

AN ORDINANCE APPROVING THE FINAL PLAT FOR A LOT CONSOLIDATION COMBINING ALL OF LOTS 1, 2 AND 3 IN BLOCK 1 OF WEST RICHMOND HEIGHTS ACCORDING TO PLAT BOOK 7, PAGE 44 OF ST LOUIS COUNTY RECORDS AND ALL OF LOT 16 AND PART OF LOT 15 IN BLOCK 2 OF WEIDNER'S SUBDIVISION ACCORDING TO PLAT BOOK 12 PAGE 48 OF THE ST. LOUIS COUNTY RECORDS TO ALLOW FOR CONSTRUCTION OF EIGHT (8) SINGLE FAMILY TOWNHOMES AT 7715-7729 DALE AVENUE IN THE CITY OF RICHMOND HEIGHTS, MO.

WHEREAS, Rothmark, LLC Mark Mills and Jerry Roth property owner under contract are seeking a lot consolidation of all of Lots 1, 2 and 3 in Block 1 of West Richmond Heights and all of Lot 16 and part of Lot 15 in Block 2 of Weidner's Subdivision; property more particularly described as follows:

LEGAL DESCRIPTION

Property Description per Title Commitment:

Parcel 1: Lot 3 in Block 1 of West Richmond Heights, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 7 Page 44 of the Saint Louis County Records.

Parcel 2: Lot 2 in Block 1 of West Richmond Heights, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 7 Page 44 of the Saint Louis County Records.

Parcel 3: The East 1/2 of Lot 1 in Block 1 of West Richmond Heights, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 7 Page 44 of the Saint Louis County Records.

Parcel 4: The East 10 feet 3 inches of Lot 16 in Block 2 of Weidner's Subdivision as recorded in Plat Book 12 Page 48 of the St. Louis County Records and the West 30 feet of Lot 1 in Block 1 of West Richmond Heights, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 7 Page 44 of the Saint Louis County Records.

Parcel 5: The East 2 feet 6 inches of Lot 15 and the West 34 feet 9 inches of Lot 16 in Block 2 of Weidner's Subdivision as recorded in Plat Book 12 Page 48 of the St. Louis County Records.

Consolidated Lot A Description:

All of Lots 1, 2 and 3 in Block 1 of WEST RICHMOND HEIGHTS, according to the plat thereof recorded in Plat Book 7 Page 44 of the St. Louis County Records and all of Lots 16 and part of Lot 15 in Block 2 of WEIDNER'S SUBDIVISION according to the plat thereof recorded in Plat Book 12 Page 48 of the St. Louis County Records and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 3 in said Block 1 of WEST RICHMOND HEIGHTS, being also on the North line of Dale Avenue, 50 feet wide; thence along the North line of Dale Avenue South 89 degrees 44 minutes 19 seconds West a distance of 207 feet by

record, 207.84 feet by survey to the West line of the East 2 feet 6 inches of said Lot 15 in said Block 2 of WEIDNER'S SUBDIVISION; thence along said West line of the East 2 feet 6 inches of said Lot 15 North 00 degrees 03 minutes 41 seconds West a distance of 132.09 feet to the Northwest corner of said East 2 feet 6 inches of said Lot 15; thence along the North line of said Lot 15, 16 and the North line of said Lots 1, 2 and 3 of said WEST RICHMOND HEIGHTS North 89 degrees 44 minutes 19 seconds East a distance of 207 by record 207.84 feet by survey to the Northeast corner of said Lot 3 in said Block 1 of WEST RICHMOND HEIGHTS; thence along the East line of said Lot 3 South 00 degrees 03 minutes 41 seconds East a distance of 132.09 feet to the point of beginning, containing 0.63 acres, more or less.

We, the undersigned owners of the tract of land platted and further described in the foregoing Surveyor's Certification have caused the same to be surveyed and consolidated in the manner shown on this plat, which subdivision shall hereafter be known as:

"LOT CONSOLIDATION PLAT – ALL OF LOTS 1, 2 AND 3 IN BLOCK 1 OF WEST RICHMOND HEIGHTS AND ALL OF LOT 16 AND PART OF LOT 15 IN BLOCK 2 OF WEIDNER'S SUBDIVISION"

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:

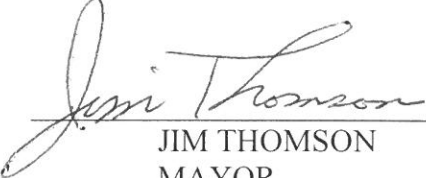
SECTION 1. The Boundary Adjustment Plat submitted by Massmann & Associates, being a boundary adjustment of parcels of adjacent, contiguous properties in Richmond Heights, Missouri, as described and shown on the plat attached hereto as Exhibit "A", is hereby approved subject to the following conditions:

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.

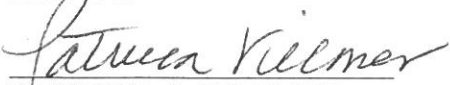
SECTION 2. All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

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 3 day of December, 2018


JIM THOMSON
MAYOR

ATTEST:

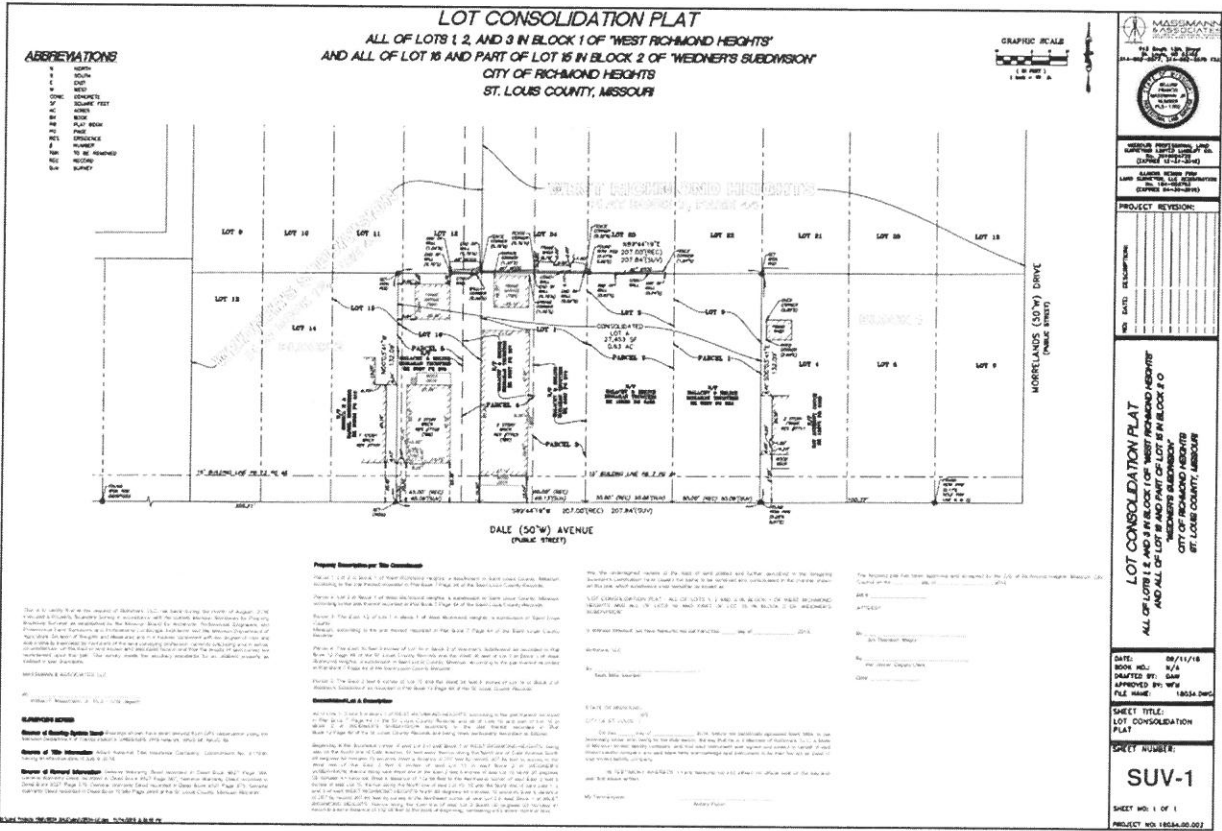

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:


KENNETH J. HEINZ,
CITY ATTORNEY

First reading: November 19, 2018
Second reading: December 3, 2018

Exhibit A



MASSMAN & ASSOCIATES, INC.
 1000 N. GARDNER STREET, SUITE 100
 ST. LOUIS, MISSOURI 63102
 (314) 433-1100
 FAX (314) 433-1101
 WWW.MASSMAN-INC.COM

PROJECT REVISIONS

NO.	DATE	DESCRIPTION

LOT CONSOLIDATION PLAT
ALL OF LOTS 1, 2, AND 3 IN BLOCK 1 OF "WEST RICHMOND HEIGHTS"
AND ALL OF LOT 16 AND PART OF LOT 15 IN BLOCK 2 OF "WEDNER'S SUBDIVISION"
CITY OF RICHMOND HEIGHTS
ST. LOUIS COUNTY, MISSOURI

DATE: 09/11/18
BOOK NO.: N/A
DRAWN BY: GMM
APPROVED BY: WFS
FILE NAME: 18034.DWG

SHEET TITLE:
LOT CONSOLIDATION
PLAT

SHEET NUMBER:
SUV-1

SHEET NO. 1 OF 1
PROJECT NO. 18034.00.00

Project Description - See Commission

The City of St. Louis, Missouri, is the owner of the property shown on this plat. The property is located in Block 1 of West Richmond Heights, St. Louis County, Missouri. The property is currently zoned R-1. The property is being consolidated into one lot, Lot 1, and is being re-platted. The total area of the property is 1.23 acres, or 53,800 square feet. The property is being re-platted into one lot, Lot 1, and is being re-platted. The total area of the property is 1.23 acres, or 53,800 square feet. The property is being re-platted into one lot, Lot 1, and is being re-platted. The total area of the property is 1.23 acres, or 53,800 square feet.

Compliance & Description

The property is being re-platted into one lot, Lot 1, and is being re-platted. The total area of the property is 1.23 acres, or 53,800 square feet. The property is being re-platted into one lot, Lot 1, and is being re-platted. The total area of the property is 1.23 acres, or 53,800 square feet. The property is being re-platted into one lot, Lot 1, and is being re-platted. The total area of the property is 1.23 acres, or 53,800 square feet.

Other Information

The property is being re-platted into one lot, Lot 1, and is being re-platted. The total area of the property is 1.23 acres, or 53,800 square feet. The property is being re-platted into one lot, Lot 1, and is being re-platted. The total area of the property is 1.23 acres, or 53,800 square feet. The property is being re-platted into one lot, Lot 1, and is being re-platted. The total area of the property is 1.23 acres, or 53,800 square feet.