

BILL NO. 2136

ORDINANCE NO. 1908

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RESUBDIVISION PLAT FOR LOT 2 OF DUGSFORD COMMONS, A 1.436-ACRE "C-8" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH-SIDE OF WILDHORSE CREEK ROAD, EAST OF ITS INTERSECTION WITH LONG ROAD.

WHEREAS, the petitioner, Rising Phoenix Developments, L.L.C., has submitted a Resubdivision Plat for Lot 2 of the Dugsford Commons, a 1.436-acre "C-8" Planned Commercial District located on the north side of Wildhorse Creek Road, east of its intersection with Long 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 December 9, 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 Dugsford Commons, 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.

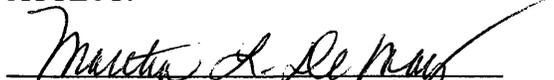
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this 6th day of January, 2003.


MAYOR, JOHN NATIONS

ATTEST:


CITY CLERK, MARTY DEMAY

Resubdivision of Lot 2 of Dugsford Commons

A tract of land being Lot 2 of Dugsford Commons
U.S. Survey 126, Township 45 North - Range 4 East
City of Chesterfield, St. Louis County, Missouri

We have during the month of October 2002, by order of Rising Phoenix Development, L.L.C., made a Survey and Resubdivision of "A tract of land being Lot 2 of Dugsford Commons, a subdivision according to the plat recorded in Plat Book 343, Page 43 of the St. Louis County Records, in U.S. Survey 126, 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. Monumentation shown on this plat will be set upon completion of construction.

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

VOLZ INCORPORATED

Thomas E. Smith,
MO R.L.S. #1462

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 "Resubdivision of Lot 2 of Dugsford Commons."

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, Union Electric Company, 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 undersigned further designates that the cross access easement shown hereon is for the use and benefit of the owners of the lots and or future lots their respective successors and assigns their tenants, subtenants, licensees, and their respective officers, employees agents, representatives, customers, and invitees, the non-exclusive right privilege and easement to use drives and roads as may now or from time to time hereinafter be situated within said easement for ingress and egress from said lots to the public road.

This subdivision is subject to conditions and restrictions filed on _____, as Dally Number _____ of the St. Louis County Records.

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

Semi permanent monuments at all lot corners 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 1005.250 will be set.

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

RISING PHOENIX DEVELOPMENT, L.L.C.

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 _____ Rising Phoenix Development, L.L.C., 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 _____ 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

WHEREAS, _____ by a deed of trust, dated _____, and recorded in the Recorder's office, in and for the _____ of _____ and State of Missouri, in Book _____ at page _____ conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been PARTLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does here by REMISE, RELEASE AND QUIT-CLAIM unto the present owners, PART of the estate in said deed of trust described, situated in the County of St. Louis, and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents 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 plat of "Resubdivision of Lot 2 of Dugsford Commons" 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:

Justin Nations, MAYOR

Martha DeMay, CITY CLERK



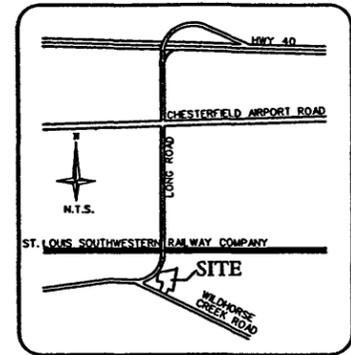
**VOLZ
INCORPORATED**

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

Resub Lot 2 Dugsford Commons
7151
Sheet 1 of 2

RESUBDIVISION OF LOT 2 OF DUGSFORD COMMONS

A TRACT OF LAND BEING LOT 2 OF
DUGSFORD COMMONS, IN U.S. SURVEY 126
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



STATE PLANE COORDINATES ESTABLISHED FROM STATION S. 34, 1890

PL. No.	Northing	Easting
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