

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A BOUNDARY ADJUSTMENT PLAT FOR THE CONSOLIDATION OF TWO LOTS THAT ARE PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 3 EAST, AND LOT 1 AND 1A OF HEATHERSPRING SUBDIVISION, LOCATED AT THE TERMINUS OF RIDGECREST ACRES DRIVE, AND TO HEREAFTER BE KNOWN AS THE "WOODLAND TRAILS".

WHEREAS, the adjustment of these parcels of ground will combine them, being located at 18332 Ridgecrest Acres Drive (4.01 acres) and 18327 Ridgecrest Acres Drive (4.46 acres), into a single tract of land that has an overall size of 8.47 acres; and

WHEREAS, the resulting parcel of ground appears to comply with all the provisions of Chapter 420.360 of the Subdivision and Development Regulations (Boundary Adjustment - Exceptions) for parcels of ground zoned NU Non-Urban Residence District with regard to lot sizes, setback area distances, accesses, and placements of existing improvements; and

WHEREAS, the adjustment will eliminate certain boundary and setback lines associated with the smaller sized lot and create the greatest amount of area for building purposes, which is intended to be for the existing single family dwelling; 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 provided response letters in this regard and offered no objections to this subdivision action, which includes the Eureka Fire Protection District; 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 this Ordinance in association with the adjustment of certain common boundary lines between these subject lots that are identified as two lots that are part the Southwest Quarter of Section 21, Township 44 North, Range 3 East, and Lot 1 and Lot 1A of Heatherspring Subdivision, such being located at the terminus of Ridgecrest Acres Drive, and to hereafter known as the "WOODLAND TRAILS." These lots are indicated graphically and by legal description upon the Boundary Adjustment 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 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 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 10th day of June, 2024, by the Council of the City of Wildwood after having been read by title or in full two times prior to passage.


Presiding Officer


Joseph Garritano, Mayor

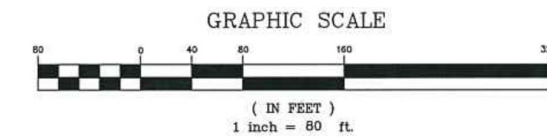
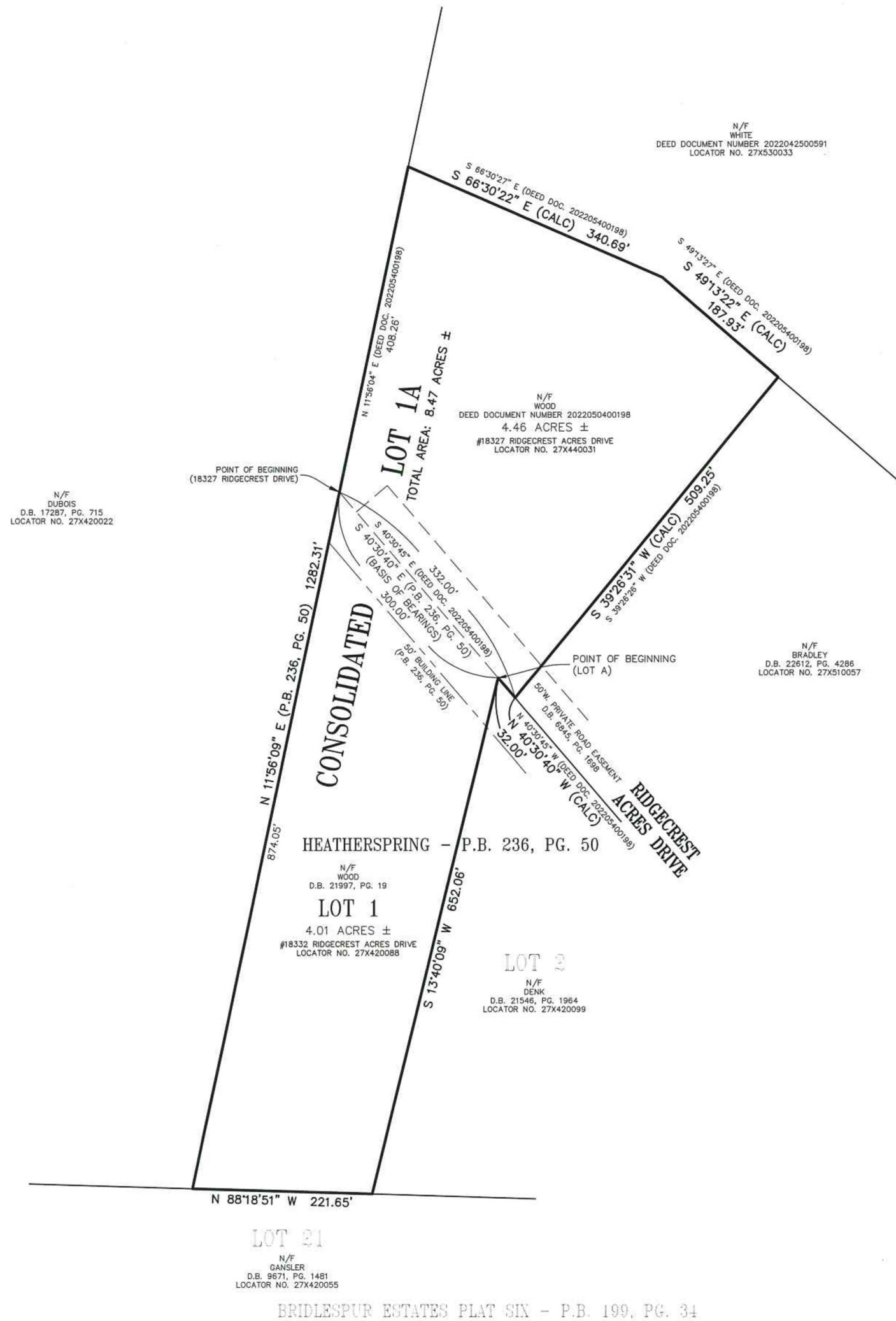
ATTEST:

City Clerk

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City Clerk

RIDGECREST ACRES CONSOLIDATION

A CONSOLIDATION OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 3 EAST AND LOT 1 OF HEATHERSPRING CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI



OWNERS'S CERTIFICATE

We, the undersigned owners of the tract of land herein platted and further described in the attached Surveyor's Certificate, have caused the same to be Consolidated in the manner shown, which Consolidation shall hereafter be known as:

"Ridgecrest Acres Consolidation"

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 202____

Timothy J. Wood }
STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS

On this _____ day of _____, 202____, before me personally appeared Timothy J. Wood and Paula M. Wood, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____ Notary Public: _____

EXISTING PROPERTY DESCRIPTIONS:

18332 Ridgecrest Acres Drive
Lot 1 of HEATHERSPRING, according to the plat thereof recorded in Plat Book 236, Page 50 of the St. Louis County Records in St. Louis County, Missouri.

18327 Ridgecrest Acres Drive
A parcel of land in the Southwest ¼ of Section 21, Township 44 North, Range 3 East, St. Louis County, Missouri, being part of a larger tract deeded to Louis Imber, et al, by deed recorded in Book 6564, Page 590 of the St. Louis County Records and said parcel being more fully described as follows: Starting at a concrete monument in the Southwest corner of said Imber tract; thence North 11 degrees 56 minutes 04 seconds East 874.05 feet along the West line of said Imber tract to an iron pipe at the point of beginning of the parcel described herein; thence North 11 degrees 56 minutes 04 seconds East 408.26 feet along the West line of said Imber tract to an iron pipe at the Southwest corner of a parcel deeded to Steve McEwan by deed recorded in Book 6862, Page 1434; thence South 66 degrees 30 minutes 27 seconds East 340.69 feet along the South line of said McEwan parcel to an iron pipe; thence South 49 degrees 13 minutes 27 seconds East 187.93 feet along the south line of said McEwan parcel to an iron pipe at the Northwest corner of a parcel deeded to Erna Sprinz by deed recorded in Book 6841, Page 559; thence South 39 degrees 26 minutes 26 seconds West 509.25 feet along the West line of said Sprinz parcel to an iron pipe in the South line of a 50 foot wide private road easement; thence North 40 degrees 30 minutes 45 seconds West 300.00 feet along the South line of said road easement to a point at the end of said road easement; thence North 40 degrees 30 minutes 45 seconds West 32 feet to the iron pipe at the point of beginning, containing 4.464 acres, more or less, according to survey by Fowcett-Vogt Associates in January 1976.

CONSOLIDATED LOT 1A CONSOLIDATED PROPERTY DESCRIPTION

NOT BASED ON MISSOURI STANDARDS BOUNDARY SURVEY

A tract of land in St. Louis County, Missouri, described as follows: Beginning at the Northeast corner of Lot 1 of Heatherspring, a subdivision as per plat thereof recorded in Plat Book 236 Page 50 in the Office of the Recorder of Deeds for St. Louis County, Missouri, on the Southerly line of a private road easement, 50 feet wide, described in deed by Book 6845, Page 1698 of said County Records; thence along the dividing line between said Lot 1 and Lot 2 of said Heatherspring, South 13 degrees 40 minutes 09 seconds West 652.06 to the Southerly line of said Heatherspring; thence along said Southerly line, North 88 degrees 18 minutes 51 seconds West 221.65 feet to the Westerly line of said Heatherspring; thence along said Westerly line and the Westerly line of a parcel described in deed to Timothy J. Wood and Paula M. Wood by Deed Document Number 202205400198 of said County Records, North 11 degrees 56 minutes 09 seconds East 1282.31 feet to the Northerly line of said Wood parcel; thence along said Northerly line South 66 degrees 30 minutes 22 seconds 340.69 feet and South 49 degrees 13 minutes 27 seconds East 187.93 feet to the Easterly line of said Wood parcel; thence along said Easterly line, South 39 degrees 26 minutes 31 seconds West 509.25 feet to the Southerly line of said Wood parcel on the South line of said private road easement; thence along said Southerly line, North 40 degrees 30 minutes 40 seconds West 32.00 feet to the point of beginning; according to calculations for Order Number 216325 by James Surveying Company in April, 2024.

SURVEYOR'S CERTIFICATE

A Title Policy was not provided, therefore all Easements affecting the property may not be shown.

This is to certify that we, James Surveying Company, at the request of Timothy J. Wood and Paula M. Wood, we have, on the 2nd day of April, 2024, to the best of our ability and judgment, prepared a consolidation plat based on record information on the properties described hereon. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Books may not be shown. This Plat is non-transferable.

Phillip J. Wurm
Professional Land Surveyor
Missouri Registration Number PLS-2278
Expires: December 31, 2025

CONSOLIDATION PLAT

James Surveying Company
Professional Land Surveying Corporation
Original Certificate/License No. 000129
Project Address: 18327 & 18332
Ridgecrest Acres Drive
Wildwood, MO 63069

REV.	DATE	BY	DESCRIPTION

DATE PREPARED: April 17, 2024

SCALE: 1" = 80'

PROJECT NUMBER: 216325

SHEET 1 OF 1

JAMES SURVEYING COMPANY
LAND SURVEYORS
10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006