

BILL NO. 2325

ORDINANCE NO. 2146

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR TOWER CENTER LOT A AND PART OF OUTLOT B, A 3.239 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL, LOCATED ON THE NORTH SIDE OF EDISON AVENUE, AND THE WEST SIDE OF LONG ROAD.

WHEREAS, Mike Hejna, on behalf of G.H.H. Investment LLC, has submitted for review and approval the Record Plat for Tower Center Lot, located on the northwest corner of Edison Avenue and Long Road; and,

WHEREAS, the purpose of said Record Plat is to subdivide 3.239 acre tract of land into two (2) lots for commercial use; 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 Record Plat for Tower Center, 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.

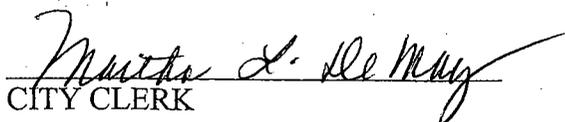
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 3rd day of JANUARY 2005.


MAYOR

ATTEST:


CITY CLERK

**City Council
Memorandum
Department of Planning**

To: Mike Herring, City Administrator
From: Teresa Price, Director of Planning
Date: 12/16/2004
CC Date: January 3, 2005
Re: Tower Center Lot A Record Plat for an approximately 3.239 acre tract of land zoned "PC" Planned Commercial District

On November 8, 2004, the Planning Commission voted to approve the record plat for the Tower Center Lot A, Record Plat, located on the north side of Edison Road, west of Long Road.

The purpose of the record plat is to subdivide a 3.239 acre tract of land into two (2) lots for commercial use.

Attached to the legislation, please find a copy of the plat.

T. Price
12/20/04

PART OF OUTLOT B"

KNUNG'S ESTATE AND PART OF ADJUSTED OUTPARCEL B AND OUTPARCEL B OF CHESTERFIELD BUSINESS PARK"

LAT BOOK 350, PAGES 809 AND 810
 E 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
 ST. LOUIS COUNTY, MISSOURI
 LOCAL ORDINANCE 1677

NOTES:

(1) Basis of bearings adopted from Plat Book 350 Pages 809 and 810 of the St. Louis County Records

(2) Subject property lies within Flood Zone "X" (areas of 500-year flood, areas of 100-year flood, with average depths of less than one (1) foot, or with drainage areas less than one (1) square mile, and areas protected by levees from 100-year flood), Flood Zone "AH" (flood depths of one (1) to three (3) feet) (usually areas of ponding) base flood elevation determined (Elevation 458) according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and incorporated areas. The map is identified as Map No. 29189CD140 H with an effective date of January 6, 1998, and revised to reflect LOMR dated April 17, 2000.

(3) Existing Zoning: P.L. (Planned Commercial) Ordinance No. 1677

(4) STATE PLANE:

STATE PLANE COORDINATES FROM STATION SL-38, ADJUSTED IN 2000

GRID FACTOR = 0.9999175 - M, 314628.250 E, 2349663.016

(NOTE: 1 METER = 3.28083333 FEET)

NOTE: ALL STATE PLANE COORDINATES ARE IN METERS

STATION: SL-38

Station SL-38 to SL-38A

Grid Azimuth = 266 degrees 49 minutes 04 seconds

STATEMENT OF STATE PLANE COORDINATE TIE:

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse in June, 2004 using a Wild T-1500 Total Station and a Di-1000 EDM and Trimble 4800 Receivers, and we believe the reported State Plane Coordinates meet the Accuracy Standards of the Missouri Minimum Standards for Property Boundary Surveys 4, CSR 30-16.040 effective as of September 30, 2003 for "Urban Property". The basis of bearings shown on this plot were adopted from Plat Book 350 Page 809 and 810. The grid bearing along the Easterly line of Chesterfield Business Parkway is found to be North 03 degrees 16 minutes 16 seconds West. The plot bearing along the same line is North 03 degrees 16 minutes 41 seconds West. The grid bearing from SL-38 to the North Westerly property corner as shown on this plot is South 48 Degrees 09 minutes 35 seconds West 475.80 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have during July 2004, by order of and for the use of OHM Investment, LLC, executed a Property Boundary Survey and Subdivision of a tract of land being part of Lot A of the Resubdivision of Damien Kraenung's Estate, and part of Adjusted Outparcel B of the Boundary Adjustment Plat of Condominium Parcel and Outparcel "B" of Chesterfield Business Park as recorded in Plat Book 350 Page 93 and Plat Book 350 Pages 809 and 810 of the Recorder of Deed's Office in St. Louis County, Missouri, located in U.S. Survey 1010, Township 45 North, Range 4 East of the 5th Principal Meridian, 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. 222-0

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



11/01/2004	REVISED PER CITY OF CHESTERFIELD COMMENTS
10/22/2004	REVISED PER CITY OF CHESTERFIELD COMMENTS AND CHANGED COMMON GROUND TO LOT C
"RECORD PLAT"	
LOT A & PART OF ADJUSTED OUTPARCEL B	
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:
D.S.H.	D.W.T.
8/9/04	8/9/04
DATE JOB NUMBER:	SHEET:
204-3293	2 of 2