

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE DIVISION OF AN APPROXIMATELY 6.6 ACRE PARCEL OF GROUND INTO TWO LOTS, WHICH WILL BE PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE NORTH SIDE OF STATE ROUTE 100 AT BEAR TOOTH LANE, AND TO BE HEREAFTER KNOWN AS "18735 BARTOLD LANE LOT SPLIT PLAT."

WHEREAS, the owner of this lot of record is seeking its division of it for the purposes of creating a second property by dividing it into two (2), three (3) acre or greater sized parcels of ground; and

WHEREAS, the current lot has an existing single family dwelling located upon it, which was constructed in 1960, while the proposed new lot will be sold for future residential use; and

WHEREAS, the lots will be served by an existing private roadway (Bear Tooth Lane) that was constructed as part of the Black Bear Ridge Estates Subdivision, and its seven (7) lots, which has been discovered as part of the survey work for this division to have been constructed on the subject property without the benefit of a required easement that incorporates its extent; and

WHEREAS, this situation with this private roadway associated with the neighboring subdivision will be corrected by the establishment of an expanded easement onto the subject site, and its resultant two (2) lots, to incorporate it in its entirety, while also providing access to the new property; and

WHEREAS, the Department of Planning has required all utilities and other service jurisdictions to provide comments relative to the plat, and its pertinent components, with each of them having or will have provided response letters in this regard, before its signing by the City of Wildwood and release of the mylar for recording with St. Louis County; and

WHEREAS, the property owner has also produced the required Name Certification from the St. Louis County Recorder of Deeds Office, as well as the address verifications for the new lots from St. Louis County's Assessors Office; 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 authorizes and approves an Ordinance in association with this Lot Split Plat that will result in the division of this legal lot of record that is situated in the southeast quarter of the southwest quarter of Section 17, Township 44

North, Range 3 East, into two (2) parcels of ground, each being greater than three (3) acres in overall area, and with them being consistent with the regulations set forth in the Chapter 420.110 Lot Split Procedure of the City of Wildwood's *Zoning Ordinance* and *Subdivision and Development Regulations*, respectively, with said properties being more generally located at the intersection of State Route 100 and Bear Tooth Lane, and hereafter to be known as "18735 Bartold Lane Lot Split Plat." These lots are indicated graphically and by legal description upon the Lot Split Plat accompanying the property owner's request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Lot Split 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 Lot Split Plat in the Office of the St. Louis County Recorder of Deeds within one hundred twenty (120) days of its approval by the City Council, or their action shall be null and void.

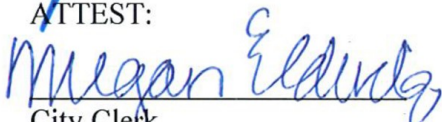
Section Three. This Ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and the petitioner(s) or representative returns recorded copies of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

This Bill was passed and approved this 12th day of February, 2024, by the Council of the City of Wildwood, Missouri, after having been read by title or in full two (2) times prior to its passage.



Presiding Officer

ATTEST:

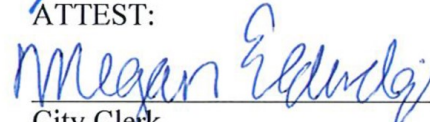


City Clerk



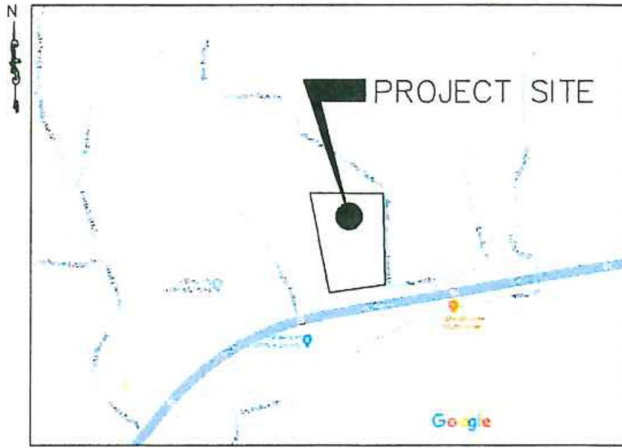
James R. Bowlin, Mayor

ATTEST:



City Clerk

QUARTER
3 EAST,
SOURI
TRICT



LOCATION MAP (NOT TO SCALE)

DEVELOPMENT NOTES

1. SITE ADDRESSES:
18735 BARTOLD LANE
PACIFIC, MISSOURI 63069
LOC. NO. 26Y630102
2. OWNER INFORMATION:
JOHN OLIVER BARTOLD AND ALENA AYRES BARTOLD, TRUSTEES
18735 BARTOLD LANE
PACIFIC, MISSOURI 63069
DEED BOOK 8707, PAGE 1765
3. AREA OF PLAT: 6.000 ACRES ±
4. "NU" (NON-URBAN RESIDENCE) DISTRICT SETBACK REQUIREMENTS:
FRONT YARD: 50 FEET (MEASURED FROM THE EDGE OF RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENT)
SIDE YARD: 30 FEET
REAR YARD: 30 FEET
ALL EXISTING STRUCTURES ARE TO REMAIN.
5. ACCORDING TO THE MAP DATED FEBRUARY 4, 2015 AND AS DETERMINED BY GRAPHIC PLOTTING ONLY, PROPERTIES ARE LOCATED IN ZONE 1 UNSHADED, AREA DETERMINED TO BE OUTSIDE THE 0.1% CHANCE ANNUAL FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 29189C0265K FOR ST. LOUIS COUNTY, MISSOURI.
6. BASIS OF BEARINGS: THE NORTH LINE OF DEED AS RECORDED IN DEED BOOK 8707, PAGE 1765 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. (NORTH 88 DEGREES 26 MINUTES 00 SECONDS WEST).
7. A CURRENT TITLE COMMITMENT HAS NOT BEEN SUPPLIED TO THD DESIGN GROUP, INC. THEREFORE THE SURVEYED PARCELS ARE SUBJECT TO ANY DEFECTS, ENCUMBRANCES, EASEMENTS OR CLAIMS OF EASEMENT FOUND OR NOT FOUND IN THE PUBLIC RECORD.
8. ST. LOUIS COUNTY BENCHMARK SL-95 NAYD 1988
PUBLISHED ELEVATION: 766.40 FEET
THE STATION IS A STANDARD DNR GRS ALUMINUM DISK, STAMPED SL-95, 1992 SET IN A 12" DIAMETER CONCRETE POST. THE UNDERGROUND STATION IS A STANDARD DNR GRS ALUMINUM DISK STAMPED SL-96U, 1992 SET IN A MASS OF CONCRETE. THE STATION IS LOCATED ABOUT 4 MILES NORTH OF ALLENTON, MO, IN THE NORTHEAST ANGLE OF THE T-INTERSECTION OF MELROSE ROAD WITH MO HWY 100. IT IS 78.6 FT. SOUTHWEST OF A WALL AND SHINER 4 FT. ABOVE GROUND AND NEAR A PAINTED RR SPIKE IN THE NORTHEAST CORNER OF A FORMER POLE, 32.6 FT. NORTH OF THE EDGE OF MELROSE PAVEMENT; 21.5 FT. NORTHEAST OF A STREET SIGN POST; 35.6 FT. EAST OF THE SOUTHEAST EDGE OF PAVEMENT OF MO HWY 100; 62.6 FT. SOUTHWEST OF A PUNCH HOLE IN A CULVERT; AND 1.0 FT. NORTHWEST OF A WITNESS POST.
9. SOURCES OF RECORD:
A) DEED BOOK 8707, PAGE 1765, ST. LOUIS COUNTY, MISSOURI RECORDS. (VESTING)
B) DEED BOOK 6608, PAGE 1834, ST. LOUIS COUNTY, MISSOURI RECORDS. (RIGHT-OF-WAY GRANT, MODD)
C) DEED BOOK 13881, PAGE 868, ST. LOUIS COUNTY, MISSOURI RECORDS. (INGRESS/EGRESS EASEMENT GRANT)
10. THIS PLAT DOES CREATE NEW EASEMENT(S) BUT DOES NOT VACATE EXISTING EASEMENTS.
11. MONUMENTS SHOWN AS "SET" WILL BE PLACED WITHIN 90 DAYS OF THE RECORDING OF THE PLAT WITH THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF JOHN OLIVER BARTOLD AND ALENA AYRES BARTOLD, WE HAVE DURING THE MONTH OF SEPTEMBER 2023, EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF DECEMBER 2023, PREPARED A LOT SPLIT PLAT ON A TRACT OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 3 EAST, AS RECORDED IN DEED BOOK 8707, PAGE 1765 (EXCEPT DEED BOOK 6608, PAGE 1834), CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, THE RESULTS OF WHICH ARE SHOWN HEREON. ALL SURVEY MONUMENTATION WILL BE SET AS SHOWN ON THIS PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH CHAPTER 16 "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (ACSR.30 16.010-16.110), AND MEETS THE ACCURACY STANDARDS OF AN "URBAN" SURVEY, AS DEFINED THEREIN. THIS SURVEY IS BASED ON RECORD SOURCES. THD DESIGN GROUP, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTIONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREOF.

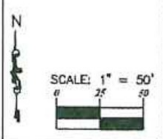
NO. 20-175P
DATE 12/27/2023
DESIGNED BY: JBJ
CHECKED BY: KAN

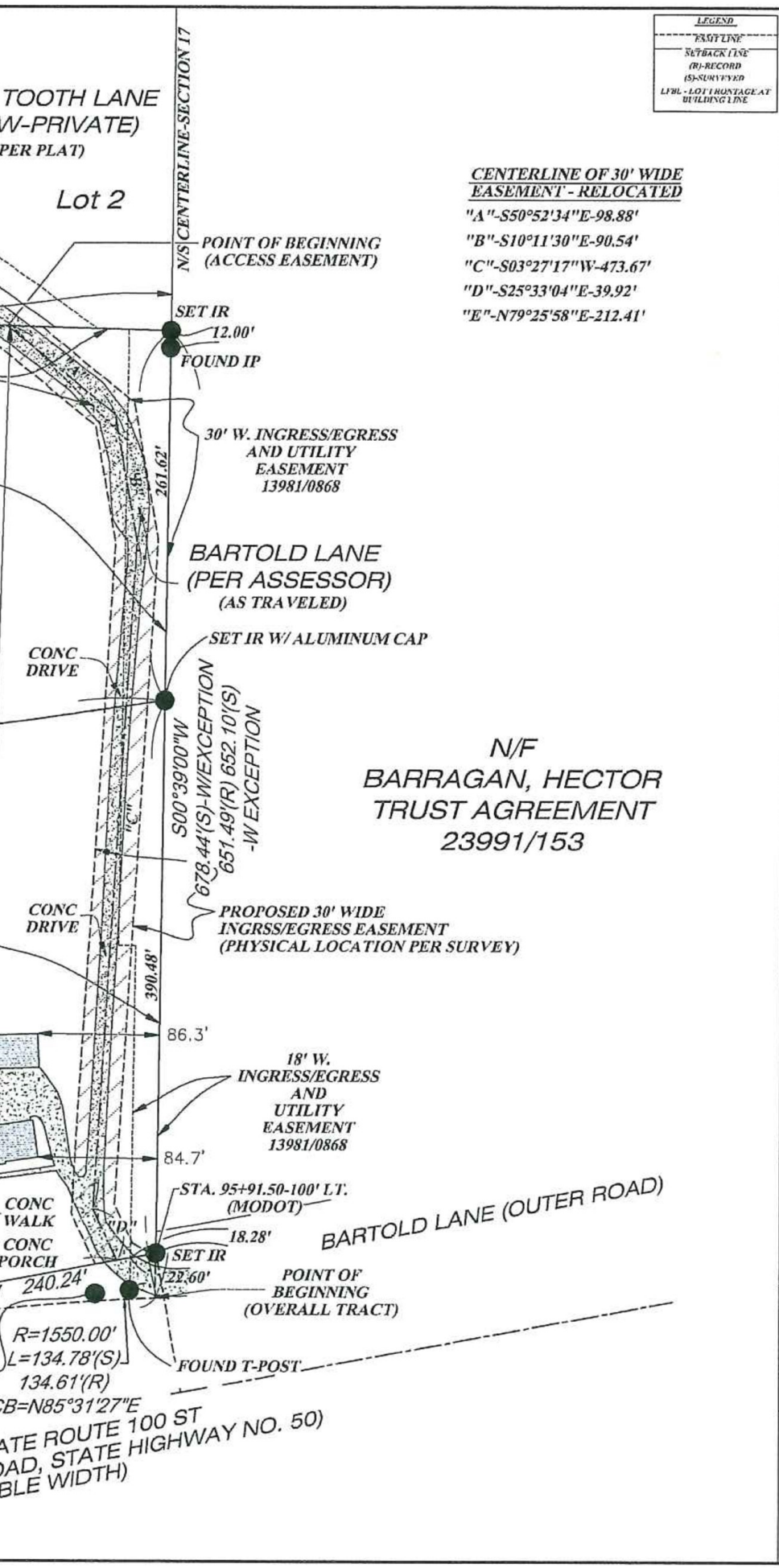
THD DESIGN GROUP, INC.
"Your solution for engineering and surveying"
146 CHESTERFIELD INDUSTRIAL BLVD., SUITE 100, CHESTERFIELD, MO 63005
TEL: 636-384-3077
FAX: 636-384-3027
WEB: THDDSGROUP.COM
CORPORATE CERTIFICATE OF AUTHORITY # 2011004412

18735 BARTOLD LANE
LOT SPLIT PLAT
A TRACT OF LAND LOCATED IN THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 3 EAST,
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI
ZONING: "NU" NON-URBAN RESIDENCE DISTRICT

DRAFT

BRYAN J FISCHER
MISSOURI P.L.S. #2584
THD DESIGN GROUP, INC.





NO. 15-1729	DATE: 10/27/2015	PREPARED BY: TJP	CHECKED BY:
THD DESIGN GROUP, INC.			
<i>"your solution for engineering and surveying"</i> 145 CHESTERFIELD INDUSTRIAL BLVD, STE. E, CHESTERFIELD, MO 63005 TEL: 636-294-2972 FAX: 636-294-2973 WEB: THDDESIGNGROUP.COM CORPORATE CERTIFICATE OF AUTHORITY # 2011004412			
18735 BARTOLD LANE LOT SPLIT PLAT A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI ZONING: "NU" NON-URBAN RESIDENCE DISTRICT			
DRAFT			
BRIAN J FISCHER MISSOURI P.L.S. #2284 THD DESIGN GROUP, INC.			
2 OF 2			