

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING AN AMENDED BOUNDARY ADJUSTMENT PLAT CONSISTING OF TWO LEGAL LOTS OF RECORD IDENTIFIED AS LOTS A AND B OF ‘SALIA TRACTS THIRD BOUNDARY ADJUSTMENT PLAT’, RECORDED IN PLAT BOOK 371, PAGE 308, OF ST. LOUIS COUNTY RECORDS, BEING IN U.S. SURVEY 909, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE SOUTH SIDE OF PUELLMAN ROAD AT ITS INTERSECTION WITH EAST SALIA DRIVE, AND TO HEREAFTER BE KNOWN AS “SALIA TRACTS FOURTH BOUNDARY ADJUSTMENT PLAT”.

WHEREAS, the owners of the subject parcel of ground are seeking this adjustment of the described properties via the provisions of Chapter 420.360 Boundary Adjustments - Exceptions of the *Subdivision and Development Regulations* of the City of Wildwood, St. Louis County, Missouri; and

WHEREAS, the properties being considered for the planned adjustment have been deemed legal lots of record, as defined by the City’s *Subdivision and Development Regulations* (Chapter 420); and

WHEREAS, the properties resulting from these planned adjustments appear to be in compliance with the minimum lot area prescribed by the Zoning Ordinance of the City of Wildwood (NU Non-Urban Residence District), and meet with the minimum boundary dimensions and frontages for access purposes, as stipulated within the City of Wildwood’s *Subdivision and Development Regulations*; and

WHEREAS, these properties are being adjusted by the respective owners to create no lot less than four (4) acres in size, while offering another property for future sale and development; and

WHEREAS, the engineer/surveyor of record has provided the required supporting information in this regard, including, but not limited to, a name certification of this subdivision action, address verifications, and certain utility letters relative to future service to the sites; and

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

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 a Boundary Adjustment Plat of two (2) legal lots of record that are a tract of land identified as Lots A and B of the ‘Salia Tracts Third Boundary Adjustment Plat,’ according to the plat thereof recorded in Plat Book 371, Page 308, of St. Louis County Records, all within U.S. Survey 909,

Township 45 North, Range 3 East, City of Wildwood, St. Louis County, Missouri, hereafter to be known as "Salia Tracts Fourth Boundary Adjustment Plat." These lots are indicated graphically and by legal description upon the attached Boundary Adjustment Plat accompanying the property owner's request, and hereto made a part of this Ordinance.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of this Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificates of Approval upon these instruments. The petitioner is required and directed to record Boundary Adjustment Plat in the Office of the Recorder of Deeds of St. Louis County, Missouri within one hundred twenty (120) days of its approval by the City Council, or their action shall be voided.

Section Three. This Ordinance shall be in full force and effect, from and after its date of passage and approval, provided all required fees are paid to the City, all applicable provisions of the *Subdivision and Development Regulations* are met, and a recorded copy of the plat and any related materials are returned to the City by the owner/petitioner.

This Bill was passed and approved this 9th day of October, 2023, by the Council of the City of Wildwood after having been read by title or in full two times prior to passage.



Presiding Officer



James R. Bowlin, Mayor

ATTEST:

ATTEST:



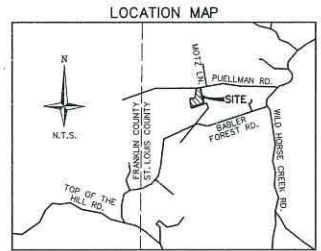
City Clerk



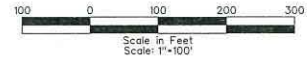
City Clerk

SALIA TRACTS FOURTH BOUNDARY ADJUSTMENT PLAT
 A TRACT OF LAND BEING LOTS A AND B OF
 "SALIA TRACTS THIRD BOUNDARY ADJUSTMENT PLAT" (P.B. 371, PG. 306)
 IN U.S. SURVEY 909, TOWNSHIP 45 NORTH - RANGE 3 EAST
 CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI
 ZONED NU - NON URBAN RESIDENCE DISTRICT

SERVICE PROVIDERS LIST
 SCHOOL: ROCKWOOD SCHOOL DISTRICT
 FIRE: MONARCH FIRE PROTECTION DISTRICT
 SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEM
 WATER: PRIVATE WELL
 GAS: NONE
 TELEPHONE: AT&T
 ELECTRIC: AMEREN MISSOURI
 CABLE: NONE
 WATERSHED: WILD HORSE CREEK
 ZIP CODE: 63005
 POLICE: ST. LOUIS COUNTY-WILDWOOD PRECINCT
 CITY COUNCIL WARD 1



LEGEND
 C.O. CLEANOUT
 M.H. MANHOLE
 T.F. TRANSFORMER
 U.P. UTILITY POLE



Original Lot A

A tract of land being Lot A of "Salia Tracts Third Boundary Adjustment Plat", according to the plat thereof recorded in Plat Book 371 page 306 of the St. Louis County records, in U.S. Survey 909, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southwest corner of said Lot A, being also a point in the South line of said U.S. Survey 909, distant North 66 degrees 57 minutes 41 seconds East 340.37 feet from the Southwest corner thereof; thence Northwesterly along a West line of said Lot A, North 12 degrees 11 minutes 34 seconds West 700.27 feet to the Southwest corner of Adjusted Parcel B of "Boundary Adjustment Plat of Salia Tracts in U.S. Survey 909, Township 45 North Range 3 East Of The Fifth Principal Meridian in St. Louis County, Missouri And The City Of Wildwood", according to the plat thereof recorded in Plat Book 345 pages 171 and 172 of the St. Louis County records; thence Eastwardly and Northwardly along the lines dividing said Lot A and Adjusted Parcel B the following courses and distances: North 79 degrees 28 minutes 15 seconds East 388.17 feet, North 12 degrees 10 minutes 22 seconds East 275.95 feet, North 2 degrees 12 minutes 09 seconds West 430.78 feet and North 22 degrees 47 minutes 15 seconds East 167.13 feet to a point in the centerline of Puellman Road, 20 feet wide, as traveled, being also the North line of said Lot A, the following courses and distances: South 86 degrees 41 minutes 14 seconds East 36.34 feet, North 62 degrees 13 minutes 58 seconds East 53.80 feet, North 66 degrees 00 minutes 24 seconds East 73.87 feet and North 61 degrees 04 minutes 33 seconds East 56.44 to a point; thence South 19 degrees 24 minutes 48 seconds East 359.86 feet to a point in the Northwest line of Lot B of said "Salia Tracts Third Boundary Adjustment Plat"; thence Southwesterly along said Northwest line, the following courses and distances: South 47 degrees 50 minutes 27 seconds West 157.41 feet, along a curve to the left whose radius point bears South 42 degrees 09 minutes 33 seconds East 350.00 feet from the last mentioned point, a distance of 117.26 feet and South 28 degrees 38 minutes 43 seconds West 32.19 feet to a point; thence leaving said Northwest line, South 19 degrees 24 minutes 48 seconds East 528.63 feet to a point; thence North 66 degrees 57 minutes 41 seconds East 268.25 feet to a point; thence South 19 degrees 24 minutes 48 seconds East 311.24 feet to a point in the aforesaid South line of U.S. Survey 909, thence Westwardly along said South line, South 66 degrees 57 minutes 41 seconds East 1073.45 feet to the point of beginning and containing 17.980 acres according to a survey by Volz Incorporated.

Original Lot B

A tract of land being Lot B of "Salia Tracts Third Boundary Adjustment Plat", according to the plat thereof recorded in Plat Book 371 page 306 of the St. Louis County records, in U.S. Survey 909, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southeast corner of said Lot B of "Salia Tracts Third Boundary Adjustment Plat", being also a Northeast corner of Lot A of said plat; thence South 66 degrees 57 minutes 41 seconds West 268.25 feet to a point; thence North 19 degrees 24 minutes 48 seconds West 528.63 feet to a point in the centerline of a 40 foot wide private roadway easement known as E Salia Drive, as established by Plat Book 358 page 220 of the St. Louis County records; thence along said centerline the following courses and distances: North 28 degrees 38 minutes 43 seconds East 32.19 feet, along a curve to the right whose radius point bears South 61 degrees 21 minutes 17 seconds East 350.00 feet from the last mentioned point, a distance of 117.26 feet and North 47 degrees 50 minutes 27 seconds East 157.41 feet to the Northeast corner of said Lot B; thence Southwardly along the East line of said Lot B, South 19 degrees 24 minutes 48 seconds East 528.63 feet to the point of beginning and containing 3.712 acres according to a survey by Volz Incorporated.

Adjusted Lot A

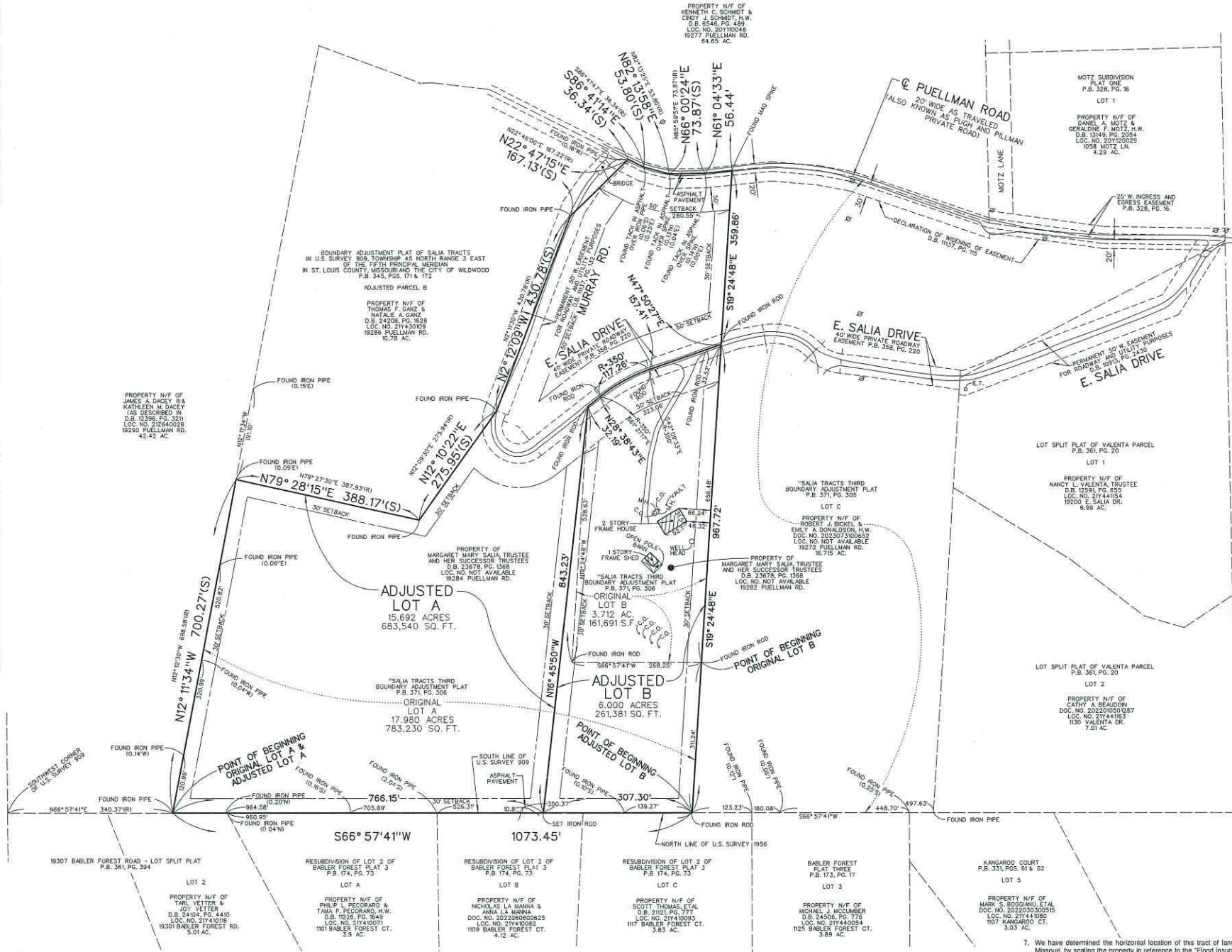
A tract of land being part of Lot A of "Salia Tracts Third Boundary Adjustment Plat", according to the plat thereof recorded in Plat Book 371 page 306 of the St. Louis County records, in U.S. Survey 909, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southwest corner of said Lot A, being also a point in the South line of said U.S. Survey 909, distant North 66 degrees 57 minutes 41 seconds East 340.37 feet from the Southwest corner thereof; thence Northwesterly along a West line of said Lot A, North 12 degrees 11 minutes 34 seconds West 700.27 feet to the Southwest corner of Adjusted Parcel B of "Boundary Adjustment Plat of Salia Tracts in U.S. Survey 909, Township 45 North Range 3 East Of The Fifth Principal Meridian in St. Louis County, Missouri And The City Of Wildwood", according to the plat thereof recorded in Plat Book 345 pages 171 and 172 of the St. Louis County records; thence Eastwardly and Northwardly along the lines dividing said Lot A and Adjusted Parcel B the following courses and distances: North 79 degrees 28 minutes 15 seconds East 388.17 feet, North 12 degrees 10 minutes 22 seconds East 275.95 feet, North 2 degrees 12 minutes 09 seconds West 430.78 feet and North 22 degrees 47 minutes 15 seconds East 167.13 feet to a point in the centerline of Puellman Road, 20 feet wide, as traveled, being also the North line of said Lot A, the following courses and distances: South 86 degrees 41 minutes 14 seconds East 36.34 feet, North 62 degrees 13 minutes 58 seconds East 53.80 feet, North 66 degrees 00 minutes 24 seconds East 73.87 feet and North 61 degrees 04 minutes 33 seconds East 56.44 to a point; thence South 19 degrees 24 minutes 48 seconds East 359.86 feet to a point in the Northwest line of Lot B of said "Salia Tracts Third Boundary Adjustment Plat"; thence Southwesterly along said Northwest line, the following courses and distances: South 47 degrees 50 minutes 27 seconds West 157.41 feet, along a curve to the left whose radius point bears South 42 degrees 09 minutes 33 seconds East 350.00 feet from the last mentioned point, a distance of 117.26 feet and South 28 degrees 38 minutes 43 seconds West 32.19 feet to a point; thence leaving said Northwest line, South 16 degrees 45 minutes 50 seconds East 843.23 feet to a point in the aforesaid South line of U.S. Survey 909; thence Westwardly along said South line, South 66 degrees 57 minutes 41 seconds West 766.15 feet to the point of beginning and containing 15.892 acres according to a survey by Volz Incorporated.

Adjusted Lot B

A tract of land being Lot B and part of Lot A of "Salia Tracts Third Boundary Adjustment Plat", according to the plat thereof recorded in Plat Book 371 page 306 of the St. Louis County records, in U.S. Survey 909, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southeast corner of said Lot A of "Salia Tracts Third Boundary Adjustment Plat", being also a point in the South line of said U.S. Survey 909; thence Westwardly along said South line of U.S. Survey 909, South 66 degrees 57 minutes 41 seconds West 307.30 feet to a point; thence leaving said South line, North 16 degrees 45 minutes 50 seconds West 843.23 feet to the Northwest corner of said Lot B of "Salia Tracts Third Boundary Adjustment Plat", being also a point in the centerline of a 40 foot wide private roadway easement known as E Salia Drive, as established by Plat Book 358 page 220 of the St. Louis County records; thence along said centerline the following courses and distances: North 28 degrees 38 minutes 43 seconds East 32.19 feet, along a curve to the right whose radius point bears South 61 degrees 21 minutes 17 seconds East 350.00 feet from the last mentioned point, a distance of 117.26 feet and North 47 degrees 50 minutes 27 seconds East 157.41 feet to the Northeast corner of said Lot B; thence Southwardly along the East line of said Lot B, South 19 degrees 24 minutes 48 seconds East 967.72 feet to the point of beginning and containing 6.000 acres according to a survey by Volz Incorporated.



We, Volz Incorporated, have by order of Ms. Margaret Anne Pizarro, made a survey and prepared a Boundary Adjustment Plat of "A tract of land being Lots A and B of Salia Tracts Third Boundary Adjustment Plat", according to the plat thereof recorded in Plat Book 371 page 306 of the St. Louis County records, in U.S. Survey 909, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and the results are shown hereon. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and The Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Class property. Monumentation shown on this plat has been set.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 11th day of SEPTEMBER, 2023.

VOLZ INCORPORATED
 Richard G. Norvell
 Professional Land Surveyor
 No. P.L.S. #200500077

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused the same to be surveyed and adjusted in and area in the manner shown on the above Boundary Adjustment Plat, which shall hereinafter be known as "Salia Tracts Fourth Boundary Adjustment Plat".

Building lines are hereby established as shown on this plat. No new easements are being established as part of this plat. No easements are vacated by this plat.

This property is subject to covenants, conditions, and restrictions recorded in Book 18985 page 90 on June 24, 2010 in the St. Louis County records.

This property is subject to the Roadway Maintenance Agreement recorded in Book 18985 page 97 on June 24, 2010.

The undersigned further state that said tract is not encumbered by delinquent taxes or liens. In testimony whereof, we have hereunto set our hands this _____ day of _____, 2023.

MARGARET MARY SALIA REVOCABLE TRUST dated August 2, 2012

Margaret Anne Pizarro, Trustee

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS) S.S.

On this _____ day of _____, 2023, before me personally appeared Margaret Anne Pizarro, Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal in the County and State aforesaid, the day and year first above written.

My term expires: _____

Notary Public

This acknowledgement certifies this plat of "Salia Tracts Fourth Boundary Adjustment Plat" has been approved by the City of Wildwood, Missouri on the _____ day of _____, 2023.

City of Wildwood Department of Planning

Joe Vajnich, Director of Planning and Parks

I, Megan Eldridge, City Clerk of the City of Wildwood, St. Louis County, Missouri, do hereby certify this "Salia Tracts Fourth Boundary Adjustment Plat" was approved by Ordinance Number _____ under action taken by the City Council of Wildwood, Missouri on the _____ day of _____, 2023. Said ordinance of the same appears on record in my office as testimony whereof and I hereunto now set my hand and affix the official seal of the City of Wildwood, St. Louis County, Missouri, on this _____ day of _____, 2023.

Megan Eldridge, City Clerk

- General Notes:**
- Bearing on the South property line was adopted from Quit Claim Deed recorded in Book 9588 page 1414 of the St. Louis County records.
 - A 166' commitment was not provided. This property is subject to easements and restrictions of record, if any.
 - (R) denotes record, (S) denotes survey.
 - Source of record: Plat Book 345, pages 171 and 172 of the St. Louis County records.
 - St. Louis County Benchmark: 11-30 433.12 - "L" on south end of east curb of bridge #392 on Wild Horse Creek Road 0.5 mile south of Puellman Road.
 - Ownership information taken from St. Louis County GIS, which is not up to date:
 Owner: Margaret Mary Salia Revocable Trust dated August 2, 2012
 Address: 1927 Puellman Road, 1926 & 1927 E. Salia Drive
 Locator Numbers: 21Y430172, 21Y430181, 21Y430154
 Deed of Record: D.B. 23678 pg. 1368

The evaluation provided in this note is confined to simply indicating the apparent physical, horizontal location of the property with respect to the features displayed on the map. No field study of the drainage characteristics to which this property may be subject has been conducted or consulted and no representation concerning the insurability of this property or the potential of this property to be susceptible to flooding or subject to any flood hazard has been made.

We make no representation concerning the accuracy of this FIRM which includes a note that: "This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of 'small size.' All related reference material and all specific limitations contained in the FIRM and any limitations upon any inference that can be drawn from the horizontal location of this property in relation to the features of this map are incorporated herein.

This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.

VOLZ Incorporated
 10849 Indian Head Ind'l. Blvd.
 St. Louis, Missouri 63132
 314.425.5212 main - 314.600.1250 fax
 WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY
 NO. 000219 EXPIRES: DECEMBER 31, 2023 - LAND SURVEYING
 NO. 000203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING