

BILL NO. 2204

ORDINANCE NO. 1979

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR THE KEMP AUTOMOBILE MUSEUM, A 9.456 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT AND "M-3" PLANNED INDUSTRIAL DISTRICT, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND WEST OF BAXTER ROAD.**

**WHEREAS**, Volz Engineering, on behalf of JPR Corporation, has submitted for review and approval the Record Plat for the Kemp Automobile Museum, located north of Chesterfield Airport Road and west of Baxter Road; and,

**WHEREAS**, the purpose of said Record Plat is to subdivide a 9.456 acre tract of land into four (4) lots each to be known as Parcels C800, C802, C803 and C804; and,

**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, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1. The Record Plat for Kemp Automobile Museum, 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 20th day of OCTOBER, 2003.

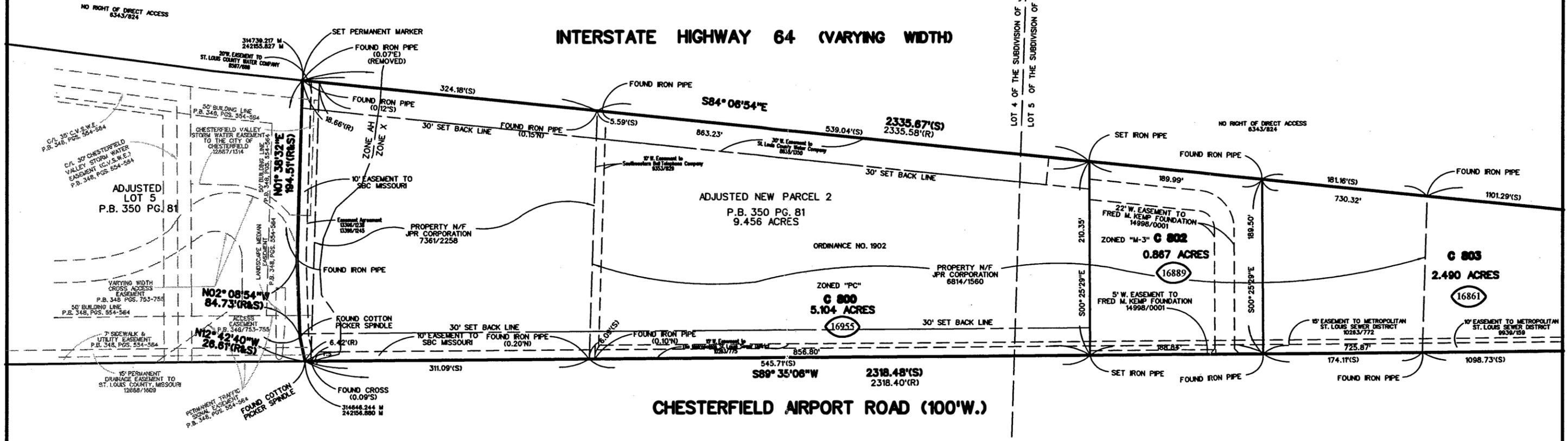
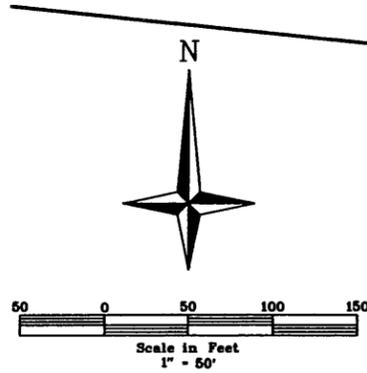
  
MAYOR

ATTEST:

  
CITY CLERK

# KEMP AUTOMOBILE MUSEUM SUBDIVISION

A TRACT OF LAND BEING ADJUSTED NEW PARCEL 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 350 PAGE 81 IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



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 "Kemp Automobile Museum Subdivision."

All utility 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, Ameren UE, 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.

Two permanent monuments for each block created (indicated as  $\Delta$ ) and semi permanent monuments at all lot corners (indicated as  $\bullet$ ) 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.

The Chesterfield Valley Storm Water Easements shown on this plat are hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the dry/wet basins, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner (s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines in good working order and in good repair as appropriate. In the event that the property owner(s) or it's successors in title to said property shall fail to maintain the dry/wet basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for the services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

Building lines as shown on this plat are hereby established.

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 \_\_\_\_\_, 2003.

JPR Corporation

by: Kathleen Higgins  
Vice President

STATE OF MISSOURI )  
                                  )SS  
COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2003, before me personally appeared Kathleen Higgins, who being by me duly sworn did say that she is the Vice President of the Board of Directors of the JPR Corporation, and that instrument was signed on behalf of said Board of Directors by authority of its members and the said Vice President acknowledged said instrument to be the free act and deed of said Board of Directors.

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 "Kemp Automobile Museum Subdivision" was approved by the City Council of the City of Chesterfield by Ordinance Number \_\_\_\_\_ on \_\_\_\_\_, 2003 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

We have during the month of March, 2003 by order of JPR Corporation, made a Survey and Subdivision of "A tract of land being Adjusted New Parcel 2 of the Boundary Adjustment Plat recorded in Plat Book 350 Page 81 in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, Missouri, 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 Professional 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 \_\_\_\_\_, 2003.

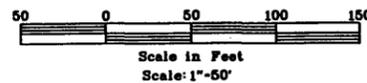
VOLZ INCORPORATED

Thomas E. Smith  
Mo. P. L.S. # 1462



**VOLZ INCORPORATED**  
LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
10449 INDIAN HEAD INDUSTRIAL BLVD.  
ST. LOUIS, MISSOURI 63131  
PHONE 314-426-6212

Kemp Automobile Museum  
7028-1  
Sheet 1 of 2



# INTERSTATE HIGHWAY 64 (VARYING WIDTH)

LOT 5 OF THE SUBDIVISION OF JAMES LONGS ESTATE  
LOT 6 OF THE SUBDIVISION OF JAMES LONGS ESTATE

LOT 6 OF THE SUBDIVISION OF JAMES LONGS ESTATE  
LOT 7 OF THE SUBDIVISION OF JAMES LONGS ESTATE

ZONED "M-3"

**C 803**  
2.490 ACRES

ADJUSTED NEW PARCEL 2  
P.B. 350 PG. 81  
9.456 ACRES

PROPERTY N/F  
JPR CORPORATION  
6844/2326

**C 804**  
0.995 ACRES  
(16835)

## CHESTERFIELD AIRPORT ROAD (100'W.)

10' EASEMENT TO METROPOLITAN  
ST. LOUIS SEWER DISTRICT  
10263/772

10' EASEMENT TO METROPOLITAN  
ST. LOUIS SEWER DISTRICT  
9032/109

APPROXIMATE LOCATION OF  
10' W. EASEMENT TO  
UNION ELECTRIC CO.  
2194/55

CHESTERFIELD VALLEY STORM  
WATER EASEMENT

SET PERMANENT  
MONUMENT

314466.229 M  
242263.929 M  
S07°44'00"W  
48.80'(S)  
43.81'(R)

314451.636 M  
242263.532 M

Notes:  
1. Basis for bearing and state plane coordinates.

State Plane Coordinates established using G.P.S. from station SL-38 Missouri State Plane Coordinate System, East Zone  
Grid Azimuth: 266 degrees 49 minutes 04 seconds  
Grid Bearing: South 86 degrees 49 minutes 04 seconds West  
Station Name: SL-38, 1990  
Azimuth Mark: SL-38A, 1990  
Grid Factor: 0.9999175  
Coordinates (meters): N314,628.250, E239,963.018  
Adjustment 2000  
Coordinates relative positional tolerance is 3 centimeters.

U.S.G.S. DATUM BENCHMARK  
MSD NO. 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.



**VOLZ**  
INCORPORATED  
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Sheet 2 of 2  
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