

BILL NO. 2343

ORDINANCE NO. 2164

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR SPIRIT TRADE CENTER LOT 6; A 5.9 ACRE TRACT OF LAND ZONED "M-3" PLANNED INDUSTRIAL DISTRICT, LOCATED ON THE SOUTH SIDE OF CHESTERFIELD AIRPORT ROAD, AND EAST OF SPIRIT DRIVE.

WHEREAS, John Willems, on behalf of the Siteman Organization, has submitted for review and approval the Record Plat for Spirit Trade Center Lot 6, located on the south side of Chesterfield Airport Road, and east of Spirit Drive; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 5.9 acre tract of land into three (3) lots; each to be known as Lot 6a, Lot 6b, and Lot 6c.

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 Spirit Trade Center Lot 6 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.

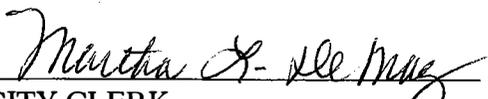
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 18th day of April, 2005.

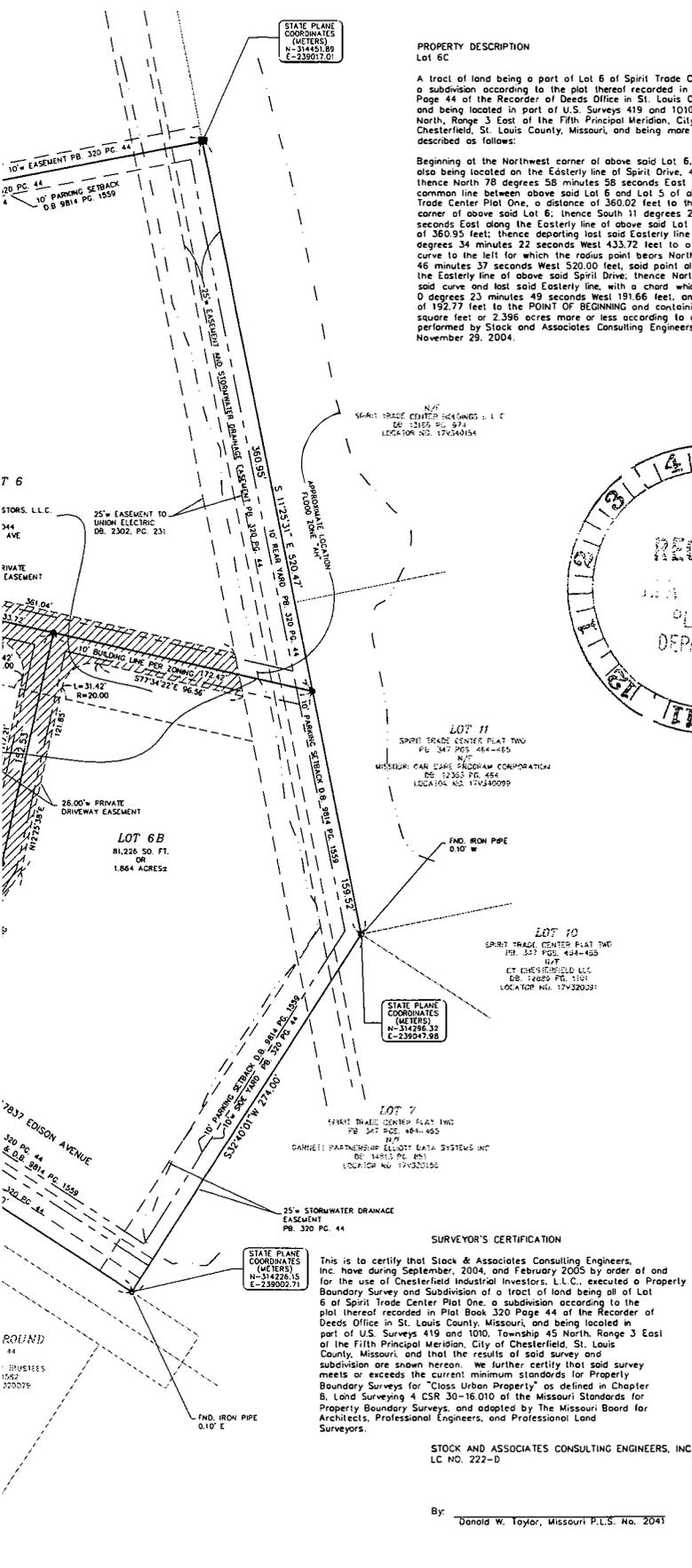

MAYOR

ATTEST:


CITY CLERK

DIVISION

AS RECORDED IN PLAT BOOK 320, PAGE 44
 10, TOWNSHIP 45 NORTH, RANGE 3 EAST OF
 CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 5.6000 ACRES±



PROPERTY DESCRIPTION

Lot 6C
 A tract of land being a part of Lot 6 of Spirit Trade Center Plat One, a subdivision according to the plat thereof recorded in Plat Book 320 Page 44 of the Recorder of Deeds Office in St. Louis County, Missouri, and being located in part of U.S. Surveys 419 and 1010, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:
 Beginning at the Northwest corner of above said Lot 6, said point also being located on the Easterly line of Spirit Drive, 40 feet wide; thence North 78 degrees 58 minutes 58 seconds East along the common line between above said Lot 6 and Lot 5 of above said Spirit Trade Center Plat One, a distance of 360.02 feet to the Northwest corner of above said Lot 6, thence South 11 degrees 25 minutes 31 seconds East along the Easterly line of above said Lot 6 a distance of 360.95 feet; thence departing last said Easterly line North 77 degrees 34 minutes 22 seconds West 433.72 feet to a point on a curve to the left for which the radius point bears North 79 degrees 46 minutes 37 seconds West 520.00 feet, said point also being on the Easterly line of above said Spirit Drive; thence Northerly along last said curve and last said Easterly line, with a chord which bears North 0 degrees 23 minutes 49 seconds West 191.66 feet, on arc distance of 192.77 feet to the POINT OF BEGINNING and containing 104,361 square feet or 2.396 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on November 29, 2004.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have during September, 2004, and February 2005 by order of and for the use of Chesterfield Industrial Investors, L.L.C., executed a Property Boundary Survey and Subdivision of a tract of land being all of Lot 6 of Spirit Trade Center Plat One, a subdivision according to the plat thereof recorded in Plat Book 320 Page 44 of the Recorder of Deeds Office in St. Louis County, Missouri, and being located in part of U.S. Surveys 419 and 1010, Township 45 North, Range 3 East of the Fifth 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 4, 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

OWNER'S CERTIFICATION

We, the undersigned owners of the tract of land platted and further described in the foregoing Surveyor's Certification, 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 6 of Spirit Trade Center Plat One.

The Forty (40) feet wide Drainage Easement shown hereon is hereby dedicated to the Trustees of the aforesaid subdivision, the St. Louis Metropolitan Sewer District and the City of Chesterfield, Missouri their successors and assigns as their interest may appear for the purpose of construction, maintenance and repair of the drainage facilities within the easement, with the right of temporary use of adjacent ground not occupied by improvements for the use of excavation and storage of materials during construction, maintenance and repair of said drainage facilities. The owners of Lots 6A, 6B and 6C shall be responsible for maintaining the drainage facilities in good working order and repair as appropriate.

The Twenty-six (26) feet wide Driveway Easement which for better identification is shown "hatched" on this plat is hereby established and reserved by the present and future owners of lots 6A, 6B and 6C of "Resubdivision of Lot 6 of Spirit Trade Center Plat One" and their respective successors and assigns, their tenants, subagents, representatives, invitees, for the non-exclusive rights and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles and trucks. The owners of Lots 6A, 6B and 6C agree not to obstruct the foregoing easement by means of a fence or other barrier and further, to keep the drive open and useable on their property from their property to Spirit Drive, no such accessway shall be relocated, narrowed, or otherwise altered without the approval of the owners of Lots 6A, 6B and 6C, and further shall be perpetual, and run with the real estate.

Two (2) permanent monuments for each block created, and semi-permanent monuments of all lot corners will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in the concrete pavement on the prolongation of the lot lines 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 the recording of this plat.

There are no outstanding liens and/or deed of trusts which affect the subject property at the time and date of recording of this plat.

IN WITNESS WHEREOF, the parties have hereunto set their hand this day of _____, 2005.

CHESTERFIELD INDUSTRIAL INVESTORS, L.L.C.,
 A Missouri Limited Liability Company

By: _____
 Print Name

 Print Title
 By: _____
 Print Name

 Print Title



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

On this _____ day of _____, 2005, before me personally appeared _____, who being by me duly sworn, did say they are the _____ and _____, respectively of Chesterfield Industrial Investors, L.L.C., a limited liability company of the State of Missouri; and that said instrument was signed on behalf of said limited liability company, and that said _____ and _____ 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.

Notary Public

 Print Name

My commission expires:

This is to certify that the Record Plat of Resubdivision of Lot 6 of Spirit Trade Center Plat One was approved by the City Council for the City of Chesterfield by Ordinance No. _____, 2005, and thereby authorizes the recording this Record Plat with the Office of the St. Louis County Recorder of Deeds.

By: John Nations, Mayor
 By: Marly DeMay, City Clerk

REVISED 2/28/05 - CITY COMMENTS JNL

RECORD PLAT				
LOT 6 OF SPIRIT TRADE CENTER PLAT ONE				
STOCK & ASSOCIATES		257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-5100 FAX: (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com		
OWNER BY:	DATE CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.K.	2/3/05	D.W.T.	2/3/05	203-2961 1 of 1