

BILL NO. 2130

ORDINANCE NO. 1906

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT IN TOWNE CENTER, ON A 3.580 TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT, LOCATED ON LONG ROAD, SOUTH OF CHESTERFIELD AIRPORT ROAD.

WHEREAS, the petitioner has submitted a Record Plat for 3.580 tract of land creating three lots; and,

WHEREAS, all materials pertaining to the Record Plat as required by the City of Chesterfield Subdivision Ordinance have been received by the Department of Planning; and

WHEREAS, the Planning Commission approved the Record Plat on November 13, 2002 with a vote of;

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

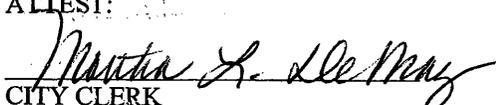
Section 1. The Record Plat for Towne Center, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision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

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record 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 2nd day of December, 2002.

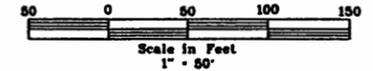
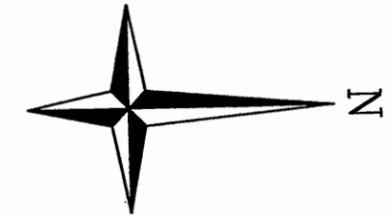

MAYOR

ATTEST:

CITY CLERK

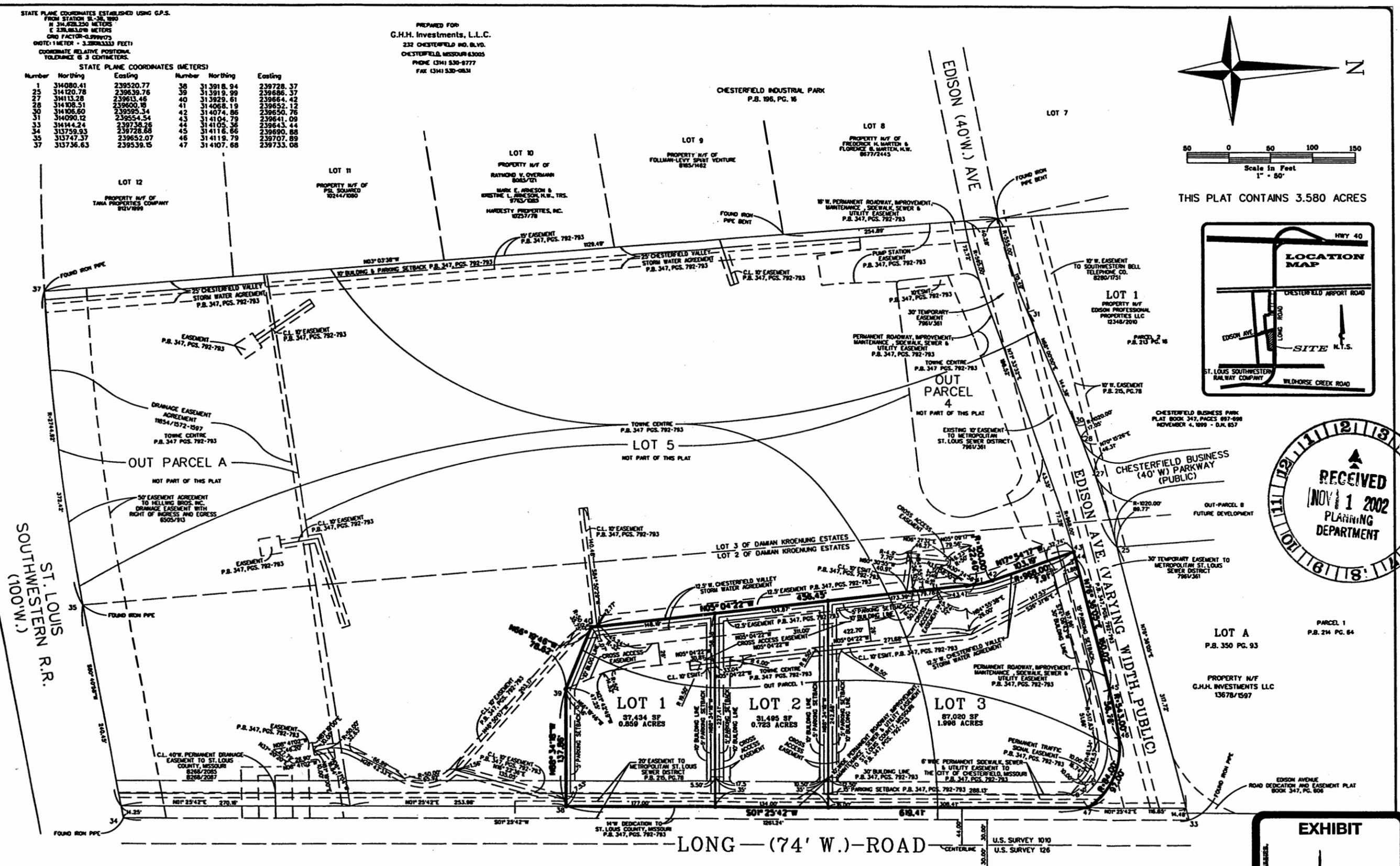
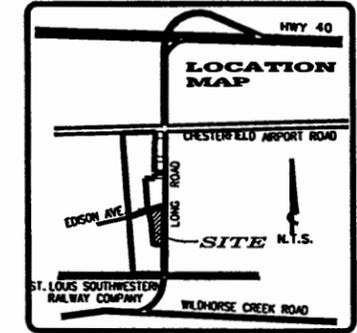
STATE PLANE COORDINATES ESTABLISHED USING G.P.S.
 FROM STATION SL-38, 1990
 N 34,428.250 METERS
 E 238,863.096 METERS
 GRID FACTOR = 0.999973
 GRID 1 METERS = 3.2808333 FEET
 COORDINATE RELATIVE POSITIONAL
 TOLERANCE @ 3 CENTIMETERS.

STATE PLANE COORDINATES (METERS)					
Number	Northing	Easting	Number	Northing	Easting
1	314080.41	239520.77	38	313918.94	239728.37
25	314120.78	239639.76	39	313919.99	239686.37
27	314133.28	239613.46	40	313929.61	239664.42
28	314108.51	239600.19	41	314068.19	239652.12
30	314106.60	239595.34	42	314074.98	239650.76
31	314090.12	239554.54	43	314104.79	239641.09
33	314144.24	239738.26	44	314102.36	239643.44
34	313759.93	239728.68	45	314116.66	239690.88
35	313747.37	239652.07	46	314119.79	239707.89
37	313736.63	239539.15	47	314107.68	239733.08

PREPARED FOR:
G.H.H. Investments, L.L.C.
 232 CHESTERFIELD IND. BLVD.
 CHESTERFIELD, MISSOURI 63005
 PHONE (314) 530-9777
 FAX (314) 530-0831



THIS PLAT CONTAINS 3.580 ACRES



SOUTHWESTERN R.R. (100' W.)

- 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)
- BASES OF BEARINGS IS MISSOURI COORDINATE SYSTEM (EAST ZONE) GRID NORTH.
- SUBJECT TO STORMWATER EASEMENT AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 12878, PAGE 34.3.

M.S.D. BENCH MARK
 12-171 460.06 - "STANDARD ALUMINUM DISK"
 STAMPED SL-38, 1990. DISK IS SAT AT THE
 NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD
 AND CAPRICE DRIVE
 SITE BENCH MARK
 ELEVATION 461.36 NORTHERLY NUT ON FIRE HYDRANT AT
 NORTHWEST CORNER OF CHESTERFIELD IND. BLVD. AND
 EDSON AVENUE

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

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: 17U10299, 17U130299



VOLZ INCORPORATED
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS
 18649 DIKMAN HEAD BLDG. BLVD.
 ST. LOUIS, MISSOURI 63132
 PHONE 314-626-6212