

AN ORDINANCE APPROVING THE FINAL PLAT FOR BOUNDARY ADJUSTMENT OF SEVERAL LOTS OF CONTIGUOUS PROPERTY, GENERALLY DESCRIBED AS PART OF THE YALE TOWNHOUSES BOUNDARY ADJUSTMENT; LOTS 3, 4 AND 5, ALL BEING PART OF SOUTH FOREST PARK HILLS IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, TO ADJUST TWO LOT LINES TO MAKE NEW LOTS 3A, 4A AND 5A, SPECIFICALLY TO ALLOW FOR A SINGLE TOWN HOME TO HAVE ITS OWN DRIVEWAY IN THE 1000 BLOCK OF YALE AVENUE IN THE CITY OF RICHMOND HEIGHTS, MISSOURI.

WHEREAS, Frontenac Bank, owner, is seeking a boundary adjustment consisting of several lots of contiguous property, generally described as Lots 3, 4 and 5 of South Forest Park Hills Subdivision, adjusting two lot lines to allow for one of the single town homes to have its own driveway, thus creating new Lots 3A, 4A, and 5A, with all lots remaining in compliance with the R-4 Zoning District; and

WHEREAS, the City Council hereby deems Petitioner's application, the material furnished, and the Final Plat, as presented in "Exhibit A", to be sufficient under applicable sections of the Zoning Ordinance.

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 Frontenac Bank, owner, 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:

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 22nd day of January, 2008.

BETTY J. HUMPHREY
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: January 7, 2008
Second reading: January 22, 2009

EXHIBIT A

LEGAL DESCRIPTION
ADJUSTED LOT 5A
YALE TOWNHOUSES
7,593 SQUARE FEET OR 0.174 ACRES
DECEMBER 19, 2007

A TRACT OF LAND BEING PART OF YALE TOWNHOUSES BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 902, BEING PART OF SOUTH FOREST PARK HILLS IN THE CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LAND NOW OR FORMERLY OF BEATRICE R. AND ROLAND M. ANDERSON AS RECORDED IN DEED BOOK 6942 PAGE 912, ST. LOUIS COUNTY RECORDS WITH THE WEST LINE OF YALE (50°W.) AVENUE;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 51 MINUTES 32 SECONDS WEST, A DISTANCE OF 57.17 FEET;

THENCE LEAVING SAID WEST LINE AND CONTINUING, NORTH 88 DEGREES 55 MINUTES 28 SECONDS WEST, A DISTANCE OF 132.81 FEET TO THE EAST LINE OF AN ALLEY (7.5°W.);

THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 50 MINUTES 21 SECONDS EAST, A DISTANCE OF 57.17 FEET TO THE AFOREMENTIONED SOUTH LINE OF BEATRICE F. AND ROLAND M. ANDERSON;

THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 55 MINUTES 28 SECONDS EAST, A DISTANCE OF 132.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,593 SQUARE FEET OR 0.174 ACRES.

LEGAL DESCRIPTION
ADJUSTED LOT 4A
YALE TOWNHOUSES
6,628 SQUARE FEET OR 0.152 ACRES
DECEMBER 19, 2007

A TRACT OF LAND BEING PART OF YALE TOWNHOUSES BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 902, BEING PART OF SOUTH FOREST PARK HILLS IN THE CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LAND NOW OR FORMERLY OF BEATRICE R. AND ROLAND M. ANDERSON AS RECORDED IN DEED BOOK 6942 PAGE 912, ST. LOUIS COUNTY RECORDS WITH THE WEST LINE OF YALE (50°W.) AVENUE;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 51 MINUTES 32 SECONDS WEST, A DISTANCE OF 57.17 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING SOUTH 00 DEGREES 51 MINUTES 32 SECONDS WEST, A DISTANCE OF 49.91 FEET;

THENCE LEAVING SAID WEST LINE AND CONTINUING, NORTH 88 DEGREES 55 MINUTES 28 SECONDS WEST, A DISTANCE OF 132.79 FEET TO THE EAST LINE OF AN ALLEY (7.5°W.);

THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 50 MINUTES 21 SECONDS EAST, A DISTANCE OF 49.91 FEET;

THENCE LEAVING SAID EAST LINE AND CONTINUING, SOUTH 88 DEGREES 55 MINUTES 28 SECONDS EAST, A DISTANCE OF 132.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,628 SQUARE FEET OR 0.152 ACRES.

LEGAL DESCRIPTION
ADJUSTED LOT 3A
YALE TOWNHOUSES
6,629 SQUARE FEET OR 0.152 ACRES
DECEMBER 19, 2007

A TRACT OF LAND BEING PART OF YALE TOWNHOUSES BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 902, BEING PART OF SOUTH FOREST PARK HILLS IN THE CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LAND NOW OR FORMERLY OF BEATRICE R. AND ROLAND M. ANDERSON AS RECORDED IN DEED BOOK 6942 PAGE 912, ST. LOUIS COUNTY RECORDS WITH THE WEST LINE OF YALE (50'W.) AVENUE;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 51 MINUTES 32 SECONDS WEST, A DISTANCE OF 107.08 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING SOUTH 00 DEGREES 51 MINUTES 32 SECONDS WEST, A DISTANCE OF 49.92 FEET;

THENCE LEAVING SAID WEST LINE AND CONTINUING, NORTH 88 DEGREES 55 MINUTES 28 SECONDS WEST, A DISTANCE OF 132.78 FEET TO THE EAST LINE OF AN ALLEY (7.5'W.);

THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 50 MINUTES 21 SECONDS EAST, A DISTANCE OF 49.92 FEET;

THENCE LEAVING SAID EAST LINE AND CONTINUING, SOUTH 88 DEGREES 55 MINUTES 28 SECONDS EAST, A DISTANCE OF 132.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,628 SQUARE FEET OR 0.152 ACRES.