

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A BOUNDARY ADJUSTMENT PLAT FOR 18545 ST. ALBANS ROAD AND 18601 ST. ALBANS ROAD, TWO TRACTS OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND TO HEREAFTER BE KNOWN AS "BOUNDARY ADJUSTMENT PLAT 18545 & 18601 ST. ALBANS ROAD".

WHEREAS, the owners of said property are seeking the adjustment of these NU Non-Urban Residence District designated parcel of grounds, thereby allowing them to be resized, as set forth by the Subdivision and Development Regulations adopted by the City of Wildwood (Chapter 420.360 Boundary Adjustment - Exceptions); and

WHEREAS, the adjustment of these parcels of ground, being located at 18545 St. Albans Road and 18601 St. Albans Road, will result with two (2) lots having the sizes that are equal to 9.45 acres and 12.25 acres in overall area; and

WHEREAS, the resulting parcel of grounds appear to comply with all the provisions of Chapter 415.090 NU Non-Urban Residence District with regard to lot sizes, setback area distances, accesses, and placements of existing improvements; and

WHEREAS, these two (2) lots will continue to be accessed from St. Albans Road; 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; 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 (2) lots that are part the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 4, Township 44 North, Range 3 East, St. Louis County, Missouri, and to hereafter be known as the "Boundary Adjustment Plat 18545 & 18601 St Albans Road". 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 15th day of July, 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:

ATTEST:



City Clerk

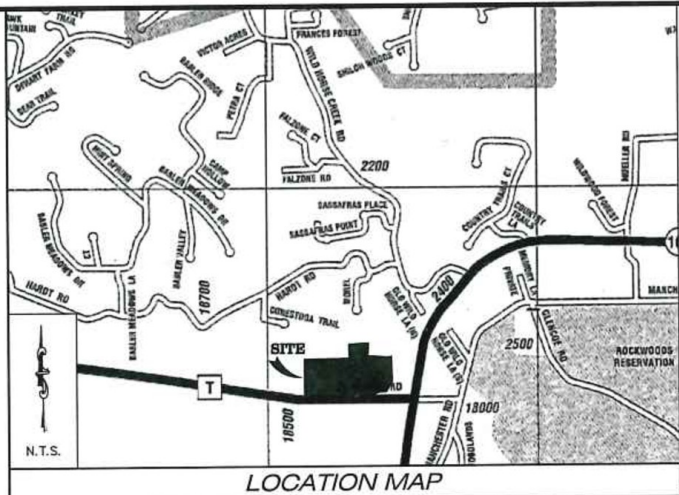


City Clerk

AD
 E SOUTHWEST
 T 1/4 OF
 EAST,
 RICT

TO ME KNOWN TO BE THE PERSONS
 WLEDGED THAT THE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
 OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE
 D RECORDED IN BOOK _____ PAGE _____ OF THE ST. LOUIS
 BOUNDARY ADJUSTMENT PLAT FOR 18545 & 18601 ST. ALBANS ROAD.
 LED THIS SUBDIVISION PLAT THIS _____ DAY OF _____, 2024.

WHO BEING BY ME
 A CORPORATION DULY ORGANIZED
 SEAL, AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL
 SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD
 SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.
 OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE



- DEVELOPMENT NOTES:**
- SITE ADDRESS:**
 18545 ST. ALBANS ROAD
 WILDWOOD, MISSOURI 63038
 LOCATOR NO: 24X540040
 18601 ST. ALBANS ROAD
 WILDWOOD, MISSOURI 63038
 LOCATOR NO: 24X530074
 - OWNER INFORMATION:**
PARCEL 1
 18601 ST. ALBANS RD, WILDWOOD
 MIHK-3 L C
 14151 CLAYTON ROAD
 CHESTERFIELD, MO 63017
 DEED BOOK 20308, PAGE 2089
PARCEL 2
 18545 ST. ALBANS RD, WILDWOOD
 GERSHENSON EDWARD N LISA
 2 TRUITT DR
 EUREKA, MO 63025
 DEED BOOK 07866, PAGE 0558
 - PREPARED FOR:** MIKE & ED GERSHENSON
 - AREA OF TRACT:** ORIGINAL LOT 1: 6.20 ACRES± OR 270,072 SQ. FT.
 ADJUSTED LOT 1: 9.56 ACRES± OR 416,433 SQ. FT.
 ORIGINAL LOT 2: 15.60 ACRES± OR 684,136 SQ. FT.
 ADJUSTED LOT 2: 12.35 ACRES± OR 537,966 SQ. FT.
 - CURRENT USE:** SINGLE FAMILY RESIDENTIAL
PROPOSE USE: SINGLE FAMILY RESIDENTIAL
 - PRESENT ZONING:** "NU" - NON-URBAN DISTRICT (CITY OF WILDWOOD)
"NU" - NON-URBAN DISTRICT DIMENSIONAL REQUIREMENTS
 FRONT YARD SETBACK: 50 FEET
 SIDE YARD SETBACK: 30 FEET
 REAR YARD SETBACK: 30 FEET
 MINIMUM LOT AREA: 3 ACRES
 - ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29189C0255 K DATED FEBRUARY 4, 2015, THIS DEVELOPMENT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.
 - BASIS OF BEARINGS:** GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), EAST ZONE.
 - A TITLE COMMITMENT POLICY WAS NOT PROVIDED TO THD DESIGN GROUP, INC., THEREFORE THIS PLOT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO ANY DEFECTS, ENCUMBRANCES, EASEMENTS OR CLAIMS OF EASEMENTS FOUND OR NOT FOUND IN THE PUBLIC RECORDS.
 - MONUMENTS WILL BE SET SIX (6) MONTHS AFTER THE RECORDING OF THE PLAT WITH ST. LOUIS COUNTY.
 - ST. LOUIS COUNTY BENCHMARK SL-95A NAVD 88
 PUBLISHED ELEVATION: 810.33 FEET
 STANDARD DNR ALUMINUM DISK STAMPED SL-95A SITUATED IN AN AREA WITH MANY SMALL TREES AND BRUSH SOUTHEAST OF AND AT THE TOP OF SLOPE SOUTHEAST OF THE EASTBOUND LANES OF NEW MANCHESTER ROAD (ALSO KNOWN AS HIGHWAY 100), BUT MOST EASILY ACCESSED AT A POINT ROUGHLY 18 FEET WEST OF A GUARD RAIL BLOCKING THE WESTERN END OF OLD WILD HORSE CREEK ROAD WHERE IT EXTENDS NORTHWESTERLY FROM OLD MANCHESTER ROAD; ROUGHLY 25 FEET SOUTHWEST OF A UTILITY POLE WITH OVERHEAD WIRES THAT CROSS NEW MANCHESTER ROAD, AND 2 FEET EAST OF A WITNESS POST.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF ED GERSHENSON / MIHK-3, LLC, WE HAVE DURING THE MONTH OF MAY 2022, EXECUTED A BOUNDARY ADJUSTMENT PLAT AND BASED UPON SAID SURVEY, DURING THE MONTH OF MARCH, 2024, PREPARED A BOUNDARY ADJUSTMENT PLAT FOR 18545 ST. ALBANS ROAD, BEING A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH CHAPTER 16 "MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (4CSR30 16.010-16.110)" 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 HEREON.

BRIAN J. FISCHER (LS-002584) _____ DATE _____

SYMBOL LEGEND

* FOUND CROSS	⊙ SET IRON ROD
○ FOUND IRON PIPE	⊕ BENCHMARK

PROVIDERS

ROCKWOOD
METRO WEST
PRIVATE SEPTIC
PRIVATE WELL
NONE
AT&T
AMEREN U.E.
CHARTER COMMUNICATIONS
WILD HORSE CREEK
63038
ST. LOUIS COUNTY - WILDWOOD PRECINCT #6
WARD 1

03/20/2024 ADDRESSED CITY COMMENTS

THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
 146 CHESTERFIELD INDUSTRIAL BLVD, STE. E, CHESTERFIELD, MO 63005
 P: 636-294-1557
 F: 636-294-1027
 WWW.THDDESIGNGROUP.COM
 Corporate Certificate of Authority #2011004412

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 TWO TRACTS OF LAND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

STATE OF MISSOURI
 BRIAN J. FISCHER
 NUMBER LS-002584
 PROFESSIONAL LAND SURVEYOR

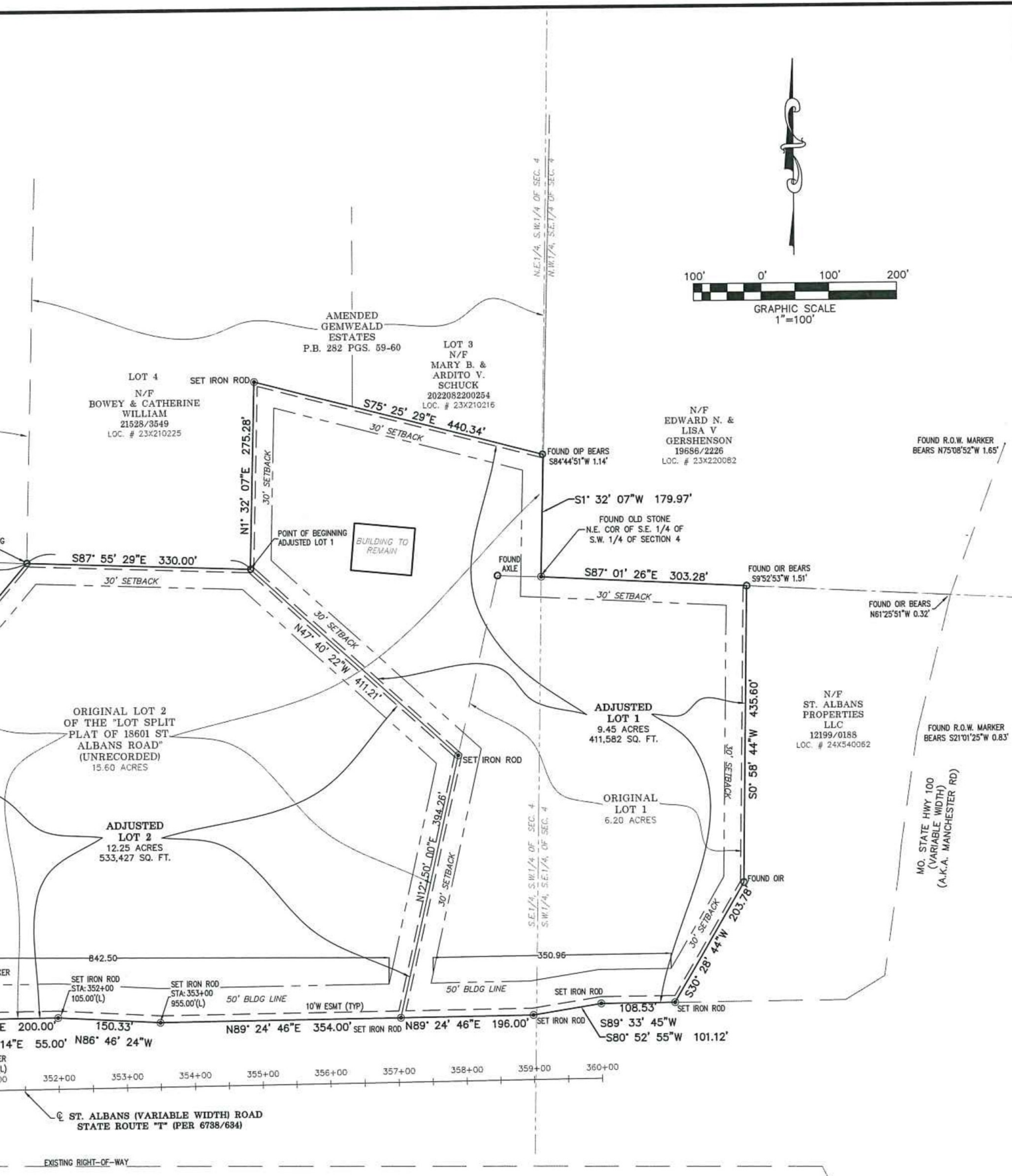
Date: 12/8/2023
 Brian J. Fischer
 License No. LS-002584
 Professional Land Surveyor

PROJECT NUMBER: 22-5024

DATE: 04/29/2024

DRAWN BY: ALT

1 OF 2



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