

Bill No. 13787

Ordinance No. 24-024

Sponsor: Justin Foust

AN ORDINANCE APPROVING THE RECORD PLAT FOR LOHMANN ESTATES PLAT 2, A SUBDIVISION OF THE CITY OF SAINT CHARLES, MISSOURI.

Whereas, Paul Lohmann and Delores Lohmann, owners, have laid out a Subdivision within the City of Saint Charles, Missouri under the name Lohmann Estates Plat 2 (hereinafter, the "Subdivision") and has caused to be made an accurate plat thereof, a copy of which is identified as Exhibit A, attached hereto and incorporated by this reference (hereinafter, the "Plat"); and

Whereas, the Plat accurately sets forth and describes all parts of the land within the Subdivision reserved for public purposes; and

Whereas, the Plat accurately sets forth and describes all lots by their precise length and width and by number; and

Whereas, the Plat has been drawn to scale and the scale is noted thereon, has written on its face the title of the Subdivision, and identifies the United States Survey the Subdivision purports to be located; and

Whereas, the Plat designates, reflects, and shows markers and established points so that the precise location of the land platted can be determined upon inspection of the Plat; and

Whereas, no taxes are due against the land proposed to be platted; and

Whereas, the Plat is submitted to the City Council of the City of St. Charles, Missouri, for its approval;

Now, Therefore, Be it Ordained by the Council of the City of Saint Charles, Missouri, as Follows:

SECTION 1. The Plat for Lohmann Estates Plat 2 is hereby approved subject to compliance with all recommendations and requirements approved or made by the City Council.

SECTION 2. The City Clerk is authorized to endorse the City's approval upon the Plat by signature and by the Seal of the City.

SECTION 3. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Bill No. 13787

March 5, 2024

Date Passed

3-6-24

Date Approved by Mayor

Vince Ratchford

Vince Ratchford, Presiding Officer

Daniel J. Borgmeyer

Daniel J. Borgmeyer, Mayor

Approved as to Form:

Michael P. Cullen 2/8/24

Michael P. Cullen, City Attorney Date

Attest:

Kimberly Stinson

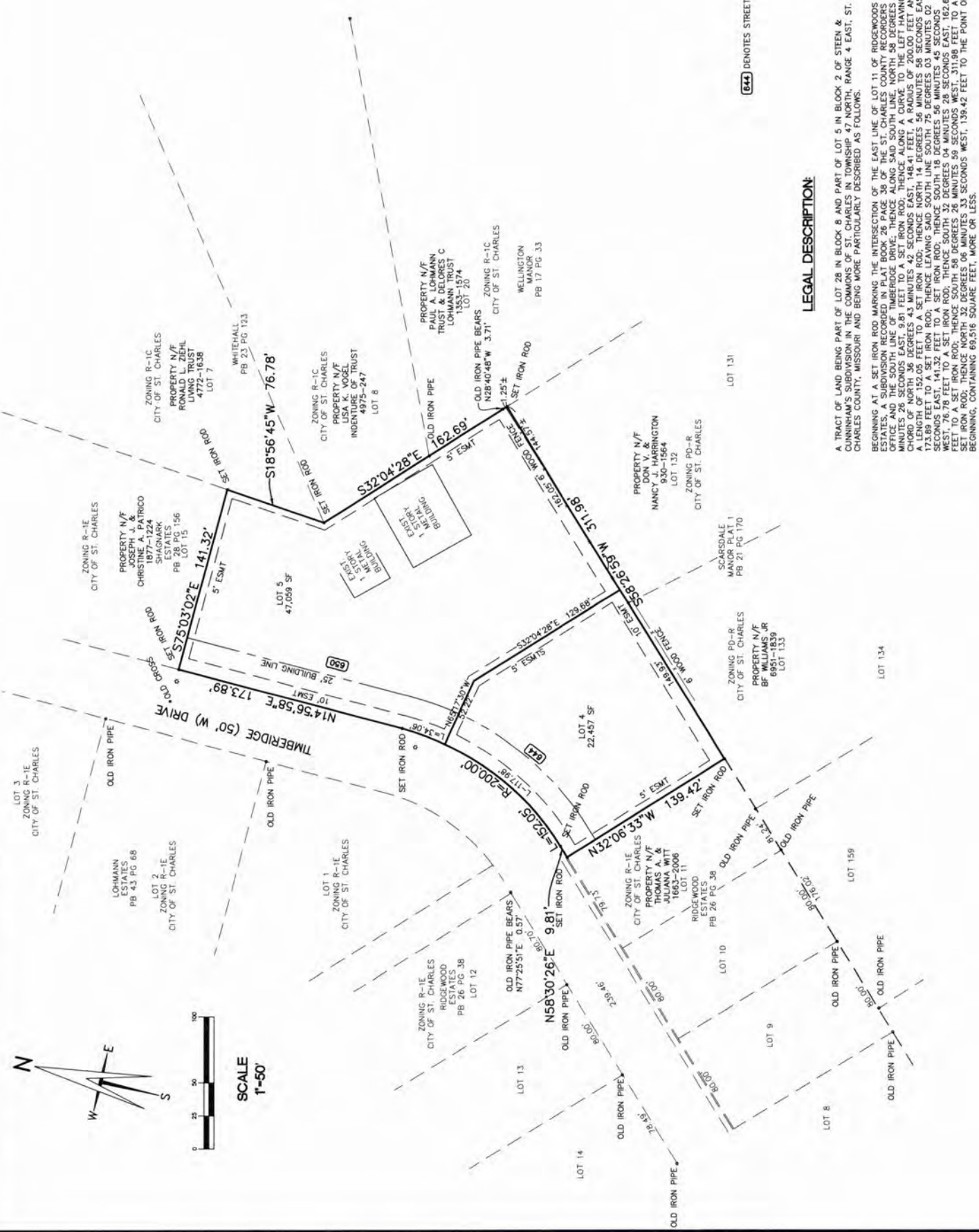
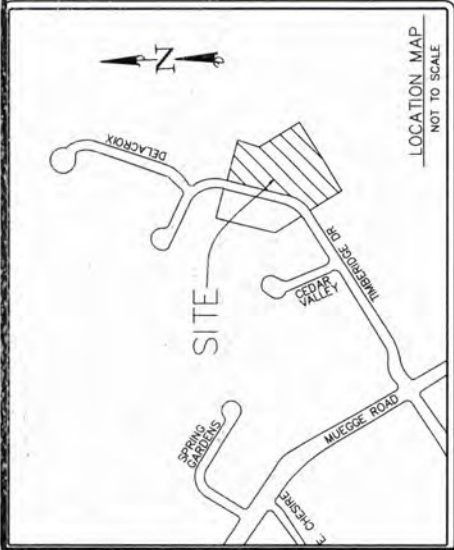
City Clerk

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RECORD PLAT LOHMANN ESTATES PLAT 2

A TRACT OF LAND BEING A PART OF LOT 28
OF BLOCK 8 OF STEEN AND CUNNINGHAM'S
SUBDIVISION OF THE COMMONS OF ST. CHARLES,
US SURVEY 3280, TOWNSHIP 47 NORTH, RANGE 4 EAST
IN THE CITY OF ST. CHARLES, MISSOURI



LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 28 IN BLOCK 8 AND PART OF LOT 5 IN BLOCK 2 OF STEEN & CUNNINGHAM'S SUBDIVISION IN THE COMMONS OF ST. CHARLES IN TOWNSHIP 47 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET IRON ROD MARKING THE INTERSECTION OF THE EAST LINE OF LOT 11 OF RIDGEWOODS ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 26 PAGE 38 OF THE ST. CHARLES COUNTY RECORDS OFFICE AND THE SOUTH LINE OF TIMBERIDGE DRIVE, THENCE ALONG SAID SOUTH LINE, NORTH 58 DEGREES 30 MINUTES 26 SECONDS EAST, 8.91 FEET TO A SET IRON ROD, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 152.05 FEET TO A SET IRON ROD, THENCE SOUTH 14 DEGREES 56 MINUTES 48 SECONDS EAST, 173.88 FEET TO A SET IRON ROD, THENCE LEAVING SAID SOUTH LINE SOUTH 75 DEGREES 03 MINUTES 02 SECONDS EAST, 141.32 FEET TO A SET IRON ROD, THENCE SOUTH 18 DEGREES 56 MINUTES 45 SECONDS WEST, 177.17 FEET TO A SET IRON ROD, THENCE SOUTH 58 DEGREES 26 MINUTES 26 SECONDS WEST, 371.98 FEET TO A SET IRON ROD, THENCE NORTH 32 DEGREES 06 MINUTES 33 SECONDS WEST, 139.42 FEET TO THE POINT OF BEGINNING, CONTAINING 69,516 SQUARE FEET, MORE OR LESS.

(644) RENOTES STREET ADDRESS

CITY CERTIFICATE

I, CITY CLERK, HEREBY CERTIFY THAT ORDINANCE NO. _____ APPROVING THIS PLAT AND DIRECTING ME TO ENFORCE THE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. CHARLES, MISSOURI AND SAID ORDINANCE AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____ 20____.

CITY CLERK OF ST. CHARLES, MISSOURI

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE TRACTS OF LAND DESCRIBED IN THE FOREGOING SURVEY CERTIFICATE HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT. THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF ST. CHARLES, SWB, LAKEIDE GAS, AMERENUE AND THE RESPECTIVE CABLE COMPANY AND THEIR ASSIGNS, FOR THE INSTALLATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES. THE CITY OF ST. CHARLES MAY FROM TIME TO TIME ENTER UPON SAID EASEMENTS TO CONSTRUCT, REPAIR AND MAINTAIN SAID PUBLIC UTILITIES AND MAY USE ADJACENT AREAS NOT OCCUPIED BY IMPROVEMENTS FOR WORKING ROOM AND STORAGE OF MATERIALS AND EQUIPMENT. ALL TAXES DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

BY: _____
PAUL LOHMANN

BY: _____
DELORES LOHMANN

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)
ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED PAUL AND DELORES LOHMANN WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT UNDER THE LAWS OF THE STATE OF MISSOURI, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

LENDER'S CERTIFICATE:

THE UNDERSIGNED _____ BEING THE HOLDER OF A PROMISSORY NOTE SECURED BY A DEED OF TRUST DESCRIBING THE PROPERTY DESCRIBED HEREIN, WHICH DEED OF TRUST IS RECORDED IN BOOK 4348, PAGE 314, AND RECORDED IN BOOK 4378 PAGE 101, IN THE PUBLIC RECORDS OF THE COUNTY OF ST. CHARLES, MISSOURI, AND HEREBY JOIN IN AND APPROVE ALL DETAILS OF THE SUBDIVISION HEREIN PLATTED. IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ 20____.

SIGNATURE _____

PRINT NAME _____

TITLE _____

LENDER'S NOTICE: _____
COUNTY OF ST. CHARLES)
ON THIS _____ DAY OF _____ 20____ BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS _____ THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ IS A DIRECTOR OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

GENERAL NOTES:

1. BASIS OF BEARINGS: THE WEST R/W LINE OF TIMBERIDGE DRIVE PER THE PLAT OF "SHAGBARK ESTATES" AS RECORDED IN PLAT BOOK 28 PAGE 156-157 OF THE ST. CHARLES COUNTY RECORDS.
2. THIS PLAT CONTAINS 69,516 SQUARE FEET, 1.59 ACRES.
3. A CURRENT TITLE COMMITMENT REPORT WAS NOT FURNISHED FOR THIS SURVEY AND THEREFORE THIS PLAT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING CONDITIONS:
A. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
C. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
D. EASEMENTS OF RECORD.
4. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 7 FEET
REAR YARD: 25 FEET

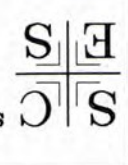
PREPARED FOR:
PAUL AND DELORES LOHMANN, TRUSTEES
2953 GREENLEAF DRIVE,
ST. CHARLES, MO 63303

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING AND SURVEYING, INC., AT THE REQUEST OF PAUL AND DELORES LOHMANN, DURING THE MONTH OF OCTOBER, 2023, EXECUTED A BOUNDARY SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH CHAPTER 169, MISSOURI STATUTES FOR URBAN RECORD PLAT SURVEYS. THE SURVEY WAS CONDUCTED BY ME AND MY ASSISTANT SURVEYORS. THE ACCURACY OF THE SURVEY IS GUARANTEED BY THE PROFESSIONAL LIABILITY INSURANCE POLICY OF ST. CHARLES ENGINEERING AND SURVEYING, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE FOREMENTIONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

LOHMANN ESTATES PLAT 2
A TRACT OF LAND BEING A PART OF LOT 28
OF BLOCK 8 OF STEEN AND CUNNINGHAM'S
SUBDIVISION OF THE COMMONS OF ST. CHARLES,
US SURVEY 3280, TOWNSHIP 47 NORTH, RANGE 4 EAST
IN THE CITY OF ST. CHARLES, MISSOURI

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO.
2028067

DATE
12/19/23

RCA FORM (OFFICE USE ONLY)

Bill # 13787

MEETING/DATE: 2/27/2024

Regular Special Work Session

ATTACHMENT: YES NO

Report Resolution Ordinance

Request for Council Action

Ward(s): 6

Sponsor(s): Justin Foust

Description:

Approve the Record Plat for Lohmann Estates Plat 2.

Contract Extension/Renewal: Yes No

Information Paper Attached: Yes No

Staff Recommendation: Approve Disapprove

Board/Committee/Commission Recommendation: Approve Disapprove

Summary:

This bill will approve the record plat for Lohmann Estates Plat 2 for the residential subdivision of an existing 1.59 lot to allow the construction of two (2) new residential lots. This record plat is compliant with the Zoning Code, Subdivision Regulations, and Preliminary Plat. The property is zoned C-2/EHP General Business District within the Extended Historic Preservation District and located in Ward 6.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)

Fiscal Impact: N/A

Account #: N/A

Project #: N/A

RCA prepared by: MPE Dept. Dir. [Signature] Finance Dir. [Signature] Dir. of Admin. [Signature]