

BILL NO. 2076

ORDINANCE NO. 1852

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE SUBDIVISION PLAT AND ESCROW AGREEMENT FOR CHESTERFIELD EXCHANGE, A TRACT OF LAND BEING PART OF LOT 1 OF R.H. STEVEN'S FARM AND PART OF LOT 2 OF SPENCER C. TYLER'S SUBDIVISION, LOCATED ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD, EAST OF CEPI DRIVE AND WEST OF LONG ROAD.

WHEREAS, Stock and Associates, Inc., on behalf of Danna Development I, L.L.C. has submitted for review and approval the Record Plat for Chesterfield Exchange located on the north side of Chesterfield Airport Road, east of Cepi Drive and west of Long Road.; and

WHEREAS, the petitioner has submitted a Record Plat for 21.6 acres creating 2 lots and a street 40 foot wide street. Lot 1 is 403,467 square feet and Lot 2 is 506,848 square feet ranging in size from 53,298 square feet to 217,407 square feet with 359,048 square feet, for a total 21.527 acres; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval thereof on March 25, 2002, and,

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Record Plat for Chesterfield Exchange, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Subdivision Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 20th day of May, 2002.


MAYOR

ATTEST:


DEPUTY CITY CLERK

CHESTERFIELD EXCHANGE

A TRACT OF LAND BEING PART OF LOT 1 OF R.H. STEVENS FARM AS RECORDED IN PLAT BOOK 7, PAGE 37 OF THE CITY (FORMER COUNTY) RECORDS AND PART OF LOT 2 OF SPENCER C. TYLER'S SUBDIVISION IN PARTITION AS RECORDED IN PLAT BOOK 7, PAGE 25 OF THE ST. LOUIS COUNTY RECORDS LOCATED IN U.S. SURVEYS 150 AND 418, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI.

OWNER'S CERTIFICATION

We the undersigned owners of the tract of land as shown hereon and further described in the foregoing Surveyor's Certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which plat shall hereafter be known as "CHESTERFIELD EXCHANGE."

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri American Water Company, Lincoln Gas Company, AmerenUE, d/b/a/ Union Electric Company, Southwestern Bell Telephone Company, and The Metropolitan St. Louis Sewer District, their heirs and assigns, as their interest may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewers, and storm water facilities, and to such additional space adjacent to the easements as may be required for working room during construction, reconstruction, maintenance, repair of the aforementioned utilities, sewers, and storm water facilities, all recipients of said easements may from time to time enter in or upon said premises to construct, reconstruct, maintain, or repair the stormwater utility, sewer, or stormwater facility, and may assign its rights to the state, county, or other political subdivision of the state. The easements hereby granted are irrevocable and shall continue forever.

The Chesterfield Valley Storm Water Easements shown on this plat are hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the dry/wet basins, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to maintain the dry/wet basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for the services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

All easements that overlay the Chesterfield Valley Storm Water Easements shall be subordinate to the Chesterfield Valley Storm Water Easements.

The variable width temporary ingress and egress easement along Donna Center Drive, for better identification, is shown cross-hatched, is hereby dedicated to the City of Chesterfield, Missouri as a temporary easement for vehicular and pedestrian use, with the right of temporary use of adjacent ground not occupied by improvements for the acquisition and repairs of said easement. When Donna Center Drive is extended to Chesterfield Airport Road, said easement shall become null and void. The variable width temporary ingress and egress easement along Chesterfield Airport Road, for better identification, is shown cross-hatched, is hereby dedicated to the City of Chesterfield, Missouri, as a temporary easement for vehicular and pedestrian use, with the right of temporary use of adjacent ground not occupied by improvements for the acquisition and repairs of said easement. When said easement is constructed with the right-in and right-out easements, said easement shall become null and void.

Donna Center Drive, 40 feet wide, as shown hatched hereon, is hereby dedicated as a public roadway.

Building lines as shown hereon are hereby established.

It is hereby certified that all existing easements are shown on this plat at the time and date of recording.

This subdivision is subject to limitations of rights of direct access to Interstate 64 by the instrument recorded in Book 6343 Page 824.

This Subdivision is subject to conditions and restrictions to be recorded simultaneously with this plat.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____ 2002.

DANNA I L.L.C.

By: _____

 Print Name

 Print Title

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

On this _____ day of _____ 2002, before me appeared _____ to me personally known, who, being by me duly sworn did say that he is the _____ of Donna Development L.L.C., a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company, and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State the day and year first above written.

By: _____

 Notary Public

 Print Name

My commission expires: _____

PROPERTY DESCRIPTION

A tract of land being part of Lot 1 of R. H. Steven's Farm as recorded in Plat Book 7 Page 37 of the City (former County) records, and part of Lot 2 of Spencer C. Tyler's Subdivision in Partition, as recorded in Plat Book 7 Page 25 of the St. Louis County Records located in U.S. Surveys 150 and 418, Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the North line of Chesterfield Airport Road (Highway 40 Traffic Relief) and the East line of said Lot 2 of the Spencer C. Tyler Estate Subdivision; thence along said Northerly line North 83 degrees 48 minutes 47 seconds West 704.17 feet to the Southeastery corner of a tract of land now or formerly conveyed to Mark Rotrakorn and Pomtip Rotrakorn as recorded in Deed Book 7408 Page 170 of said records; thence along the Easterly line of said Rotrakorn property North 12 degrees 00 minutes 17 seconds West 1384.42 feet to the Southerly line of Missouri Interstate Highway 64 (U.S. Highway 40/81); thence along said Southerly line the following courses and distances; thence South 80 degrees 22 minutes 22 seconds East 80.35 feet; thence South 86 degrees 28 minutes 38 seconds East 500.40 feet; thence South 84 degrees 11 minutes 12 seconds East 108.81 feet to the above mentioned Easterly line of Lot 2 of Spencer C. Tyler's Estate Subdivision; thence along said Easterly line South 12 degrees 00 minutes 17 seconds East 1414.66 feet to the Point of Beginning and containing 837,717 square feet or 21.527 acres more or less.

FLOODPLAIN INFORMATION

Subject property lies within Flood Zone "X" (areas of 500-year flood, areas of 100-year flood with average depths of less than one (1) foot or with drainage areas less than one (1) square mile, and areas protected by levees from 100-year flood) and Flood Zone "AH" (flood depths of from one (1) to three (3) feet) (usually areas of ponding), base flood elevation determined Elevation 455 according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Area. The map is identified as Map No. 29186C0120 H with an effective date of August 2, 1995, LOMR April 17, 2000.

Max. high water elevation of this site is 456.82. This elevation correspond to the installation of a new 96" diameter culvert under Highway 40 by the City of Chesterfield.

SURVEYOR'S CERTIFICATION:

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during May 2001, by order of and for Donna Development, LLC, executed a Property Boundary Survey and Record Plat of a tract of land being part of Lot 1 of R.H. Stevens Farm recorded in Plat Book 7, Page 37 of the City Records and part of Lot 2 of Spencer C. Tyler's Subdivision in part recorded in Plat Book 7, Page 25 of the St. Louis County Records located in U.S. Surveys 150 and 418, Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and that the results of said survey are shown hereon. We further certify that the above plat was prepared from an actual survey according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 8, Land Surveying & CSR 30-18.010 Missouri Standards for Property Boundary Surveys and adopted by The Missouri Board for Architects, Professional Engineers and Land Surveyors.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC NO. 222

By: _____

 DONALD W. TAYLOR, MISSOURI
 NUMBER
 LS-2041

PERTINENT DATA

- SITE ACREAGE = 21.527 ACRES
- EXISTING ZONING = "P1"
- ORDINANCE NO. = 1716
- FIRE DISTRICT = CHESTERFIELD
- SCHOOL DISTRICT = ROCKWOOD
- SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
- WATERSHED AREA = MISSOURI RIVER
- WATER SERVICE = MISSOURI AMERICAN WATER CO.
- GAS SERVICE = LACLEDE GAS
- ELECTRIC SERVICE = AmerenUE
- PHONE SERVICE = SOUTHWESTERN BELL

LENDING AGENCY APPROVAL

The undersigned owner and holder of notes secured by Deeds of Trust recorded in Book _____ Page _____ of the St. Louis County Records does hereby join and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____ day of _____ 2001.

ALLEGANT BANK

Print Name

Print Title

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

On this _____ day of _____ 2001 before me, _____ appeared _____ to me in person, who, being by me duly sworn, did say that he is the _____ of _____, a Missouri Banking Corporation, and that the said instrument is the Corporate Seal of said corporation and that the said instrument was signed and sealed on behalf of said corporation 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 hereunto set my hand and affixed my Notarial Seal on the day and year last written above.

Notary Public

Print Name

My commission expires: _____

CITY APPROVAL

This Subdivision Plat known as "Chesterfield Exchange" was approved by the City Council for the City of Chesterfield by Ordinance _____ on the _____ day of _____ 2001, and hereby authorizes the recording of this record plat with the office of the St. Louis County Recorder of Deeds.

Meyer John Nations

Print Name

City Clerk Martha Delaney

Print Name

- ① 03/08/02 - REVISED PER CITY OF CHESTERFIELD
- ② 02/16/02 - REVISED PER CITY OF CHESTERFIELD
- ③ 01/28/02 - REVISED PER CITY OF CHESTERFIELD
- ④ REVISED 8/28/01 PER CITY OF CHESTERFIELD COMMENTS

CHESTERFIELD EXCHANGE
 RECORD PLAT

STOCK & ASSOCIATES
 CONSULTING ENGINEERS

425 NORTH NEW BALLAS BLVD
 SUITE 100
 ST. LOUIS, MO. 63141
 PH. (314) 432-8100
 FAX (314) 432-8171
 e-mail: genord@stockassoc.com

EXHIBIT

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PREPARED FOR:
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