.00 feet, the chord of said curve bears North 15 Degrees 09 Minutes 47 Seconds East, 2.13 feet to the Point of Beginning.

From said Point of Beginning, thence North 43 Degrees 14 Minutes 55 Seconds West, 32.91 feet to a point on the easterly Right of Way of Bennett Avenue (50' wide); thence on southeasterly 38.65 feet on said easterly Right of Way a tangential curve to the right having a radius of 20.00 feet, the chord of said curve bears South 43 Degrees 14 Minutes 55 Seconds East, 32.91 feet to the Point of Beginning.

Said parcel contains 199 sq. ft., more or less.

Subject to easements, conditions and restrictions of record

EXHIBIT 2

LEGAL DESCRIPTION "LOT 79"

RE: Legal Description for parcel at 1221 Laclede Station Rd

Part of Lots 76 and 79, and all of lots 77, 78, and 80 of Clayton Park Addition, reference being had to the Plat thereof in the St. Louis County Recorder of Deeds' Office in Plat Book 29 on page 34, City of Richmond Heights, County of St. Louis, State of Missouri, and being more particularly described as follows:

Beginning at an iron pin at the southeasterly corner of a tract of land described in the St. Louis County Recorder of Deeds' Office in Deed Book 18896 on Page 1354, thence North 71 Degrees 56 Minutes 05 Seconds West, on the southerly line of the north half of said Lot 76, a distance of 119.98 feet to the easterly line of said Lot 80; thence South 18 Degrees 13 Minutes 55 Seconds West, on the said easterly line of Lot 80, a distance of 42.35 feet to an iron pin at the southeasterly corner of said Lot 80; thence North 72 Degrees 02 Minutes 45 Seconds West, on the southerly line for said Lot 80, a distance of 114.36 feet to the easterly

Right of Way of Bennett Avenue (50' Wide); thence North 55 Degrees 00 Minutes 31 Seconds East, on said easterly Right of Way, 331.12 feet; thence northeasterly 9.21 feet on a tangential curve to the right having a radius of 20.00 feet, the chord of said curve bears North 68 Degrees 11 Minutes 55 Seconds East, 9.13 feet; thence South 43 Degrees 14 Minutes 20 Seconds East, 32.91 feet to the westerly Right of Way of Laclede Station Road (60' Wide); thence southwesterly 2.13 feet on a tangential curve to the right having a radius of 20.00 feet, the chord of said curve bears South 15 Degrees 09 Minutes 47 Seconds West, 2.13 feet on said westerly Right of Way; thence South 18 Degrees 12 Minutes 43 Seconds West on said westerly Right of Way, 210.00 feet to the Point of Beginning.

Said parcel contains 0.70 acres, more or less.

Subject to easements, conditions and restrictions of record.

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 immediately following its passage and being signed as provided by City Charter to allow correction of St. Louis County property records before December 31, 2017.

PASSED and SIGNED this 18th day of December, 2017.

JIM THOMSON
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: December 4, 2017
Second reading: December 18, 2017

