

INTRODUCED BY: Councilmember Bwayne Smotherson

DATE: February 14, 2022

BILL NO. 9453

ORDINANCE NO. 7172

AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "7579 OLIVE BOULEVARD"

WHEREAS, an application was submitted by Quick Trip Corporation on November 17, 2021, for the approval of a final subdivision plat of a tract of land to be known as 7579 Olive Boulevard; and

WHEREAS, at its meeting on January 26, 2022, the City Plan Commission reviewed the final plat for the major subdivision and determined that the final plat is in substantial compliance with the requirements of the University City Municipal Code and recommended to the City Council approval of the final plat; and

WHEREAS, the final plat for the major subdivision application, including all required documents submitted therewith, is before the City Council for its consideration.

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

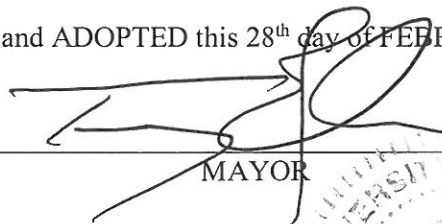
Section 1. Attached, marked "Exhibit A", and made a part hereof is a final subdivision plat of a tract of land to be known as "7579 Olive Boulevard": Part of Lots 14 & 15, Mount Olive, Located in Section 3, Township 45 North, Range 6 East, St. Louis County, Missouri.

Section 2. It is hereby found and determined that the final plat for the major subdivision is in full compliance with the University City Municipal Code, including Sections 405.380 and 405.390. Accordingly, the final plat for the major subdivision marked "Exhibit A" is hereby approved.

Section 3. The City Clerk is hereby directed to endorse upon the final plat for the major subdivision the approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 28th day of FEBRUARY, 2022.



MAYOR

ATTEST:



CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY

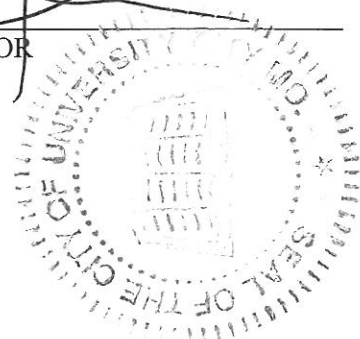


Exhibit A



COUNTY OF BROWARD
 PLAT NO. 1-OF-2
 210258

A BOUNDARY ADJUSTMENT PLAT OF
 PART LOTS 14 & 15, NORTH DUNE
 LOCATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 6 EAST
 COUNTY OF BROWARD, FLORIDA

HEIDEMANN | ASSOCIATES, INC.
 Civil Engineering
 Surveying
 Land Surveying
 4711 W. UNIVERSITY AVENUE, SUITE 200
 BOCA RATON, FLORIDA 33433
 TEL: 561-995-0000
 WWW.HEIDEMANNINC.COM

'QUKTRIP 620'
A CONSOLIDATION PLAT OF
PART LOTS 14 & 15, MOUNT OLIVE
LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 6 EAST
 St. Louis County, Missouri

Parcel 1
 A tract of land situated in University City, the County of St. Louis, and the State of Missouri, situated in Section 3, Township 45 North, Range 6 East being part of lot 14 of Mount Olive, a subdivision filed for record in Plat Book 3 page 36 of the land records of the City of St. Louis, Missouri and being more particularly described as follows:

Commencing at a point 374 inch iron pipe on the East line of said lot 14 marking the Southwest corner of West Menzies Place, a subdivision according to the plat thereof recorded in Plat Book 41 page 30 of said St. Louis County Records, thence along the East line of said lot 14 of Mount Olive, South 02 degrees 19 minutes 01 seconds West, a distance of 169.43 feet to the Southwest corner of a tract of land conveyed to said Missouri State Route 219, also being 2021 page 1802, of the St. Louis County Land Records, thence along said South line of William Road, North 80 degrees 12 minutes 20 seconds West, a distance of 37.11 feet to the Northeast corner of a tract conveyed to Jackson Schneider as trustee, as described in Deed Book 11984 page 1103, of the land records of said St. Louis County and being the POINT OF BEGINNING of the tract herein described, thence along said South line along the West line of said Thomas Schneider Road, South 04 degrees 41 minutes 40 seconds West, a distance of 149.44 feet to the intersection of said West line with the North right-of-way line of Missouri State Route 219, also being 2021 page 1802, with address shown above and North right-of-way line, 1024 feet along the arc of a curve to the right, having a radius of 3,772.83 feet, through a central angle of 86 degrees 24 minutes 27 seconds, with a chord which bears North 20 degrees 04 minutes 34 seconds West, a chord distance of 2564 feet to a set iron pipe in concrete and thence North 60 degrees 15 minutes 20 seconds West a distance of 60 feet to a set iron pipe marking the East corner of said North right-of-way line of Olive Boulevard, with bears thence North 81 degrees 43 minutes 12 seconds East, a distance of 44.84 feet to the intersection of said North right-of-way line, being said East right-of-way line, of North 8 South Boulevard, North 02 degrees 04 minutes 15 seconds East, a distance of 142.25 feet to a set 1/2 inch iron rod marking the intersection of said East right-of-way line with said South line of parcel 1, South 80 degrees 12 minutes 20 seconds East, a distance of 62.33 feet to the POINT OF BEGINNING, according to a survey by J.R. Jones Consulting Engineers, Inc., dated July, 2006.

Parcel 2
 A tract of land situated in University City, the County of St. Louis, and the State of Missouri, situated in Section 3, Township 45 North, Range 6 East, being a part of lot 15 of Mount Olive, a subdivision filed for record in Plat Book 3 page 36 of the land records of the City of St. Louis, Missouri and being more particularly described as follows:

COMMENCING at a point 374 inch iron pipe on the East line of said lot 14 marking the Southwest corner of West Menzies Place, a subdivision according to the plat thereof recorded in Plat Book 41 page 30 of said St. Louis County Records, thence along the East line of said West Menzies Place, South 02 degrees 19 minutes 01 seconds East, a distance of 59.57 feet to the Northeast corner of a tract of land conveyed to Jackson Schneider, Inc., as described in Deed Book 2094 page 1840 of the St. Louis County Land Records and being the POINT OF BEGINNING of the tract herein described, thence continuing along said South line, South 02 degrees 19 minutes 01 seconds East, a distance of 109.23 feet to a set iron spike, thence along said South line, North 02 degrees 18 minutes 55 seconds West, a distance of 39.01 feet to a set iron spike, thence continuing along a North line of said Newark Road, North 02 degrees 18 minutes 07 seconds West, a distance of 143.32 feet to a set 1/2 inch iron rod marking the intersection of said North line with the East line of said Schneider Street/Barnyard Lane Road, thence along said North line of Newark Road, along said East line, North 03 degrees 12 minutes 14 seconds East, a distance of 12.74 feet, thence North 82 degrees 48 minutes 05 seconds East, a distance of 40.49 feet to the POINT OF BEGINNING, according to a survey by J.R. Jones Consulting Engineers, Inc., dated July, 2006.

Parcel 3
 A tract of land situated in University City, the County of St. Louis, and the State of Missouri, situated in Section 3, Township 45 North, Range 6 East, being part of lot 15 of Mount Olive, a subdivision filed for record in Plat Book 3 page 36 of the land records of the City of St. Louis, Missouri and being more particularly described as follows:

RECOMMENCING at a point 374 inch iron pipe on the West line of said lot 15 marking the Southwest corner of West Menzies Place, a subdivision according to the plat thereof recorded in Plat Book 41 page 30 of said St. Louis County Records, thence along the South line of said West Menzies Place, South 83 degrees 12 minutes 20 seconds East, a distance of 63.37 feet to the intersection of said South line with the West line of a tract of land conveyed to Miss Schneider as trustee, as described in deed book 11984 page 1103, of the land records of said St. Louis County, thence along said South line, along said West line, South 02 degrees 42 minutes 55 seconds West, a distance of 85.69 feet, thence South 05 degrees 14 minutes 14 seconds West, a distance of 24.25 feet to a set 1/2 inch iron spike marking the Southwest corner of the Mohr Schneider Road, thence continuing along the West line of a tract of land conveyed to David Herwill, as described in Deed Book 15529 page 280 of the land records of said St. Louis County, South 02 degrees 15 minutes 14 seconds West, a distance of 4.60 feet to a four spikes marking the Northwest corner of a tract of land conveyed to University City, as described in Deed Book 19473 page 4 of the land records of said St. Louis County, thence continuing South 02 degrees 14 minutes 14 seconds West, a distance of 45.88 feet, along said West line of University City tract to a four iron pipe with westward cap, thence South 07 degrees 35 minutes 04 seconds West, a distance of 152.06 feet to a set iron spike marking the intersection of said West line with the North right-of-way line of Missouri State Route 219, also being 2021 page 1802, with address shown above and North right-of-way line, having a radius of 3,772.83 feet, through a central angle of 66 degrees 59 minutes 05 seconds, with a chord which bears North 80 degrees 45 minutes 40 seconds West, a chord distance of 44.84 feet to the intersection of said North right-of-way line with the East line of a tract of land conveyed to Jackson Schneider as trustee, as described in Deed Book 11984 page 1103, of the land records of said St. Louis County, thence along the West line of said lot 15 of Mount Olive, being said North right-of-way line, along said East line of Jackson Schneider Road and the West line of said lot 15, North 02 degrees 18 minutes 07 seconds East, a distance of 133.43 feet to the POINT OF BEGINNING, according to a survey by J.R. Jones Consulting Engineers, Inc., dated July, 2006.

Parcel 4
 A tract of land situated in University City, the County of St. Louis, and the State of Missouri, situated in Section 3, Township 45 North, Range 6 East, being a part of lot 14 of Mount Olive, a subdivision filed for record in Plat Book 3 page 36 of the land records of the City of St. Louis, Missouri and being more particularly described as follows:

COMMENCING at a point 374 inch iron pipe on the East line of said lot 14 marking the Southwest corner of West Menzies Place, a subdivision according to the plat thereof recorded in Plat Book 41 page 30 of said St. Louis County Records, thence along the East line of said West Menzies Place, South 02 degrees 19 minutes 01 seconds East, a distance of 59.57 feet to the Northeast corner of a tract of land conveyed to Jackson Schneider, Inc., as described in Deed Book 2094 page 1840 of the St. Louis County Land Records and being the POINT OF BEGINNING of the tract herein described, thence continuing along said South line, South 02 degrees 19 minutes 01 seconds East, a distance of 109.23 feet to a set iron spike, thence along said South line, North 02 degrees 18 minutes 55 seconds West, a distance of 39.01 feet to a set iron spike, thence continuing along a North line of said Newark Road, North 02 degrees 18 minutes 07 seconds West, a distance of 143.32 feet to a set 1/2 inch iron rod marking the intersection of said North line with the East line of said Schneider Street/Barnyard Lane Road, thence along said North line of Newark Road, along said East line, North 03 degrees 12 minutes 14 seconds East, a distance of 12.74 feet, thence North 82 degrees 48 minutes 05 seconds East, a distance of 40.49 feet to the POINT OF BEGINNING, according to a survey by J.R. Jones Consulting Engineers, Inc., dated July, 2006.

Use Resurvey Affidavit The Missouri Secretary of State
 Commandment No. 20-277630-A11
 Dated November 6, 2020

Parcel 5
 A tract of land being part that parcel, conveyed to Dr. Ralph Hagerman, M.D., according to Deed Book 17154 page 1637 of the St. Louis County Records, being part of lots 10 of Mount Olive, a subdivision according to Plat Book 3 pages 30 and 31 of the City of St. Louis Records formerly conveying situated in Section 3, Township 45 North, Range 6 East, City of University City, St. Louis County, Missouri and being more particularly described as follows:

beginning at the intersection of the North line of a tract of land conveyed to the City of University City, according to Deed Book 16223 page 4, with the East line of a tract of land conveyed to the City of University City, according to Deed Book 17543 page 4897 of the St. Louis County Records, thence along said East line, South 39 degrees 27 minutes 00 seconds East, 490 feet to the South line of parcel 2 of those parcels or lands conveyed to the City of University City, according to Deed Book 12520 page 4321 of the St. Louis County Records, thence along said South line, South 80 degrees 12 minutes 01 seconds East, 143.15 feet to the East line of said tract, thence departing said South line and along the South subdivision of said East line, South 77 degrees 20 minutes 00 seconds West, 450 feet to the North line of the tract conveyed to the City of University City as described above, thence along said North line, North 20 degrees 02 minutes 30 seconds West, 141.57 feet to the point of beginning.

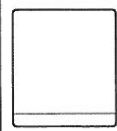
Parcel 6
 A tract of land being part of lot 15 of Mount Olive, as per plat thereof recorded in Plat Book 3 page 36 of the Records of the City of St. Louis County, Missouri and being more particularly described as follows: beginning at a point in the North line of Olive Street Road, as now widened, (also known as Missouri State route 219), at its intersection with the Southeastern corner of the property conveyed to Miss and Christine Schneider by deed recorded in Book 2094 page 1840, thence along said West line along the roadway courses and distances, North 7 degrees 50 minutes East, 152.77 feet along road Eastward end of the driveway, thence East to a cotton picker spindle, thence South 3 degrees 24 minutes East, 67.24 feet to a cotton picker spindle at the Southeastern corner of a 4.60 feet wide strip of acreage on land in name M and Sam Herwill by deed recorded in Deed Book 13559 page 282 of the St. Louis County Records, thence along the Southern line of said 4.60 feet strip, South 83 degrees 22 minutes East, 145.21 feet to a cotton picker spindle, and thence along the Western line of the driveway Herwill Road, thence South 7 degrees 02 minutes West, 192.87 feet to an iron pipe at the intersection of Newark's Western line with the North line of Olive Boulevard, thence along the Northern line of Olive Boulevard North 01 degrees 03 minutes 02 seconds West, 29.81 feet to an iron pipe, thence North 82 degrees 21 minutes 40 seconds East, 24.02 feet to an iron pipe, thence North 81 degrees 11 minutes 45 seconds West, 63.48 feet to a cotton picker spindle, thence North 8 degrees 46 minutes 15 seconds East, 2.32 feet to a cotton picker spindle, thence along the arc of a curve to the right, a distance of 143.07 feet, with center bearing a radius of 3,772.83 feet to a cotton picker spindle at the point of beginning, according to a survey thereof executed by J.R. Jones Consulting Engineers, Inc., using the Merit of October, 2020.



HEDDEMAN ASSOCIATES, INC.
 Consulting
 Civil
 Electrical
 Mechanical
 Engineering
 Land Surveying
 Planning

240 Leitch Warren, Marshall Court
 St. Louis, Missouri 63103
 Phone: 636-482-3200
 Fax: 636-482-3202

Missouri State License No. 36787
 Registration Certificate of Professional Engineer No. 25679
 License No. 000001854



'QUKTRIP 620'
A CONSOLIDATION PLAT OF
PART LOTS 14 & 15, MOUNT OLIVE
LOCATED IN SECTION 3,
TOWNSHIP 45 NORTH, RANGE 6 EAST
 St. Louis County, Missouri

REVISIONS	
DATE	DESCRIPTION

DATE: 11/23/21
 CHECKED BY: DRAWN BY: J.S.
 SHEET NO.: 2-OF-2
 JOB NO.: 201707