

BILL NO. 2215

ORDINANCE NO. 1989

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR TOWNE CENTRE, RESUBDIVISION OF LOT 3- PLAT TWO, A 1.998 ACRE TRACT OF LAND, PART OF A PLANNED COMMERCIAL DISTRICT, LOCATED ON LONG ROAD SOUTH OF CHESTERFIELD AIRPORT ROAD.

WHEREAS, Volz Incorporated, on behalf of GHH Investments, Inc has submitted for review and approval the Record Plat for Resubdivision of Lot 3 of Towne Centre – Plat Two.

WHEREAS, the purpose of said Record Plat is to subdivide a 1.998 acre tract of land, known as Lot 3 into two (2) lots, to be known as Lot 3, a 32,093 SF tract and Lot 4 a 1.26 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 Resubdivision of Towne Centre Lot 3- Plat Two 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.

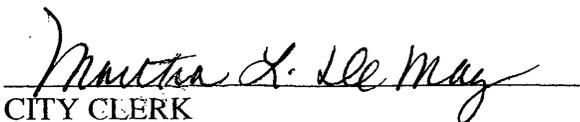
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 17th day of NOVEMBER, 2003.


MAYOR

ATTEST:


CITY CLERK



Resubdivision of Lot 3 of Towne Centre Plat Two

(P. B. 351, Pgs. 11-12)

Township 45 North - Range 4 East

City of Chesterfield, St. Louis County, Missouri

Zoned "PI" Planned Industrial - Ordinance No. 1454

We have during the month of June 2003, by order of GHH Investment, LLC, a Limited Liability Company, made a Survey and "Resubdivision of Lot 3 of "Town Centre Plat Two" a subdivision according to the plat thereof recorded in Plat Book 351, pages 11 & 12 of the St. Louis County Records, in 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 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

Roger G. Allen
Professional Land Surveyor
MO P.L.S. #2185

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 3 of Towne Centre Plat Two."

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, Missouri American 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.

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, for 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 the purpose of ingress and egress.

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions filed in Book _____, Page _____ of the St. Louis County Records.

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) 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.

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.

GHH INVESTMENT, L L C A LIMITED LIABILITY COMPANY

Brett J. Hardesty
Co- Managing Member

Michael J. Hejna
Co-Managing Member

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

On this ____ day of _____, 2003, before me personally appeared Brett J. Hardesty, who being by me duly sworn did say that he is a Co-Managing Member of GHH 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. Hardesty 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

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

On this ____ day of _____, 2003, before me personally appeared Michael J. Hejna, who being by me duly sworn did say that he is a Co-Managing Member of GHH 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 Michael J. Hejna 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

The undersigned holder or legal owner of notes secured by deed recorded in Book _____, Page _____ of the St. Louis County Records, joins in and approves in every detail this Plat.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this ____ day of _____, 2003

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

On this ____ day of _____, 2003, 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 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

This is to certify that this plat of "Towne Centre Plat Two" 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

VOLZ INCORPORATED

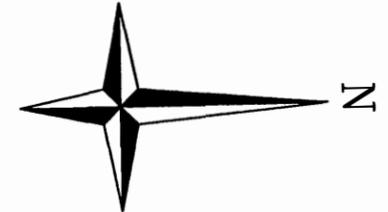
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L BLVD.
ST. LOUIS, MISSOURI 63132-1166
PHONE (314) 426-6212
FAX (314) 890-1250

5483
SHEET 1 OF 2
Resubdivision of Lot 3
Towne Centre Plat Two

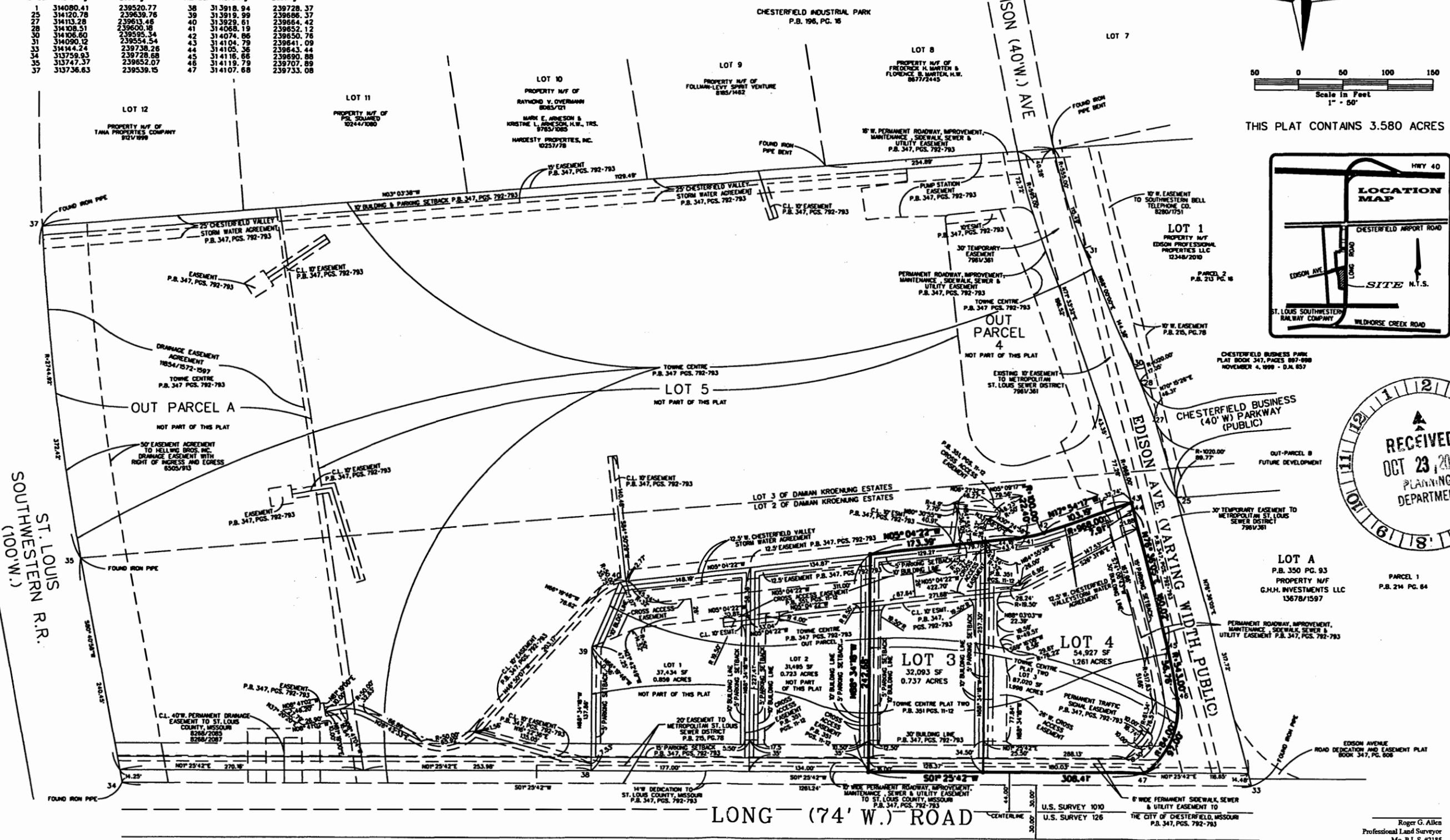
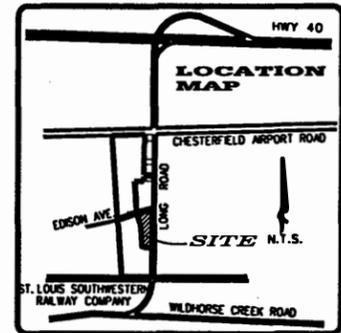
STATE PLANE COORDINATES ESTABLISHED USING G.P.S.
 FROM STATION SL-38, 1990
 N 34,828.250 METERS
 E 238,963.018 METERS
 GRID FACTOR 0.999973
 NOTE: 1 METER = 3.2808333 FEET
 COORDINATE RELATIVE POSITIONAL
 TOLERANCE IS 3 CENTIMETERS.

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

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	239886.37
27	314113.28	239613.46	40	313929.61	239664.42
28	314108.51	239600.18	41	314068.19	239852.12
30	314106.60	239595.54	42	314074.86	239850.78
31	314090.12	239554.54	43	314104.79	239841.09
33	314144.24	239738.26	44	314105.36	239843.44
34	313759.93	239728.68	45	314116.66	239890.88
35	313747.37	239652.07	46	314119.79	239707.89
37	313736.63	239539.15	47	314107.68	239733.08



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)
- BASIS OF BEARINGS IS MISSOURI COORDINATE SYSTEM (EAST ZONE) GRID NORTH.
- SUBJECT TO STORMWATER EASEMENT AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 12878, PAGE 343.

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
 EDISON AVENUE

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

GENERAL NOTES:
 THIS SITE 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
 10849 INDIAN HEAD INDUSTRIAL BLVD.
 ST. LOUIS, MISSOURI 63122
 PHONE 314-426-6212