

BILL NO. 2102

ORDINANCE NO. 1877

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF CONDOMINIUM PARCEL AND OUTPARCEL B OF CHESTERFIELD BUSINESS PARK, MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND BEING PART OF TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST. CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI.

WHEREAS, Volz Engineering has proposed a Boundary Adjustment Plat for Chesterfield Business Park. The petitioner proposes to adjust the boundary line between Condominium Out-Parcel B and Out Parcel B; and,

WHEREAS, the Department of Planning and Department of Public Works have reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and has recommended approval of same and forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat which is attached hereto as Exhibit "A" and 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 Boundary Adjustment 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 18th day of September, 2002.


MAYOR, JOHN NATIONS

ATTEST:


CITY CLERK, MARTY DEMAY



Boundary Adjustment Plat of Condominium Parcel & Out-Parcel B of Chesterfield Business Park

A tract of land being Condominium Parcel and Out-Parcel B of part of "Chesterfield Business Park" Township 45 North - Range 3&4 East City of Chesterfield, St. Louis County, Missouri Zoned "PI" Planned Industrial - Ordinance No. 1454

We have during the month of August 2002, by order of GHH Investment, LLC, a Limited Liability Company, made a Boundary Adjustment Plat of "A tract of land being Condominium Parcel and Out-Parcel B of 'Chesterfield Business Park' 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 Boundary Adjustment Plat was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers and 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 _____, 2002.

VOLZ INCORPORATED

Thomas E. Smith
MO Reg. P.L.S. #1762

The undersigned owner has caused these parcels to be adjusted in land area in the manner shown on the above Boundary Adjustment 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 Plat.

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 said instrument was signed on behalf of said Limited Liability Company and the said _____ 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

This drawing has been reviewed under Section 1005.360 PLATTING EXCEPTIONS of City of Chesterfield Subdivision Ordinance (Chapter 1005), and approved by the City Council for the City of Chesterfield by Ordinance No. _____, on _____, 2002. The purpose of this plat is to adjust a boundary between adjoining properties, no additional lots are created, and the new lots are not reduced below the minimum size required in the Zoning Ordinance or Subdivision Ordinance.

ATTEST:

John Nations, Mayor

Marty 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

5483
SHEET 1 OF 2
Boundary Adjustment Plat of Condominium Parcel & Out-Parcel B of Chesterfield Business Park

A tract of land being part of Out-Parcel B, future development, as shown on the Subdivision Plat of "Chesterfield Business Park," a subdivision according to the plat thereof recorded in Plat Book 347, pages 697 and 698 of the St. Louis County Records and being more particularly described as follows:

Beginning at the Southeast corner of aforesaid Out-Parcel B, future development said beginning point being also a point on the North line of Edison Avenue, of varying width thence Westwardly along the North line of said Edison Avenue, along a curve to the left, whose radius point bears North 13 degrees 23 minutes 35 seconds East 1020.00 feet from the last mentioned point, a distance of 4.02 feet to a point thence along a curve to the right, whose radius point bears North 13 degrees 37 minutes 28 seconds West 50.00 feet from the last mentioned point, a distance of 78.41 feet to a point on the East line of Chesterfield Business Parkway, 40 feet wide thence Northwardly along said East line, along a curve to the right, whose radius point bears North 88 degrees 43 minutes 19 seconds East 330.00 feet from the last mentioned point, a distance of 48.98 feet, North 03 degrees 03 minutes 38 seconds East 229.03 feet along a curve to the left, whose radius point bears North 87 degrees 59 minutes 07 seconds West 370.00 feet from the last mentioned point, a distance of 49.78 feet to a point thence South 88 degrees 34 minutes 18 seconds East 259.95 feet to a point thence South 01 degree 25 minutes 42 seconds West 165.19 feet to a point thence North 89 degrees 35 minutes 42 seconds East 164.70 feet to a point thence South 01 degree 25 minutes 42 seconds West 164.70 feet to a point thence South 01 degree 25 minutes 42 seconds West 164.70 feet to a point thence South 03 degrees 02 minutes 18 seconds East 625.00 feet to the point of beginning and containing 2.819 acres according to calculations by Volz, Inc. during August 2002.

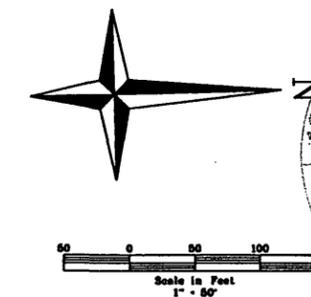
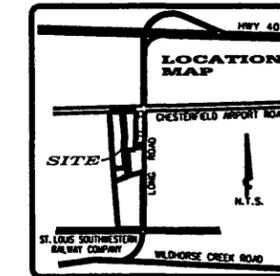
A tract of land being part of Out-Parcel B, future development, as shown on the Subdivision Plat of "Chesterfield Business Park," a subdivision according to the plat thereof recorded in Plat Book 347, pages 697 and 698 of the St. Louis County Records and being also part of Out-Parcel B, as shown on the Subdivision Plat of "Chesterfield Business Park, A Condominium," a subdivision according to the plat thereof recorded in Plat Book 349 pages 181 through 183 and the "First Amendment Chesterfield Business Park, A Condominium," a subdivision according to the plat thereof recorded in Plat Book 349 pages 335 through 337 of the St. Louis County Records and being more particularly described as follows:

Beginning at the Southeast corner of aforesaid Out-Parcel B, future development said beginning point being also a point on the North line of Edison Avenue, of varying width thence Westwardly along the North line of said Edison Avenue, along a curve to the left, whose radius point bears North 13 degrees 23 minutes 35 seconds East 1020.00 feet from the last mentioned point, a distance of 4.02 feet to a point thence along a curve to the right, whose radius point bears North 13 degrees 37 minutes 28 seconds West 50.00 feet from the last mentioned point, a distance of 78.41 feet to a point on the East line of Chesterfield Business Parkway, 40 feet wide thence Northwardly along said East line, along a curve to the right, whose radius point bears North 88 degrees 43 minutes 19 seconds East 330.00 feet from the last mentioned point, a distance of 48.98 feet, North 03 degrees 03 minutes 38 seconds East 229.03 feet along a curve to the left, whose radius point bears North 87 degrees 59 minutes 07 seconds West 370.00 feet from the last mentioned point, a distance of 49.78 feet to a point thence South 88 degrees 34 minutes 18 seconds East 259.95 feet to a point thence South 01 degree 25 minutes 42 seconds West 165.19 feet to a point thence North 89 degrees 35 minutes 42 seconds East 164.70 feet to a point thence South 01 degree 25 minutes 42 seconds West 164.70 feet to a point thence South 03 degrees 02 minutes 18 seconds East 625.00 feet to the point of beginning and containing 2.789 acres according to calculations by Volz, Inc. during August 2002.

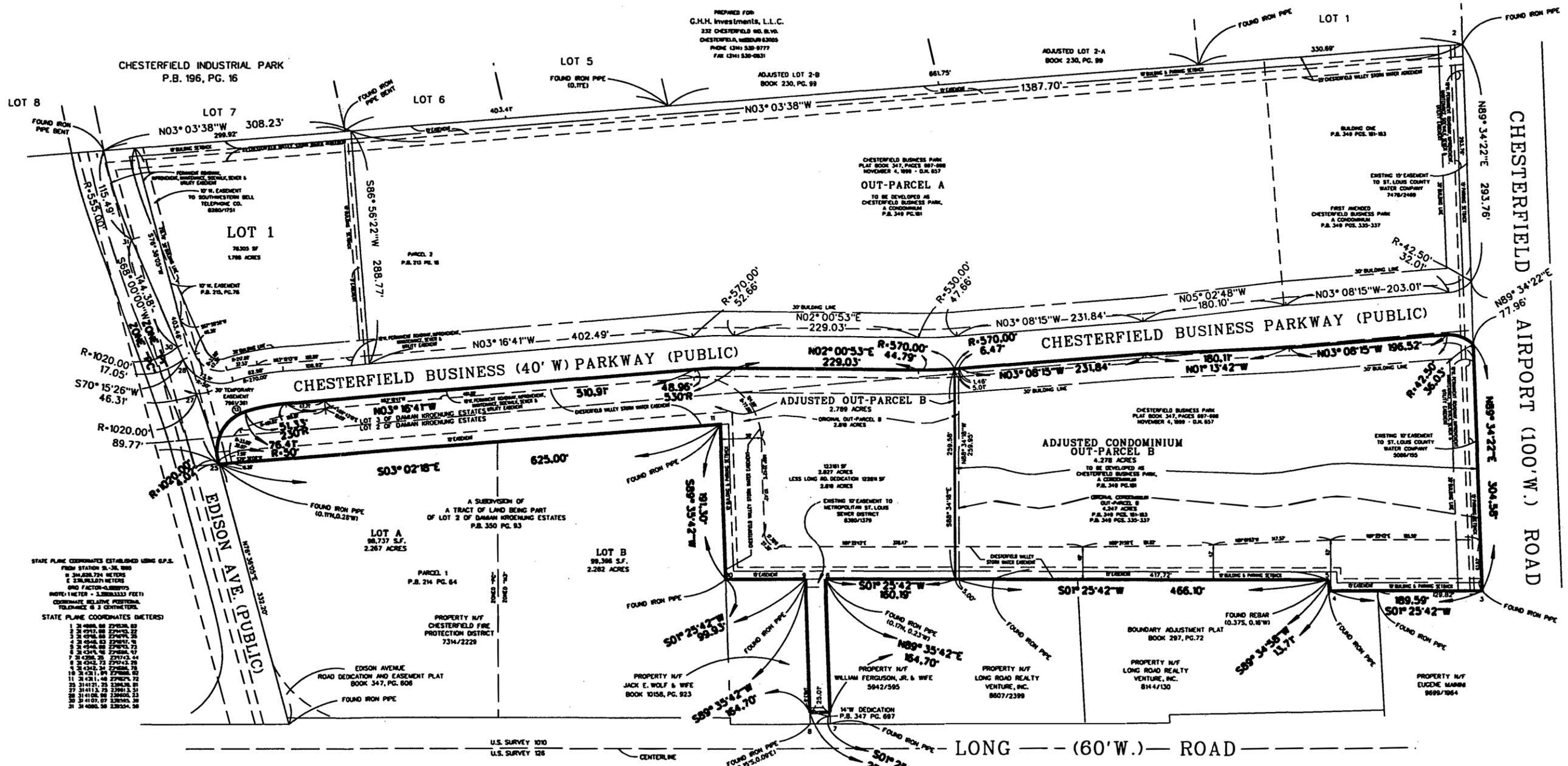
A tract of land being Out-Parcel B of "Chesterfield Business Park, A Condominium" and "First Amendment Chesterfield Business Park, A Condominium" recorded in Plat Book 349 pages 181 through 183 and pages 335 through 337 of the St. Louis County Records and part of Out-Parcel B of "Chesterfield Business Park," a subdivision according to the plat thereof recorded in Plat Book 347, pages 697 and 698 of the St. Louis County Records in Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the South line of Chesterfield Airport Road, 100 feet wide, with the East line of "Chesterfield Business Parkway, varying width, said point being distant North 89 degrees 34 minutes 22 seconds East 371.72 feet from the East line of "Chesterfield Industrial Park," a subdivision according to the plat thereof recorded in Plat Book 196 page 16 of the St. Louis County Records; thence Eastwardly along said South line of Chesterfield Airport Road North 89 degrees 34 minutes 22 seconds East 304.58 feet to a point thence South 01 degree 25 minutes 42 seconds West 189.58 feet to a point thence South 89 degrees 34 minutes 58 seconds West 13.71 feet to a point thence South 01 degree 25 minutes 42 seconds West 466.10 feet to a point thence North 88 degrees 34 minutes 18 seconds West 259.58 feet to the said East (right-of-way) line of Chesterfield Business Parkway, varying width thence Northwardly along said East (right-of-way) line the following courses and distances along a curve to the left whose radius point bears South 87 degrees 30 minutes 48 seconds West 370.00 feet from the last mentioned point, a distance of 6.47 feet, North 03 degrees 08 minutes 15 seconds West 231.84 feet, North 01 degree 13 minutes 42 seconds West 180.11 feet, North 03 degrees 08 minutes 15 seconds West 189.52 feet and along a curve to the right whose radius point bears North 88 degrees 31 minutes 45 seconds East 42.50 feet from the last mentioned point, a distance of 36.03 feet to the point of beginning and containing 4.278 acres according to calculations based on record information by Volz, Inc. August 20, 2002.

A tract of land being Out-Parcel B of "Chesterfield Business Park, A Condominium" containing 185.014 square feet or 4.248 acres according to the plat thereof recorded in Plat Book 349 pages 181 through 183 and Plat Book 349 pages 335 through 337 of the St. Louis County Records.



PREPARED FOR:
G.H.H. Investments, L.L.C.
332 CHESTERFIELD RD. S.W.
CHESTERFIELD, MISSOURI 63005
PHONE (314) 338-9777
FAX (314) 338-0831



STATE PLANE COORDINATES ESTABLISHED USING G.P.S. FROM STATION N-36, 1989
E 314638.724 METERS
E 234163.070 METERS
GRID FACTOR = 0.99999775
NORTH FACTOR = 1.00000225
COORDINATE RELATIVE PRECISION = 1 PART IN 10,000,000
TOLERANCE = 3 CENTIMETERS

STATE PLANE COORDINATES (METERS)

1	314638.724	234163.070
2	314638.724	234163.070
3	314638.724	234163.070
4	314638.724	234163.070
5	314638.724	234163.070
6	314638.724	234163.070
7	314638.724	234163.070
8	314638.724	234163.070
9	314638.724	234163.070
10	314638.724	234163.070
11	314638.724	234163.070
12	314638.724	234163.070
13	314638.724	234163.070
14	314638.724	234163.070
15	314638.724	234163.070
16	314638.724	234163.070
17	314638.724	234163.070
18	314638.724	234163.070
19	314638.724	234163.070
20	314638.724	234163.070

- PROPERTY REFERENCED FROM LAMBY'S TITLE INSURANCE CORPORATION COMMITMENT NO. 98007017, EFFECTIVE DATE: MARCH 24, 1998
- RIGHT OF WAY OF MISSOURI AND MERAMEC WATER COMPANIES, ACCORDING TO INSTRUMENTS RECORDED IN BOOK 130, PAGE 629 AND BOOK 133, PAGE 66. (NOT SHOWN)
- BASIS OF BEARINGS IS MISSOURI COORDINATE SYSTEM (EAST ZONE) GRID NORTH.
- CONCEPT PLAN FOR THIS DEVELOPMENT RECORDED IN BOOK 314, PAGES 89-890 FILED SEPTEMBER 18, 1998.
- STREET LIGHTS SHALL COMPLY WITH THE PROVISIONS AND REGULATIONS DESCRIBED IN THE CITY'S SUBDIVISION ORDINANCE, SECTION 1005.310 "STREET LIGHTING".
- UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN ARE TAKEN FROM THE RECORDED SUBDIVISION PLAT OF "CHESTERFIELD BUSINESS PARK" - RECORDED IN PLAT BOOK 347, PAGES 397-398.

OUT-PARCEL B
FUTURE DEVELOPMENT
308175 S.F. / 7.05 ACRES
P.B. 347 PGS. 697-698

MONUMENT LEGEND
● - IRON PIPE
▲ - BRASS MONUMENT
□ - URBAN CLASS PROPERTY

THIS PLAT CONTAINS _____ ACRES.
ZONED: ("PI") PLANNED INDUSTRIAL)
ORDINANCE NUMBER: 1454

GENERAL NOTES:
THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
CHESTERFIELD FIRE PROTECTION DISTRICT
RECORDED "B"-SCHOOL DISTRICT
MISSOURI RIVER WATER-CD

PROJECT NOTES:
LOCATOR NUMBER: 0176794, 0176795

CHESTERFIELD BUSINESS PARK

VOLZ
INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10818 MOHAWK ROAD, S.W.
ST. LOUIS, MISSOURI 63122
PHONE 314-426-6212