

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A BOUNDARY ADJUSTMENT PLAT BETWEEN THREE LOTS OF RECORD, CREATING TWO PARCELS OF GROUND PRIMARILY LOCATED ON THE EAST SIDE OF CHATEAU LANE, WEST OF FOX CREEK ROAD, BEING LOTS 202, 203, AND 204 OF THE FOX CREEK VALLEY SUBDIVISION, PLAT #6, RECORDED IN BOOK 120, PAGES 4 AND 5, ALONG WITH A TRACT OF LAND IN THE WEST ONE-HALF OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST, AND TO BE HEREAFTER KNOWN AS “FOX CREEK VALLEY PLAT NO. 6 ADJUSTMENT PLAT”.

WHEREAS, the owners of said properties are seeking the consolidation of an existing lot of record into adjoining two (2) parcels of ground, which when combined will create two (2), new properties, all being under the provisions of Section 420.360 Boundary Adjustments - Exceptions of the *Subdivision and Development Regulations* of the City of Wildwood, Missouri; and

WHEREAS, these three (3), existing parcels of ground that are subject of this consolidation action have been deemed legal lots of record, as defined by the City’s *Subdivision and Development Regulations* (Chapter 420), and platted in 19--; and

WHEREAS, the properties resulting from this land consolidation all appear to be in compliance with the minimum lot area prescribed by the established Zoning Code district designation [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, this consolidation will eliminate one (1) lot, while better defining the “as-travelled” roadway identified thereon as Chateau Lane; 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 the benefit of the health, safety, and general welfare of its residents.

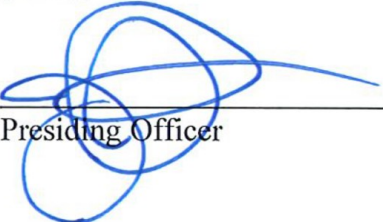
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood hereby authorizes a Boundary Adjustment Plat that will combine three (3) lots of record into a two (2) parcels of ground, and hereafter to be known as ‘Fox Creek Valley Plat No. 6 Adjustment Plat,’ with said tracts of land being Lots 202, 203, and 204 of the Fox Creek Valley Subdivision – Plat #6, which was recorded in St. Louis County Book 120, Pages 4 and 5, along with a property located within the west one-half (½) of Section 32, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri; and, more specifically, situated on the east and west sides of Chateau Lane, west of Fox Creek Road, as indicated graphically and by legal description upon the Boundary Adjustment Plat that accompanies the property owners’ request now hereto attached 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 its action shall be voided.

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 a recorded copy of the plat is returned to the Department of Planning by the petitioner(s) or their representative.

This Bill was passed and approved this 15th day of July, 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



Joseph Garritano, Mayor

ATTEST:


City Clerk

ATTEST:


City Clerk

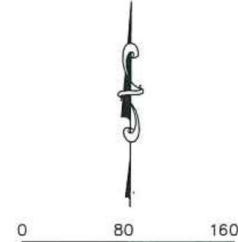
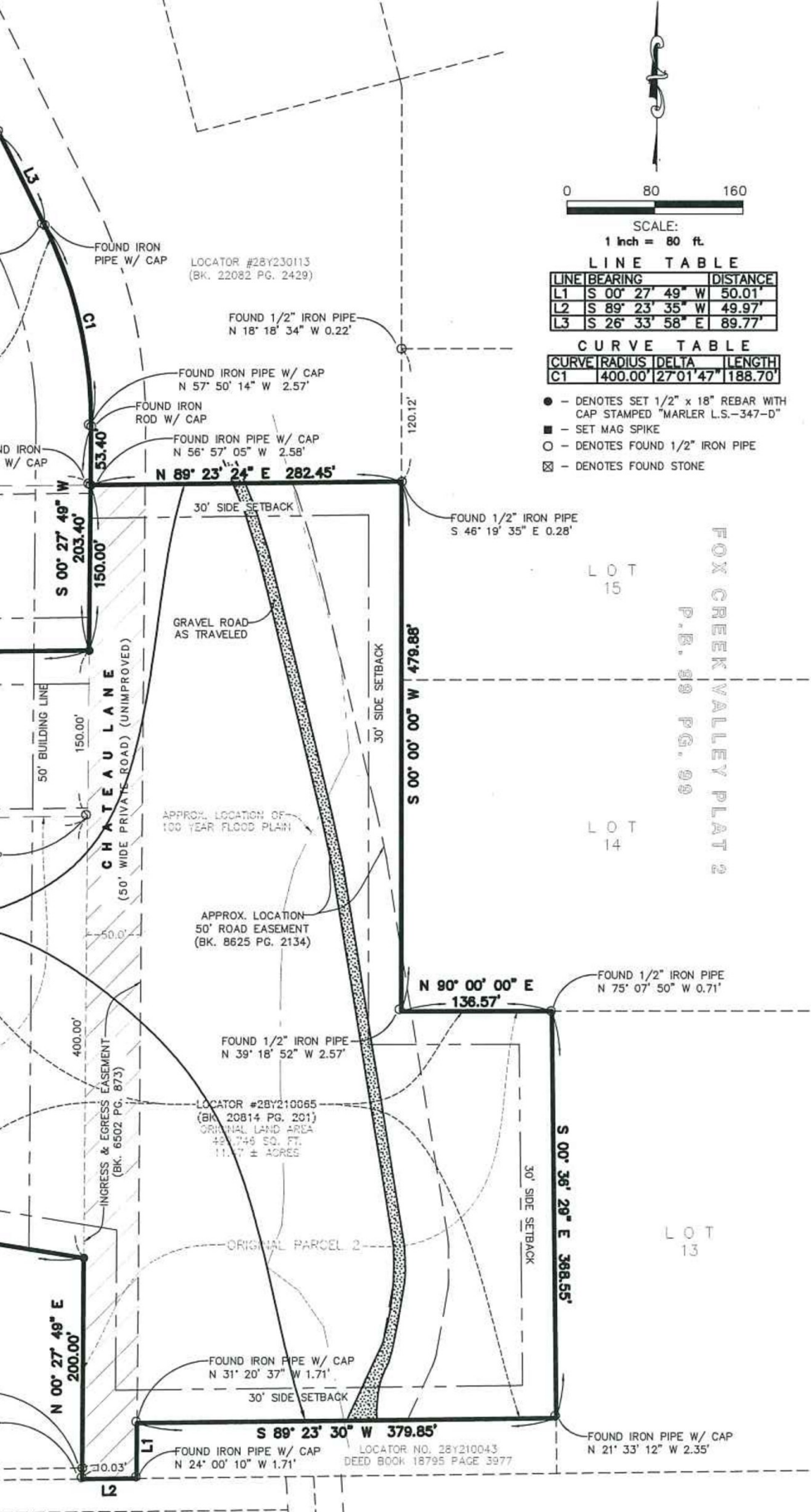
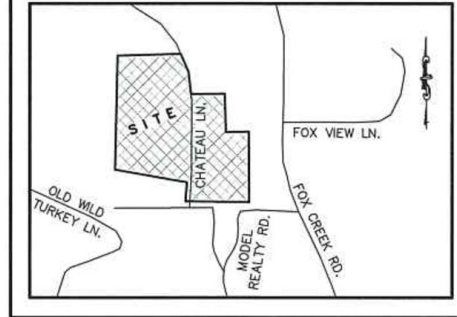
PLAT NO. 6 ADJUSTMENT PLAT

FOX CREEK VALLEY RESIDENTS ASSOCIATION "COMMON GROUND"
 SAINT LOUIS COUNTY, MISSOURI
 URBAN RESIDENCE DISTRICT

SERVICE PROVIDERS LIST

Gas: Laslede Gas Company 720 Olive Street Rd. St. Louis, Mo 63101 (314)-342-0500	Telephone: AT&T 14780 Manchester Road Ballwin, Mo 63011 (636)-332-7261
Sewer: Private Septic	Fire Dist.: Eureka Fire Protection District 1815 West 5th Street, Eureka, MO 63025 (636)-938-5505
Electric: Ameren Missouri 280 Old State Road Ellisville, Mo 63021 (314)-342-1111	School Dist.: Rockwood School District 111 East North St. Eureka, Mo. 63025 (636)-938-2200
Water: Missouri American Water Company 727 Craig Road St. Louis, Mo. 63141 (314)-996-2306	Nearest Major Intersection: Fox Creek Road
County Council Ward #6	Police: St. Louis County Wildwood Precinct #6

VICINITY MAP NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00° 27' 49" W	50.01'
L2	S 89° 23' 35" W	49.97'
L3	S 26° 33' 58" E	89.77'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	400.00'	27° 01' 47"	188.70'

- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- - SET MAG SPIKE
- - DENOTES FOUND 1/2" IRON PIPE
- ⊠ - DENOTES FOUND STONE

ORIGINAL LAND DESCRIPTION (LOT 202)

LOT 202 OF FOX CREEK VALLEY PLAT NO. 6, A SUBDIVISION IN SAINT LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGES 4 AND 5 OF THE SAINT LOUIS COUNTY RECORDS.

ORIGINAL LAND DESCRIPTION (LOT 203)

LOT 203 OF FOX CREEK VALLEY PLAT NO. 6, A SUBDIVISION IN SAINT LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGES 4 AND 5 OF THE SAINT LOUIS COUNTY RECORDS.

ORIGINAL LAND DESCRIPTION (BK. 20814 PG. 201)

PARCEL #1 - LOT 202 OF FOX CREEK VALLEY PLAT NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGE(S) 4 AND 5 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE.

PARCEL #2 - A TRACT OF LAND IN WEST 1/2 OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 OF FOX CREEK VALLEY ESTATES PLAT 2, RECORDED IN PLAT BOOK 99 PAGE 99 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH ALONG THE WEST LINE OF LOT 13, 418.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 13, THENCE WEST 90 DEGREES 00 MINUTES WEST 136.57 FEET TO A POINT, THENCE NORTH 00 DEGREES 00 MINUTES WEST 479.88 FEET TO AN IRON PIN, THENCE IN A WESTERLY DIRECTION NORTH 89 DEGREES 23 MINUTES 22 SECONDS WEST 282.04 FEET TO THE CENTER LINE OF A 60 FOOT ROAD CALLED CHATEAU LANE, THENCE SOUTH ALONG THE CENTER LINE OF CHATEAU LANE SOUTH 00 DEGREES 27 MINUTES 49 SECONDS WEST 900 FEET TO A POINT ON THE NORTH LINE OF MODEL REALTY ROAD 30 FEET WIDE, THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID MODEL REALTY ROAD NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST 430.35 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART CONVEYED TO MARVIN H. LINENBROICER AND JOAN MARIE LINENBROICER BY INSTRUMENT RECORDED IN BOOK 6581 PAGE 1871 OF THE ST. LOUIS COUNTY RECORDS.

LAND DESCRIPTION (LOT 202A)

A TRACT OF LAND BEING PART OF SECTION 32, TOWNSHIP 44, RANGE 3 EAST AND ALL OF LOT 202 AND PART OF LOT 203 OF FOX CREEK VALLEY PLAT NO. 6, AS RECORDED IN PLAT BOOK 120 PAGES 4 AND 5 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIPE WITH CAP MARKING THE SOUTHWEST CORNER OF LOT 204 OF FOX CREEK VALLEY PLAT NO. 6 AND BEING THE WEST RIGHT-OF-WAY OF CHATEAU LANE (50' WIDE); THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 89 DEGREES 23 MINUTES 24 SECONDS EAST A DISTANCE OF 282.45 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 46 DEGREES 19 MINUTES 35 SECONDS EAST A DISTANCE OF 0.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 479.88 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 39 DEGREES 18 MINUTES 52 SECONDS WEST A DISTANCE OF 2.57 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 136.57 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 75 DEGREES 07 MINUTES 50 SECONDS WEST A DISTANCE OF 0.71 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 29 SECONDS EAST A DISTANCE OF 368.55 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP BEARS NORTH 21 DEGREES 33 MINUTES 12 SECONDS WEST A DISTANCE OF 2.35 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 30 SECONDS WEST A DISTANCE OF 379.85 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP BEARS NORTH 31 DEGREES 20 MINUTES 37 SECONDS WEST A DISTANCE OF 1.71 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 49 SECONDS WEST A DISTANCE OF 50.01 FEET TO A POINT BEING THE EAST RIGHT-OF-WAY OF CHATEAU LANE FROM WHICH A FOUND IRON PIPE WITH CAP BEARS NORTH 24 DEGREES 00 MINUTES 10 SECONDS WEST A DISTANCE OF 1.71 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 35 SECONDS WEST A DISTANCE OF 49.97 FEET TO A POINT BEING THE WEST RIGHT-OF-WAY OF CHATEAU LANE FROM WHICH A FOUND IRON PIPE WITH CAP BEARS NORTH 13 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 1.48 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 27 MINUTES 49 SECONDS EAST A DISTANCE OF 200.00 FEET TO A SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D" (TYPICAL); THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 80 DEGREES 48 MINUTES 27 SECONDS WEST A DISTANCE OF 587.34 FEET TO A FOUND IRON ROD WITH CAP; THENCE NORTH 00 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 450.00 FEET TO A SET REBAR; THENCE NORTH 89 DEGREES 23 MINUTES 25 SECONDS EAST A DISTANCE OF 580.09 FEET TO A SET REBAR; THENCE NORTH 00 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 450.00 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP BEARS SOUTH 47 DEGREES 28 MINUTES 32 SECONDS WEST A DISTANCE OF 0.20 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 19 SECONDS EAST A DISTANCE OF 495.64 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 258,646 SQUARE FEET OR 5.94 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING THE MONTH OF MAY 2024. SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND REGULATIONS OR RECORD, IF ANY.

LAND DESCRIPTION (LOT 204A)

A TRACT OF LAND BEING ALL OF LOT 204 AND PART OF LOT 203 OF FOX CREEK VALLEY PLAT NO. 6, AS RECORDED IN PLAT BOOK 120 PAGES 4 AND 5 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIPE WITH CAP MARKING THE NORTHEAST CORNER OF LOT 204 OF FOX CREEK VALLEY PLAT NO. 6 AND BEING THE WEST RIGHT-OF-WAY OF CHATEAU LANE (50' WIDE); THENCE SOUTH 26 DEGREES 33 MINUTES 58 SECONDS EAST A DISTANCE OF 89.77 FEET TO A FOUND IRON ROD WITH CAP; THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 188.70 FEET A RADIUS OF 400.00 FEET WITH A CHORD BEARING OF SOUTH 13 DEGREES 03 MINUTES 05 SECONDS EAST FEET AND LENGTH 188.96 FEET TO A FOUND IRON ROD WITH CAP; THENCE SOUTH 00 DEGREES 27 MINUTES 49 SECONDS WEST A DISTANCE OF 203.40 FEET TO A SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D" (TYPICAL); THENCE SOUTH 89 DEGREES 23 MINUTES 25 SECONDS WEST A DISTANCE OF 580.09 FEET TO A SET REBAR; THENCE NORTH 00 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 450.00 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP BEARS SOUTH 47 DEGREES 28 MINUTES 32 SECONDS WEST A DISTANCE OF 0.20 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 19 SECONDS EAST A DISTANCE OF 495.64 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 258,646 SQUARE FEET OR 5.94 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING THE MONTH OF MAY 2024. SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND REGULATIONS OR RECORD, IF ANY.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF BACHERT, JUDITH A. & ALAN H. JOINT CARING TRUST AND BORKOWSKI, GARY L. TRUST, WE HAVE DURING THE MONTH OF MAY 2024, PERFORMED A BOUNDARY RESURVEY LOT 202, 203 & 204 OF FOX CREEK VALLEY PLAT NO. 6, A SUBDIVISION RECORDED IN PLAT BOOK 120 PAGES 4 AND 5 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND A TRACT OF LAND IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST, AND CAUSED THE SAME TO BE DIVIDED IN THE MANNER SHOWN HEREON AND SHALL BE KNOWN AS "FOX CREEK VALLEY PLAT NO. 6 ADJUSTMENT PLAT" AND THE RESULTS ARE REPRESENTED ON THIS DRAWING. THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION 2030 BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS CHAPTER 16 (20 CSR 2030-16.030), (20 CSR 2030-16.040), AND (20 CSR 2030-16.060), EFFECTIVE 12/30/94, AND LAST REVISED JUNE 30, 2022. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2024.
 MARLER SURVEYING COMPANY INC.
 MISSOURI CORP. NO. L.S. -347-D

STATE OF MISSOURI By: MARTY L. MARLER
 SAINT LOUIS CITY S.S. MISSOURI P.L.S. 2501

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARTY L. MARLER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PROJECT NAME: FOX CREEK VALLEY PLAT NO. 6 ADJUSTMENT PLAT SHEET 1 OF 1
 ADDRESS: 4739, 4727 & 4715 CHATEAU LANE, PACIFIC, MISSOURI 63069

DATE	REVISION DATES
05/09/2024	
SCALE: 1" = 80'	
DRAWN BY: D.L.E.	
DEPUTY: K.M./K.G.	
CHECKED BY: M.L.M.	
DWG. No.: 2405-022	



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