

BILL NO. 2315

ORDINANCE NO. 2139

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR CHESTERFIELD COMMONS SIX, LOT 7, A 4.035 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT, LOCATED SOUTH OF U.S. HIGHWAY 40-61, NORTH OF CHESTERFIELD AIRPORT ROAD, WEST OF BOONE'S CROSSING, EAST OF LONG ROAD.

WHEREAS, Volz Engineering, Inc., on behalf of THF Chesterfield Six Development L.L.C., has submitted for review and approval the Lot Split for Chesterfield Commons Six, Lot 7, located south of U.S. Highway 40-61, north of Chesterfield Airport Road, west of Boone's Crossing, and east of Long Road; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 4.035 acre tract of land into two (2) lots each to be known as Chesterfield Commons Six Lots 7A and 7B; and,

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

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

Section 1. The Lot Split for Chesterfield Commons Six, Lot 7 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.

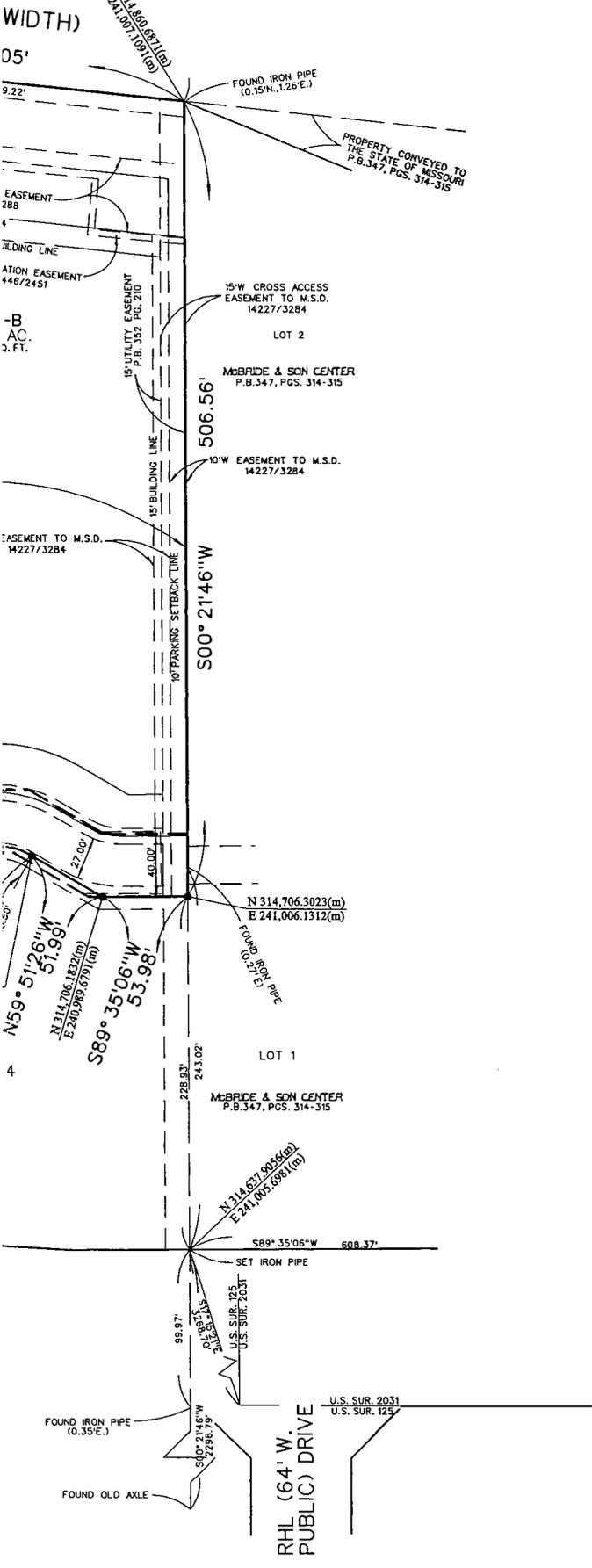
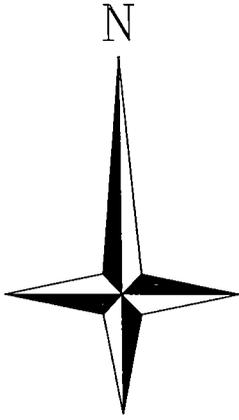
Passed and approved this 15th day of NOVEMBER, 2004.


MAYOR

ATTEST:


CITY CLERK

**CHESTERFIELD COMMONS SIX
OF U.S. SURVEY 125
RANGE 4 EAST
S. COUNTY, MISSOURI
NO. 2096**



- Notes:**
1. Basis for bearings: 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
 2. Property referenced from Commonwealth Land Title Insurance Company commitment for title insurance, file no. 432501, effective date: May 1, 2001. The aforementioned commitment for title insurance was relied upon to disclose all easements of record which affect this property.
 3. This property is subject to the terms and provisions of the development plans recorded in Plat Book 346, page 652 and Plat Book 348, page 35.
 4. The record bearings and distances shown hereon were taken from Exhibit "A" of Schedule A of above referenced title commitment No. 432501 from Commonwealth Land Title Insurance Company.

Lot 7
A tract of land being Lot 7 of "Chesterfield Commons Six" a subdivision according to the plat thereof recorded in Plat Book 352 page 210 of the St. Louis County Records, in U.S. Survey 125, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 7; thence Southwardly along the East line of said Lot 7, also being the West line of "McBride & Son Center", a subdivision according to the plat thereof recorded in Plat Book 347 pages 314 through 315 of the St. Louis County Records, South 00 degrees 21 minutes 46 seconds West 506.56 feet to the South line of said Lot 7; thence Westwardly along said South line of Lot 7, the following courses and distances: South 89 degrees 35 minutes 06 seconds West 53.98 feet, North 59 degrees 51 minutes 26 seconds West 51.99 feet along a curve to the left, whose radius point bears South 30 degrees 08 minutes 34 seconds West 45.50 feet from the last mentioned point, a distance of 24.27 feet, and South 89 degrees 35 minutes 06 seconds West 225.14 feet to the West line of said Lot 7; thence Northwardly along said West line of said Lot 7, North 00 degrees 24 minutes 54 seconds West 512.84 feet to the North line of said Lot 7, said North line also being the South line of Missouri Interstate Highway 64 varying width; thence Eastwardly along said North line of Lot 7, South 84 degrees 06 minutes 54 seconds East 136.83 feet to a point; thence Eastwardly along said North line of Lot 7, South 84 degrees 06 minutes 54 seconds East 356.05 feet to the point of beginning and containing 4.035 acres according to a survey by Volz, Inc. during July 2004.

Lot 7A
A tract of land being part of Lot 7 of "Chesterfield Commons Six" a subdivision according to the plat thereof recorded in Plat Book 352 page 210 of the St. Louis County Records, in U.S. Survey 125, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 7; thence Northwardly along the West line of said Lot 7, North 00 degrees 24 minutes 54 seconds West 512.84 feet to the North line of said Lot 7, said North line also being the South line of Missouri Interstate Highway 64 varying width; thence Eastwardly along said North line of Lot 7, South 84 degrees 06 minutes 54 seconds East 136.83 feet to a point; thence leaving said North line, South 00 degrees 24 minutes 54 seconds East 252.04 feet to a point; thence South 89 degrees 35 minutes 06 seconds West 62.00 feet to a point; thence South 00 degrees 24 minutes 54 seconds East 245.79 feet to the South line of said Lot 7; thence Westwardly along said South line South 89 degrees 35 minutes 06 seconds West 74.00 feet to the point of beginning and containing 1.228 acres according to a survey by Volz, Inc. during July 2004.

Lot 7B
A tract of land being part of Lot 7 of "Chesterfield Commons Six" a subdivision according to the plat thereof recorded in Plat Book 352 page 210 of the St. Louis County Records, in U.S. Survey 125, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 7; thence Southwardly along the East line of said Lot 7, also being the West line of "McBride & Son Center", a subdivision according to the plat thereof recorded in Plat Book 347 pages 314 through 315 of the St. Louis County Records, South 00 degrees 21 minutes 46 seconds West 506.56 feet to the South line of said Lot 7; thence Westwardly along said South line of Lot 7, the following courses and distances: South 89 degrees 35 minutes 06 seconds West 53.98 feet, North 59 degrees 51 minutes 26 seconds West 51.99 feet along a curve to the left, whose radius point bears South 30 degrees 08 minutes 34 seconds West 45.50 feet from the last mentioned point, a distance of 24.27 feet, and South 89 degrees 35 minutes 06 seconds West 151.14 feet to a point; thence leaving said South line North 00 degrees 24 minutes 54 seconds West 245.79 feet to a point; thence North 89 degrees 35 minutes 06 seconds East 62.00 feet to a point; thence North 00 degrees 24 minutes 54 seconds West 252.04 feet to the North line of said Lot 7, said North line also being the South line of Missouri Interstate Highway 64 varying width; thence Eastwardly along said North line of Lot 7, South 84 degrees 06 minutes 54 seconds East 219.22 feet to the point of beginning and containing 2.807 acres according to a survey by Volz, Inc. during July 2004.

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

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
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Resurvey of Lot 7 of Chesterfield Commons Six
Sheet Lot 1
5-259-99

THIS PLAT CONTAINS:
4.035 ACRES