

**AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE CONSOLIDATION OF TWO LEGAL LOTS OF RECORD, BEING LOTS 1 AND 2 OF THE BOYLE-HOLCOMB LOT SPLIT OF ADJUSTED LOT A, LOCATED WITHIN SECTION 25, TOWNSHIP 45 NORTH, RANGE 3 EAST, SITUATED AT THE INTERSECTION OF SHEPARD ROAD AND SHEPARD RIDGE ROAD, AND TO BE HEREAFTER KNOWN AS “BOYLE-HOLCOMB ESTATE LOT CONSOLIDATION PLAT”.**

**WHEREAS**, the owners of said property are seeking the consolidation of these two (2) tracts of land, which when combined will create a 6.2 acre lot, 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 two (2), 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 per the prior Lot Split Plat that is recorded in St. Louis County Records in Plat Book 366, Page 1, which was approved by the City Council in 2017 [Ord.#2323]; and

**WHEREAS**, the properties resulting from this land consolidation 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 return the property to its previous size, after the 2017 action to accommodate its division created two (2) lots; 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.

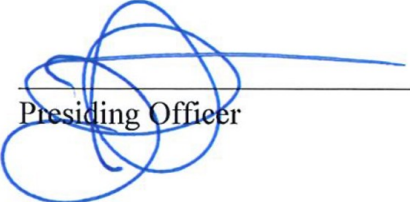
**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:**

**Section One.** The City Council of the City of Wildwood hereby authorizes a Boundary Adjustment Plat of a 6.183 acre tract of land, known as ‘Lots 1 and 2 of the Boyle-Holcomb Estate Lot Split Plat of Adjusted Lot A’, which was authorized by the Wildwood City Council in 2017, with said tract of land being located in Section 25, Township 45 North, Range 3 East, City of Wildwood, St. Louis County, Missouri; and, more specifically, situated on the east side of Shepard Road, north of its intersection with Shepard Ridge Road, for the purposes of combining the two (2) parcels of ground into a single lot, hereafter to be known as “Boyle-Holcomb Estate – Lot Consolidation Plat”, 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 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 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 passage.

  
\_\_\_\_\_  
Presiding Officer

  
\_\_\_\_\_  
Joseph Garritano, Mayor

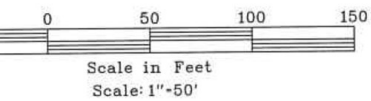
ATTEST:

ATTEST:

  
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City Clerk

  
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**Original Property Description**

1508 Shepard Rd:

Lot 1 of Boyle- Holcomb Estate- Lot Split of Adjusted Lot A, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 366 page 1 of the St. Louis County Records.

1516 Shepard Rd:

Lot 2 of Boyle- Holcomb Estate- Lot Split of Adjusted Lot A, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 366 page 1 of the St. Louis County Records.

**Property Description – Lot A**

A tract of land being Lots 1 and 2 "Boyle – Holcomb Estate – Lot Split of Adjusted Lot A" as recorded in Plat Book 366 page 1 of the St. Louis County Records, being in Section 25, Township 45 North - Range 3 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence Eastwardly along the North line of said Lot 1, North 89 degrees 50 minutes 55 seconds East 523.19 feet to the Northeast corner thereof; thence Southwardly along said West line South 00 degrees 05 minutes 16 seconds West 530.48 feet to the North line of Parcel 1B of the "Boundary Adjustment Plat Lot Split Plat Sec. 25, Township 45 North – Range 3 East" as recorded in Plat Book 352 page 215 of the St. Louis County Records; thence along said North line North 89 degrees 58 minutes 12 seconds West 392.28 feet to the East line of Shepard Road, varying width; thence along said East line the following courses and distances; North 36 degrees 41 minutes 32 seconds West 162.32 feet, North 14 degrees 19 minutes 05 seconds West 290.54 feet, and North 18 degrees 17 minutes 42 seconds East 123.42 feet to the point of beginning and containing 6.183 acres according to calculations by Volz Inc. during January 2024.

**Original Lot 1**  
**Fidelity National Title Insurance Company**  
**Informational Title Report**  
**File No: 38859SEC**  
 Effective Date: March 23, 2021  
 Schedule B Section II  
 [Note: Surveyor's Comments in Brackets]

1. Building lines, easements, restrictions or other matters affecting the subject property to the plat recorded in Plat Book 363 Page 284 and Plat Book 366 Page 1. [Shown]
2. Easement granted to Union Electric Company by the instrument recorded in Book 6314 page 1220.
3. Easement granted for roadway by the instrument recorded in Book 6424 page 391.
4. Easement granted for roadway by the instrument recorded in Book 6432 page 5542.

**Original Lot 2**  
**Alliant National Title Insurance Company**  
**Informational Title Report**  
**File No: 1473607**  
 Effective Date: April 5, 2018  
 Schedule B Section II  
 [Note: Surveyor's Comments in Brackets]

1. Building lines, easements, restrictions or other matters affecting the subject property to the plat recorded in Plat Book 363 Page 248 and Plat Book 366 Page 1. [Shown]

The undersigned holder or legal owner of notes secured by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ of the St. Louis County records, joins in and approves in every detail of this plat.

IN WITNESS WHEREOF, the undersigned has executed these presents this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name & Title

**General Notes:**

1. This site is located in the following districts:  
 Wildwood City Council - Ward 3  
 St. Louis County Police - Wildwood Precinct #6  
 Rockwood School District  
 Monarch Fire Protection District  
 Individual Private septic systems  
 Private Wells  
 Spire Energy  
 AT&T Telephone  
 Ameren U.E.  
 Charter Communications  
 Caulks Creek Watershed  
 Zip Code: 63038 – Glencoe Office
2. We have determined the horizontal location of this tract of land in the City of Wildwood, St. Louis County, Missouri, by scaling the property in reference to the "Flood Insurance Rate Map (FIRM), St. Louis County, Missouri, and Incorporated Areas", Panel 260 of 445, Map Number 29189C0260K with effective date of February 4, 2015.
3. Basis of Bearings Adopted from "Boyle Holcomb Estate – Lot Split of Adjusted Lot A" as recorded in Plat Book 366 page 1.
4. Original Lot 1 referenced from Fidelity National Title Insurance Company Commitment 38859SEC, Dated March 23, 2021. The above referenced commitment was relied upon to disclose all easements of record.

Original Lot 2 referenced from Alliant National Title Insurance Company Commitment 1473607, Dated

April 5, 2018. The above referenced commitment was relied upon to disclose all easements of record.

5. Source of Record - taken for the St. Louis County Assessor's records:  
 Owner: Tyler Farmer and April Farmer  
 Addresses: 1508 Shepard Rd, Glencoe, MO 63038  
 Locator Number: 21V-54-0380  
 Deed of Record: D.B. 24870, PG. 2762  
  
 Owner: Tyler Farmer and April Farmer  
 Addresses: 1516 Shepard Rd, Glencoe, MO 63038  
 Locator Number: 21V-52-0184  
 Deed of Record: D.B. 22972, PG. 1589

6. This Plat contains 6.183 Acres.
7. St. Louis County Benchmark 11156 NAVD88(SLC2011a) Elev = 705.50 FUS (or) 215.038 Meter NGVD29 Elev = 705.64 FUS Cut "U" on the top east edge of the round concrete base for the easternmost or southeast leg of an electric transmission tower situated roughly 53 feet west of the centerline of Shepard Road, 31 feet north of a gravel drive sometimes known as Sellenriek Lane, and 400 feet more or less south of the intersection of Shepard Road with Shepard Ridge Road.
8. Formal plan review, approval, and permits in accordance with the latest MSD Rules and Regulations are Required prior to individual or simultaneous development of Lot A. This lot shall satisfy MSD's stormwater management requirements as common, adjacent, and contiguous developments.

We, the undersigned owners of the tract of land hereon platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and adjusted in land area in the manner shown on this plat, which boundary adjustment shall hereafter be known as "Boyle – Holcomb Estate – Lot Consolidation Plat"

Building lines as shown on this plat are hereby established.

All easements have been located and identified per the Title Commitment information provided hereon. No new easements to be established or vacated as a function of this plat.

The undersigned further states that said property is not encumbered by delinquent taxes or liens.

IN WITNESS WHEREOF, we have signed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**Tyler Farmer and April Farmer**

\_\_\_\_\_  
 Tyler Farmer  
 \_\_\_\_\_  
 April Farmer

STATE OF MISSOURI )  
 ) SS  
 COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me personally appeared Tyler Farmer and April Farmer 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 WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 Print Name

**Deed of Trust – Original Lot 2**

The undersigned holder or legal owner of notes secured by deed recorded in Book \_\_\_\_\_ page \_\_\_\_\_ of the St. Louis County records, joins in and approves in every detail this boundary adjustment plat.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name & Title

STATE OF MISSOURI )  
 ) SS  
 COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said \_\_\_\_\_ by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

\_\_\_\_\_  
 Notary Public

This acknowledgement certifies this Lot Consolidation plat of Boyle – Holcomb Estate – Lot Consolidation has been approved by the CITY OF WILDWOOD, MISSOURI on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF WILDWOOD DEPARTMENT OF PLANNING**

\_\_\_\_\_  
 Joe Vujnich, Director of Planning and Parks

I, Megan Eldridge, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify this Subdivision Plat was approved by Ordinance Number \_\_\_\_\_, under action taken by the City of Wildwood, Missouri on the \_\_\_\_\_ day of \_\_\_\_\_, 2024. Said ordinance of the same appears on record in my office as testimony whereof, I hereto now set my hand and affix the official seal of the City of Wildwood, St. Louis County, Missouri, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
 Megan Eldridge, City Clerk

BOYLCOMB ESTATE -  
 OF ADJUSTED LOT B  
 I. 364 PG. 490

PROPERTY N/F OF  
 & MEGAN DOHR T/E  
 \*2023032400311

am, Jan 16, 2024

am, Jan 16, 2024

Farmer, prepared a  
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 standards for Property  
 Architects, Professional  
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 ements set forth for

PRELIMINARY  Richard G. Norvell Professional Land Surveyor Mo. P.L.S. #200500077	<b>VOLZ</b> Incorporated 10849 Indian Head Ind'l. Blvd. St. Louis, Missouri 63132 314.426.6212 main - 314.890.1250 fax WWW.VOLZINC.COM	1508 & 1516 Shepard Rd. Glencoe, MO 63038 23275-0 Sheet 1 of 1
	MISSOURI CORPORATE CERTIFICATES OF AUTHORITY: NO. 19 EXPIRES: DECEMBER 31, 2025 - LAND SURVEYING NO. 203 EXPIRES: DECEMBER 31, 2025 - ENGINEERING	