

AN ORDINANCE AUTHORIZING THE APPROVAL OF A MINOR SUBDIVISION PLAT, TO BE KNOWN AS "SCHNEIDER SUBDIVISION," FOR A THIRTY-FOUR (34) ACRE TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF LOT 2 OF 'DREINHOEFER ESTATE' [PLAT BOOK 1, PAGE 63] IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, BOTH OF WHICH ARE LOCATED IN TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, SITUATED BETWEEN STATE ROUTE 109 TO THE WEST AND EATHERTON ROAD TO THE EAST, ALL BEING NORTH OF VIOLA GILL LANE, FOR THE PURPOSES OF CREATING THREE (3) LOTS FOR FUTURE DEVELOPMENT AND DEDICATION OF A PORTION OF PUBLIC RIGHT-OF-WAY FOR THE EXTENSION OF MAIN STREET. (Ward Eight)

WHEREAS, the City of Wildwood adopted a Master Plan and numerous ordinances to govern the use and subdivision of land that were intended to promote the implementation of "best development practices" within this community; and

WHEREAS, the Planning and Zoning Commission and the City Council adopted a Master Plan that created four (4) conceptual land use classifications for the community, one (1) of which is the Town Center Area; an area where higher-density, single-family residential land uses are encouraged due to the availability of supporting infrastructure and utilities, favorable topography and other environmental factors, historical significance as the traditional center of commerce and community, and a comparable land use pattern; and

WHEREAS, the Town Center Area of the City is intended to allow for the potential development of residential densities at a level much higher than other areas of the City, while encouraging innovative designs, walkable neighborhoods, interesting architecture, and consistent streetscape elements providing character and aesthetics as part of the overall neighborhood fabric; and

WHEREAS, the owners of this 34-acre tract of land submitted a three (3) lot Minor Subdivision Plat, as an interim step towards finalizing the Site Development Plan (Preliminary Plat), the latter of which is slated for the future development of one-hundred-four (104) residential lots upon twenty-eight (28) acres; the remaining acreage will contain two (2) Outlots for future commercial development and the dedication of a portion of public right-of-way for the extension of Main Street; and

WHEREAS, proposed Lot 1, created by this Minor Subdivision Plat, appears to fully meet and comply with the requirements of the *Subdivision and Development Regulations* of the City of Wildwood in regard to its lot size and setbacks for the R-4 Residence District zoning designation, which will be conveyed in its entirety to the owner-under-contract [i.e. developer of record], in order to pursue the final platting requirements; and

WHEREAS, proposed Outlot B appears to fully meet and comply with the requirements of the *Subdivision and Development Regulations* of the City of Wildwood in regard to its lot size and setbacks based on its current NU Residence District zoning designation, while Outlot A does not; therefore, it is considered non-buildable, until such time it is rezoned, yet both Outlots will require future zoning compliance to meet their intended designated uses under the requirements of the Town Center's Regulating Plan; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted ordinances, codes, and regulations governing the development and use of land for the health, safety, and 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, Missouri hereby approves and authorizes the recording of a Minor Subdivision Plat (attached hereto), to be known as "**Schneider Subdivision**," for a thirty-four (34) acre tract of land that is part of the West Half of the Southwest Quarter of Section 1 and part of Lot 2 of 'Dreinhoefer Estate' [Plat Book 1, Page 63] in the East Half of the Southeast Quarter of Section 2, both of which are located in Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri and, more specifically, situated between State Route 109 to the west and Eatherton Road to the east, all being north of Viola Gill Lane, for the purposes of creating three (3) lots for future development and dedication of a portion of public-right-of-way for the extension of Main Street. These lots are graphically represented on the attached plat and accompanying legal descriptions and hereby adopted and made a part of this ordinance.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of this Minor Subdivision Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval upon this instrument. The petitioner is required and directed to record the approved Minor Subdivision Plat (within sixty (60) days of its approval by the City Council of the City of Wildwood, Missouri) in the Office of the Recorder of Deeds of St. Louis County, Missouri, or such action on these items is voided.

Section Three. This ordinance shall be in full force and effect, from and after its date of passage and approval, provided all required fees are paid to the City, all applicable provisions of the *Subdivision and Development Regulations* are met, and recorded copies of all recorded instruments are returned to the City by the petitioner.

THIS BILL WAS PASSED AND APPROVED THIS ___ DAY OF _____, 2016 BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

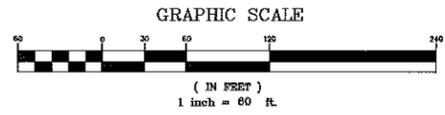
Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

City Clerk

City Clerk



PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, AND A PART OF LOT 2 OF DREINHOEFER ESTATE IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, RECORDED IN PLAT BOOK 1, PAGE 63 OF THE LOUIS COUNTY RECORDS, ALL IN TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILWOOD, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED TO MALDEN E. SCHNEIDER, TRUSTEE, RECORDED IN BOOK 628 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ANDREW E. LINDBERG BY DEED RECORDED IN BOOK 7997, PAGE 1337 OF SAID RECORDS, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EATHERTON ROAD, 30 FEET WIDE, SAID POINT BEING 15 FEET PERPENDICULAR DISTANCE SOUTHWEST OF THE CENTERLINE OF SAID EATHERTON ROAD; THENCE ALONG THE NORTH LINE OF SAID LINDBERG TRACT, NORTH 87° 25' 51" WEST, 417.45 FEET, THENCE LEAVING SAID NORTH LINE, NORTH 01° 41' 38" EAST, 104.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 1; SAID LINE ALSO BEING THE NORTH LINE OF OLD GROVER ESTATES; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 337 PAGE 81 OF SAID RECORDS, NORTH 87° 25' 51" WEST, 914.54 FEET TO THE NORTHWEST CORNER OF LOT 28 OF SAID OLD GROVER ESTATES SUBDIVISION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE WEST LINE OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO COLUMBIA SPORTS, LLC BY DEED RECORDED IN BOOK 16541, PAGE 1743 OF SAID RECORDS, NORTH 89° 52' 48" WEST, 508.85 FEET TO THE NORTHEAST CORNER OF SAID COLUMBIA SPORTS, LLC TRACT, SAID CORNER BEING THE INTERSECTION OF THE EAST LINE OF MISSOURI STATE HIGHWAY 109, WIDTH VARIES, AS WIDENED BY DOCUMENT RECORDED IN DEED BOOK 6558 PAGE 2183 OF SAID RECORDS, AND SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, SAID INTERSECTION BEING 75 FEET PERPENDICULAR DISTANCE EAST OF THE CENTERLINE OF SAID HIGHWAY 109; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE OF HIGHWAY 109 THE FOLLOWING COURSE, DISTANCES AND CURVES: NORTH 21° 48' 57" EAST, 325.13 FEET TO A POINT BEING 120 FEET PERPENDICULAR DISTANCE EAST OF SAID CENTERLINE OF HIGHWAY 109, NORTH 13° 51' 37" EAST, 334.82 FEET TO A POINT OF CURVATURE, AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 22,766.32 FEET, WHOSE CHORD BEARS NORTH 14° 17' 34" EAST, 344.18 FEET, AN ARC DISTANCE OF 344.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMBURY LANE, 64 FEET WIDE, SAID POINT BEING 27 FEET PERPENDICULAR DISTANCE SOUTH OF THE CENTERLINE OF SAID CAMBURY LANE; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CAMBURY LANE, SOUTH 87° 30' 00" EAST, 322.20 FEET TO A POINT ON THE WEST LINE OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 206, PAGE 206 OF SAID RECORDS; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE OF "BOUNDARY ADJUSTMENT PLAT, SOUTH 01° 51' 30" WEST, 180.00 FEET TO THE SOUTHWEST CORNER OF SAID BOUNDARY ADJUSTMENT PLAT; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID BOUNDARY ADJUSTMENT PLAT, SOUTH 89° 48' 00" EAST, 1246.20 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EATHERTON ROAD (30 FEET WIDE), SAID POINT BEING 15 FEET PERPENDICULAR WEST OF THE CENTERLINE OF SAID ROAD; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF EATHERTON ROAD (30 FEET WIDE) AND PARALLEL TO THE CENTERLINE OF SAID ROAD THE FOLLOWING COURSE AND DISTANCES: SOUTH 27° 50' 50" EAST, 171.71 FEET TO AN ANGLE POINT; THENCE SOUTH 01° 41' 38" WEST, 746.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1,596.85 SQUARE FEET OR 44.34 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2015 UNDER ORDER NO. 14-04-128.

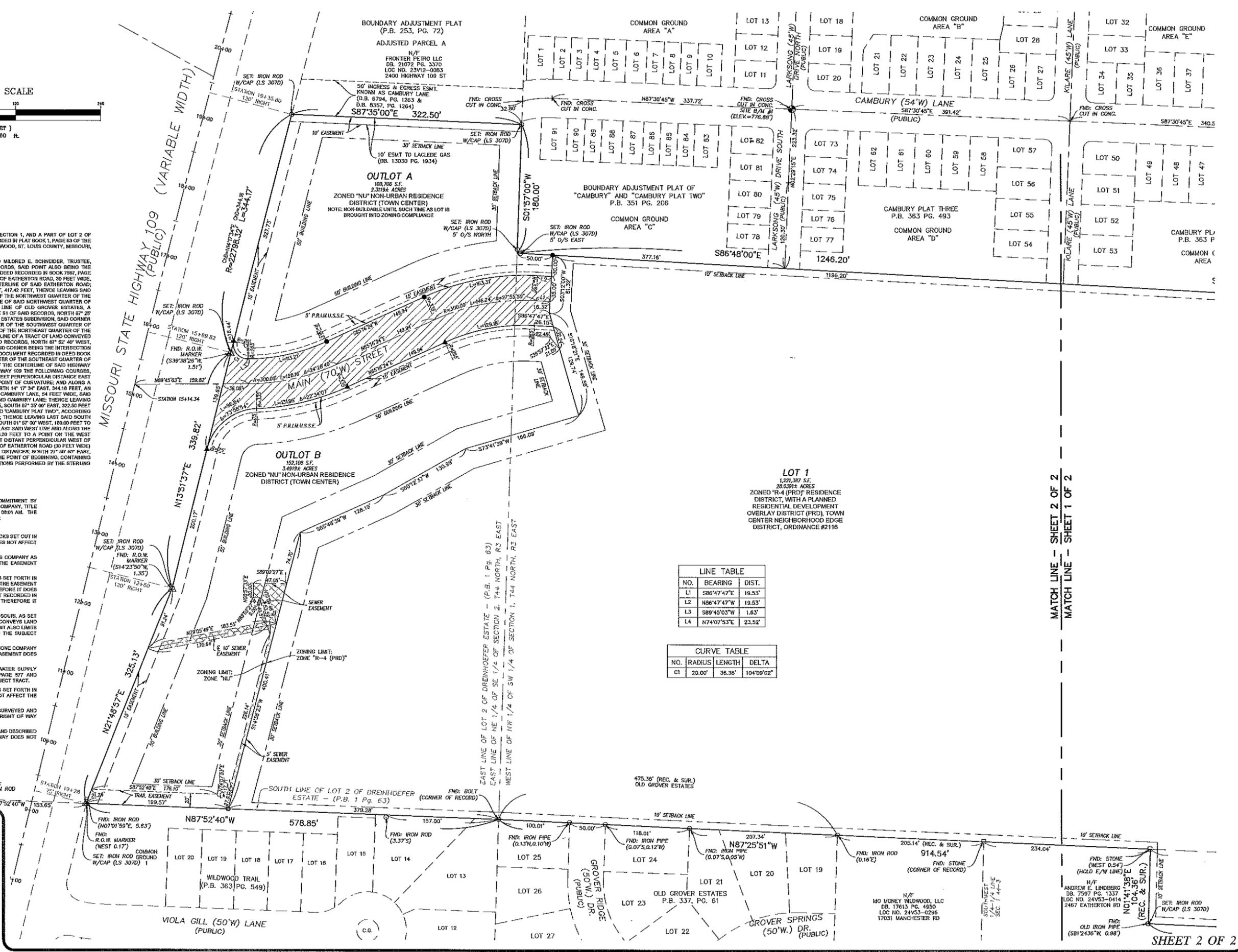
TITLE NOTES:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY INTEGRITY TITLE SOLUTIONS, LLC, AGENT FOR AGENTS NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 07L112514 WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2014 AT 08:01 AM. THE NOTES REGARDING SCHEDULE B, SECTION 1 OF THE ABOVE COMMITMENT ARE BELOW.

- ITEMS 1-4 ARE GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.
- ITEM 9 - RESTRICTIONS, EASEMENTS, DEDICATIONS, BUILDING LINES AND SET BACKS SET OUT IN PLAT BOOK 1 AT PAGE 63 IN THE ST. LOUIS COUNTY RECORDS, "NOT SHOWN" DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 10 - SUBJECT TO AN EASEMENT FOR UTILITIES IN FAVOR OF LACLEDE GAS COMPANY AS SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 13000 AT PAGE 1934. THE EASEMENT AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 11 - EASEMENT FOR UTILITIES IN FAVOR OF UNION ELECTRIC COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 8875 AT PAGE 2174 AND BOOK 8438 PAGE 235. THE EASEMENT RECORDED IN BOOK 8875 AT PAGE 2174 PLOTS NORTH OF HIGHWAY 109, THEREFORE IT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON. THE EASEMENT RECORDED IN BOOK 8438 PAGE 235 PLOTS WEST OF THE SUBJECT TRACT AT POND ROAD, THEREFORE IT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
- ITEM 12 - SUBJECT TO AN AFFIDAVIT AND CONVEYANCE TO THE STATE OF MISSOURI, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 6558 PAGE 2183. THE DOCUMENT CONVEYS LAND TO THE STATE OF MISSOURI FOR MISSOURI STATE HIGHWAY 109. THE DOCUMENT ALSO LIMITS THE RIGHT OF DIRECT ACCESS ONTO STATE HIGHWAY 109, WHICH AFFECTS THE SUBJECT TRACT.
- ITEM 13 - EASEMENT FOR UTILITIES IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 6584, AT PAGE 1522. THE EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AS IT PLOTS WEST OF THE SUBJECT TRACT.
- ITEM 14 - SUBJECT PROPERTY IS LOCATED WITHIN THE ST. LOUIS PUBLIC WATER SUPPLY DISTRICT NO. 1, ACCORDING TO INSTRUMENT RECORDED IN BOOK 8888 PAGE 577 AND AMENDED IN BOOK 6168 PAGE 321. THE DOCUMENT DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 15 - EASEMENT FOR UTILITIES IN FAVOR OF UNION ELECTRIC COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3144, AT PAGE 44. THE EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AS IT PLOTS NORTH OF THE SUBJECT TRACT.
- ITEM 16 - RIGHT OF WAY OF EATHERTON ROAD. THE SUBJECT TRACT AS SURVEYED AND DESCRIBED HEREON IS TO THE RIGHT OF WAY OF SAID ROADWAY AND SAID RIGHT OF WAY DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 17 - RIGHT OF WAY OF HIGHWAY 109. THE SUBJECT TRACT AS SURVEYED AND DESCRIBED HEREON IS TO THE RIGHT OF WAY OF SAID ROADWAY AND SAID RIGHT OF WAY DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 18 - NO COMMENT BY THE SURVEYOR.

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DRAWN BY:	VLW/JAH	MSD P# -	0030959-00
CHECKED BY:	JAH	DATE:	9/23/2016
JOB NO.:	14-04-126	MINOR SUBD.	MAIN ST. CROSSING



LINE TABLE

NO.	BEARING	DIST.
L1	S86°47'47"E	19.53'
L2	N86°47'47"W	18.53'
L3	S89°45'03"W	1.63'
L4	N74°07'53"E	23.52'

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	20.00'	36.36'	104°09'02"

MATCH LINE - SHEET 2 OF 2
MATCH LINE - SHEET 1 OF 2