

AN ORDINANCE APPROVING THE FINAL PLAT FOR BOUNDARY ADJUSTMENT CONSOLIDATING SEVERAL TRACTS OF CONTIGUOUS PROPERTY AS DESCRIBED HEREIN; ALL OF RANNELL'S HOME FARM AND RANNELL'S SUBDIVISION OF THE HOME FARM, COMBINING INTO A TRACT OF LAND "QUIKTRIP 647 CONSOLIDATION PLAT", BEING PART OF LOT 68 RANNELL'S HOME FARM, SFMC'S BOUNDARY ADJUSTMENT PLAT AND LOT 2 HANLEY RETAIL CENTER IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, ST. LOUIS COUNTY, MISSOURI TO ALLOW INSTALLATION OF A CONVENIENCE STORE AND GAS STATION LOCATED AT 1530 S. HANLEY ROAD.

WHEREAS, Quiktrip Corporation, Allen Renner, petitioned for approval for a boundary adjustment combining several tracts of adjacent contiguous properties to create "Quiktrip 647 Consolidation Plat", being part of Lot 68 Rannell's Home Farm, SFMC's Boundary Adjustment Plat and Lot 2 of Hanley Retail Center in the City of Richmond Heights, Missouri at 1530 S. Hanley Road, for the purpose of the installation of a convenience store and gas station.

WHEREAS, further, these certain tracts of land to be consolidated to create "Quiktrip 647 Consolidation Plat" are particularly described as follows:

PARCELS TO CONSOLIDATE

Description

All of Lot 2 of Hanley Retail Center, a subdivision to be filed for record in Plat Book ____ page ____ of the St. Louis County Records, St Louis County, Missouri.

Description from Continental Title Company Commitment No. 02097592, dated February 23, 2010

A Lot of ground being part of Lot 68 of RANNELL'S HOME FARM SUBDIVISION, fronting 59.47 feet on the West line of Banneker Avenue (private), by a depth Westwardly of 120 feet, the North line of which is 250 feet South of the South line of Hicks Avenue and parallel therewith.

Descriptions from Continental Title Company Commitment No 02092373Rev1, dated January 26, 2010

PARCEL NO 1: Part of Lot 57 of RANNELL'S HOME FARM, according to the plat thereof recorded in Plat Book 9 pages 30 and 31 of the Recorder of the City of St. Louis, Missouri and described as: Commencing at a point in the East line of Hanley Road, distant 47 feet South of the Northwest corner of Lot 57; thence South along the East line of Hanley Road, 46 feet to a point; thence East, parallel with the North line of said Lot 57, 150 feet to a point; thence North, parallel

with the East line of Hanley Road, 46 feet to a point; thence West 150 feet to the place of beginning.

PARCEL NO. 2:

Part of Lot 57 of RANNELL'S HOME FARM, according to the plat thereof recorded in Plat Book 9 pages 30 and 31 of the Record of the City of St. Louis, Missouri and described as: Beginning at a point in the North line of Elinor Avenue, distant 150 feet East of the East line of Hanley Road; thence East along the North line of Elinor Avenue, 50 feet to a point; thence North and parallel with the East line of Hanley Road, 140 feet to the North line of Lot 57; thence West along said North line, 50 feet to a point; thence South and parallel with the East line of Hanley Road, 140 feet to the beginning.

PARCEL NO. 3:

Part of Lot 57 of RANENELL'S SUBDIVISION OF THE HOME FARM, according to the plat thereof recorded in Plat Book 9 pages 30 and 31 of the Recorder of the City of St. Louis, Missouri fronting 47 feet on the East line of Hanley Road by a depth Eastwardly between parallel lines of 150 feet; bounded North by the North line of said Lot 57.

PARCEL NO. 4:

Part of Lots 57 of RANNELL'S SUBDIVISION OF THE HOME FARM, according to the plat thereof recorded in Plat Book 9 pages 30 and 31 of the St. Louis Recorder's Office, beginning on the East line of Hanley Road, 140 feet South of the Northwest corner of said Lot 57; thence East and parallel with the North line of Lot 57, 150 feet; thence North and parallel with the East line of Hanley Road, 45 feet; thence West 150 feet to the East line of Hanley Road; thence South 45 feet to the beginning, bounded South by Elinor Avenue. EXCEPTING THEREFROM that part conveyed to St. Louis County, Missouri, by deed recorded in Book 6848 page 956.

PARCEL NO. 5:

Part of Lot 57 of RANNELL'S HOME FARM SUBDIVISION, according to the plat thereof recorded in Plat Book 9 pages 30 and 31 of the Recorder of the City of St. Louis, running 50 feet on the North line of Elinor Avenue, but a depth Northwardly between parallel lines of 140 feet; bounded West by a line 200 feet East and parallel with the East line of Hanley Road.

PARCEL NO. 6:

Part of Lot 57 of RANNELL'S SUBDIVISION OF THE HOME FARM, according to the plat thereof recorded in Plat Book 9 pages 30 and 31 of the St. Louis City (former County) Records, described as: Beginning at a point in the East linne of Hanley Road, 95 feet South of the Northwest corner of said Lot 57; thence East and parallel with the North line of said Lot 57, 150 feet; thence North and parallel with the East line of Hanley Road, 2 feet; thence West 150 feet to the East line of Hanley Road; thence South 2 feet to the point of beginning bounded South by a line 45 feet North of the North line of Elinor Avenue.

PARCEL NO. 7: Part of Lot 57 of RANNELL'S SUBDIVISION OF THE HOME FARM, according to the plat thereof recorded in Plat Book 9 pages 30 and 31 of the Records of the City (former County) of St. Louis, and more particularly described as follows: Beginning at a point 250 feet East of the Northwest corner of Lot 57 of Rannell's Subdivision of Rannell's Home

Farm, St. Louis County, Missouri, on the North line of said Lot 57; thence Southwardly 140 feet, parallel to the West line of said Lot 57; thence Eastwardly 50 feet parallel to the North line of said Lot 57; thence Northwardly 140 feet, parallel to the West line of said Lot 57, to the North line of said Lot 57; thence Westwardly 50 feet to the point of beginning.

PARCEL NO. 8:

Part of Lot 57 of RANNELL'S HOME FARM, a subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 9 pages 30 and 31 of the St. Louis City (former County) Records; Beginning at a point in the North line of Lot 57 of Rannell's Subdivision of Rannell's Home Farm, Three Hundred (300) feet East of the Northwest corner of said Lot 57; thence Eastwardly along said North line of said Lot 57 a distance of Fifty (50) feet; thence Southwardly parallel to the West line of said Lot 57, a distance of One Hundred Forty (140) feet; thence Westwardly parallel to the North line of said Lot 57 a distance of Fifty (50) feet; thence Northwardly a distance of One Hundred Fort (140) feet to the point of beginning.

PARCEL NO. 9

Being part of Lot 57 of RANNELL'S SUBDIVISION OF THE HOME FARM, a subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 9 pages 30 and 31 of the St. Louis City (former County) Records and described as: Beginning at a point 350 feet East of the Northwest corner of Lot 57 of Rannell's Subdivision of Rannell's Home Farm on the North line of said Lot 57; thence Eastwardly along said North line 50 feet to a point; thence Southwardly parallel to the West line of said Lot 57, 140 feet, more or less, to the North line of Elinor Avenue; thence Westwardly along the North line of Elinor Avenue, 50 feet to a point; thence Northwardly 140 feet, more or less, to the beginning. Bounded on the West by property now or formerly of John Alexander and on the East by property nor or formerly of A. G. Rhodes.

NOTE: The above Parcels 1 through 9, inclusive, are depicted on "SFMC's Boundary Adjustment Plat Being part of Lot 57 of Rannells Subdivision of Rannells Home Farm" recorded in Plat Book 347 page 488 of the St. Louis County Records.

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 Quiktrip Corporation, Alan Renner, 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.

JAMES J. BECK
MAYOR

ATTEST:

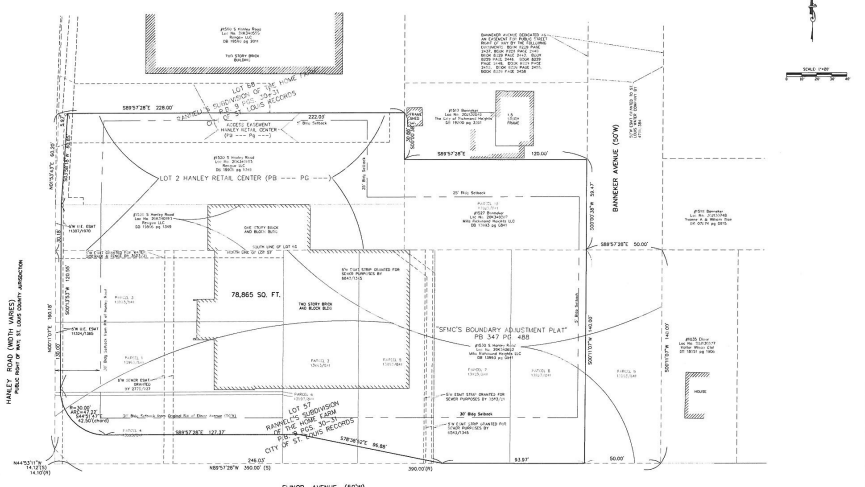
PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: July 15, 2013
Second reading: August 5, 2013

QUIKTRIP 647 CONSOLIDATION PLAT
 A TRACT OF LAND BEING PART OF LOT 68 RANNELL'S HOME FARM (PB 9 PG 30-31), SFMC'S BOUNDARY
 ADJUSTMENT PLAT (PB 347 PG 48B) AND LOT 2 HANLEY RETAIL CENTER (PB --- PG ---)
 City of Richmond Heights, St. Louis County, Missouri



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