

BILL NO. 2162

ORDINANCE NO. 1938

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF LOT A, A TRACT OF LAND BEING PART OF LOTS 1, 2, 3, AND 4 OF THE SUBDIVISION OF THE HERMAN FICKE ESTATE, MORE PARTICULARLY DESCRIBED AS A 5.345 ACRE TRACT OF LAND IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST LOUIS COUNTY, MISSOURI (JUNIOR ACHIEVEMENT).

WHEREAS, Junior Achievement has submitted a Boundary Adjustment Plat for the Adjusted Lot A, proposing to remove the boundary line between "Original Parcel North" and "Original Parcel South" creating a new adjusted Lot A, while deleting the aforementioned parcels; and,

WHEREAS, the Department of Planning has 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.

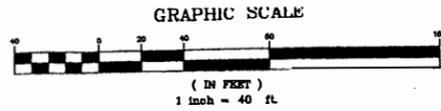
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 16th day of June, 2003.


MAYOR

ATTEST:


CITY CLERK



"BOUNDARY ADJUSTMENT"

OF
A TRACT OF LAND BEING PART OF LOTS 1, 2, 3, AND 4 OF THE SUBDIVISION OF THE HERMAN FICKE ESTATE
LYING NORTH OF INTERSTATE 64, AS DESCRIBED BY CAUSE NUMBER 290860 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI
LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
EXISTING ZONING: FP NU (FLOOD PLAIN-NON URBAN DISTRICT)



OWNERS CERTIFICATION

We, the undersigned owners of the tract of land described hereon have caused the same to be surveyed and boundary adjusted in land area in the manner shown on this plat, which boundary adjustment plat shall hereafter be known as "Boundary Adjustment Plat of Part of Lots 1, 2, 3, and 4 of the Subdivision of the Herman Ficke Estate".

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed this _____ day of _____, 2003.

JUNIOR ACHIEVEMENT OF MISSISSIPPI VALLEY, INC., a Missouri Not-For-Profit Corporation

By: _____
Print Name and Title

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } ss.

On this _____ day of _____, 2003, before me appeared _____, to me personally known, who being by me duly sworn, did say that he is _____ of Junior Achievement of Mississippi Valley, Inc., a not-for-profit 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 said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

Print Name

My commission expires: _____

This is to certify that this "Boundary Adjustment Plat of Part of Lots 1, 2, 3, and 4 of the Subdivision of the Herman Ficke Estate" was approved by the City Council of Chesterfield by Ordinance No. _____ on the _____ day of _____, 2003, and hereby authorized the recording of this plat with the Office of the St. Louis County Recorder of Deeds.

John Nations, Mayor
Marty DeMay, City Clerk

- NOTES:
- Easements as shown hereon were provided from Old Republic Title Company, Title Commitment Application No. 48-02-0474 with an effective date of February 7, 2002 at 8:00 a.m.
 - Subject property lies within Flood Zone "X" (areas of 500-year flood; areas of 100-year flood with average depths of less than one (1) foot, or with drainage areas of less than one (1) square mile; and areas protected by levees from 100-year flood); Flood Zone "X" (areas outside the 500-year flood) and Flood Zone "AH" (flood depths of 1 to 3 feet, usually areas of ponding). Base Flood Elevations Determined (base flood elevation = 459), according to the National Flood Insurance Program Flood Insurance Rate Map for the City of Chesterfield, Missouri, an Independent City, per Map No. 29189C0140 H with an effective date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.
 - Basis of Bearing: Bearing of North 85 degrees 12 minutes 02 seconds West along the North line of property conveyed to St. Louis County Water Company (subject property) by deed recorded in Book 7892 Page 1636 of the St. Louis County Records.
 - Property subject to a 20' wide Non-Exclusive Permanent Access Easement per Book 13247 Page 1254 to be located at the discretion of St. Louis County Water Co., d/b/a Missouri American Water Company, their respective heirs, successors and assigns.

PROPERTY DESCRIPTION

A tract of land in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, St. Louis County, Missouri, being part of Lots 1, 2, 3 and 4 of the Subdivision of Herman Ficke Estate lying North of Interstate 40, as established by Cause No. 290860 of the Circuit Court of St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Northern right-of-way line of Interstate 64, variable width, as described in deed recorded in Book 6343 Page 824 of the records of the Recorder of Deeds Office in St. Louis County, Missouri, with the Western line of the above said Lot 1, also being the Western line of a tract of land conveyed to St. Louis County Water Company by deed recorded in Book 7892 Page 1636 of the above said records, also being the most Western corner of a tract of land conveyed to the State of Missouri by deed recorded in Book 12097 Page 830 of the above said records, thence along the Western line of the above said Lot 1, also being the Western line of the above said St. Louis County Water Company property, North 00 degrees 21 minutes 46 seconds East 576.83 feet to the centerline of a levee, thence along last said centerline South 85 degrees 12 minutes 02 seconds East 905.43 feet; thence leaving last said centerline South 02 degrees 08 minutes 38 seconds West 8.92 feet to a point on the Northern line of the above said tract of land conveyed to the State of Missouri by deed recorded in Book 12097 Page 830 of the above said records; thence along last said Northern line the following courses and distances: South 82 degrees 52 minutes 26 seconds West 146.68 feet, South 67 degrees 52 minutes 26 seconds West 244.82 feet, South 48 degrees 15 minutes 27 seconds West 341.32 feet, South 55 degrees 14 minutes 13 seconds West 175.93 feet, and South 67 degrees 59 minutes 24 seconds West 144.58 feet to a point on the Western line of the above said Lot 1 and the Point of Beginning, and containing 232,822 square feet or 5.345 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on April 10, 2002.

ALSO KNOWN AS:

A tract of land in U.S. Survey 125, Township 45 North, Range 4 East in St. Louis County, Missouri, being part of Lots 1, 2, 3 and 4 of the Subdivision of the Herman Ficke Estate lying North of Interstate 64, as established by Cause #290860 of the Circuit Court of St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Northern right-of-way line of Interstate 64, as described in Deed recorded in Book 6343 page 824 of the St. Louis County Records, with the Western line of said Lot 1, being the point where the most Western point of a tract of land conveyed to the State of Missouri for the right-of-way of Interstate 64 by Deed recorded in Book 12097 Page 830 of the St. Louis County Records, intersects the Western line of a tract of land conveyed to St. Louis County Water Company by Deed recorded in Book 7892 Page 1636 of the St. Louis County Records; thence along the Northern line of the tract so conveyed to the State of Missouri the following courses and distances: North 67 degrees 59 minutes 24 seconds East, 144.58 feet to a point; North 55 degrees 14 minutes 13 seconds East, 175.93 feet to a point; North 48 degrees 15 minutes 27 seconds East, 341.32 feet to a point; North 67 degrees 52 minutes 26 seconds East, 244.82 feet to a point; North 82 degrees 52 minutes 26 seconds East, 146.68 feet to a point; thence leaving said Northern line of State of Missouri tract North 02 degrees 08 minutes 38 seconds East 8.92 feet to a point; thence North 85 degrees 12 minutes 02 seconds West 905.43 feet to a point on the Western line of said Lot 1; thence along the Western line of said Lot 1 South 00 degrees 21 minutes 46 seconds East 576.83 feet to the Point of Beginning, according to survey by James Engineering & Surveying Co., Inc. dated August 30, 2001.

PROPERTY DESCRIPTION

Original Parcel (South)

A tract of land in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, St. Louis County, Missouri, being part of Lots 1 and 2 of the Subdivision of the Herman Ficke Estate lying North of Interstate 40, as established by Cause No. 290860 of the Circuit Court of St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Northern right-of-way line of Interstate 64, variable width, as described in deed recorded in Book 6343 Page 824 of the records of the Recorder of Deeds Office in St. Louis County, Missouri, with the Western line of the above said Lot 1, also being the Western line of a tract of land conveyed to Junior Achievement of Mississippi Valley, Inc. by deed recorded in Book 14324 Page 1115 of the above said records, also being the most Western corner of a tract of land conveyed to the State of Missouri by deed recorded in Book 12097 Page 830 of the above said records; thence along the Western line of the above said Lot 1, also being the Western line of the above said Junior Achievement of Mississippi Valley, Inc. property North 00 degrees 21 minutes 46 seconds East 424.47 feet to the approximate location of a former levee; thence along the approximate location of said levee South 66 degrees 32 minutes 04 seconds East 424.21 feet to a point on the Northwestern line of the above said tract of land conveyed to the State of Missouri by deed recorded in Book 12097 Page 830; thence along last said Northwestern line the following courses and distances: South 48 degrees 15 minutes 27 seconds West 151.77 feet, South 55 degrees 14 minutes 13 seconds West 175.93 feet, and South 67 degrees 59 minutes 24 seconds West 144.58 feet to a point on the Western line of the above said Lot 1 and the POINT OF BEGINNING, containing 90,946 square feet or 2.088 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on May 29, 2003.

PROPERTY DESCRIPTION

Original Parcel (North)

A tract of land in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, St. Louis County, Missouri, being part of Lots 1, 2, 3, and 4 of the Subdivision of the Herman Ficke Estate lying North of Interstate 40, as established by Cause No. 290860 of the Circuit Court of St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the Northern right-of-way line of Interstate 64, variable width, as described in deed recorded in Book 6343 Page 824 of the records of the Recorder of Deeds Office in St. Louis County, Missouri, with the Western line of the above said Lot 1, also being the Western line of a tract of land conveyed to Junior Achievement of Mississippi Valley, Inc. by deed recorded in Book 14324 Page 1115 of the above said records, also being the most Western corner of a tract of land conveyed to the State of Missouri by deed recorded in Book 12097 Page 830 of the above said records; thence along the Western line of the above said Lot 1, also being the Western line of the above said Junior Achievement of Mississippi Valley, Inc. property North 00 degrees 21 minutes 46 seconds East 424.47 feet to the approximate location of a former levee and the true POINT OF BEGINNING of the tract of land herein described; thence continuing along last said Western line North 00 degrees 21 minutes 46 seconds East 152.36 feet to the centerline of a levee; thence along last said centerline South 85 degrees 12 minutes 02 seconds East 905.43 feet; thence leaving last said centerline South 02 degrees 08 minutes 38 seconds West 8.92 feet to a point on the Northwestern line of the above said tract of land conveyed to the State of Missouri by deed recorded in Book 12097 Page 830; thence along last said Northwestern line the following courses and distances: South 82 degrees 52 minutes 26 seconds West 146.68 feet, South 67 degrees 52 minutes 26 seconds West 244.82 feet, and South 48 degrees 15 minutes 27 seconds West 189.55 feet; thence leaving last said Northwestern line, and along the approximate location of a former levee North 66 degrees 32 minutes 04 seconds West 424.21 feet to a point on the Western line of the above said Lot 1 and the POINT OF BEGINNING, containing 141,876 square feet or 3.257 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on May 29, 2003.

SURVEYORS CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have during the month of January, 2003 by order of Junior Achievement of Mississippi Valley, Inc. executed a Property Boundary Survey and prepared a Boundary Adjustment Plat of a tract of land being part of Lots 1, 2, 3, and 4 of the Subdivision of the Herman Ficke Estate lying North of Interstate 64, as described by Cause No. 290860 of the Circuit Court of St. Louis County, Missouri, and being located in U.S. Survey 125, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and boundary adjustment plat are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 8, Land Surveying & CSR 30-18.010 of the Missouri Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D



LEGEND

- FOUND 1/2" IRON PIPE ○
- SET IRON PIPE ●
- FOUND CROSS +
- FOUND STONE □
- DENOTES RECORD INFORMATION ()

ABBREVIATIONS

- DB - DEED BOOK
- FT - FEET
- FND - FOUND
- N/F - NOW OR FORMERLY
- PB - PLAT BOOK
- PG - PAGE
- SQ. - SQUARE

ST. LOUIS COUNTY BENCHMARK

ST. LOUIS COUNTY BENCHMARK #11-59 ELEV.=461.50
NGVD 1929 (U.S.G.S.)
1" ON BACK OF ROLLED CURB, 107' SOUTH OF CL
OF CHESTERFIELD-AIRPORT ROAD AND 13' WEST OF
CL OF GOODARD AVENUE.

SITE BENCHMARK

TRAVERSE POINT #1 ELEV.=461.84
NGVD 1929 (U.S.G.S.)
"MAG NAIL" IN ASPHALT SHOULDER OF WEST BOUNDING
OF SPIRIT DRIVE @ CHESTERFIELD-AIRPORT ROAD,
7.65' EAST OF A WATER SHUTOFF VALVE

1. REVISED 5-29-03 ADD ORIGINAL PROPERTY DESCRIPTIONS

BOUNDARY ADJUSTMENT PLAT
JUNIOR ACHIEVEMENT OF MISSISSIPPI VALLEY, INC.
STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.
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ST. LOUIS, MO. 63141
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