

Bill No. 13793

Ordinance No. 24-030

Sponsor: Michael Flandermeyer

AN ORDINANCE APPROVING THE RECORD PLAT FOR RESUBDIVISION OF LOT 30 OF BELLEVAUX, A SUBDIVISION OF THE CITY OF SAINT CHARLES, MISSOURI.

Whereas, Klondike Group, Inc., owner, has laid out a Subdivision within the City of Saint Charles, Missouri under the name Resubdivision of Lot 30 of Bellevaux (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 Resubdivision of Lot 30 of Bellevaux 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. 13793

March 19, 2024
Date Passed

3-20-24
Date Approved by Mayor

Vince Ratchford
Vince Ratchford, Presiding Officer

Daniel J. Borgmeyer
Daniel J. Borgmeyer, Mayor

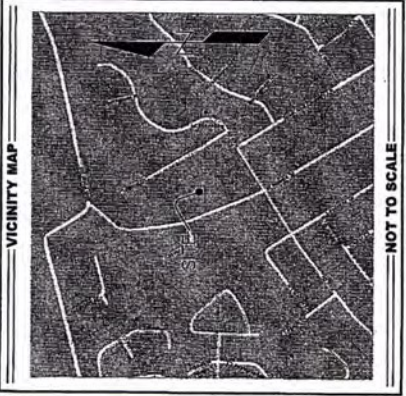
Approved as to Form:

Attest:

Holly Maddigan
Assistant City Attorney
for Michael P. Cullen, City Attorney
Date 2/22/2024

Kimberly Hecson
City Clerk



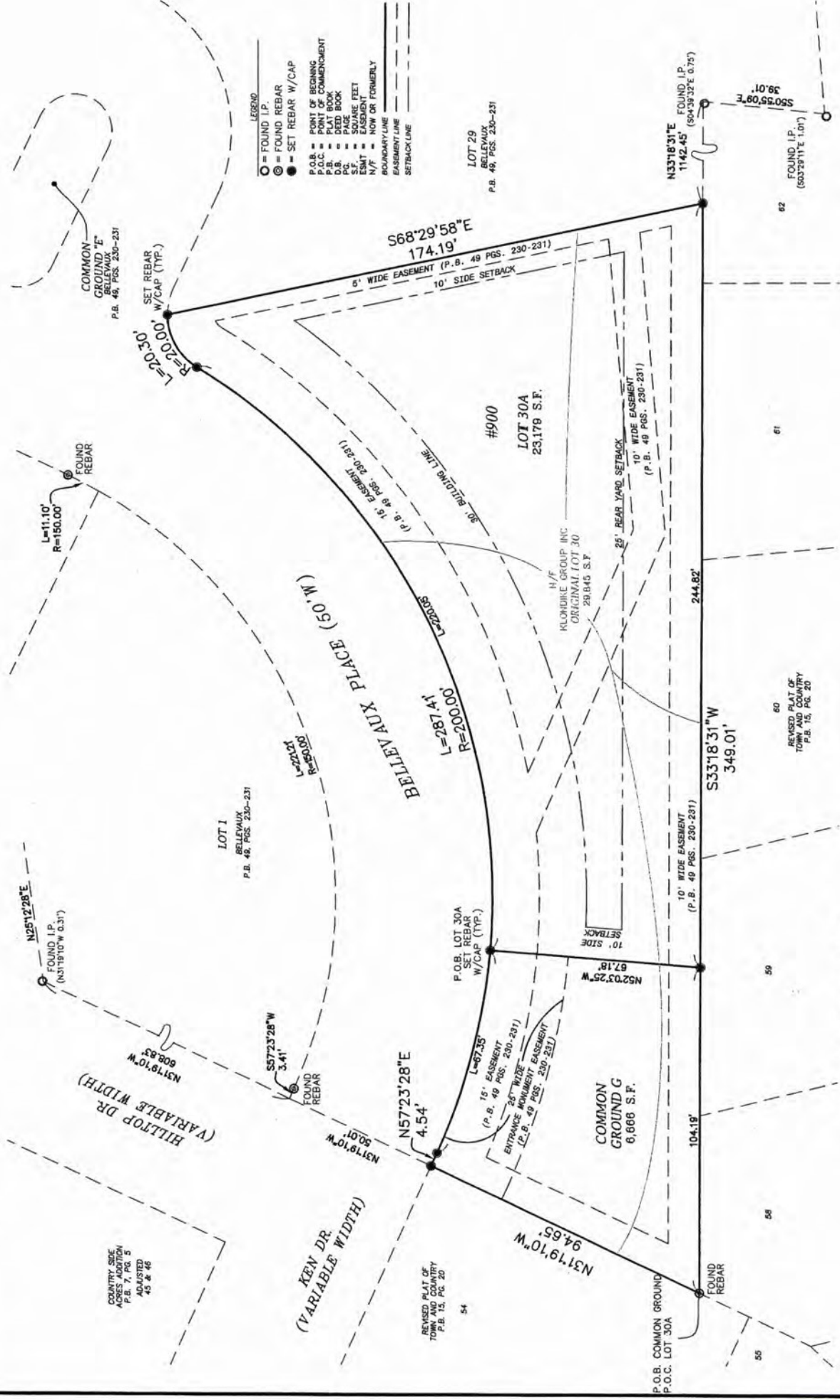


VICINITY MAP

NOT TO SCALE

RESUBDIVISION OF LOT 30 OF BELLEVAUX PLAT BOOK 49, PAGES 230-231

A TRACT OF LAND BEING PART OF U. S. SURVEY 1667
TOWNSHIP 47 NORTH, RANGE 5, EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF ST. CHARLES, ST. CHARLES COUNTY, MISSOURI



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING & SURVEYING, INC. HAS DURING THE MONTH OF FEBRUARY, 2024, REVISITED THE SURVEY OF LOT 30 OF BELLEVAUX, A SUBDIVISION OF LAND BEING PART OF U.S. SURVEY 1667, TOWNSHIP 47 NORTH, RANGE 5 EAST, CITY OF ST. CHARLES, MISSOURI, RECORDED IN PLAT BOOK 49, PAGE 230-231 OF THE RECORDS OF ST. CHARLES COUNTY, MISSOURI, AND HAS FOUND THE SAME TO BE CORRECT AND ACCURATE. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2024.



THOMAS M. JAMBORETZ
AS AGENT FOR: ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH ST., SUITE 202
ST. CHARLES, MO 63301
DATE: 02/07/2024

CITY CERTIFICATION

I, KIMBERLY HUDSON, CITY CLERK, HEREBY CERTIFY THAT THE ORDINANCE NUMBER APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE THE SAME UNDER MY HAND AND SEAL OF SAID CITY IS _____, AND THE SAME WAS APPROVED BY THE BOARD OF SAID CITY, ST. CHARLES, MISSOURI, AND SAME APPROVED BY THE BOARD OF SAID CITY, ST. CHARLES, MISSOURI, ON _____ DAY OF _____, 2024. I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2024.

CITY CLERK: KIMBERLY HUDSON



OWNER'S CERTIFICATE
THE UNDERSIGNED OWNER OF THE TRACT HEREIN PLATTED AND EVIDENTLY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "RECORD PLAT LOT 30 BELLEVAUX SUBDIVISION".
ALL EASEMENTS AND BUILDING LINES SHOWN ON THIS PLAT, UNLESS DESIGNATED OTHERWISE ARE DEDICATED PER BELLEVAUX PLAT BOOK 49 PAGES 230-231, AND ANY ASSOCIATED ORDINANCES THEREIN.
THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF BELLEVAUX AS SET FORTH IN AN INSTRUMENT FILED IN BOOK 6766, PAGE 2273 IN THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE.

IN WITNESS WHEREOF, WE HAVE HEREBY SET OUR HANDS (AND AFFIXED OUR CORPORATE SEAL, IF APPLICABLE) THIS _____ DAY OF _____, 2024.

SIGNATURE _____
PRINT NAME _____
TITLE _____

OWNER'S NOTARY

STATE OF MISSOURI }
COUNTY OF ST. CHARLES }
ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED _____ TO
ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS THE _____ TO
A CORPORATION OF THE STATE OF MISSOURI, AND 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
FREE ACT AND DEED OF SAID CORPORATION. _____, ACKNOWLEDGED, SAID INSTRUMENT TO BE THE
IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY
AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
PLEASE PRINT NAME _____

LAND DESCRIPTION

ORIGINAL LOT 30
LOT 30 OF BELLEVAUX, A TRACT OF LAND BEING PART OF U.S. SURVEY 1667, TOWNSHIP 47 NORTH, RANGE 5 EAST, CITY OF ST. CHARLES, MISSOURI, RECORDED IN PLAT BOOK 49, PAGE 230-231 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

COMMON GROUND G
PART OF LOT 30 OF BELLEVAUX, A TRACT OF LAND BEING PART OF U.S. SURVEY 1667, TOWNSHIP 47 NORTH, RANGE 5 EAST, CITY OF ST. CHARLES, MISSOURI, RECORDED IN PLAT BOOK 49, PAGE 230-231 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, MORE PARTICULARLY DESCRIBES AS:
BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 30 AND BELLEVAUX, THENCE ALONG THE WESTERN LINE OF SAID LOT, NORTH 31 DEGREES 19 MINUTES 19 SECONDS WEST, 64.45 FEET TO THE SOUTH LINE OF BELLEVAUX PLACE 50 FEET WIDE, THENCE ALONG SAID SOUTH LINE, NORTH 57 DEGREES 23 MINUTES 26 SECONDS WEST, 100.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 200.00 FEET, WHOSE CHORD BEARING AND DISTANCE IS NORTH 47 DEGREES 44 MINUTES 36 SECONDS EAST, 100.00 FEET, THENCE ALONG SAID CHORD BEARING AND DISTANCE, TO A POINT OF BEGINNING. THE AREA OF SAID COMMON GROUND G IS 6,606 SQUARE FEET.

LOT 29
COMMON GROUND G
PART OF LOT 30 OF BELLEVAUX, A TRACT OF LAND BEING PART OF U.S. SURVEY 1667, TOWNSHIP 47 NORTH, RANGE 5 EAST, CITY OF ST. CHARLES, MISSOURI, RECORDED IN PLAT BOOK 49, PAGE 230-231 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, MORE PARTICULARLY DESCRIBES AS:
BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 30 AND BELLEVAUX, THENCE ALONG THE WESTERN LINE OF BELLEVAUX PLACE, NORTH 31 DEGREES 19 MINUTES 19 SECONDS WEST, 64.45 FEET TO THE SOUTH LINE OF BELLEVAUX PLACE, THENCE ALONG SAID SOUTH LINE, NORTH 57 DEGREES 23 MINUTES 26 SECONDS WEST, 100.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 200.00 FEET, WHOSE CHORD BEARING AND DISTANCE IS NORTH 47 DEGREES 44 MINUTES 36 SECONDS EAST, 100.00 FEET, THENCE ALONG SAID CHORD BEARING AND DISTANCE, TO A POINT OF BEGINNING. THE AREA OF SAID LOT 29 IS 23,179 SQUARE FEET.

LOT 30A
PART OF LOT 30 OF BELLEVAUX, A TRACT OF LAND BEING PART OF U.S. SURVEY 1667, TOWNSHIP 47 NORTH, RANGE 5 EAST, CITY OF ST. CHARLES, MISSOURI, RECORDED IN PLAT BOOK 49, PAGE 230-231 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, MORE PARTICULARLY DESCRIBES AS:
BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 30 AND BELLEVAUX, THENCE ALONG THE WESTERN LINE OF BELLEVAUX PLACE, NORTH 31 DEGREES 19 MINUTES 19 SECONDS WEST, 64.45 FEET TO THE SOUTH LINE OF BELLEVAUX PLACE, THENCE ALONG SAID SOUTH LINE, NORTH 57 DEGREES 23 MINUTES 26 SECONDS WEST, 100.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 200.00 FEET, WHOSE CHORD BEARING AND DISTANCE IS NORTH 47 DEGREES 44 MINUTES 36 SECONDS EAST, 100.00 FEET, THENCE ALONG SAID CHORD BEARING AND DISTANCE, TO A POINT OF BEGINNING. THE AREA OF SAID LOT 30A IS 23,179 SQUARE FEET.

GENERAL NOTES

1. PREPARED FOR: KLONDIKE GROUP INC
4680 MEXICO ROAD
ST. PETERS, MO 63376
2. BASIS OF BEARINGS: BELLEVAUX P.B. 49 PGS 230-231
3. THE TOTAL AREA OF THIS PLAT: 29,645 SQUARE FEET.
4. SETBACKS:
FRONT - 30'
SIDE - 10'
REAR - 25'
5. ST. CHARLES ENGINEERING & SURVEYING, INC. WAS NOT SUPPLIED A TITLE COMMITMENT AND TAKES NO RESPONSIBILITY FOR ANY EASEMENTS, ENCUMBRANCES, COVENANTS AND CONDITIONS THAT A CURRENT TITLE POLICY MIGHT PROVIDE.
6. IRON BOLTS TO BE SET AS SHOWN WITHIN TWELVE MONTHS AFTER THE RECORDING OF THE RECORD PLAT PER MISSOURI SURVEY STANDARDS.
7. PROPERTY OWNERS: KLONDIKE GROUP INC
4680 MEXICO ROAD
ST. PETERS, MO 63376
8. ACCORDING TO FORM FLOOD INSURANCE RATE MAP PANEL 28148C0260 H, DATED MARCH 6, 2021, THIS PROPERTY LIES IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

900 BELLEVAUX PLACE
ST. CHARLES MO 63301

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 AND LAND SURVEYING CORPORATION
MISSOURI STATE CERTIFICATES OF AUTHORITY - 001647 & 000379



ORDER NO. 160008

DATE: 02/07/2024

1

RCA FORM (OFFICE USE ONLY)

Bill # 13793

MEETING/DATE: 3/5/2024
Regular Special Work Session
ATTACHMENT: YES NO
Report Resolution Ordinance

Request for Council Action

Ward(s): 7 Sponsor(s): Michael Flandermeyer

Description:

Approve the Record Plat for Resubdivision of Lot 30 of Bellevaux.

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 the resubdivision of Lot 30 of Bellevaux for the residential subdivision of an existing 0.69 lot to allow the construction one (1) residential lot and one (1) lot of common ground. This record plat is compliant with the Zoning Code, Subdivision Regulations, and Preliminary Plat. The property is zoned R-1C Single Family Residential District and located in Ward 7.

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]