

BILL NO. 2191

ORDINANCE NO. 1962

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR CHESTERFIELD BUSINESS PARK SUBDIVISION, LOT 4, A 0.89 ACRE TRACT OF LAND, PART OF A PLANNED INDUSTRIAL DISTRICT, LOCATED SOUTH OF CHESTERFIELD AIRPORT ROAD AND WEST OF LONG ROAD.

WHEREAS, Civil Engineering Design Consultants, Inc. on behalf of GHH Investments, Inc has submitted for review and approval the Record Plat for Chesterfield Business Park Subdivision, Lot 4, located South of Chesterfield Airport Road and West of Long Road:
and

WHEREAS, the purpose of said Record Plat is to subdivide a 6.5 acre tract of land, known as Out-Parcel A into two (2) lots, to be known as Chesterfield Business Park, Lot 4 and Out-Parcel A, a 5.61 acre tract of land.

WHEREAS, the Planning Commission having reviewed the same and has recommended approval there of.

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

Section 1. The Record Plat for the Chesterfield Business Park Subdivision, Lot 4 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.

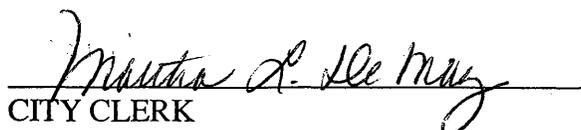
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

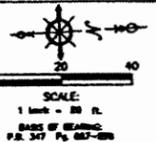
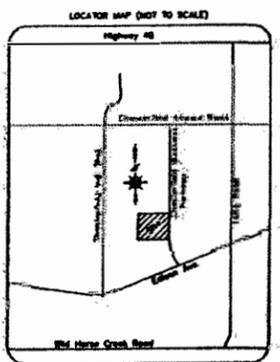
Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 15th day of September, 2003.

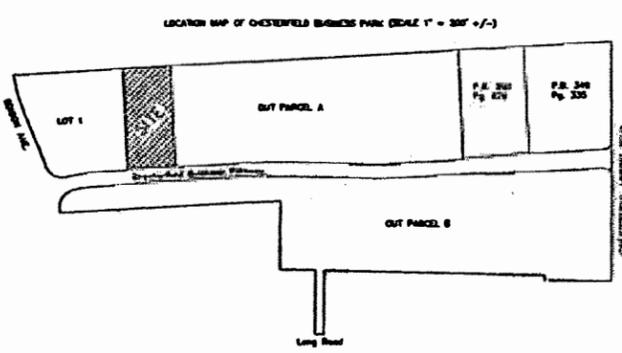

MAYOR

ATTEST:


CITY CLERK



- - BENCHMARK SET 1/2" x 1/2" REBAR WITH CAP STAMPED "MARLER L.S. 250"
- + - BENCHMARK FOUND ORIGIN AT CONCRETE
- - BENCHMARK FOUND 1/2" IRON PIPE
- - BENCHMARK FOUND CONCRETE FOUNDATION



PROJECT BENCHMARK (DISC DATUM)
 MDS BENCHMARK 12-171 460.00" STANDARD ALUMINUM DISC STAMPED 9-30-1993
 DISC IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

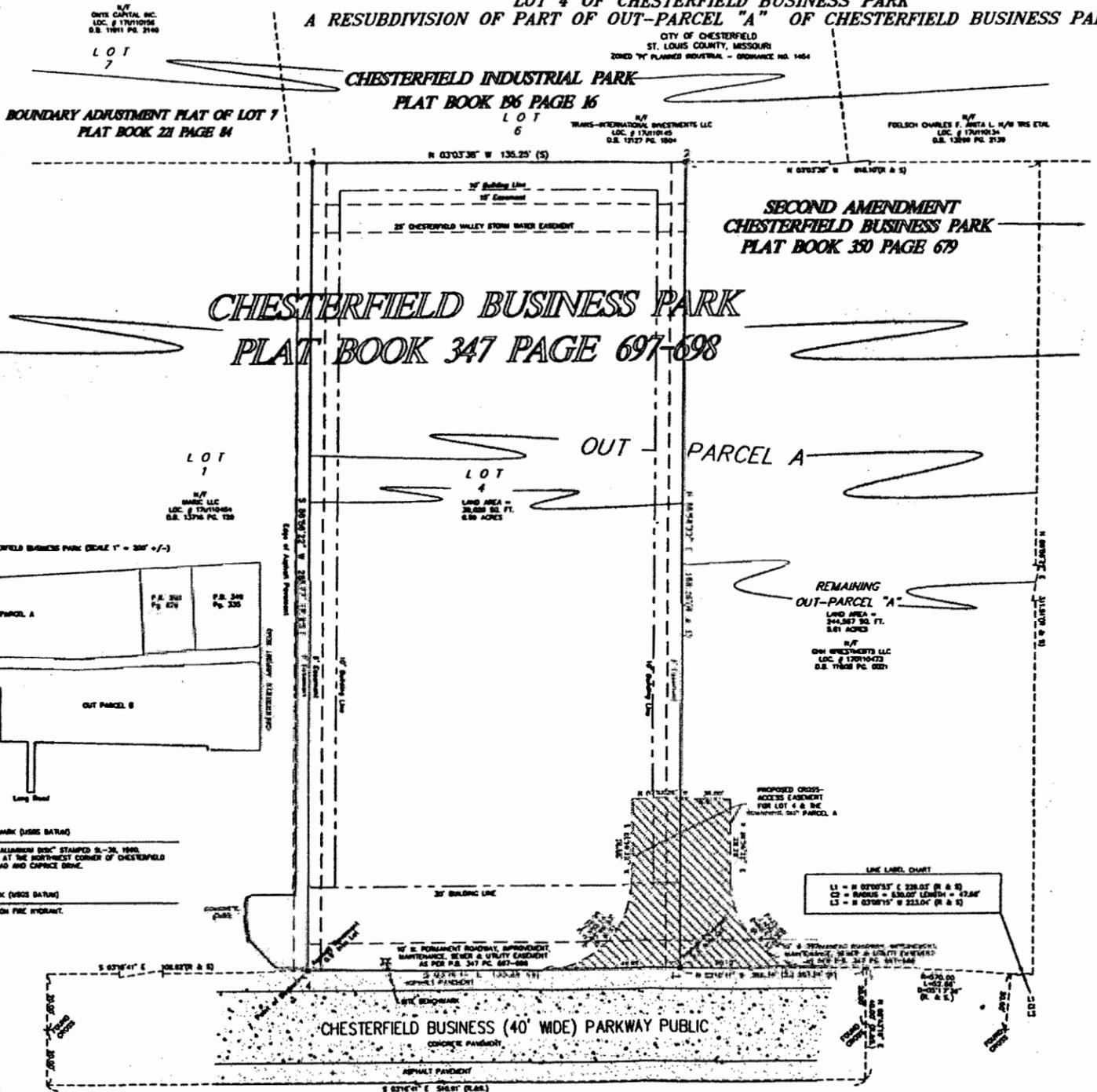
SITE BENCHMARK (DISC DATUM)
 464.14" IS OPEN ON FIRE HYDRANT.

POINT #	SOUTHING	EASTING
1	21474.88	230515.80
2	21473.85	230515.80
3	214220.54	230601.33
4	214178.36	230603.86

ADOPTED STATE PLANE COORDINATES FROM PLAT BOOK 347 PAGES 687-688

LOT 4 OF CHESTERFIELD BUSINESS PARK
A RESUBDIVISION OF PART OF OUT-PARCEL "A" OF CHESTERFIELD BUSINESS PARK

CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI
 ZONED "M" PLANNED INDUSTRIAL - ORDINANCE NO. 1464



LINE LABEL CHART
 L1 = N 82°00'15" E 228.02' (R & S)
 L2 = S 88°00'00" E 232.07' (R & S)
 L3 = N 82°00'15" W 233.04' (R & S)

CHESTERFIELD BUSINESS (40' WIDE) PARKWAY PUBLIC
 CONCRETE PAVEMENT
 ASPHALT PAVEMENT

THE UNDERSIGNED HOLDER OF LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, JUNE 11 AND APPROVES IN EVERY DETAIL THIS PLAT OF "LOT 4 OF CHESTERFIELD BUSINESS PARK."
 IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____ 2003.

STATE OF MISSOURI
 COUNTY OF ST. LOUIS
 ON THIS _____ DAY OF _____ 2003, BEFORE ME PERSONALLY APPEARED _____ WHO BEING DULY SWORN DID SAY HE (SHE) 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.
 BY COMMISSIONER OFFICER: _____
 NOTARY PUBLIC

BE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATED AND FURTHER DESCRIBED AS THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED IN THE MANNER SHOWN ON THIS PLAT, WHICH SURVEYOR'S SHALL BE SHOWN AS "LOT 4 OF CHESTERFIELD BUSINESS PARK."
 ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, LAKEVIEW GAS COMPANY, AMERICAN GAS SUBSTITUTION BELL TELEPHONE, MISSOURI AMERICAN WATER CO., THE PROPERTY OF ST. LOUIS SEWER DISTRICT, THE RELIANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND AGENTS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES, WITH RIGHT OF TEMPORARY USE OF EASEMENT SHOULD NOT OCCUPY BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.
 BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.
 NEW PERMANENT MONUMENTS AT ALL LOT CORNERS (AS INDICATED) WILL BE SET, EXCEPT THAT THE FRONT LOT CORNERS MAY BE MONUMENTED BY METERS OR CROSSES CUT IN CONCRETE PAVING ALONG THE PROLONGATION OF THE LOT LINE WITHIN 12 MONTHS AFTER THE RECORDING OF THIS SUBDIVISION PLAT, BY ACCORDANCE WITH CHAPTER 212.010 OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND CHAPTER 20-16.060 OF THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT.
 IT IS HEREBY CERTIFIED THAT ALL EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF THE RECORDING OF THIS PLAT.
 THE CONDITIONS AND RESTRICTIONS FOR THE CROSS ACCESS EASEMENT RECORDED IN DEED BOOK _____ PAGE _____ IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____ 2003.
 GWH INVESTMENT, LLC
 A LIMITED LIABILITY COMPANY
 BRETT J. HARRDESTY
 CO-MANAGING MEMBER
 MICHAEL J. HEJARA
 CO-MANAGING MEMBER
 STATE OF MISSOURI
 COUNTY OF ST. LOUIS
 ON THIS DAY _____ OF _____ 2003, BEFORE ME PERSONALLY APPEARED MICHAEL J. HEJARA, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A CO-MANAGING MEMBER OF GWH 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. HARRDESTY ACKNOWLEDGED SAID INSTRUMENT TO BE 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.
 BY COMMISSIONER OFFICER: _____
 NOTARY PUBLIC

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 COUNTY OF ST. LOUIS
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 IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR FIRST ABOVE WRITTEN.
 BY COMMISSIONER OFFICER: _____
 NOTARY PUBLIC

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 COUNTY OF ST. LOUIS
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 IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR FIRST ABOVE WRITTEN.
 BY COMMISSIONER OFFICER: _____
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 COUNTY OF ST. LOUIS
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 IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR FIRST ABOVE WRITTEN.
 BY COMMISSIONER OFFICER: _____
 NOTARY PUBLIC

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 COUNTY OF ST. LOUIS
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 IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR FIRST ABOVE WRITTEN.
 BY COMMISSIONER OFFICER: _____
 NOTARY PUBLIC

LAND DESCRIPTION
 A TRACT OF LAND LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 & 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN AND BEING PART OF OUT-PARCEL "A" OF CHESTERFIELD BUSINESS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 347 PAGES 687-698 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHESTERFIELD BUSINESS PARK AND BEING THE SOUTHWEST CORNER OF SAID OUT-PARCEL "A", THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID OUT-PARCEL "A", NORTH 88 DEGREES 58 MINUTES 23 SECONDS EAST, A DISTANCE OF 288.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID OUT-PARCEL "A", THENCE NORTHERLY ALONG THE WEST LINE OF SAID OUT-PARCEL "A" NORTH 03 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 143.82 FEET, THENCE NORTH 03 DEGREES 58 MINUTES 23 SECONDS EAST, DISTANCE OF 288.58 FEET TO THE EAST LINE OF SAID OUT-PARCEL "A", THENCE SOUTHERLY ALONG THE EAST LINE OF OUT-PARCEL "A", SOUTH 03 DEGREES 03 MINUTES 41 SECONDS EAST, A DISTANCE OF 132.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 34,020 SQUARE FEET, MORE OR LESS.

I, WERESA J. PRICE, DIRECTOR OF PLANNING FOR THE CITY OF CHESTERFIELD, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF "LOT 4 OF CHESTERFIELD BUSINESS PARK" WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING DEPARTMENT, THIS _____ DAY OF _____ 2003, AND HEREBY AUTHORIZE THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.
 WERESA J. PRICE, DIRECTOR OF PLANNING
 WENDY DEBAY, CITY CLERK

SURVEYOR'S STATEMENT
 THIS IS TO CERTIFY AT THE REQUEST OF CIVIL ENGINEERING DESIGN CONSULTANTS, INC. WE HAVE DURING THE MONTH OF FEBRUARY 2003 PERFORMED A RECONNAISSANCE SURVEY OF PART OF OUT-PARCEL "A" OF CHESTERFIELD BUSINESS PARK AND PREPARED A SUBDIVISION PLAT OF LOT 4 OF CHESTERFIELD BUSINESS PARK, A SUBDIVISION RECORDED IN PLAT BOOK 347 PAGES 687-698 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE CORRECTLY SHOWN ON THE DRAWING.
 THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY SURVEYING SURVEYS UNDER CLASS PROPERTIES AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY, EFFECTIVE 12/30/04, AND LAST REVISED SEPTEMBER, OF 2004.
 IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____ 2003.

STATE OF MISSOURI
 COUNTY OF ST. LOUIS
 I, _____ DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE.
 WILEY COMBATT, NOT PUBLIC
 COMMISSIONER, REC. N/A
 MARLER SURVEYING COMPANY, INC.
 L.S. 247-8
 By: DELMAR F. WICKERT
 MISSOURI CERT. NO. L.S. 1088

PREPARED AT THE REQUEST OF:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC.
 11403 GRAVOIS ROAD SUITE 100 SAINT LOUIS MISSOURI 63126
 314.799.1400 FAX 314.799.1404 info@cedc.net www.cedc.net

JOB NO. 0306-144
 DRAWN BY: D.J.S.
 REGISTERED LAND SURVEYORS
 11403 GRAVOIS ROAD SUITE 200, ST. LOUIS, MO 63128
 (314) 799-1000 PH. (314) 799-1044 FAX
 email: mmarler@marlersurveying.net
 REPLY TO: C.S.
 CHECK BY: D.F.S.