

First reading: 10/23/17
Second reading:

Introduced by Aldermen Mange, Wright, Crawford & Meyland-Smith

BILL NO. 17-80

ORDINANCE NO.

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF TOWN SQUARE

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Boundary Adjustment Plat of Town Square being a tract of land being a part of the East Half of Fractional Section 20, Township 45 North, Range 5 East, of the Fifth Principal Meridian, City of Town and Country, St. Louis County, Missouri, prepared by Daniel Ehlman, P.L.S. No. 2215, Stock and Associates Consulting Engineers, Inc., in certification of a property boundary survey and boundary adjustment plat made by order of the City of Town and Country, owner, during the month of October 2017, is hereby approved and authorized to be filed in the office of the Recorder of Deeds, St. Louis County, Missouri.

Section 2. The City Administrator is authorized to sign any documents necessary in accordance with the approval of this Boundary Adjustment.

Section 3. The City Clerk is authorized to execute the Boundary Adjustment Plat on behalf of the City.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval by law.

Passed by the Board of Aldermen for the City of Town and Country, Missouri, this ____ day of _____, 2017.

Presiding Officer

Attest:

Ashley McNamara, City Clerk

Signed this _____ day of _____, 2017.

Jonathan F. Dalton
Mayor, City of Town and Country

Attest:

Ashley McNamara, City Clerk

GARNER CERTIFICATION
We, the undersigned corner of the tract described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner herein shown and said subdivision shall hereafter be known as:

"TOWN SQUARE BOUNDARY ADJUSTMENT PLAT"
It is hereby certified that all existing encumbrances are shown in this plat as of the first date of recording of this plat. This plat does not create any new encumbrances.
This plat does not create any new encumbrances.
Encumbrances and other matters mentioned herein will be void, as required to be void in like manner, when the same are recorded in the public records, in accordance with the provisions of the Missouri Department of Public Health, and a copy of this plat shall be deposited in the Missouri Department of Public Health, in addition, other matters mentioned in this subdivision plat, required by the subdivision ordinance of the City of Town & Country, Missouri will not be void.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seals this ___ day of _____, 2017.
CITY OF TOWN & COUNTRY

BY: _____
SITTING HEREIN

STATE OF MISSOURI
ST. LOUIS COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal of the day and year last above signed.

Notary Public
My commission expires _____

TOTAL TRACT
A tract of land as conveyed to the City of Town & Country by instrument recorded in Book 21284, Page 223 of the St. Louis County Records, located in Section 20, Township 48 North, Range 9 East of the Fifth Principal Meridian, St. Louis County, Missouri being more particularly described as follows:
Beginning at a found stone located at the northeast corner of above said City of Town & Country tract, said point also being the intersection corner of Parcel 6 of a Boundary Adjustment Plat as recorded in Plat Book 188, page 46 of above said records, said point also being located on the south right-of-way line of Clayton Road, variable width, with corner along said right-of-way line, North 82 degrees 23 minutes 34 seconds East, 278.77 feet to a found stone located at the northeast corner of Lot 1 of Ruffalo/Lane, a subdivision according to the plat thereof as recorded in Plat Book 95, Page 26 of above said records, thence along the west line of said Ruffalo/Lane, South 02 degrees 28 minutes 20 seconds West 224.30 feet to the northern line of Mason Oaks Road Plat No. 1, a subdivision according to the plat thereof as recorded in Plat Book 192, Page 24 of above said records from which a found stone monument located at the southwest corner of above said City of Town & Country tract, thence along the west line of said tract the following courses and distances: North 01 degrees 48 minutes 42 seconds East, 202.97 feet to a found stone monument, South 02 degrees 22 minutes 45 seconds East, 102.22 feet to a found stone monument, thence along the west line of said tract the following courses and distances: North 01 degrees 48 minutes 42 seconds East, 202.97 feet to the POINT OF BEGINNING, containing 383,511 square feet or 8.71 acres more or less.

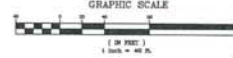
LOT 1
A tract of land being part of a larger tract as conveyed to the City of Town & Country by instrument recorded in Book 21284, Page 223 of the St. Louis County Records, located in Section 20, Township 48 North, Range 9 East of the Fifth Principal Meridian, St. Louis County, Missouri being more particularly described as follows:
Beginning at a found stone located at the northeast corner of above said City of Town & Country tract, said point also being the intersection corner of Parcel 6 of a Boundary Adjustment Plat as recorded in Plat Book 188, page 46 of above said records, said point also being located on the south right-of-way line of Clayton Road, variable width, with corner along said right-of-way line, North 82 degrees 23 minutes 34 seconds East, 278.77 feet to a found stone located at the northeast corner of Lot 1 of Ruffalo/Lane, a subdivision according to the plat thereof as recorded in Plat Book 95, Page 26 of above said records, thence along the west line of said Ruffalo/Lane, South 02 degrees 28 minutes 20 seconds West 224.30 feet to the northern line of Mason Oaks Road Plat No. 1, a subdivision according to the plat thereof as recorded in Plat Book 192, Page 24 of above said records from which a found stone monument located at the southwest corner of above said City of Town & Country tract, thence along the west line of said tract the following courses and distances: North 01 degrees 48 minutes 42 seconds East, 202.97 feet to a found stone monument, South 02 degrees 22 minutes 45 seconds East, 102.22 feet to a found stone monument, thence along the west line of said tract the following courses and distances: North 01 degrees 48 minutes 42 seconds East, 202.97 feet to the POINT OF BEGINNING, containing 383,511 square feet or 8.71 acres more or less.

LOT 2
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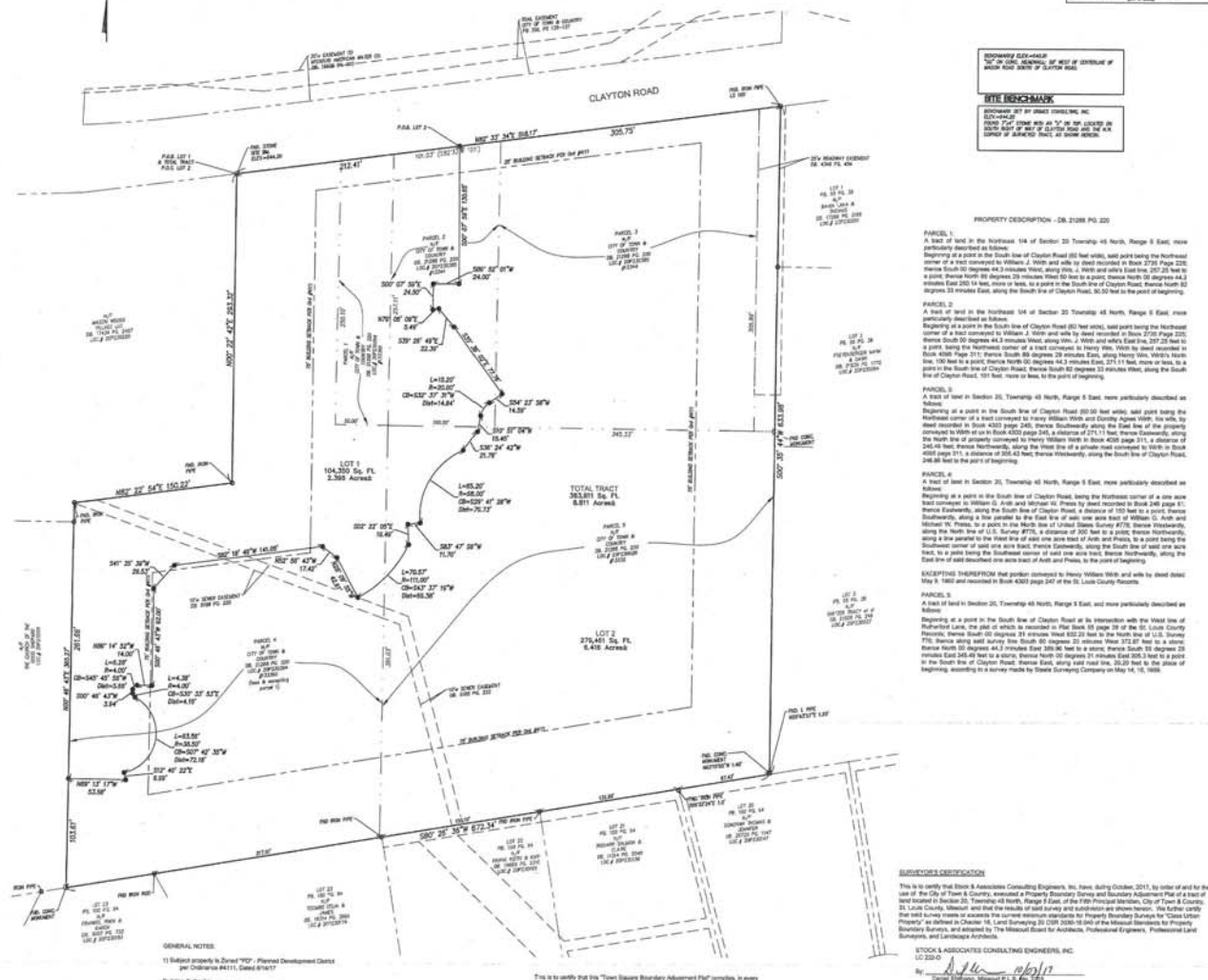
GENERAL NOTES
1) Subject property is Zoned "P-1", Planned Development District per Ordinance #2111, dated 6/1/11.
2) Subject property lies within Flood Zone A (area determined to be outside the 100-year flood plain) according to the National Flood Insurance Rate Map Number 25060C0100P with an effective date of 03/01/2012.

TOWN SQUARE BOUNDARY ADJUSTMENT PLAT

A TRACT OF LAND BEING PART OF THE EAST HALF OF
FRACTIONAL SECTION 20, TOWNSHIP 48 NORTH, RANGE 9 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 8.81 AC.



- LEGEND**
- WITHIN
 - PLAT AREA 800
 - PLAT AREA 775
 - ROAD OF 40' WIDTH
 - ROAD OF 50' WIDTH
- ABBREVIATIONS**
- 2025 BOUNDARY
 - 2015 BOUNDARY
 - 2010 BOUNDARY
 - 2005 BOUNDARY
 - 2000 BOUNDARY
 - 1995 BOUNDARY
 - 1990 BOUNDARY
 - 1985 BOUNDARY
 - 1980 BOUNDARY
 - 1975 BOUNDARY
 - 1970 BOUNDARY
 - 1965 BOUNDARY
 - 1960 BOUNDARY
 - 1955 BOUNDARY
 - 1950 BOUNDARY
 - 1945 BOUNDARY
 - 1940 BOUNDARY
 - 1935 BOUNDARY
 - 1930 BOUNDARY
 - 1925 BOUNDARY
 - 1920 BOUNDARY
 - 1915 BOUNDARY
 - 1910 BOUNDARY
 - 1905 BOUNDARY
 - 1900 BOUNDARY



SUBMITTER'S CERTIFICATION
This is to certify that the "Town Square Boundary Adjustment Plat" complies in every respect with Ordinance No. 2111, dated 6/1/11, and is subject to the jurisdiction of the Board of Health of the City of Town & Country, Missouri.
CITY OF TOWN & COUNTRY, MISSOURI
By: _____
Mayor/Commissioner, City Clerk

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
227 Chestnut Avenue Parkway
St. Louis, MO 63102-1001
Tel: 314.437.2300
Fax: 314.437.2301
www.stockand.com

BOUNDARY ADJUSTMENT PLAT
TOWN & COUNTRY - TOWN SQUARE
UNION, MISSOURI
CITY OF TOWN & COUNTRY, ST. LOUIS COUNTY, MISSOURI



DATE	DESCRIPTION
10/20/17	PREPARED
10/20/17	APPROVED
10/20/17	REVISION
10/20/17	REVISION
10/20/17	REVISION
10/20/17	REVISION
10/20/17	REVISION
10/20/17	REVISION
10/20/17	REVISION
10/20/17	REVISION

PREPARED FOR:
CITY OF TOWN & COUNTRY
1211 MUNICIPAL CENTER DRIVE
TOWN & COUNTRY, MO 63131
PH: 314-437-6526