

AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, KNOWN AS TRACTS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 25X430041 AND 25Y640052, RESPECTIVELY]; BOTH BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE SOUTHWEST SIDE OF MELROSE ROAD, NORTHWEST OF STATE ROUTE 100, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY THREE (3) ACRES BETWEEN THE TWO (2) PROPERTIES. (Ward Six)

WHEREAS, the owners of said properties are seeking the adjustment of these two (2) legal lots of record, which would allow for their modifications, as set forth by the *Subdivision and Development Regulations* adopted by the City of Wildwood; and

WHEREAS, the adjustment of these parcels of ground will transfer approximately three (3) acres from Tract 2 to Tract 1, thereby resulting in more equally sized and similarly configured properties, with both adjusted lots now being in excess of five (5) acres, thus allowing the addition of farming as permitted rights-of-use; and

WHEREAS, post-adjustment, these subject properties continue to meet the minimum three (3) acre requirement and minimum yard areas [i.e. building setback distances], as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance; and

WHEREAS, the resulting parcels of ground comply with all the provisions of Chapter 420.360 of the *Subdivision and Development Regulations* (Boundary Adjustment - Exceptions) of the City of Wildwood with regard to lot widths, dimensions, and access requirements as well; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents and property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood hereby approves and authorizes the adjustment of certain common boundary lines between two (2) existing parcels of ground, known as Tracts 1 and 2 [St. Louis County Locator Numbers: 25x430041 and 25y640052, respectively]; both being located in part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri, and more specifically situated on the southwest side of Melrose Road, northwest of State Route 100, for the purposes of transferring approximately three (3) acres between the two (2) properties. These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owners' request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the Deputy City Clerk are authorized and directed to evidence the approval of the Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Boundary Adjustment Plat in the Office of the St. Louis

County Recorder of Deeds within sixty (60) days of its approval by the City Council, or their action shall be null and void.

Section Three. This ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and the petitioner(s) or representative returns recorded copies of the plat to the Department of Planning.

THIS BILL WAS PASSED AND APPROVED THIS ___ DAY OF _____ 2016 BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

Deputy City Clerk

Deputy City Clerk

BOUNDARY ADJUSTMENT PLAT

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 8, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH P.M. CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI
 ZONED: "NU" NON-URBAN RESIDENCE DISTRICT
 SHEET 1 OF 2

(JUNE, 2011) CONVEYED TO
 KARL G. ZEISER, R.L. TRUST
 251640041
 19311/3453

(FEBRUARY, 2015) CONVEYED TO
 VICKI L. ZEISER, ETAL
 251640041
 21371/409

(OCTOBER, 1995) CONVEYED TO
 KARL G. & VICKI L. ZEISER (H/M)
 7830/2473
 10,006 Acres

ADJUSTED TRACT 2
 7,045 Acres
 306,880.2 Sq. Ft.
 PROPERTY ADDRESS:
 18712 MELROSE ROAD
 GLENDOLE, MO. 63039

ADJUSTED TRACT 1
 6,603 Acres
 283,270.7 Sq. Ft.

(ORIGINAL TRACT 1)
 VICKI L. ZEISER AND
 ROBERT S. DOUGLASS (H/M)
 251640041
 7634/595
 3,542 Acres
 PROPERTY ADDRESS:
 18718 MELROSE ROAD
 GLENDOLE, MO. 63039

LOT 7
 N/F SEGERBERD
 LOCATION NO. 2516200032
 18895/2287

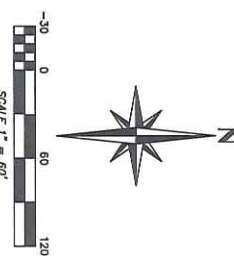
MELROSE WOODS
 PLAT BOOK 187, PAGES 68 & 69

LOT 2
 N/F SCHLATTMAN
 LOCATION NO. 2516410043
 20950/200

LOT 3
 N/F PRAIT
 LOCATION NO. 2516430113
 18278/1333

LOT 2
 N/F HENNRICH
 LOCATION NO. 2516430104
 09326/1415

LOT 1
 N/F BINDER
 LOCATION NO. 2516430096
 13157/1381



GENERAL NOTES

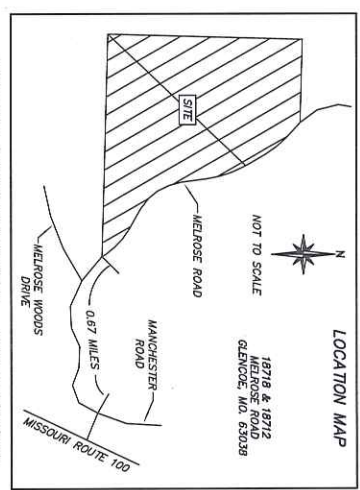
- NOVEMBER, 2015
- = FOUND MONUMENT
- = SET 5/8" IRON ROD
- = 1/2" COP. P.L.S. 1815
- ACQUIRACY STANDARD
- URBAN PROPERTY
- SOURCE OF RECORD INFORMATION
- BOOK 7634, PAGE 595
- BOOK 7830, PAGE 2473
- BOOK 19311, PAGE 3453
- BOOK 21371, PAGE 409
- BASIS OF BEARINGS
- NORTH LINE OF MELROSE WOODS
- PLAT BOOK 187, PAGES 68 & 69

MONUMENTATION SCRIPT

The permanent monuments for each block created (indicated as ○) and semi-permanent monuments at all lot corners (indicated as ●) will be set, with the exception of the north lot corner (indicated as ○) which will be set by the original owner or their representative. The monuments will be set in accordance with the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Transportation. The monuments will be set in accordance with the Missouri Subdivision Ordinance of the City of Wildwood, Missouri 1005.250 will be set.

FEMA FLOOD MAP NO. 29189C0225K - DATED 02/04/2015
 SITE BENCH MARK: St. Louis County Benchmark No. 16133

Standard DNR aluminum disk stamped S-96 1992 at the Northeast corner of Highway 100 (aka Monchester Road) and Melrose Road, roughly 79 feet Southward of a nail and shiner in a utility pole, 63 feet West of a punch hole in the top of the Northern end of a corrugated metal culvert under Melrose Road, 3 feet from a street sign post and 7 feet from stop sign.
 Elevation: MVD89 - 766.59 - NOD29 - 766.75



LOCATION MAP
 NOT TO SCALE
 18718 & 18712
 GLENDOLE, MO. 63039

SERVICE PROVIDERS

- COUNCIL WARD: REC'D WARD
- PLANNING: JENNY WEST
- ENGINEER: PRIVATE SET/TE
- CONTRACTOR: LAUREN FORSHAE
- UTILITY: AMEREN MISSOURI
- ELECTRIC: AUGUST TAKEN CREEK
- WATERSHED: ST. LOUIS COUNTY
- ZIP CODE: 63039
- POLICE: WILWOOD (PREVIOUS) SIX

Surveyor's Notes:

The Professional Land Surveyor has made no investigation or search for monuments of record, encumbrances, restrictive covenants, easements, utility lines or any facts that may affect the accuracy of this survey. There may be documents recorded or unrecorded that may affect this survey plat.

The property owners names and recorded deed information were obtained from the St. Louis County Public Records Office. The surveyor makes no guarantee as to the accuracy of the deeds or the current ownership as shown.

SURVEYOR'S CERTIFICATE:

I, Michael Roy Burke, hereby certify to Mr. and Mrs. Robert Douglas, that this survey was performed by me in November of 2015, and said survey is in accordance with the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects.



FILE NO. 9282015
 BURKE AND ASSOCIATES, INC.
 LAND SURVEYORS
 1874 HIGHWAY A - SUITE 104
 WASHINGTON, MISSOURI 63090
 636-239-0172