BILL #2887 ORDINANCE #2887

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE DIVISION OF AN APPROXIMATELY 22-ACRE PARCEL OF GROUND, LOCATED AT 18601 ST. ALBANS ROAD, INTO TWO LOTS, BEING A TRACT 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 BE HEREAFTER KNOWN AS "18601 ST. ALBANS ROAD LOT SPLIT PLAT".

WHEREAS, the owner of said property is seeking the division of this NU Non-Urban Residence District designated parcel of ground, which would allow for it to be divided into two (2) lots of record, as set forth by the Subdivision and Development Regulations adopted by the City of Wildwood (Chapter 420.110 Lot Split Procedure); and

WHEREAS, the division of this parcel of ground will create two (2) lots and result in the newly subdivided properties having sizes that are equal to 5.99 acres and 15.6 acres in their overall areas; and

WHEREAS, these subject properties will meet the established requirements for minimum lot area, along with the required yard areas [i.e., building setback distances], as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance; and

WHEREAS, the resulting parcels of ground also comply with all the provisions of Chapter 420.150 Residential Subdivision Design Standards of the Subdivision and Development Regulations of the City of Wildwood with regard to lot widths, dimensions, and access management requirements, as reviewed by both the City of Wildwood and the Missouri Department of Transportation (MoDOT); and

WHEREAS, the configuration of this proposed lot division is intended to accommodate the development of at least one (1) new single family dwelling upon the smaller-sized parcel of ground; 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 division of the parcel of ground that are identified as two (2) lots, which are part the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 4, Township 44 North, Range 3 East, and to hereafter be known as the "18601 St. Albans Road Lot Split Plat". 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 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.

<u>Section Three.</u> 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 Standard 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

ATTEST:

City Clerk

Joseph Garritano, Mayor

ATTEST:

DAC

THE SOUTHWEST 1/4 HWEST 1/4 OF NGE 3 EAST, Y, MISSOURI E DISTRICT

UTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID OW OR FORMERLY OF THE MONFORT FAMILY TRUST, AS RECORDED IN 1805; THENCE SOUTH ON DEGREES 36 MINUTES 38 SECONDS WEST, A DISTANCE OF 730.03 FEET TO A POINT ON THE NORTHERLY WIN AS STATE ROUTE "I"). AS ESTABLISHED IN DEED TO STATE OF IS COUNTY, MISSOURI RECORDS, FROM WHICH A FOUND IRON PIPE BEARS 1.81 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID ST. ALBANS WING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 87 DEGREES OF MINUTES 49 SECONDS CAP, NORTH 89 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A FOUND OPEN DEED FOR RIGHT—OF—WAY AS REFERENCED; NORTH 89 DEGREES RON ROD WITH CAP, 105 FEET LEFT OF CENTERLINE STATION 3+52.00 MINUTES 24 SECONDS EAST, A DISTANCE OF 150.33 FEET TO A SET ROES OF A SET RON ROD WITH CAP, 105 FEET LEFT OF CENTERLINE STATION 3+52.00 A SET RON ROD WITH CAP AT THE SOUTHWEST CORNER OF A TRACT OF SAID STATED TO A SET RECORDED IN DEED BOOK 7866, PAGE 558 OF THE ST. LOUIS "—WAY LINE OF SAID ST. ALBANS ROAD (VARIABLE WIDTH) (ALSO KNOWN ST, ALONG THE WESTERLY LINE OF SAID EDWARD N. AND LISA V. THE NORTHWEST CORNER OF SAID GERSHENSON TRACT; THENCE SOUTH EO OF SAID EDWARD N. AND LISA V. THE NORTHWEST CORNER OF SAID GERSHENSON TRACT; THENCE SOUTH EO OF SAID EDWARD N. AND LISA V. SECONDS EAST, ALDING THE CORNER OF SAID EDWARD N. AND LISA V. THE NORTHWEST CORNER OF SAID GERSHENSON TRACT; THENCE SOUTH EO OF SAID EDWARD N. AND LISA V. SECONDS EAST, ALONG THE EARS SOUTH EOF SAID EDWARD N. AND LISA V. THE NORTHWEST CORNER OF SAID GERSHENSON TRACT; THENCE SOUTH EOF SAID EDWARD N. AND LISA V. SECONDS EAST, ALONG THE EARS SOUTH EARS SOUTH EARS SOUTH EARS SOUTH EARS SOUTH EARS SOUTH AS DEGREES SAID STATE ALONG THE COURT OF THE EARS SOUTH AS DECREES SAID STATE ALONG THE COURT OF THE EARS SOUTH AS DECREES SAID STATE LIVES OF LOT FOR EARS SOUTH AS DECREES SAID STATE TO THE POINT ACCRET MORE THE REARS SOUTH AS DECREES SAID SUBJECT AND LIBER SECONDS MEST, ALONG THE SOUTHERLY LINE OF LOT OUR PIPE ON THE AFOR

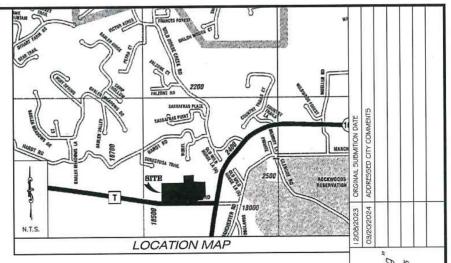
NUTHWEST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 3 SCRIBED AS FOLLOWS:

F THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID 100W OR FORMERLY OF THE MONFORT FAMILY TRUST. AS RECORDED IN ORDS; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER RANGE 3 EAST, SOUTH 87 DEGREES 55 MINUTES 29 SECONDS EAST, TOCHNER OF LOT 4 OF CONESTIGA TRAIL SUBDIVISION AS RECORDED ECORDS; THENCE LEAVING THE SAID NORTH QUARTER QUARTER TANCE OF 526.82 FEET TO A SET IRON ROD; THENCE SOUTH 00 HE A SET IRON ROD ON THE NORTH LINE OF ST. ALBANS ROAD (100 IED IN DEED TO STATE OF MISSOURI AS RECORDED IN DEED BOOK OINT BEING PERPENDICULARLY DISTANT 50.00 FEET LEFT OF HIGHWAY T AS REFERENCED ABOVE; THENCE ALONG A CURVE TO .8.99 FEET WITH A CHORD BEARING OF NORTH 86 DEGREES OF POINT ON THE WESTERN LINE OF THE AFOREMENTIONED SOUTHEAST RLY ALONG SAID WEST LINE NORTH 00 DEGREES 36 MINUTES 38 IG, CONTAINING 5.99 ACRES, MORE OR LESS.

OUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE ST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY

OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NOW OR FORMERLY OF THE MONFORT FAMILY TRUST, AS RECORDED IN SOED STHENCE ALONG THE MORTH LINE OF THE SOUTHEAST QUARTER SOES, THENCE ALONG THE MORTH LINE OF THE SOUTHEAST QUARTER SOES, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF 4 SOUTH 87 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 275-28 FEET TO A SET AND ITS PROLONGATION SOUTH 75 DEGREES 25 MINUTES 29 SECONDS STOGA SUBDIVISION, FROM WHICH A FOUND IRON PIPE BEARS SOUTH OBEING ON THE EASTERN LINE OF THE NORTHEAST QUARTER OF THE SOUTH OF DEGREES 32 MINUTES 29 SECONDS EAST, A DISTANCE HE SOUTH OF DEGREES 32 MINUTES 29 SECONDS EAST AND ITS PROLONGATION SOUTH 75 DEGREES 25 MINUTES 29 SECONDS STOGA SUBDIVISION, FROM WHICH A FOUND IRON PIPE BEARS SOUTH OF DEGREES 32 MINUTES 29 SECONDS WEST, A DISTANCE HE SOUTH OF DEGREES 32 MINUTES 29 SECONDS WEST, A DISTANCE HE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID HER NORTH BY DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE HE SAID SUTHEAST QUARTER SOUTH 12 DEGREES 50 MINUTES 00 HE NORTH LINE OF ST. ALBANS ROAD (VARIABLE WIDTH) (ALSO KNOWN SOO FEET OF CENTERLINE STATION 357+04 LETT OF SAID MISSOURI AS RECORDED IN DEED BOOK 6378, PAGE 634 OF THE ST. LOUIS HIGHWAY T THE FOLLOWING COURSES AND DISTANCES. SOUTH 89 ON ROD PERPENDICULARLY DISTANT 95 FEET FROM CENTERLINE BE DEGREES 46 MINUTES 24 SECONDS WEST, TO 33 FEET TO A SET 14-00 FROM SAID HIGHWAY T CENTERLINE: THENCE SOUTH 89 DEGREES AT MARKER BEING PERPENDICULARLY DISTANT 50.00 FEET LEFT OF CENTER ALSO BEING A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIOL SHAWY T CENTERLINE, TO A RIGHT OF WAY MARKER; THENCE SOUTH NO HOUSE HER SOUTH OF THE RIGHT, HAVING A RADIOL SITANT 50.00 FEET LEFT OF CENTER LINE STATION 348+11.62 OF GHWAY T NORTH 80 DEGREES 41 MINUTES 01 SECONDS WEST, A CHORD DISTANT 50.00 FEET LEFT OF CENTER LINE STATION 348+11.62 OF GHWAY T NORTH 80 DEGREES 34 MINUTES 01 SECONDS WEST, A CHORD DISTANT 50.00 FEET LEFT OF CENTER LINE STATION 348+11.62 OF GHWAY T NORTH 80 DEGREES 34 MINUTES 0

OVIDERS
ROCKWOOD
METRO WEST
PRIVATE SEPTIC
PRIVATE WELL
SPIRE
AT&T
AMEREN U.E.
CHARTER COMMUNICATIONS
WILD HORSE CREEK
63038
UIS COUNTY - WILDWOOD PRECINCT #6
WARD 1



DEVELOPMENT NOTES:

- 1. SITE ADDRESS: 18601 ST. ALBANS ROAD WILDWOOD, MISSOURI 63038 LOCATOR NO: 24X530074
- 2. OWNER INFORMATION: MIHK-3 LLC 14151 CLAYTON ROAD CHESTERFIELD, MO 63017 DEED BOOK 20308, PAGE 2089
- 3. PREPARED FOR: MIKE & ED GERSHENSON
- 4. AREA OF TRACT: PARENT TRACT: 940,491 SQ. FT. OR 24.59 ACRES ± NEW PARCEL 1: 260,949 SQ. FT. OR 5.99 ACRES ± NEW PARCEL 2: 684,136 SQ. FT. OR 15.60 ACRES ±
- 5. PRESENT ZONING: "NU" NON-URBAN DISTRICT (CITY OF WILDWOOD)

"NU" - NON-URBAN DISTRICT DIMENSIONAL REQUIREMENTS

FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK: MINIMUM SITE AREA: MINIMUM LOT MOTH: MAXIMUM LOT COVERAGE: 50 FEET 30 FEET 30 FEET 5 ACRES N/A N/A

- 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.
- THD DESIGN GROUP HAS USED EXCLUSIVELY THE TITLE COMMITMENT POLICY SUPPLIED BY INTEGRITY TITLE SOLUTIONS, LIC., COMMITMENT NO. STL.—70130—22, HAVING AN EFFECTIVE DATE OF APRIL 27, 2022. THE RESULTS OF THE SCHEDULE B, SECTION II ARE LISTED BELOW.

COMMITMENT NO. STL-70130-22

ITEMS 1-10: ARE NOT OF A SURVEY NATURE.

SUBJECT TO RIGHT OF WAY EASEMENT GIVEN TO UNION ELECTRIC POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1110 PAGE 449 AND CONTINUED IN SUPPLEMENT RIGHT OF WAY EASEMENTS RECORDED IN BOOK 4547 PAGE 104, 4547 PAGE 110 AND 4547 PAGE 122 DOES NOT EFFECT SUBJECT PROPERTY.

SUBJECT TO AN EASEMENT FOR UTILITIES IN FAVOR OF UNION ELECTRIC COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2447, AT PAGE 459 DOES NOT EFFECT SUBJECT PROPERTY.

Items 13-14: ARE NOT OF A SURVEY NATURE.

9. 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.

- ALL MONUMENTS WILL BE SET WITHIN SIX (6) MONTHS OF THE RECORDING OF THIS PLAT WITH ST. LOUIS COUNTY. TWO PERMANENT MONUMENTS (24 INCH LONG IRON RODS WITH ALUMINUM CAPS) TO BE SET AS SHOWN HEREON.
- 11. CURRENT USE: SINGLE FAMILY RESIDENCIAL PROPOSED USE: SINGLE FAMILY RESIDENCIAL

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF ED CERSHENSON / MIHK-3, LLC, WE HAVE DURING THE MONTH OF MAY 2022, EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF SEPTEMBER, 2023, PREPARED A LOT SPLIT PLAT FOR 18601 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, CITY OF MILDWOOD, 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

0

SET IRON ROD FOUND IRON PIPE

0

BENCHMARK

MO 63005 INC. INDUSTRIAL BLVD. STE.E. CHESTERFIELD, N TEL. 636–294–2072 REB.: RADESGNOROUP, COM MEB.: TADESGNOROUP, COM DESIGN GROUP, for 148 CHESTERFIELD I "your

601 ST. ALBANS ROAD
OF LAND IN THE NORTHEAST 1/4 OF THE
ST 1/4 AND THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF
4, TOWNSHIP 44 NORTH, RANGE 3 EAST,
WILDWOOD, ST. LOUIS COUNTY, MISSOURI

18601 A TRACT OF LA SOUTHWEST 1/4 4,≧ SECTION CITY OF E OF MISS BRIAN J. FISCHER NUMBER LS-002584

Date: 1<u>2/8/2023</u> Brion J. Fischer License No. LS-002584 Professional Land Survey

PROJECT NUMBER: 22-5024

DATE: 04/29/2024

1 OF 2

