

AN ORDINANCE APPROVING THE FINAL PLAT FOR A BOUNDARY ADJUSTMENT OF FIFTEEN FEET AT 9056 CLAYTON ROAD, "LOT 2"; AND 6 LAYTON TERRACE "LOT 6", IN THE CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI, CREATING TWO, NEW READJUSTED LOTS "2" AND "6".

WHEREAS, property owner of Lot 6 at No. 6 Layton Terrace seeks a minor boundary adjustment to move their lot line, giving them an extra 15 feet of side yard area to build a two-car garage; and

WHEREAS, property owner of Lot 2 at 9056 Clayton Road has agreed to allow the owner of Lot 6 to adjust the current lot line by fifteen (15) feet; and

WHEREAS, the lots in question are larger than the minimum lot size of the 15,000 square feet required in the R1A Zoning category and will remain in compliance after the boundary adjustment; and

WHEREAS, the City Council hereby deems Petitioners' application, the material furnished, and the Final Plan, 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 Sherrill Associates, I 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 condition:

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 All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.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 20th day of September, 2010.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ,
CITY ATTORNEY

First reading: September 7, 2010
Second reading: September 20, 2010

EXHIBIT A

A TRACT OF LAND BEING ALL OF LOT 6 OF "LAYTON", A SUBDIVISION RECORDED IN PLAT BOOK 31, PAGE 12 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND A PART OF LOT 2 OF "JACK KAYES PROPERTY", A SUBDIVISION RECORDED IN PLAT BOOK 110, PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 22 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 130.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 44 DEGREES 51 MINUTES 11 SECONDS EAST, AN ARC DISTANCE OF 78.13 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST, A DISTANCE OF 90.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES 13 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 8.00 FEET; THENCE SOUTH 27 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 34.71 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 03 SECONDS EAST, A DISTANCE OF 142.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 155.93 FEET TO THE POINT OF BEGINNING, CONTAINING 25,899 SQUARE FEET, OR 0.59 ACRES, MORE OR LESS.

A TRACT OF LAND BEING PART OF LOT 2 OF "JACK KAYES PROPERTY", A SUBDIVISION RECORDED IN PLAT BOOK 110, PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 93.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 18 MINUTES 25 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 346.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 73.95 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 03 SECONDS WEST, A DISTANCE OF 142.00 FEET; THENCE NORTH 27 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 34.71 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTH 00 DEGREES 13 MINUTES 03 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 174.77 FEET TO THE POINT OF BEGINNING, CONTAINING 29,244 SQUARE FEET, OR 0.67 ACRES, MORE OR LESS.

