

AN ORDINANCE APPROVING THE FINAL PLAT FOR BOUNDARY ADJUSTMENT COMBINING PARTS OF ADJACENT LOTS NO. 68 AND 69, OF RANNELL'S SUBDIVISION OF THE HOME FARM, IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, ST. LOUIS COUNTY, MISSOURI, INTO PROPERTY GENERALLY DESCRIBED AS TWO LOTS; LOT 1 AND LOT 2 AT 1408 AND 1500 S. HANLEY ROAD FOR THE PURPOSE OF BUILDING A RETAIL CENTER.

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WHEREAS, RENGAW, LLC, DANIEL WAGNER, MANAGER, petitioned for approval for a boundary adjustment of adjacent contiguous properties, Lots No. 68 and 69, of Rannell's Subdivision of the Home Farm, Plat book 9 Page 30 and 31 in the records of City (former County) of St. Louis, City of Richmond Heights, St. Louis County, Missouri into property generally described as two lots; Lot 1 and Lot 2 at 1408 and 1500 S. Hanley Road for the purpose of building a retail center and being more particularly described as:

A tract of land being part of Lots 68 and 69 of Rannell's Subdivision of the Home Farm, recorded in Plat Book 9 page 30 & 31 of the St. Louis City former County records and being more particularly described as follows:

Commencing at the Northwest corner of said Lot 69, thence Southerly along the West line thereof, South 00 degrees 00 minutes 38 seconds East a distance of 230.00 feet to a point; thence South 89 degrees 57 minutes 28 seconds East a distance of 21.11 feet to a Southwest corner of a tract of land conveyed by deed to Spirit Energy, recorded in Deed Book 16006 page 2480, said point also being on the East line of a tract of land conveyed by deed to St. Louis County for Road way widening, recorded in Deed Book 6370 page 2050, said point also being true POINT OF BEGINNING of hereon described tract; thence Easterly and Southerly along the Southern and Western line of said Spirit Energy LLC tract the following courses and distances, South 89 degrees 57 minutes 28 seconds East 104.08, South 00 degrees 12 minutes 32 seconds West a distance of 101.00 feet to a point on the South line of Hicks Avenue being 50 feet wide, thence Easterly along said South line, South 89 degrees 57 minutes 28 seconds East a distance of 105.20 feet to the Northwest corner of a tract of land conveyed by deed to Alice Wright, recorded in Deed Book 20061 page 5894, thence Southerly along the West line of said Wright tract, South 00 degrees 00 minutes 38 seconds East a distance of 310.68 feet to a point on the South line of aforementioned Lot 68; thence Westerly along said South line, North 89 degrees 57 minutes 28 seconds West a distance of 230.00 feet to the Southwest corner of said Lot 68, said point also being on the East line of Hanley Road as widened; thence Northerly along said East line the following courses and distances, North 00 degrees 00 minutes 38 seconds West 30.18 feet, North 01 degrees 53 minutes 43 seconds East 139.05 feet, North 03 degrees 31 minutes 57 seconds East 121.34 feet, North 04 degrees 54 minutes 52 seconds East 92.16 feet, North 02 degrees 04 minutes 36 seconds East 29.60 feet to the point of beginning, containing 80,662 square feet or 1.851 acres more or less.

WHEREAS, the City Council hereby deems Petitioner's 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 RENGAW, LLC, DANIEL WAGNER, MANAGER, being a boundary adjustment of a parcel of adjacent, contiguous property in Richmond Heights, Missouri, shown on the plat attached hereto as Exhibit A 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 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. 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 on the thirty-first day following its passage and being signed as provided by law.

PASSED and SIGNED this 5th day of August, 2013.

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JAMES J. BECK  
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: July 15, 2013  
Second reading: August 5, 2013

