

BILL NO. 2114

ORDINANCE NO. 1886

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR LOT 2 OF THE CHESTERFIELD BUSINESS PARK, A 1.72-ACRE TRACT OF LAND IN A "PI" PLANNED INDUSTRIAL DISTRICT, LOCATED EAST OF CHESTERFIELD BUSINESS PARKWAY, SOUTH OF CHESTERFIELD AIRPORT ROAD.**

**WHEREAS**, the petitioner, G.H.H. Investments, L.L.C., has submitted a Record Plat for Lot 2 of the Chesterfield Business Park, a 1.72-acre tract of land in a "PI" Planned Industrial District, located east of Chesterfield Business Parkway, south of Chesterfield Airport Road, and;

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

**WHEREAS**, the City of Chesterfield Planning Commission approved the Record Plat on October 14, 2002 by a vote of 7-0.

**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 Lot 2 of the Chesterfield Business 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 21<sup>st</sup> day of October, 2002.

  
MAYOR, JOHN NATIONS

ATTEST:

  
CITY CLERK, MARTY DEMAY

# Chesterfield Business Park Plat Two

A tract of land being part of Adjusted Out-Parcel B 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 Survey and Subdivision of "A tract of land being part of Adjusted 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 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 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

\_\_\_\_\_  
Roger G. Allen  
MO Reg. P.L.S. #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 subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Chesterfield Business Park Plat Two."

Building lines as shown on this plat are hereby established.

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 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:

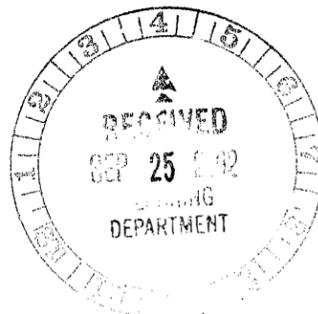
\_\_\_\_\_  
Notary Public

This is to certify that this plat of "Chesterfield Business Park Plat Two" 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

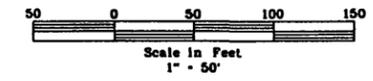
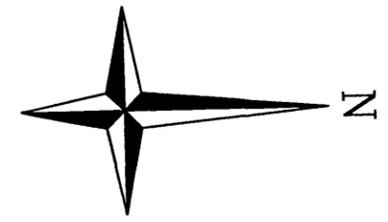
\_\_\_\_\_  
Martha DeMay, City Clerk



**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

5483  
SHEET 1 OF 2  
Chesterfield Business Park Plat Two



CHESTERFIELD BUSINESS PARK  
PLAT BOOK 347, PAGES 887-898  
NOVEMBER 4, 1999 - D.L. 657

**OUT-PARCEL A**  
TO BE DEVELOPED AS  
CHESTERFIELD BUSINESS PARK,  
A CONDOMINIUM  
P.B. 349 PG. 181

**LOT 2**  
1.723 ACRES  
75,043 SQUARE FEET

PROPERTY N/F OF  
G.H. INVESTMENTS, LLC  
1808/0021

EXISTING 10' EASEMENT TO  
METROPOLITAN ST. LOUIS  
SEWER DISTRICT  
8390/1379

CHESTERFIELD BUSINESS PARK  
PLAT BOOK 347, PAGES 887-898  
NOVEMBER 4, 1999 - D.L. 657

**ADJUSTED  
CONDOMINIUM PARCEL**  
TO BE DEVELOPED AS  
CHESTERFIELD BUSINESS PARK,  
A CONDOMINIUM  
P.B. 349 PG. 181

**LOT A**  
P.B. 350 PG. 93

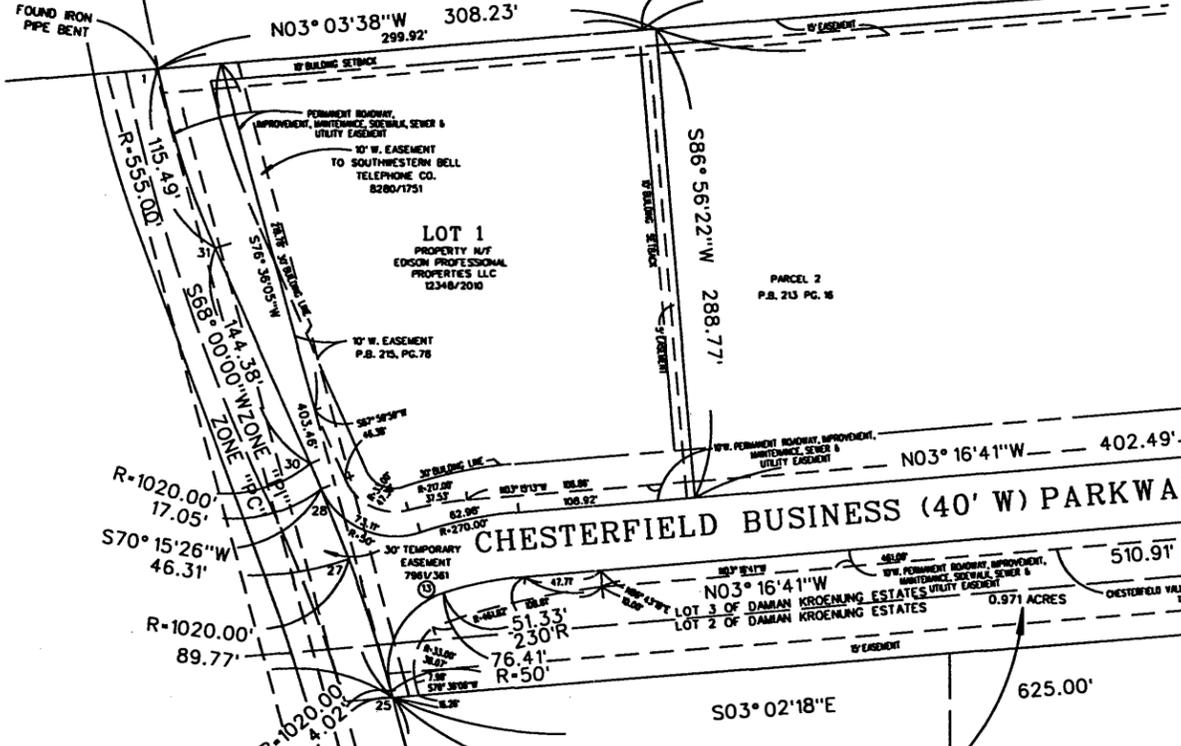
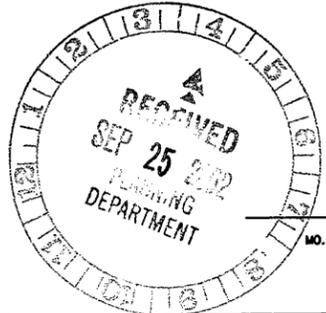
PROPERTY N/F  
G.H. INVESTMENTS LLC  
13678/1597

**LOT B**  
P.B. 350 PG. 93

PROPERTY N/F  
CHESTERFIELD FIRE  
PROTECTION DISTRICT  
7314/2229

PROPERTY N/F  
WILLIAM FERGUSON, JR. & WIFE  
5942/595

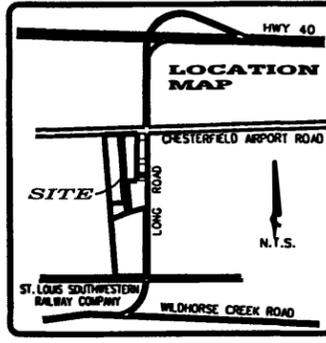
PROPERTY N/F  
LONG ROAD REALTY  
VENTURE, INC.  
8144/130



STATE PLANE COORDINATES ESTABLISHED USING G.P.S.  
FROM STATION SL-38, 1990  
N 314,828.250 METERS  
E 236,963.018 METERS  
GRID FACTOR = 0.9999973  
NOTE: 1 METER = 3.28083333 FEET  
COORDINATE RELATIVE POSITIONAL  
TOLERANCE IS 3 CENTIMETERS.

STATE PLANE COORDINATES (METERS)

1	314898.41	237478.77
2	314906.59	237473.17
3	314914.13	237467.38
4	314921.36	237461.86
5	314928.33	237456.66
6	314934.41	237451.82
7	314940.88	237447.29
8	314947.26	237443.08
9	314953.87	237438.73
10	314960.42	237434.67
11	314967.01	237430.87
12	314973.42	237427.42
13	314979.81	237424.29
14	314986.42	237421.46
15	314993.18	237418.88
16	315000.00	237416.54



- PROPERTY REFERENCED FROM LAWYERS 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 & 90 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.

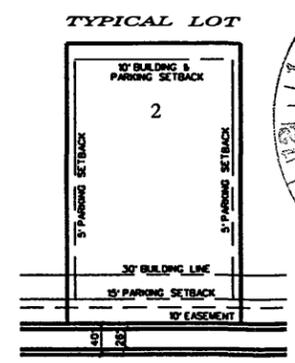
**MONUMENT LEGEND**  
● - IRON PIPE  
▲ - BRASS MONUMENT  
URBAN CLASS PROPERTY

**BENCHMARK**  
12-171 460.06 - "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

THIS PLAT CONTAINS 1.723 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  
ROCKWOOD "R-6" SCHOOL DISTRICT  
MISSOURI RIVER WATERSHED

**PROJECT NOTES:**  
LOCATOR NUMBER: 171 13 0253



**VOLZ INCORPORATED**  
LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
10849 INDIAN HEAD BNLD. BLVD.  
ST. LOUIS, MISSOURI 63132  
PHONE 314-426-8112