

BILL NO. 2093

ORDINANCE NO. 1867

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RESUBDIVISION PLAT FOR LOT 2 OF THE CHESTERFIELD INDUSTRIAL PARK, A 4.75-ACRE "PI" PLANNED INDUSTRIAL DISTRICT LOCATED ON THE WEST-SIDE OF CHESTERFIELD INDUSTRIAL BOULEVARD, SOUTH OF ITS INTERSECTION WITH CHESTERFIELD AIRPORT ROAD.

WHEREAS, the petitioner, G.H.H. Investments, L.L.C., has submitted a Resubdivision Plat for Lot 2 of the Chesterfield Industrial Park, a 4.75-acre "PI" Planned Industrial District located on the west side of Chesterfield Industrial Boulevard, south of its intersection with Chesterfield Airport Road, and;

WHEREAS, the City of Chesterfield Department of Planning and Department of Public Works have reviewed the Resubdivision Plat in accordance with the regulations of the City of Chesterfield, and;

WHEREAS, the City of Chesterfield Planning Commission approved the Resubdivision Plat on August 12, 2002 by a vote of 8-0.

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

Section 1. The Resubdivision Plat for Lot 2 of the Chesterfield Industrial Park, which is made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

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

Passed and approved this 21st day of AUGUST, 2002.


MAYOR, JOHN NATIONS

ATTEST:

CITY CLERK, MARTY DEMAY
Deputy City Clerk

Resubdivision of Lot 2 of Chesterfield Industrial Park

A tract of land being part of U.S. Survey 1010
Township 45 North - Range 3 East
City of Chesterfield, St. Louis County, Missouri
Zoned "PI" Planned Industrial

We have during the month of April 2001, by order of GHH Investment, LLC, a Limited Liability Company, made a Survey and Resubdivision of "A tract of land being Out Parcel 1 of "Town Centre" a subdivision according to the plat thereof recorded in Plat Book 347, pages 792-793 of the St. Louis County Records, in Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri," and the results of said Survey are represented on this plat. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors and The Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ____ day of _____, 2001.

VOLZ INCORPORATED

Roger G. Allen
Professional Land Surveyor
MO RLS. #2185

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and resubdivided in the manner shown on this plat, which resubdivision shall hereafter be known as "Resubdivision Plat of a tract of land being Out Parcel 1 of Towne Centre."

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, St. Louis County Water Company, Laclede Gas Company, Ameren UE, Southwestern Bell Telephone Company, Metropolitan St. Louis Sewer District, the relevant cable television company, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewers and drainage facilities.

The Cross Access Easements as shown on this drawing are hereby granted to the present and future owners of Lots A and B of this subdivision and are for the purpose of Ingress and egress.

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions filed in Book _____, Page _____ of the St. Louis County Records.

Two permanent monuments for each block created (indicated as *) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

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

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ____ day of _____, 2002.

**GHH INVESTMENT, L L C
A LIMITED LIABILITY COMPANY**

Brett J. Hardesty
Co-Managing Member

Michael J. Hejna
Co-Managing Member

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

On this ____ day of _____, 2002, before me personally appeared Brett J. Hardesty, who being by me duly sworn did say that he is a Co-Managing Member of GHH Investment, LLC, a Limited Liability Company of the State of Missouri, and that the said instrument was signed on behalf of said Limited Liability Company and the said Brett J. Hardesty acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

Notary Public

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

On this ____ day of _____, 2002, before me personally appeared Michael J. Hejna, who being by me duly sworn did say that he is a Co-Managing Member of GHH Investment, LLC, a Limited Liability Company of the State of Missouri, and that the said instrument was signed on behalf of said Limited Liability Company and the said Michael J. Hejna acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

Notary Public

The undersigned holder or legal owner of notes secured by deed recorded in Book _____, Page _____ of the St. Louis County Records, joins in and approves in every detail this Resubdivision of Lot 2 of Chesterfield Industrial Park..

IN WITNESS WHEREOF, it has signed and sealed the foregoing this ____ day of _____, 2002.

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

On this ____ day of _____, 2002, before me personally appeared _____, who being by me duly sworn did say that he is the _____ of _____, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

Notary Public

This is to certify that this "Resubdivision of Lot 2 of Chesterfield Industrial Park" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2002 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

John Nations, Mayor

Martha DeMay, City Clerk



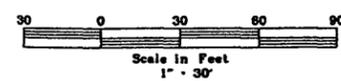
**VOLZ
INCORPORATED**

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L BLVD.
ST. LOUIS, MISSOURI 63132-1166
PHONE (314) 426-6212
FAX (314) 890-1250

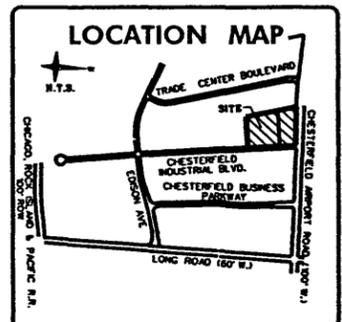
7054
SHEET 1 OF 2
Resub. Of Lot 2 of
Chest. Ind. Park

Resubdivision of Lot 2 of Chesterfield Industrial Park
 A TRACT OF LAND BEING PART OF U.S. SURVEY 1010,
 TOWNSHIP 45 NORTH • RANGE 3 EAST,
 ST. LOUIS COUNTY, MISSOURI

PREPARED FOR:
 NATIONAL WOOD
 FLOORING ASSOCIATION
 16388 WESTWOODS BUSINESS PARK
 ELLISVILLE, MISSOURI 63021
 PHONE: (636) 391-5161 FAX: (636) 391-6137



THIS PLAT CONTAINS 4.749 ACRES



BUILDING SETBACKS

THIRTY (30) FEET FROM ANY ROADWAY ROW
 TEN (10) FEET FROM ALL OTHER PROPERTY LINES
 TEN (10) FEET FROM INTERNAL LOT LINES

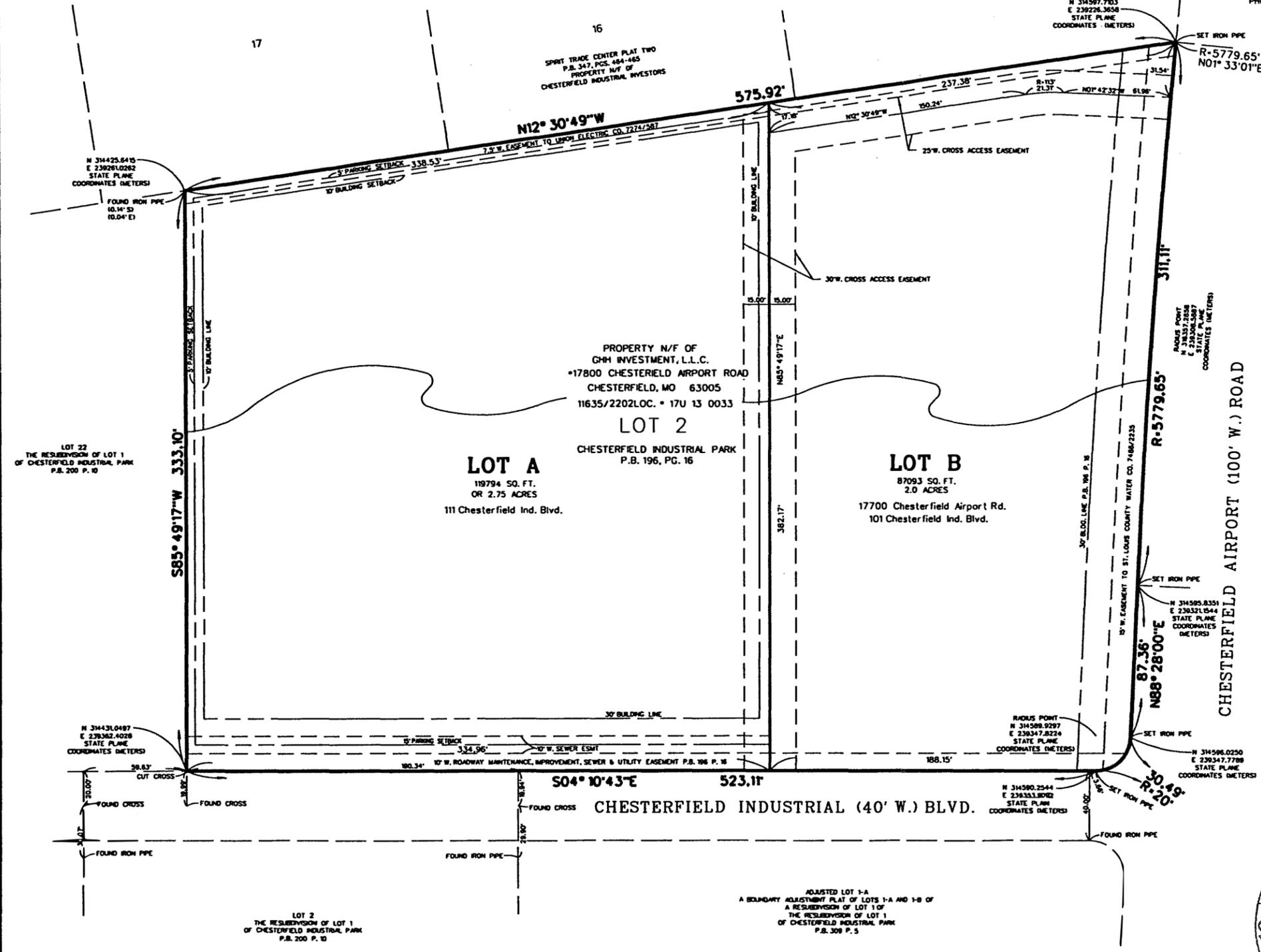
PARKING SETBACKS

FIFTEEN (15) FEET FROM ALL ROADWAY ROW
 FIVE (5) FEET FROM ALL OTHER PROPERTY LINES

LOCATOR NUMBER: 17U130033
 ZONED: "P" (PLANNED INDUSTRIAL)

BASIS OF STATE PLANE COORDINATES:
 STATION NAME: SL-38 NORTH: 314628.724 METERS
 EAST: 239963.071 METERS
 GRID FACTOR: .999975
 DATE: 1 METER = 3.28083333 FEET

ADJUSTMENT: SL-38A, 1990
 STATE PLANE COORDINATES ESTABLISHED USING G.P.S.
 COORDINATE RELATIVE POSITIONAL TOLERANCE IS 3 CENTIMETERS



LOT 22
 THE RESUBDIVISION OF LOT 1
 OF CHESTERFIELD INDUSTRIAL PARK
 P.B. 200 P. 10

LOT 2
 THE RESUBDIVISION OF LOT 1
 OF CHESTERFIELD INDUSTRIAL PARK
 P.B. 200 P. 10

ADJUSTED LOT 1-A
 A BOUNDARY ADJUSTMENT PLAT OF LOTS 1-A AND 1-B OF
 A RESUBDIVISION OF LOT 1 OF
 CHESTERFIELD INDUSTRIAL PARK
 P.B. 308 P. 5

BENCH MARKS
 SITE & M.S.D. BENCH MARK

SITE OLD CROSS SOUTH EAST FRONT CORNER
 LOT 2 ELEV. 458.70

12-171 480.06 "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990.
 DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD
 AIRPORT ROAD AND CANNON DRIVE.

ZIP CODE 63005
 P # 22551-00
 MSD BASE MAP 17-U

NOTE:

- THIS TRACT IS LOCATED IN THE FOLLOWING DISTRICTS:
 A. METROPOLITAN ST. LOUIS SEWER DISTRICT
 B. CHESTERFIELD FIRE PROTECTION DISTRICT
 C. ROCK WOOD MS SCHOOL DISTRICT
 D. BOWEN/CREEK WATERSHED
- ALL UTILITIES ARE AVAILABLE AT THIS SITE AND WILL BE SERVED BY THE FOLLOWING COMPANIES:
 A. ST. LOUIS COUNTY WATER COMPANY
 B. LACLEDE GAS COMPANY
 C. SOUTHWESTERN BELL TELEPHONE COMPANY
 D. AMEREN-LE
 E. CHARTER COMMUNICATION (CABLE TV)
- ALL PARKING SPACES TO BE A MINIMUM OF 8'X18' EXCEPT THE HANDICAPPED PARKING SPACES WHICH WILL BE 8'X20'.

NOTES:
 1. BEARINGS ADOPED FROM THE RECORD PLAT OF "CHESTERFIELD INDUSTRIAL PARK"



ROGER G. ALLEN, P.L.S.
 MO. REG. P.L.S. #2183

CHESTERFIELD INDUSTRIAL PARK

VOLZ
INCORPORATED
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS
 10649 OGDEN BEAD INDL. BLVD.
 ST. LOUIS, MISSOURI 63132
 PHONE 314-426-6112