

AN ORDINANCE APPROVING THE FINAL PLAT FOR BOUNDARY ADJUSTMENT COMBINING VARIOUS LOT PARCELS OF CONTIGUOUS PROPERTY, ALL OF DARSTMOOR SUBDIVISION, GENERALLY DESCRIBED AS PROPERTY BOUNDED BY HIGHWAY I-170 ON THE EAST, BRENTWOOD BOULEVARD ON THE WEST, AND FROM GALLERIA PARKWAY ON THE SOUTH, THEN NORTH ALONG THE NORTH/SOUTH ALLEY PARALLEL AND EAST OF BRENTWOOD BOULEVARD IN THE CITY OF RICHMOND HEIGHTS, MISSOURI; TO FULFILL A REQUIREMENT OF AN APPROVED SITE PLAN FOR PARKING LOT IMPROVEMENTS FOR UNIVERSITY CLUB TOWER PROPERTY.

WHEREAS, LIONSTONE GROUP is seeking a boundary adjustment for the University Club Tower property, consisting of several lots of contiguous property, generally described as a tract of land being Lots 12 through 18, all of Lots 29 through 40, and part of the 15' wide alley in Block 1 conditionally vacated by ordinance numbers 2926 and 3475 and part of Lots 26 through 35 in Block 3, all of Darstmoor, a subdivision in Richmond Heights, Missouri, according to the Plat thereof recorded in Plat Book 17 Page 18 of the St. Louis County Records and being more particularly described as follows:

--- Out Boundary Description ---

A tract of land being part of lots 12 through 18, all of lots 29 through 40 and part of the 15 foot wide alley in Block 1, those portions of Francis Place conditionally vacated by ordinance numbers 2926 and 3475 and part of lots 26 through 35 in Block 3 of Darstmoor, a subdivision, according to the Plat thereof recorded in Plat Book 17 Page 18 of the St. Louis County Records and being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 40, also being the intersection of the east line of said 15 foot wide alley with the north Right-of-Way line of Galleria Parkway, variable width; thence along said north Right-of-Way line, North 86 degrees 15 minutes 51 seconds West, a distance of 15.00 feet to the southeast corner of said Lot 12 also being on the west line of said 15 foot wide alley; thence North 77 degrees 10 minutes 23 seconds West, a distance of 126.60 feet to the northwest corner of the south half of said Lot 12, also being on the east Right-of-Way line of Brentwood Boulevard, variable width; thence along the north line of said south half of Lot 12, South 86 degrees 15 minutes 51 seconds East, a distance of 10.00 feet; thence along said east line of Brentwood Boulevard the following courses and distances: North 20 degrees 07 minutes 58 seconds West, a distance of 24.72 feet; North 05 degrees 37 minutes 47 seconds East, a distance of 202.56 feet; thence leaving said east line, South 86 degrees 15 minutes 51 seconds East, a distance of 133.25 feet to the east line of said 15 foot wide alley; thence along said east line, North 03 degrees 43 minutes 17 seconds East, a distance of 355.11

feet to the northwest corner of said Lot 29; thence leaving said east line, along the north line of said Lot 29, South 86 degrees 15 minutes 51 seconds East, a distance of 175.00 feet to the center line of said Francis Place, 50 feet wide; thence leaving said north line, along said center line of Francis Place, South 03 degrees 43 minutes 17 seconds West, a distance of 100.03 feet to the prolongation of the north line of said Lot 35; thence leaving said center line and along said prolongation of the north line of Lot 35, South 86 degrees 15 minutes 51 seconds East, a distance of 123.85 feet to the west Right-of-Way line of Interstate Route 170, variable width; thence leaving said north line, along said west line of Interstate Route 170, South 13 degrees 22 minutes 27 seconds East, a distance of 156.99 feet; thence South 03 degrees 43 minutes 17 seconds West, a distance of 350.10 feet to the intersection of said west Right-of-Way line of Interstate Route 170 with said north Right-of-Way line of Galleria Parkway; thence along said north line, North 86 degrees 15 minutes 51 seconds West, a distance of 370.00 feet to the POINT OF BEGINNING containing 5.311 acres (231,355 square feet).

Lot A, Boundary Description

A tract of land being all of Lots 29 through 32 and part of Lots 26 through 28 and Lots 33 through 35 in Block 3 and part of Francis Place, 50 feet wide, all as shown on the plat of Darstmoor, a subdivision filed for record in Plat Book 17 Page 18 of the land records of St. Louis County, Missouri, and being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 40 in Block 1 of said Darstmoor Subdivision, also being the intersection of the East line of a 15 foot wide alley in Block 1 of said Darstmoor Subdivision and the Northern Right-of-way line of Galleria Parkway, width varies; thence along said North Right-of-way line of Galleria Parkway, South 86 degrees 15 minutes 51 seconds East a distance of 237.85 feet to the TRUE POINT OF BEGINNING of the tract herein described; thence leaving said North Right-of-Way line, North 03 degrees 36 minutes 53 seconds East a distance of 132.28 feet; thence North 86 degrees 16 minutes 43 seconds West a distance of 61.33 feet; thence North 78 degrees 03 minutes 27 seconds West a distance of 9.75 feet; thence North 03 degrees 57 minutes 21 seconds East a distance of 113.43 feet; thence North 25 degrees 17 minutes 22 seconds East a distance of 9.39 feet; thence North 03 degrees 57 minutes 21 seconds East a distance of 151.40 feet; thence North 09 degrees 00 minutes 22 seconds East a distance of 41.81 feet; thence North 03 degrees 43 minutes 17 seconds East a distance of 51.28 feet; thence South 86 degrees 15 minutes 51 seconds East a distance of 25.00 feet to the Northwest corner of said Lot 35 of Darstmoor Subdivision; thence along the North line of said Lot 35, South 86 degrees 15 minutes 51 seconds East a distance of 123.85 feet to the intersection of said North line and the Western Right-of-way line of Interstate Route 170, width varies; thence along said Western Right-of-way line, South 13 degrees 22 minutes 27 seconds East a distance of 156.99 feet; thence continuing along said Western Right-of-way line, South 03 degrees 43 minutes 17 seconds West a distance of 350.10 feet to the intersection of said Western Right-of-way line and said Northern Right-of-way line of Galleria Parkway; thence along said Northern Right-of-way line of Galleria Parkway, North 86 degrees 15 minutes 51 seconds West a distance of 132.15 feet to the point of beginning.

Containing 2.008 Acres (87,460 Square Feet). according to a survey by Grimes Consulting, Inc., Dated March 2009.

Lot B, Boundary Description

A tract of land being all of lots 29 through 40, and part of lots 16, 17, and 18 in Block 1, part of lots 26 through 28 in Block 3, and part of Francis Place, 50 feet wide, and part of the 15 foot wide North South Alley in said Block 1, all as shown on the Plat of Darstmoor, a subdivision, filed for record in Plat Book 17 Page 18 of the land records St. Louis County, Missouri, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 40, also being the intersection of the East line of said 15 foot wide Alley in Block 1 of Darstmoor Subdivision and the Northern Right-of-Way line of Galleria Parkway, width varies; thence along said Northern Right-of-Way line of Galleria Parkway, North 86 degrees 15 minutes 51 seconds West a distance of 7.50 feet to the intersection of said Northern Right-of-Way line of Galleria Parkway and the centerline of said 15 foot wide Alley; thence along said centerline of the 15 foot wide alley, North 03 degrees 43 minutes 17 seconds East a distance of 160.03 feet to the intersection of said centerline of the 15 foot wide Alley and the Easterly prolongation of the South line of a tract of land conveyed to CF Clayton Office IV, L.P. as described in Deed Book 17834 page 3245 of said land records of St. Louis County, Missouri, said South line also being the North line of Lot 15, Block 1 of said Darstmoor Subdivision; thence leaving said centerline along said North line and its Easterly prolongation, South 86 degrees 15 minutes 51 seconds East a distance of 122.96 feet to the East line of Brentwood Boulevard as widened, width varies; thence along said East line of the Brentwood Boulevard, North 05 degrees 37 minutes 47 seconds East a distance of 85.07 feet to the intersection of said East right-of-way line and the North line of said CF Clayton Office IV, L.P. tract; thence along said North line of the CF Clayton Office IV, L.P. tract and the Easterly prolongation thereof, South 86 degrees 15 minutes 51 seconds East a distance of 127.62 feet to the East line of said 15 foot wide alley; thence along said East line North 03 degrees 43 minutes 17 seconds East a distance of 355.11 feet to the Northwest corner of said Lot 29 of Darstmoor Subdivision; thence leaving the East line of said 15 foot wide alley along the North line of said Lot 29, South 86 degrees 15 minutes 51 seconds East a distance of 150.00 feet to the West Right-of-way line of said Francis Place; thence South 86 degrees 15 minutes 51 seconds East, a distance of 25.00 feet to the centerline of said Francis Place; thence along said centerline, South 03 degrees 43 minutes 17 seconds West a distance of 100.03 feet to the intersection of said centerline and the Westerly prolongation of the North line of Lot 35, Block 3, of said Darstmoor Subdivision; thence continuing along said centerline, South 03 degrees 43 minutes 17 seconds West a distance of 51.28 feet; thence South 09 degrees 00 minutes 22 seconds West a distance of 41.81 feet; thence South 03 degrees 57 minutes 21 seconds West a distance of 151.40 feet; thence South 25 degrees 17 minutes 22 seconds West a distance of 9.39 feet; thence South 03 degrees 57 minutes 21 seconds West a distance of 113.43 feet; thence South 78 degrees 03 minutes 27 seconds East a distance of 9.75 feet; thence South 86 degrees 16 minutes 43 seconds East a distance of

61.33 feet; thence South 03 degrees 36 minutes 53 seconds West a distance of 132.28 feet to the said Northern Right-of-way line of Galleria Parkway; thence along said Northern Right-of-way line, North 86 degrees 15 minutes 51 seconds West a distance of 237.85 feet to the point of beginning.

Containing 2.842 Acres (123,805 Square Feet). according to a survey by Grimes Consulting, Inc., Dated March 2009.

Lot C, Boundary Description

A tract of land being part of lots 12 through 15 in Block 1, and part of the 15 foot wide North South Alley in said Block 1, all as shown on the Plat of Darstmoor, a subdivision, filed for record in Plat Book 17 Page 18 of the land records St. Louis County, Missouri, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 40, also being the intersection of the East line of a 15 foot wide alley in said Block 1 of Darstmoor Subdivision and the Northern Right-of-Way line of Galleria Parkway, width varies; thence along said Northern Right-of-Way line of Galleria Parkway, North 86 degrees 15 minutes 51 seconds West a distance of 7.50 feet to the intersection of said Northern Right-of-Way line of Galleria Parkway and the centerline of said 15 foot wide alley, said intersection also being the TRUE POINT OF BEGINNING of the tract herein described; thence continuing along said Northern Right-of-Way line of Galleria Parkway, North 86 degrees 15 minutes 51 seconds West a distance of 7.50 feet to the West line of said 15 foot wide alley; thence continuing along said Northern Right-of-Way line of Galleria Parkway, North 77 degrees 10 minutes 23 seconds West a distance of 94.72 feet to a point of curvature; thence 43.19 feet along the arc of a curve to the right with a radius of 30.00 feet, through a central angle of 82 degrees 30 minutes 34 seconds, with a chord that bears North 35 degrees 55 minutes 22 seconds West a distance of 39.56 feet to the East Right-of-Way line of Brentwood Boulevard as widened, width varies; thence along said East right-of-way line of Brentwood Boulevard, North 05 degrees 19 minutes 42 seconds East a distance of 96.58 feet to the South line of Lot 16, Block 1, of said Darstmoor Subdivision; thence along said North line and the Easterly prolongation thereof, South 86 degrees 15 minutes 51 seconds East a distance of 122.96 feet to the Center line of said 15 foot wide alley; thence along said Center line South 03 degrees 43 minutes 17 seconds West a distance of 160.03 feet to the point of beginning.

Containing 0.431 Acres (18,760 Square Feet). according to a survey by Grimes Consulting, Inc., Dated March 2009.

--- Existing Access Boundary Description --- D.B. 18333, Pg. 395

A tract of land being part of lots 16, 17, 29 through 40, and part of the 15 foot wide Alley in Block 1, part of lots 26 through 28, 34 and 35 in Block 3, and part of Francis Place, 50 feet wide, all as shown on the Plat of Darstmoor, a subdivision, filed for record in Plat

Book 17 Page 18 of the land records St. Louis County, Missouri, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 40, also being the intersection of the East line of a 15 foot wide alley in said Block 1 of Darstmoor Subdivision and the Northern Right-of-Way line of Galleria Parkway, width varies; thence along the East line of said 15 foot wide alley, North 03 degrees 43 minutes 17 seconds East a distance of 173.05 feet to the TRUE POINT OF BEGINNING of the tract herein described; thence leaving said East line of the alley, North 86 degrees 15 minutes 26 seconds West a distance of 120.39 feet; thence 17.04 feet along the arc of a curve to the left, with a radius of 22.50 feet, through a central angle of 43 degrees 23 minutes 54 seconds, with a chord that bears South 72 degrees 04 minutes 31 seconds West a distance of 16.64 feet to the East Right-of-way of Brentwood Boulevard as widened, width varies; thence along said East right-of-way line, North 05 degrees 37 minutes 42 seconds East a distance of 71.89 feet; thence leaving said East right-of-way line, 17.83 feet along the arc of a curve to the left, with a radius of 22.50 feet, through a central angle of 45 degrees 24 minutes 11 seconds, with a chord that bears South 63 degrees 31 minutes 27 seconds East a distance of 17.37 feet; thence South 86 degrees 13 minutes 32 seconds East a distance of 249.95 feet; thence 17.31 feet along the arc of a curve to the left, with a radius of 11.00 feet, through a central angle of 90 degrees 09 minutes 43 seconds, with a chord that bears North 48 degrees 41 minutes 36 seconds East a distance of 15.58 feet; thence North 03 degrees 36 minutes 44 seconds East a distance of 39.40 feet; thence North 03 degrees 14 minutes 32 seconds East a distance of 62.28 feet; thence North 45 degrees 43 minutes 51 seconds East a distance of 15.28 feet; thence North 04 degrees 21 minutes 31 seconds East a distance of 26.97 feet; thence North 35 degrees 13 minutes 54 seconds West a distance of 9.71 feet; thence North 03 degrees 17 minutes 25 seconds East a distance of 19.26 feet; thence 12.47 feet along the arc of a curve to the left, with a radius of 8.00 feet, through a central angle of 89 degrees 18 minutes 00 seconds, with a chord that bears North 41 degrees 21 minutes 35 seconds West a distance of 11.24 feet; thence North 86 degrees 00 minutes 35 seconds West a distance of 6.25 feet; thence North 03 degrees 59 minutes 25 seconds East a distance of 166.58 feet; thence South 86 degrees 12 minutes 37 seconds East a distance of 16.79 feet; thence 18.06 feet along the arc of a curve to the left, with a radius of 11.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, with a chord that bears North 48 degrees 47 minutes 23 seconds East a distance of 16.26 feet; thence North 03 degrees 47 minutes 23 seconds East a distance of 4.42 feet; thence South 86 degrees 15 minutes 51 seconds East a distance of 12.94 feet; thence South 03 degrees 43 minutes 17 seconds West a distance of 147.39 feet; thence 5.69 feet along the arc of a curve to the left, with a radius of 24.00 feet, through a central angle of 13 degrees 35 minutes 33 seconds, with a chord that bears South 79 degrees 12 minutes 49 seconds East a distance of 5.68 feet; thence South 86 degrees 00 minutes 35 seconds East a distance of 19.43 feet; thence South 03 degrees 36 minutes 44 seconds West a distance of 36.72 feet; thence North 86 degrees 23 minutes 16 seconds West a distance of 21.95 feet; thence 9.32 feet along the arc of a curve to the left, with a radius of 7.00 feet, through a central angle of 76 degrees 15 minutes 03 seconds, with a chord that bears South 55 degrees 29 minutes 13 seconds West a distance of 8.64 feet; thence South 09 degrees 00 minutes 22 seconds West a distance of 2.66 feet; thence South 03 degrees 57

minutes 21 seconds West a distance of 151.40 feet; thence South 25 degrees 17 minutes 22 seconds West a distance of 9.39 feet; thence South 03 degrees 57 minutes 21 seconds West a distance of 113.43 feet; thence South 78 degrees 03 minutes 27 seconds East a distance of 9.75 feet; thence South 86 degrees 16 minutes 43 seconds East a distance of 61.33 feet; thence South 03 degrees 36 minutes 53 seconds West a distance of 127.17 feet; thence North 86 degrees 12 minutes 54 seconds West a distance of 25.19 feet; thence South 02 degrees 29 minutes 41 seconds West a distance of 0.35 feet; thence North 87 degrees 30 minutes 19 seconds West a distance of 57.04 feet; thence North 02 degrees 29 minutes 41 seconds East a distance of 0.35 feet; thence North 87 degrees 30 minutes 19 seconds West a distance of 11.66 feet; thence North 03 degrees 36 minutes 44 seconds East a distance of 157.27 feet; thence 18.82 feet along the arc of a curve to the left, with a radius of 12.00 feet, through a central angle of 89 degrees 50 minutes 17 seconds, with a chord that bears North 41 degrees 18 minutes 24 seconds West a distance of 16.95 feet; thence North 86 degrees 11 minutes 49 seconds West a distance of 131.68 feet; to the point of beginning.

Containing 1.000 Acres (43,540 Square Feet), according to a survey by Grimes Consulting, Inc., Dated April 2009.

WHEREAS, the City Council hereby deems Petitioner's application, the material furnished, and the Final Plat, as presented in "Exhibit A", to be sufficient to 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 Lionstone Group, 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 APPROVED this 5th day of April, 2010.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: March 15, 2010
Second reading: April 5, 2010