

BILL NO. 2385

ORDINANCE NO. 2204

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE RE-SUBDIVISION OF LOT 1A, APPROXIMATELY 1.97-ACRES, OF CHESTERFIELD INDUSTRIAL PARK INTO LOTS 1A-1, APPROXIMATELY 1.19-ACRES, AND 1A-2, APPROXIMATELY .75-ACRES.

WHEREAS, Mr. Brandon Harp of Civil Engineering Design Consultants, on behalf of Sterling Property Management LLC, has submitted for review and approval a Record Plat for the re-subdivision of Lot 1A, approximately 1.97-acres, of Chesterfield Industrial Park into Lots 1A-1, approximately 1.19-acres, and 1A-2, approximately .75-acres; and,

WHEREAS, The purpose of the record plat is to subdivide a 1.97-acre tract of land into one (1) lot for the existing commercial development and one (1) lot for future commercial development; 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 Lots 1A-1 and 1A-2 of Chesterfield Industrial Park, 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.

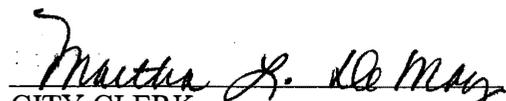
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 19th day of September, 2005.


MAYOR

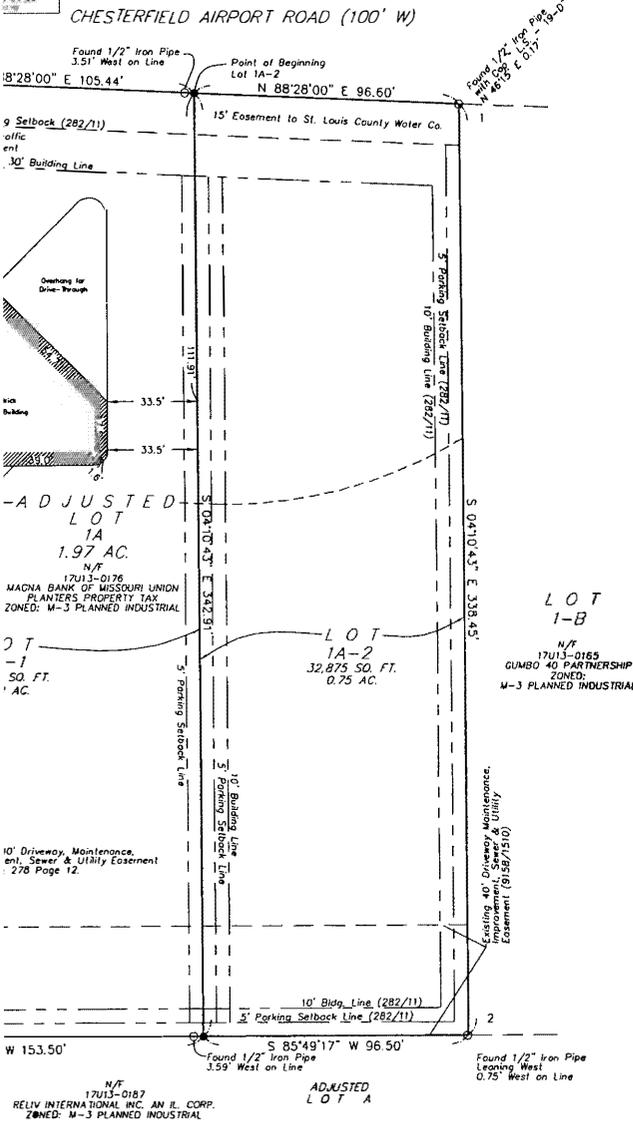
ATTEST:


CITY CLERK

4L LOT SPLIT PLAT
OF
MENT PLAT OF LOTS 1-A AND 1-B OF
THE RESUBDIVISION OF
INDUSTRIAL PARK

ANCE 3 EAST
 . MISSOURI
 INDUSTRIAL

CONV
 1713-0176
 1713-0165



LAND DESCRIPTION
 ADJUSTED LOT 1A PER P.B. 309 PG. 5

A TRACT OF LAND BEING LOT 1-A OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 1-A AND 1-B; A BOUNDARY ADJUSTMENT RECORDED IN PLAT BOOK 309 PAGE 5 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY MISSOURI AND FURTHER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERN CORNER OF ORIGINAL LOT 1-A WITH IT'S INTERSECTION WITH THE EASTERN RIGHT-OF-WAY OF CHESTERFIELD INDUSTRIAL BLVD. (40' WIDE); THENCE NORTH 4 DEGREES 10 MINUTES 43 SECONDS WEST A DISTANCE OF 329.06 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AN ARC LENGTH OF 32.34 FEET AND A DELTA OF 92 DEGREES 38 MINUTES 50 SECONDS TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF CHESTERFIELD AIRPORT ROAD (100' WIDE); THENCE NORTH 88 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 229.32 FEET TO A POINT OF INTERSECTION OF THE NORTHEAST CORNER OF LOT 1A WITH THE NORTHWEST CORNER OF LOT 1B OF SAID BOUNDARY ADJUSTMENT, PLAT BOOK 309 PAGE 5; THENCE DEPARTING FROM SAID RIGHT-OF-WAY SOUTH 4 DEGREES 10 MINUTES 43 SECONDS EAST A DISTANCE OF 338.45 FEET TO A POINT; THENCE SOUTH 85 DEGREES 49 MINUTES 17 SECONDS WEST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 85,962.03 SQUARE FEET OR 1.97 ACRES MORE OR LESS.

END OF DESCRIPTION

LAND DESCRIPTION
 LOT 1A-1

A TRACT OF LAND BEING PART OF ADJUSTED LOT 1-A OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 1-A AND 1-B; A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 309 PAGE 5 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY MISSOURI AND FURTHER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERN CORNER OF ORIGINAL LOT 1-A WITH IT'S INTERSECTION WITH THE EASTERN RIGHT-OF-WAY OF CHESTERFIELD INDUSTRIAL BLVD. (40' WIDE); THENCE NORTH 4 DEGREES 10 MINUTES 43 SECONDS WEST A DISTANCE OF 259.48 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET AN ARC LENGTH OF 104.89 FEET AND A DELTA OF 57 DEGREES 14 MINUTES 08 SECONDS TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF CHESTERFIELD AIRPORT ROAD (100' WIDE); THENCE NORTH 88 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 102.44 FEET TO A POINT; THENCE SOUTH 4 DEGREES 10 MINUTES 43 SECONDS EAST A DISTANCE OF 342.91 FEET TO A POINT; THENCE SOUTH 85 DEGREES 49 MINUTES 17 SECONDS WEST A DISTANCE OF 153.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 51,872.19 SQUARE FEET OR 1.19 ACRES MORE OR LESS.

END OF DESCRIPTION

LAND DESCRIPTION
 LOT 1A-2

A TRACT OF LAND BEING PART OF ADJUSTED LOT 1-A OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 1-A AND 1-B; A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 309 PAGE 5 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY MISSOURI AND FURTHER BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERN CORNER OF ADJUSTED LOT 1-A WITH IT'S INTERSECTION WITH THE EASTERN RIGHT-OF-WAY OF CHESTERFIELD INDUSTRIAL BLVD. (40' WIDE); THENCE NORTH 4 DEGREES 10 MINUTES 43 SECONDS WEST A DISTANCE OF 259.48 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET AN ARC LENGTH OF 104.89 FEET AND A DELTA OF 57 DEGREES 14 MINUTES 08 SECONDS TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF CHESTERFIELD AIRPORT ROAD (100' WIDE); THENCE NORTH 88 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 105.44 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 28 MINUTES 00 SECONDS EAST 96.60 FEET TO A POINT; THENCE SOUTH 4 DEGREES 10 MINUTES 43 SECONDS EAST A DISTANCE OF 338.45 FEET TO A POINT; THENCE SOUTH 85 DEGREES 49 MINUTES 17 SECONDS WEST A DISTANCE OF 95.00 FEET TO A POINT; THENCE NORTH 04 DEGREES 10 MINUTES 43 SECONDS WEST A DISTANCE OF 342.91 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 32,875.23 SQUARE FEET OR 0.75 ACRES MORE OR LESS.

END OF DESCRIPTION

THIS IS TO CERTIFY THAT THE RECORD PLAT OF _____ WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 20____, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

JOHN NATIONS, MAYOR
 MARTY DEMAY, CITY CLERK

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY AT THE REQUEST OF CIVIL ENGINEERING DESIGN CONSULTANTS INC., WE HAVE DURING THE MONTH OF AUGUST 2006, PERFORMED A BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY ON ADJUSTED LOT 1-A OF A BOUNDARY ADJUSTMENT PLAT OF LOTS 1-A AND 1-B; A RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD INDUSTRIAL PARK, A SUBDIVISION RECORDED IN PLAT BOOK 309 PAGE 5, IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULT OF SAID SURVEY IS CORRECTLY REPRESENTED ON THIS PLAT OF SURVEY AND HAVE CAUSED THE SAME TO BE SPLIT INTO TWO PARCELS AS SHOWN ON THIS PLAT OF SURVEY AND SHALL BE KNOWN HEREAFTER AS LOTS "1A-1" & "1A-2" OF CHESTERFIELD INDUSTRIAL LOT SPLIT PLAT, A LOT SPLIT PLAT OF ADJUSTED LOT 1-A OF A BOUNDARY ADJUSTMENT PLAT OF LOTS 1-A AND 1-B OF A RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD INDUSTRIAL PARK; THAT THE SAID SURVEY WAS EXECUTED IN THE FIELD BY PERSONNEL UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS URBAN CLASS PROPERTIES, AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, ENGINEERS AND LAND SURVEYORS AND BY THE DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY EFFECTIVE DECEMBER 31, 1994, LAST REVISED SEPTEMBER, 2000.

IN WITNESS WHEREOF I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____ 2005.

MARLER SURVEYING CO., INC.
 L. S. - 347 - D

By: MARTY L. MARLER
 MISSOURI CERT. NO. L.S. 2501

1ST PLAT OF LOTS 2-A & 2-B OF A BOUNDARY ADJUSTMENT PLAT OF
OF THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD INDUSTRIAL PARK
PLAT BOOK 345 PAGE 257

FEET)
 VAL
 IS
 (TERS)
 IG
 949
 479
 395
 155
 1374
 IATES
 97-698

NOTE:
 THE PURPOSE OF THIS PLAT IS TO CREATE SEPARATE LOTS TO BE IDENTIFIED BY SEPARATE TAX IDENTIFICATION NUMBERS.

THIS PLAT CONTAINS 1.97 ACRES

REVISIONS	DATE	DESCRIPTION

JOB NO. 0503-082
 DRAWN BY: J.A.M.



REGISTERED LAND SURVEYORS
 11402 GRAVVOIS RD. STE. 200, ST. LOUIS, MO 63126
 (314) 729-1001 PH. (314) 729-1044 FAX
 email: mmarler@marlersurveying.net

DEPUTY: C.B.
 CHK'D BY: M.L.M.