

BILL NO. 2309

ORDINANCE NO. 2126

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR LOTS 7A & 7B OF CHESTERFIELD BUSINESS PARK, A 2.15-ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED ON CHESTERFIELD BUSINESS PARKWAY IN A SUBDIVISION KNOWN AS "CHESTERFIELD BUSINESS PARK."

WHEREAS, the petitioner, G.H.H. Investment, L.L.C., has submitted a Record Plat for Lots 7A and 7B of Chesterfield Business Park, a 2.15-acre tract of land zoned "PI" Planned Industrial District located on Chesterfield Business Parkway, and;

WHEREAS, the City of Chesterfield Department of Planning and Department of Public Works have reviewed the Record Plat in accordance with the regulations of the City of Chesterfield, and;

WHEREAS, the City of Chesterfield Planning Commission approved the Record Plat on June 28, 2004 by a vote of 7-0.

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 Lots 7A and 7B of Chesterfield Business Park, 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.

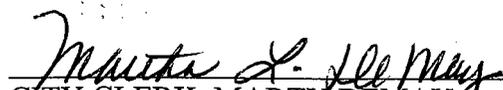
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this 20th day of September 2004.


MAYOR, JOHN NATIONS

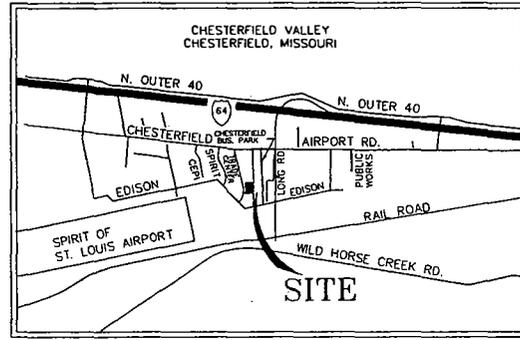
ATTEST:


CITY CLERK, MARTY DEMAY

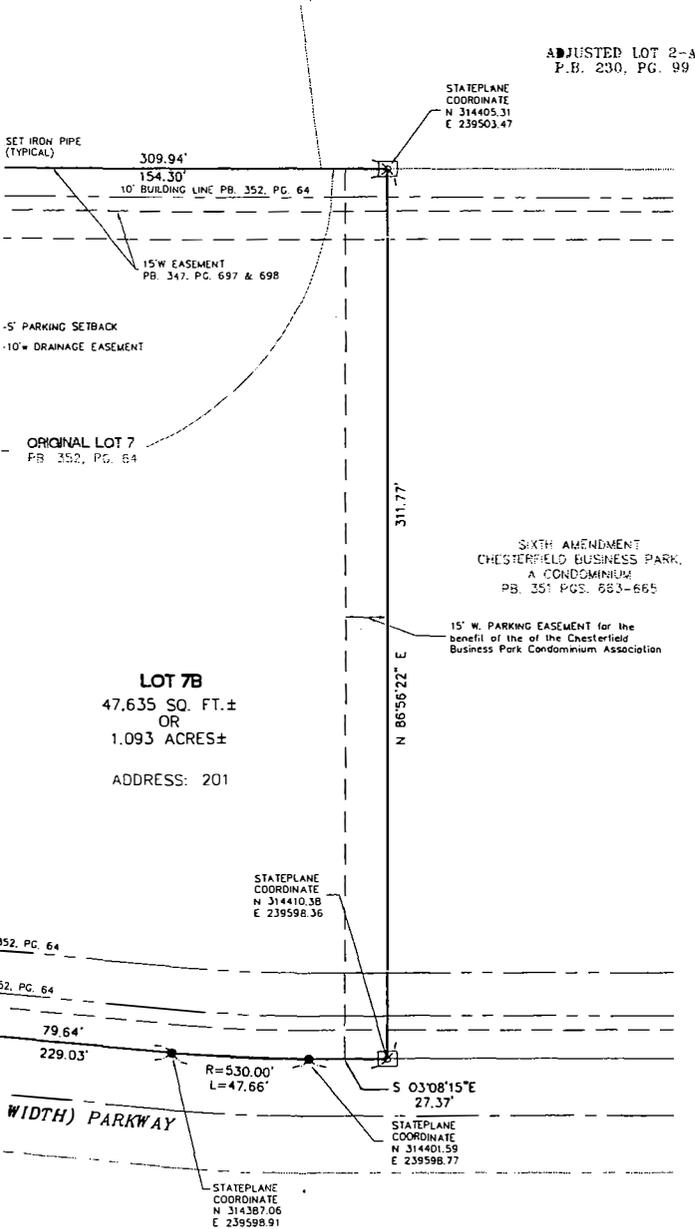
PARK LOTS 7A AND 7B

CHESTERFIELD BUSINESS PARK LOT 7

FIELD BUSINESS PARK LOTS 5, 6, AND 7,
OF OUT-PARCEL A
AFFIDAVIT RECORDED IN DEED BOOK 15648, PAGE 1946
3RD OF THE 5TH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY, MISSOURI
2.150 ACRES±



LOCATION MAP
NOT TO SCALE



ADJUSTED LOT 2-A
P.B. 230, PG. 99

STATEPLANE
COORDINATE
N 314405.31
E 239503.47

SET IRON PIPE
(TYPICAL)
309.94'
154.30'
10' BUILDING LINE PB. 352, PG. 64
15' W. EASEMENT
PB. 347, PG. 697 & 698

5' PARKING SETBACK
10' DRAINAGE EASEMENT

ORIGINAL LOT 7
PB. 352, PG. 64

SIXTH AMENDMENT
CHESTERFIELD BUSINESS PARK,
A CONDOMINIUM
PB. 351 PGS. 663-665

15' W. PARKING EASEMENT for the
benefit of the of the Chesterfield
Business Park Condominium Association

LOT 7B
47,635 SQ. FT. ±
OR
1.093 ACRES ±
ADDRESS: 201

STATEPLANE
COORDINATE
N 314410.38
E 239598.36

352, PG. 64
52, PG. 64
79.64'
229.03'
R=530.00'
L=47.66'
S 03°08'15"E
27.37'

STATEPLANE
COORDINATE
N 314387.06
E 239598.91

STATEPLANE
COORDINATE
N 314401.59
E 239598.77

WIDTH) PARKWAY

BENCHMARK:

MSD BENCHMARK 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.

SITE BENCHMARK: 464.14' "O" IN OPEN ON FIRE HYDRANT
AT S.E. CORNER OF LOT 4

PROPERTY DESCRIPTION

A tract of land being Lot 7 of Chesterfield Business Park Lots 5, 6, and 7, a subdivision according to the plat thereof recorded in Plot Book 352 Page 64 and Surveyor's Affidavit recorded in Deed Book 15648 page 1946 of the St. Louis County, Missouri Records and being located in Township 45 North, Range 3 and 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Southwest corner of Lot 7 of the above said subdivision; thence Northerly along the Westerly line of said Lot 7, North 03 degrees 03 minutes 30 seconds West a distance of 309.94 feet to the Northwest corner of said Lot 7; thence Easterly along the Northerly line of said Lot 7 also being the Southerly line of Sixth Amendment Chesterfield Business Park, A Condominium as recorded in Plot Book 351, Page 663-665 in the Recorder of Deeds Office in St. Louis County, Missouri, North 86 degrees 56 minutes 22 seconds East a distance of 311.77 feet to the Westerly line of Chesterfield Business Parkway (Variable Width) as established by Plot Book 347 Page 697 and 698; thence along last said Westerly line the following course and distances, South 03 degrees 08 minutes 15 seconds East a distance of 27.37 feet to a point of curvature to the right, said curve having a radius of 530.00 feet, thence along last said curve, with a chord which bears South 00 degrees 33 minutes 41 seconds East 47.64 feet, an arc distance of 47.66 feet; thence South 02 degrees 00 minutes 53 seconds West a distance of 229.03 feet to a point of curvature to the left, said curve having a radius of 570.00 feet; thence along last said curve, with a chord which bears South 01 degrees 40 minutes 11 seconds West 6.86 feet, an arc distance of 6.86 feet to the South line of said Lot 7 of above said subdivision; thence Westerly along the Southerly line of said Lot 7, South 86 degrees 56 minutes 22 seconds West a distance of 288.91 feet to the Point of Beginning and containing 93,698 square feet or 2.150 Acres more or less.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have during May, 2004, by order of and for the use of GHH Investment, LLC, executed a Property Boundary Survey and Subdivision of a tract of land being all of Lot 7 of CHESTERFIELD BUSINESS PARK LOTS 5, 6, AND 7, a resubdivision of part of Out-Parcel A as recorded in Plot Book 352 Page 64 of the Recorder of Deed's Office in St. Louis County, Missouri, and being located in Township 45 North, Range 3 and 4 East, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and subdivision 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 4 CSR 30-16.010 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

By: Donald W. Taylor, Missouri P.L.S. No. 2041



_____, 2004, before me
and
are the

My commission expires:

This is to certify that this plot of CHESTERFIELD BUSINESS PARK, a Resubdivision of Out Parcel A was approved by the City Council of the City of Chesterfield by Ordinance No. _____ on _____, 2003, and hereby authorized the recording of this plot with the Office of the St. Louis County Recorder of Deeds.

By: _____
Mayor

Print Name

By: _____
City Clerk

Print Name

and sealed the foregoing the

Notary Public

Print Name

6/10/04 REVISED PER CITY OF CHESTERFIELD COMMENTS.

RESUBDIVISION PLAT

LOT 7 OF CHESTERFIELD BUSINESS PARK

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
R.S.B	5/24/04	D.W.T.	5/24/04	203-3174	1 of 1