

AN ORDINANCE APPROVING THE FINAL PLAT FOR A LOT CONSOLIDATION COMBINING THREE ADJACENT LOTS KNOWN AS PART OF BLOCK 3 OF FOREST PARK HILLS, PART OF LOT 3 OF GRATIOT LEAGUE SQUARE AND PART OF LOT 17 OF THE SUBDIVISION OF THE PETER LINDELL ESTATES IN THE CITY OF RICHMOND HEIGHTS, MISSOURI TO BE KNOWN AS "CONSOLIDATED LOT A" TO ALLOW EXPANSION OF SSM HEALTH ST. MARY'S HOSPITAL EMERGENCY ROOM.

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WHEREAS, SSM Health St. Mary's Hospital, Jim Baker, Project Manager is seeking a lot consolidation to allow the expansion of their Emergency Department along Bellevue Avenue combining three adjacent lots; Part of Lot 3 of South Forest Park Hills, Part of Lot 3 of Gratiot League Square and part of Lot 17 of the Subdivision of the Peter Lindell Estates of the City of Richmond Heights, Missouri to create one new "Consolidated Lot A" and being more particularly described as follows:

LEGAL DESCRIPTION

**LAND DESCRIPTION LOT A**

Part of Block 3 of South Forest Park Hills (a subdivision recorded in Plat Book 9 Page 76), part of Lot 3 of Gratiot League Square and part of Lot 17 of the Subdivision of the Peter Lindell Estates (a subdivision recorded in Plat Book H Page 75) of the St. Louis City (former county records) in St. Louis County, Missouri described as follows:

Beginning at a set 1/2" rebar with cap stamped "Marler 347-D" (typical) being on the Southern right of way line of Clayton Road (100-feet wide) and the Western right of way line of Bellevue Avenue (60-feet wide);

Thence along the Southern right of way line of Clayton Road, South 82 degrees 04 minutes 25 seconds East distance of 612.29 feet to the West line of SSM Health Care St. Louis as described in Book 16819 Page 2304 of the St. Louis County records;

Thence along said SSM Health Care St. Louis the following courses and distances:

Thence South 14 degrees 18 minutes 33 seconds West a distance of 25.61 feet;

Thence South 07 degrees 39 minutes 10 seconds West a distance of 105.29 feet;

Thence South 82 degrees 20 minutes 50 seconds East a distance of 23.38 feet;

Thence South 07 degrees 39 minutes 10 seconds West a distance of 198.45 feet;

Thence South 82 degrees 06 minutes 10 seconds East a distance of 0.65 feet to the Western line of Block 3 of South Forest Park Hills and the on the Eastern line of Lot 17 of the Peter Lindell Estates;

Thence along said Western line of Block 3 of South Forest Park Hills, South 07 degrees 38 minutes 00 seconds West a distance of 963.53 feet to a point on the Northern right of way line of Wise Avenue (60-foot wide) from which a found cross bears North 07 degrees 38 minutes East, 0.1 feet;

Thence along the Northern right of way line of Wise Avenue, North 82 degrees 05 minutes 00 seconds West a distance of 605.73 feet to a found concrete monument on the Eastern right of way line of Bellevue Avenue (60-foot wide);

Thence along said right of way line, along a curve to the right having a radius of 205.12 feet, an arc length of 107.47 feet and a chord bearing of North 07 degrees 22 minutes 35 seconds West with a distance of 106.24 feet to a found concrete monument;

Thence continuing along said right of way line, North 07 degrees 38 minutes 00 seconds East a distance of 1190.23 feet to the point of beginning containing 814,430 square feet or 18.697 acres, more or less.

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 SSM Health St. Mary's Hospital, 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 2nd day of April, 2018.

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JIM THOMSON  
MAYOR

ATTEST:

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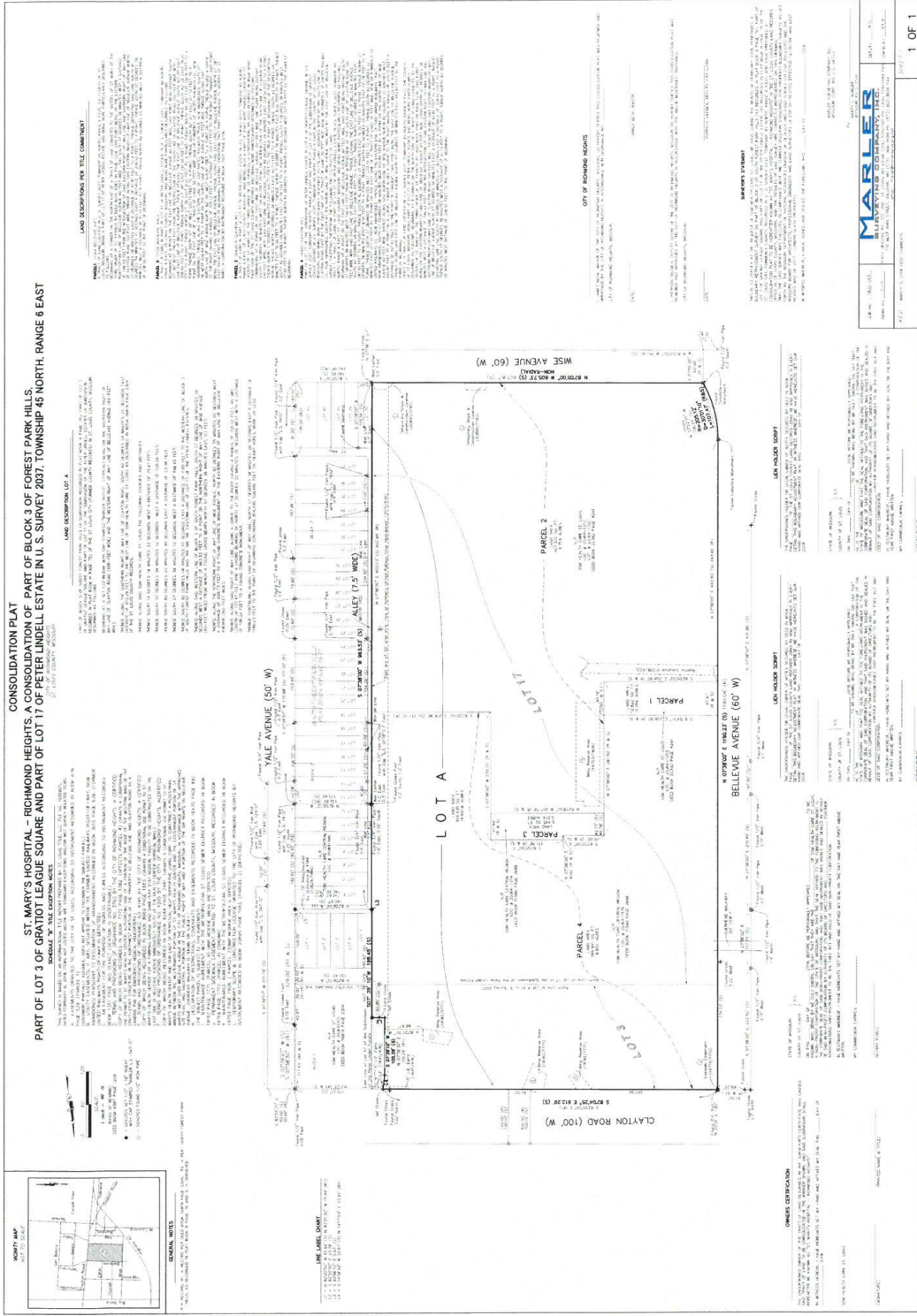
PATRICIA S. VILLMER  
DEPUTY CITY CLERK

APPROVED AS TO FORM:

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KENNETH J. HEINZ,  
CITY ATTORNEY

First reading:        March 19, 2018  
Second reading:     April 2, 2018



**CONSOLIDATION PLAT**  
**ST. MARY'S HOSPITAL - RICHMOND HEIGHTS, A CONSOLIDATION OF PART OF BLOCK 3 OF FOREST PARK HILLS,**  
**PART OF LOT 3 OF GREAT LEAGUE SQUARE AND PART OF LOT 17 OF PETER LINDELL ESTATE IN U.S. SURVEY 2837, TOWNSHIP 45 NORTH, RANGE 6 EAST**  
 OF GREAT LEAGUE SQUARE

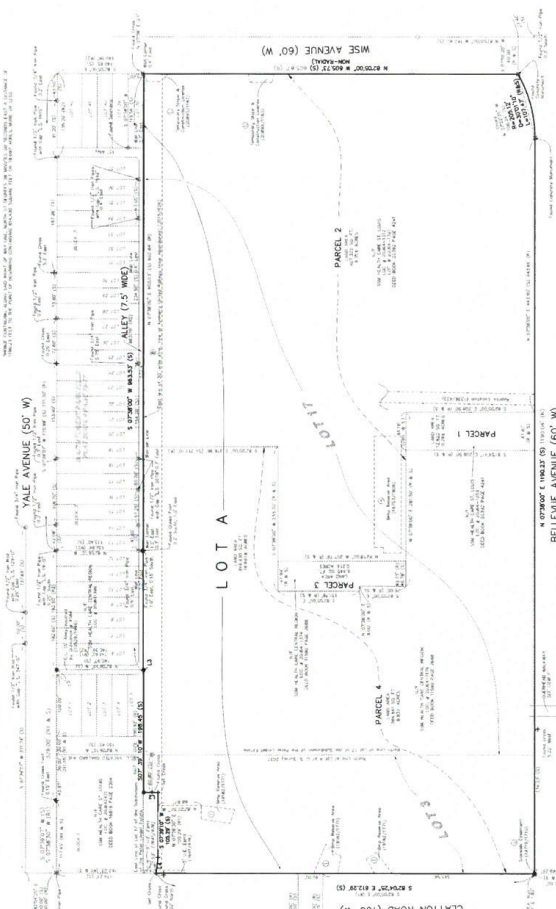
**LAND DESCRIPTIONS FOR THIS COMMENT**

**PARCEL 1**  
 PARCEL 1 IS A LOT 17 OF PETER LINDELL ESTATE IN U.S. SURVEY 2837, TOWNSHIP 45 NORTH, RANGE 6 EAST, OF GREAT LEAGUE SQUARE, RICHMOND HEIGHTS, CLEVELAND, OHIO, BEING 1.00 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT OF THE SAID ESTATE, AND IS BOUND BY THE NORTH LINE OF THE SAID LOT 17 TO THE NORTH, BY THE EAST LINE OF THE SAID LOT 17 TO THE EAST, BY THE SOUTH LINE OF THE SAID LOT 17 TO THE SOUTH, AND BY THE WEST LINE OF THE SAID LOT 17 TO THE WEST.

**PARCEL 2**  
 PARCEL 2 IS A LOT 17 OF PETER LINDELL ESTATE IN U.S. SURVEY 2837, TOWNSHIP 45 NORTH, RANGE 6 EAST, OF GREAT LEAGUE SQUARE, RICHMOND HEIGHTS, CLEVELAND, OHIO, BEING 1.00 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT OF THE SAID ESTATE, AND IS BOUND BY THE NORTH LINE OF THE SAID LOT 17 TO THE NORTH, BY THE EAST LINE OF THE SAID LOT 17 TO THE EAST, BY THE SOUTH LINE OF THE SAID LOT 17 TO THE SOUTH, AND BY THE WEST LINE OF THE SAID LOT 17 TO THE WEST.

**PARCEL 3**  
 PARCEL 3 IS A LOT 17 OF PETER LINDELL ESTATE IN U.S. SURVEY 2837, TOWNSHIP 45 NORTH, RANGE 6 EAST, OF GREAT LEAGUE SQUARE, RICHMOND HEIGHTS, CLEVELAND, OHIO, BEING 1.00 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT OF THE SAID ESTATE, AND IS BOUND BY THE NORTH LINE OF THE SAID LOT 17 TO THE NORTH, BY THE EAST LINE OF THE SAID LOT 17 TO THE EAST, BY THE SOUTH LINE OF THE SAID LOT 17 TO THE SOUTH, AND BY THE WEST LINE OF THE SAID LOT 17 TO THE WEST.

**PARCEL 4**  
 PARCEL 4 IS A LOT 17 OF PETER LINDELL ESTATE IN U.S. SURVEY 2837, TOWNSHIP 45 NORTH, RANGE 6 EAST, OF GREAT LEAGUE SQUARE, RICHMOND HEIGHTS, CLEVELAND, OHIO, BEING 1.00 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT OF THE SAID ESTATE, AND IS BOUND BY THE NORTH LINE OF THE SAID LOT 17 TO THE NORTH, BY THE EAST LINE OF THE SAID LOT 17 TO THE EAST, BY THE SOUTH LINE OF THE SAID LOT 17 TO THE SOUTH, AND BY THE WEST LINE OF THE SAID LOT 17 TO THE WEST.



**OWNER'S DESIGNATION**

ST. MARY'S HOSPITAL, INC. (PARCELS 1, 2, 3, 4)

**THE LABEL DATE**

THIS PLAT WAS PREPARED BY THE SURVEYOR ON THE DATE INDICATED HEREIN, AND THE SURVEYOR'S FIELD NOTES, FIELD BOOKS, AND FIELD SKETCHES, IF ANY, ARE ON FILE IN HIS OFFICE.

**DATE**

APRIL 15, 2014

**PREPARED BY**

MARLER SURVEYING CORPORATION

**1 OF 1**

