

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A LOT SPLIT PLAT RESULTING IN THE CREATION OF TWO LEGAL LOTS OF RECORD, ALL BEING THREE ACRES OR GREATER IN SIZE, KNOWN AS “ADJUSTED LOT 8 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 8 AND 9 OF THE BABLER FOREST HILLS SUBDIVISION – PLAT ONE (PLAT BOOK 347, PAGE 811),” ALL BEING PART OF THE FRACTIONAL SURVEY 31, TOWNSHIP 45 NORTH, RANGE 3 EAST, WITH SUCH BEING LOCATED ON BABLER FOREST ROAD, EAST OF THE FRANKLIN COUNTY LINE.

WHEREAS, the owner of said parent tract of land is seeking its division into two (2), NU Non-Urban Residence District zoned lots that will be approximately four (4) acres and three (3) acres respectively in size; and

WHEREAS, the division, if approved, would allow for the creation of two (2) parcels of ground, both of which would comply with the requirements of the City's Zoning Ordinance for this zoning district designation in terms of lot area and setback requirements; and

WHEREAS, the existing lot being considered for this division has been deemed legal lot of record, as defined by the City's Subdivision and Development Regulations (Chapter 420); and

WHEREAS, the resulting lots, post adjustment, appear to comply with all of the provisions of Chapter 420.110 of the Subdivision and Development Regulations (Lot Split Procedure) of the City of Wildwood; and

WHEREAS, with the approval of this plat, such action will reverse the consolidation of these same two (2) lots that was approved by the City of Wildwood in 1999; 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.

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

Section One. The City Council of the City of Wildwood hereby approves and authorizes the division of this single parcel of ground, which is described as a Lot Split Plat of Adjusted Lots 8 and 9 of the Babler Forest Hills Subdivision - Plat One (a subdivision recorded in Plat Book 347, Page 811 of St. Louis County Records), and being more specifically located east of the Franklin County Line and west of Ossenfort Road, on Babler Forest Road, into two (2) lots, having sizes that are approximately four (4) and three (3) acres in area, as indicated graphically upon the Lot Split 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.

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 ___ day of _____, 2022 by the City 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

ATTEST:

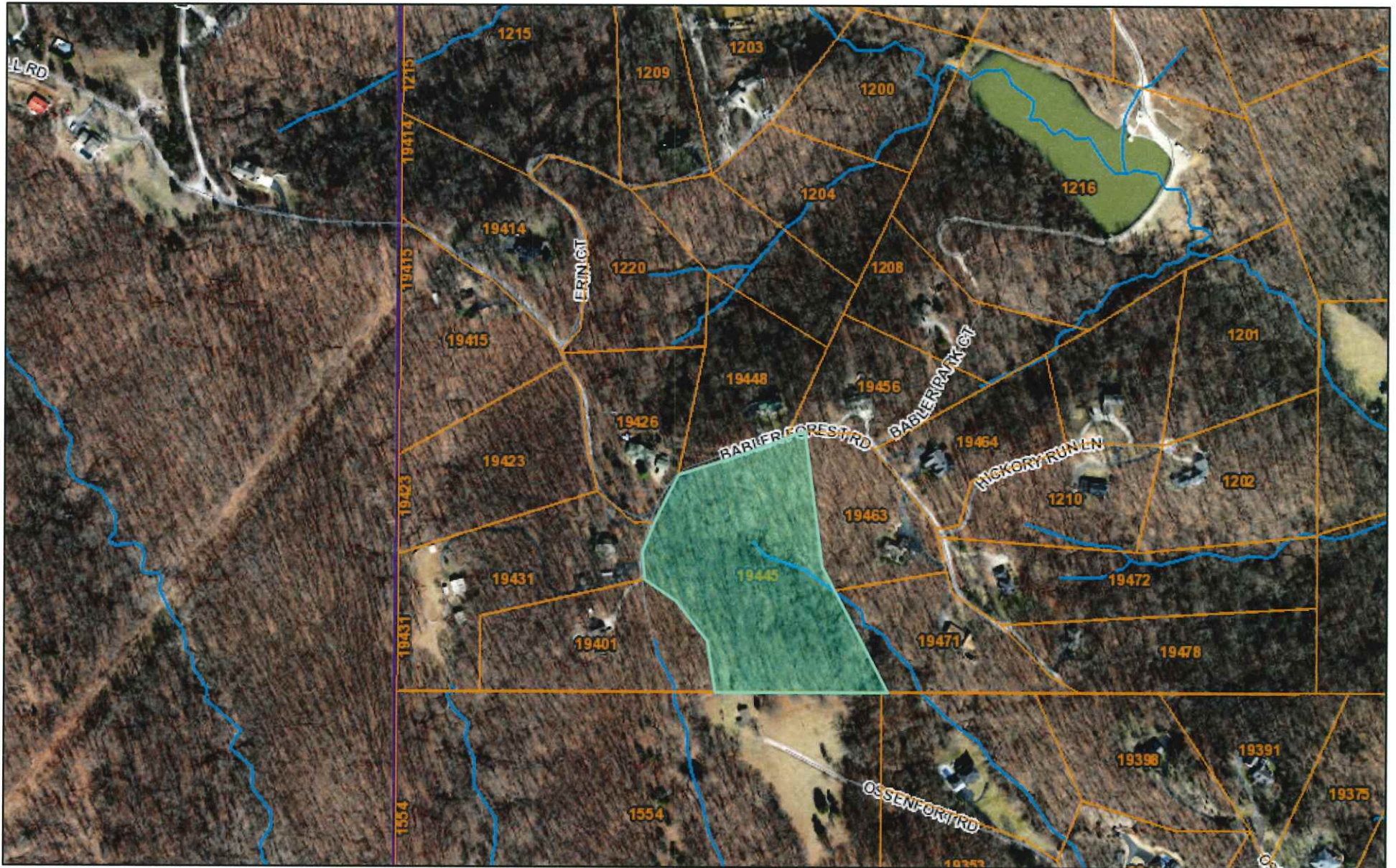
City Clerk

James R. Bowlin, Mayor

ATTEST:

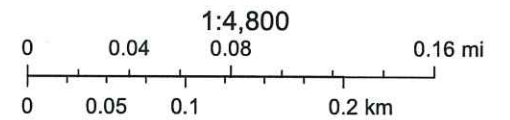
City Clerk

St. Louis County Map



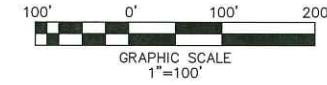
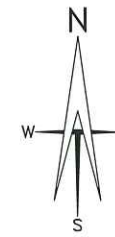
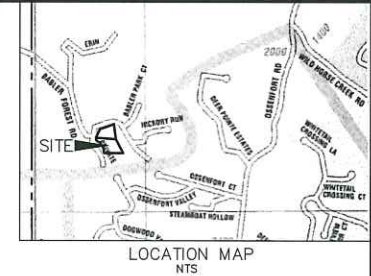
9/9/2022, 11:05:57 AM

- Image
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Other Flood Areas (0.2% Annual Chance)



St. Louis County GIS Service Center

**A LOT SPLIT OF
ADJUSTED LOT 8 OF THE BOUNDARY ADJUSTMENT PLAT
OF LOTS 8 AND 9 OF BABLER FOREST HILLS PLAT 1
PB 347 PG 811
CITY OF WILDWOOD, ST. LOUIS COUNTY MISSOURI
NU NON-URBAN RESIDENCE DISTRICT**



GENERAL NOTES:

1. SOURCE OF RECORD INFORMATION: BOUNDARY ADJUSTMENT PLAT OF LOTS 8 AND 9 OF BABLER FOREST HILLS PLAT 1, PLAT BOOK 347 PAGE 811
2. BASIS OF BEARINGS: BOUNDARY ADJUSTMENT PLAT OF LOTS 8 AND 9 OF BABLER FOREST HILLS PLAT 1, PLAT BOOK 347 PAGE 811
3. BENCHMARK: ST. LOUIS COUNTY BM 11-30, "L" ON SOUTH END OF EAST CURB OF BRIDGE #392 ON WILD HORSE CREEK ROAD; 0.2 MI. SOUTH OF PUELLMAN RD. ELEVATION=493.12
4. "O" DENOTES IRON ROD FOUND, "O" DENOTES 18" IRON ROD SET DURING THE COURSE OF THE BOUNDARY SURVEY.
5. SITE IS LOCATED IN OR SERVED BY THE FOLLOWING: SERVICE PROVIDERS LIST
 A.SCHOOL ROCKWOOD
 B.FIRE MONARCH (FORMERLY CHESTERFIELD)
 C.SEWER PRIVATE SEPTIC
 D.WATER PRIVATE WELL
 E.GAS LA CLEDE GAS, OR INDIVIDUAL PROPANE TANK
 F.PHONE AT&T
 G.ELECTRIC AMEREN MISSOURI (U.E.)
 H.CABLE CHARTER COMMUNICATIONS (OR NONE)
 I.WATERSHED..... WILD HORSE CREEK
 J.ZIP CODE 63005 CHESTERFIELD
 K.POLICE ST. LOUIS COUNTY - WILDWOOD PRECINCT
 L.CITY COUNCIL.WARD 1
6. BY PLOTTING ONLY, ACCORDING TO FEMA MAP 29189C0255 K HAVING AN EFFECTIVE DATE OF 2/14/2015, THIS SITE IS IN ZONE 'X' AREAS OUTSIDE OF THE 100 YEAR FLOOD PLANE.
7. EXISTING AND ALL SURROUNDING PROPERTIES ARE ZONED 'NU-NON-URBAN RESIDENTIAL DISTRICT'.

LAND DESCRIPTION ADJUSTED LOT 8

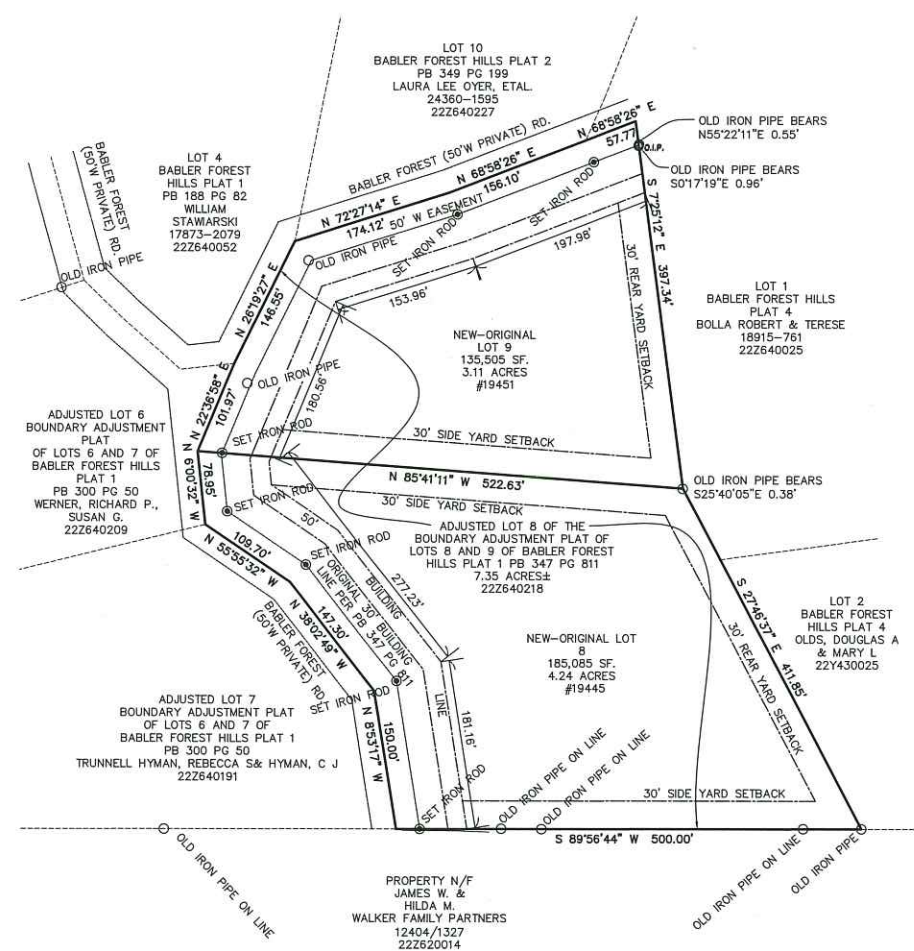
A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 31, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHERN CORNER OF LOT 9 OF BABLER FOREST HILLS PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 188 PAGE 82 OF THE RECORDS OF ST. LOUIS COUNTY, MISSOURI; THENCE SOUTH 7 DEGREES 25 MINUTES 12 SECONDS EAST, 397.34 FEET TO A POINT; THENCE SOUTH 27 DEGREES 46 MINUTES 37 SECONDS EAST, 411.85 FEET TO A POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 44 SECONDS WEST, 500.00 FEET TO A POINT; THENCE NORTH 8 DEGREES 53 MINUTES 17 SECONDS WEST, 150.00 FEET TO A POINT; THENCE NORTH 38 DEGREES 02 MINUTES 49 SECONDS WEST, 147.30 FEET TO A POINT; THENCE NORTH 55 DEGREES 55 MINUTES 32 SECONDS WEST, 109.70 FEET TO A POINT; THENCE NORTH 6 DEGREES 00 MINUTES 32 SECONDS WEST, 78.95 FEET TO A POINT; THENCE NORTH 22 DEGREES 36 MINUTES 38 SECONDS EAST, 101.97 FEET TO A POINT; THENCE NORTH 28 DEGREES 19 MINUTES 27 SECONDS EAST, 146.55 FEET TO A POINT; THENCE NORTH 72 DEGREES 27 MINUTES 14 SECONDS EAST, 174.12 FEET TO A POINT; THENCE NORTH 68 DEGREES 58 MINUTES 26 SECONDS EAST, 156.10 FEET TO A POINT; THENCE NORTH 68 DEGREES 58 MINUTES 26 SECONDS EAST, 57.77 FEET TO THE POINT OF BEGINNING, CONTAINING 7.35 ACRES MORE OR LESS.

LAND DESCRIPTION NEW-ORIGINAL LOT 9

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 31, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHERN CORNER OF LOT 9 OF BABLER FOREST HILLS PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 188 PAGE 82 OF THE RECORDS OF ST. LOUIS COUNTY, MISSOURI; THENCE SOUTH 7 DEGREES 25 MINUTES 12 SECONDS EAST, 397.34 FEET TO A POINT; THENCE NORTH 85 DEGREES 41 MINUTES 11 SECONDS WEST, 522.63 FEET TO A POINT; THENCE NORTH 22 DEGREES 36 MINUTES 38 SECONDS EAST, 101.97 FEET TO A POINT; THENCE NORTH 28 DEGREES 19 MINUTES 27 SECONDS EAST, 146.55 FEET TO A POINT; THENCE NORTH 72 DEGREES 27 MINUTES 14 SECONDS EAST, 174.12 FEET TO A POINT; THENCE NORTH 68 DEGREES 58 MINUTES 26 SECONDS EAST, 156.10 FEET TO A POINT; THENCE NORTH 68 DEGREES 58 MINUTES 26 SECONDS EAST, 57.77 FEET TO THE POINT OF BEGINNING, CONTAINING 3.11 ACRES MORE OR LESS.

LAND DESCRIPTION NEW-ORIGINAL LOT 8

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 31, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE MOST NORTHERN CORNER OF LOT 9 OF BABLER FOREST HILLS PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 188 PAGE 82 OF THE RECORDS OF ST. LOUIS COUNTY, MISSOURI; THENCE SOUTH 7 DEGREES 25 MINUTES 12 SECONDS EAST, 397.34 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 27 DEGREES 46 MINUTES 37 SECONDS EAST, 411.85 FEET TO A POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 44 SECONDS WEST, 500.00 FEET TO A POINT; THENCE NORTH 8 DEGREES 53 MINUTES 17 SECONDS WEST, 150.00 FEET TO A POINT; THENCE NORTH 38 DEGREES 02 MINUTES 49 SECONDS WEST, 147.30 FEET TO A POINT; THENCE NORTH 55 DEGREES 55 MINUTES 32 SECONDS WEST, 109.70 FEET TO A POINT; THENCE NORTH 6 DEGREES 00 MINUTES 32 SECONDS WEST, 78.95 FEET TO A POINT; THENCE NORTH 22 DEGREES 36 MINUTES 38 SECONDS EAST, 101.97 FEET TO A POINT; THENCE NORTH 28 DEGREES 19 MINUTES 27 SECONDS EAST, 146.55 FEET TO A POINT; THENCE NORTH 72 DEGREES 27 MINUTES 14 SECONDS EAST, 174.12 FEET TO A POINT; THENCE NORTH 68 DEGREES 58 MINUTES 26 SECONDS EAST, 156.10 FEET TO A POINT; THENCE NORTH 68 DEGREES 58 MINUTES 26 SECONDS EAST, 57.77 FEET TO THE POINT OF BEGINNING, CONTAINING 4.24 ACRES MORE OR LESS.



OWNER'S SCRIPT

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS [ENTER THE NEW SUBDIVISION NAME AND PLAT].

NO NEW EASEMENTS ARE BEING ESTABLISHED OR VACATED BY THIS PLAT.

NO TITLE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFORE, THESE PROPERTIES ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANCE OBLIGATIONS CONTAINED IN AN INSTRUMENT FILED IN DEED BOOK _____ PAGE _____ IN THE ST. LOUIS COUNTY RECORDS. [OR -STATE TO THE BEST OF OUR KNOWLEDGE, THERE IS NO RECORD OF THESE PROPERTIES BEING SUBJECT TO ANY INDENTURE OR RESTRICTIONS.]

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS.

IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____, 20____.

OWNER'S NAME _____ OWNER'S NAME _____

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ EXECUTED THE SAME AS [HIS/HER/THEIR] FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: _____ NOTARY PUBLIC _____

DIRECTOR'S SCRIPT:

THIS ACKNOWLEDGEMENT CERTIFIES THIS LOT SPLIT PLAT HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS _____ DAY OF _____, 20____.

CITY OF WILDWOOD DEPARTMENT OF PLANNING

JOE VJUNICH, DIRECTOR OF PLANNING

CITY CLERK'S SCRIPT:

I, MEGAN ELDRIDGE, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI DO HEREBY CERTIFY THIS LOT SPLIT PLAT WAS APPROVED BY ORDINANCE NUMBER _____ UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI ON THE _____ DAY OF _____, 20____ SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN MY OFFICE AS TESTIMONY WHEREOF, I HEREBY NOW SET MY HAND AND AFFIX THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, ON THIS _____ DAY OF _____, 20____.

MEGAN ELDRIDGE, CITY CLERK

THIS IS TO CERTIFY THAT AT THE REQUEST OF REGAN KELLY, WE HAVE DURING FEBRUARY, 2022, EXECUTED A BOUNDARY SURVEY ON ADJUSTED LOT 8 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 8 AND 9 OF BABLER FOREST HILLS PLAT 1. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE, AND CONFORM TO THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY ST. CHARLES ENGINEERING AND SURVEYING, INC. AS TO THE PRESENT STATUS OF ANY EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

RICHARD KEITH SIECKMANN, MO. P.L.S. 202004084 DATE _____

SERVICE PROVIDERS LIST

- A.SCHOOL ROCKWOOD
- B.FIRE MONARCH (FORMERLY CHESTERFIELD)
- C.SEWER PRIVATE SEPTIC
- D.WATER PRIVATE WELL
- E.GAS SPIRE GAS, OR INDIVIDUAL PROPANE TANK
- F.PHONE AT&T
- G.ELECTRIC AMEREN MISSOURI (U.E.)
- H.CABLE CHARTER COMMUNICATIONS (OR NONE)
- I.WATERSHED..... WILD HORSE CREEK
- J.ZIP CODE 63005 CHESTERFIELD
- K.POLICE ST. LOUIS COUNTY - WILDWOOD PRECINCT
- L.CITY COUNCIL.WARD 1

PREPARED FOR AND OWNED BY:
 JEFF KELLY HOMES, INC.
 1799B CHESTERFIELD AIRPORT RD.
 SUITE 217
 CHESTERFIELD MO, 63005
 636-332-0451

ST. CHARLES ENGINEERING & SURVEYING, INC.
 801 S. FIFTH STREET, SUITE 202
 ST. CHARLES, MO 63801
 TEL: (636) 947-0607 FAX: (636) 947-2448
 ST. CHARLES ENGINEERING AND SURVEYING, INC.
 PROFESSIONAL ENGINEERING CORPORATION
 MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO.
 2022-020
DATE
 5/11/2022