

BILL NO. 2464

ORDINANCE NO. 2282

AN ORDINANCE VACATING A TEN (10) FOOT GENERAL UTILITY EASEMENT ON ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF HERMAN STEMME OFFICE PARK RECORDED IN P.B. 289 PG. 29 AND LOT 1 OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 245 PG. 22 AND PART OF US SURVEY 415 AND PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, STATE OF MISSOURI (HERMAN STEMME-OTIS AND CLARK PROPERTIES)

WHEREAS, a petition has been filed by Otis and Clark Properties requesting the City to vacate an unnecessary general utility easement on said tract of land; and,

WHEREAS, Otis and Clark Properties also owns the property adjacent to said easement to be vacated and has no need for the easement; and,

WHEREAS, the Department of Planning has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

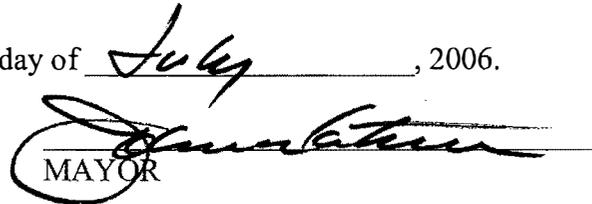
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City Council of the City of Chesterfield hereby approves the easement vacation located on Adjusted Lot C of Herman Stemme Office Park as depicted in Exhibits A, B, and C and respectively described in Exhibit A₁, B₁, and C₁, which are attached hereto and made part of here of, and,

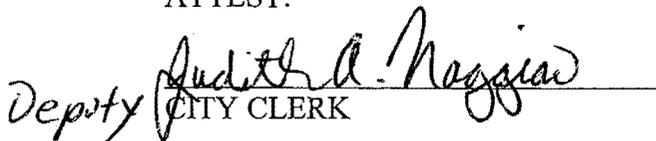
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the vacations of this easement by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record this easement vacation with the Saint Louis County Recorder of Deeds Office.

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

Passed and approved this 17th day of July, 2006.


MAYOR

ATTEST:

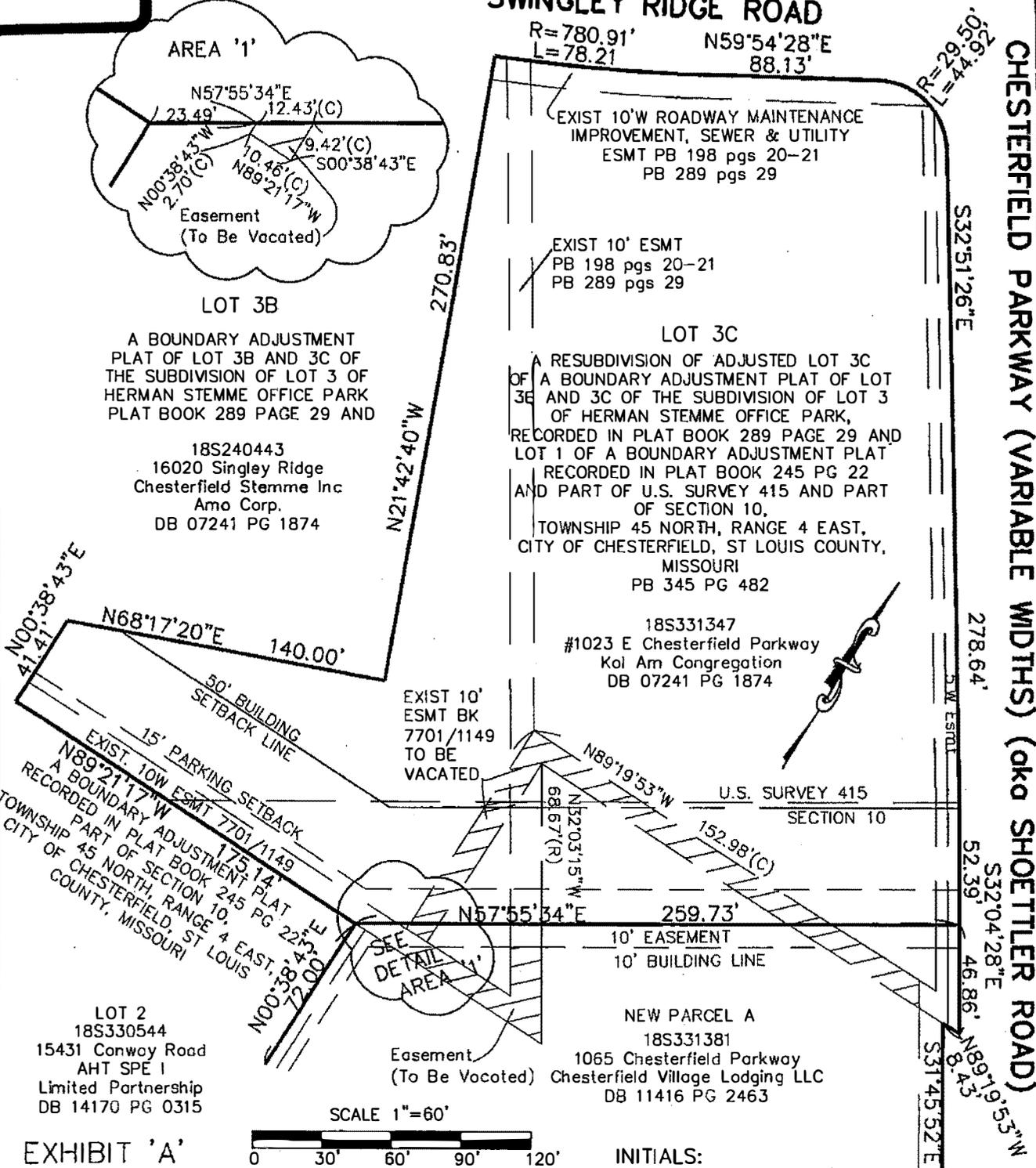

Deputy Audith A. Naggia
CITY CLERK

FIRST READING HELD: 7/17/06

EXHIBIT
A

SWINGLEY RIDGE ROAD

CHESTERFIELD PARKWAY (VARIABLE WIDTHS) (aka SHOETTLER ROAD)



LOT 3B
 A BOUNDARY ADJUSTMENT
 PLAT OF LOT 3B AND 3C OF
 THE SUBDIVISION OF LOT 3 OF
 HERMAN STEMME OFFICE PARK
 PLAT BOOK 289 PAGE 29 AND

18S240443
 16020 Singley Ridge
 Chesterfield Stemme Inc
 Amo Corp.
 DB 07241 PG 1874

LOT 3C
 A RESUBDIVISION OF ADJUSTED LOT 3C
 OF A BOUNDARY ADJUSTMENT PLAT OF LOT
 3B AND 3C OF THE SUBDIVISION OF LOT 3
 OF HERMAN STEMME OFFICE PARK,
 RECORDED IN PLAT BOOK 289 PAGE 29 AND
 LOT 1 OF A BOUNDARY ADJUSTMENT PLAT
 RECORDED IN PLAT BOOK 245 PG 22
 AND PART OF U.S. SURVEY 415 AND PART
 OF SECTION 10,
 TOWNSHIP 45 NORTH, RANGE 4 EAST,
 CITY OF CHESTERFIELD, ST LOUIS COUNTY,
 MISSOURI
 PB 345 PG 482

18S331347
 #1023 E Chesterfield Parkway
 Kol Am Congregation
 DB 07241 PG 1874

50' BUILDING
 SETBACK LINE
 15' PARKING
 SETBACK
 EXIST. 10W ESMT
 7701/1149
 A BOUNDARY ADJUSTMENT PLAT
 RECORDED IN PLAT BOOK 245 PG 22
 PART OF SECTION 10,
 TOWNSHIP 45 NORTH, RANGE 4 EAST,
 CITY OF CHESTERFIELD, ST LOUIS
 COUNTY, MISSOURI

LOT 2
 18S330544
 15431 Conway Road
 AHT SPE I
 Limited Partnership
 DB 14170 PG 0315

EXIST 10'
 ESMT BK
 7701/1149
 TO BE
 VACATED

SEE
 DETAIL
 AREA '1'

Easement
 (To Be Vacated)

NEW PARCEL A
 18S331381
 1065 Chesterfield Parkway
 Chesterfield Village Lodging LLC
 DB 11416 PG 2463

SCALE 1"=60'

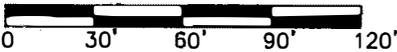
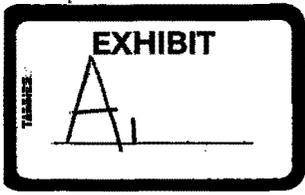


EXHIBIT 'A'

INITIALS:

EASEMENT VACATION PLAT

A TRACT OF LAND BEING NEW PARCEL A OF THE RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF HERMAN STEMME OFFICE PARK RECORDED IN PLAT BOOK 289 PG 29 AND LOT 1 OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 245 PG 22 AND PART OF US SURVEY 415 AND PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI



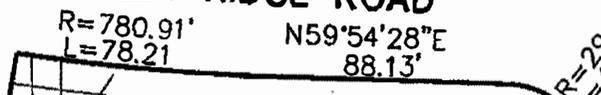
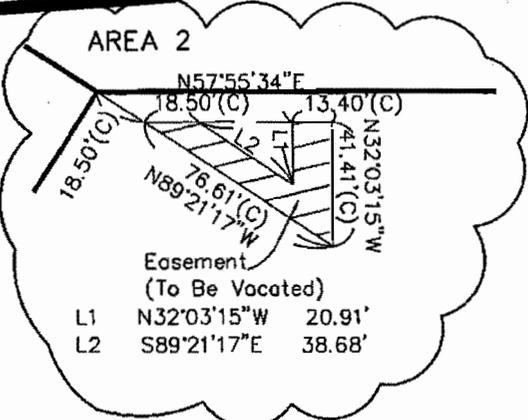
AREA 1 ~ EASEMENT AREA TO BE VACATED ~ NEW PARCEL A OF THE RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF HERMAN STEMME OFFICE PARK RECORDED IN PLAT BOOK 289 PG 29 AND LOT 1 OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 245 PG 22 AND PART OF U.S. SURVEY 415 AND PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI, and being described as follows:

Commencing at the Northwest corner of said New Parcel A, thence North 57 degrees 55 minutes 34 seconds East along the Northern line thereof a distance of 23.49 feet to the point of beginning of the area to be vacated as described herein ; thence continuing along said Northern line North 57 degrees 55 minutes 34 seconds East a distance of 12.43 feet to a point; thence leaving said Northern line South 00 degrees 38 minutes 43 seconds East a distance of 9.42 feet to a point; thence North 89 degrees 21 minute 17 seconds West a distance of 10.46 feet to a point; thence North 00 degrees 38 minutes 43 seconds East a distance of 2.70 feet to the point of beginning.

B

SWINGLEY RIDGE ROAD

CHESTERFIELD PARKWAY (VARIABLE WIDTHS) (aka SHOETTLER ROAD)



LOT 3B

A BOUNDARY ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF HERMAN STEMME OFFICE PARK PLAT BOOK 289 PAGE 29 AND

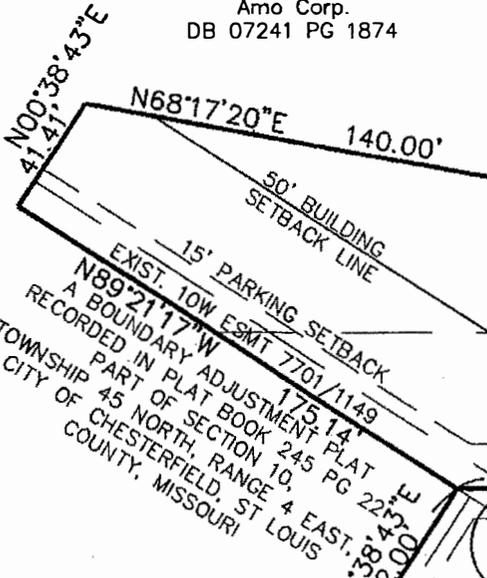
18S240443
16020 Singley Ridge
Chesterfield Stemme Inc
Amo Corp.
DB 07241 PG 1874

LOT 3C

A RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF HERMAN STEMME OFFICE PARK, RECORDED IN PLAT BOOK 289 PAGE 29 AND LOT 1 OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 245 PG 22 AND PART OF U.S. SURVEY 415 AND PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI

PB 345 PG 482

18S331347
#1023 E Chesterfield Parkway
Kol Am Congregation
DB 07241 PG 1874



EXIST 10' ESMT BK 7701/1149 TO BE VACATED

U.S. SURVEY 415 SECTION 10

LOT 2
18S330544
15431 Conway Road
AHT SPE 1
Limited Partnership
DB 14170 PG 0315

NEW PARCEL A
18S331381
1065 Chesterfield Parkway
Chesterfield Village Lodging LLC
DB 11416 PG 2463

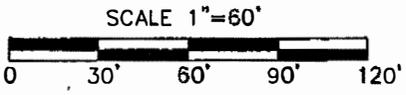
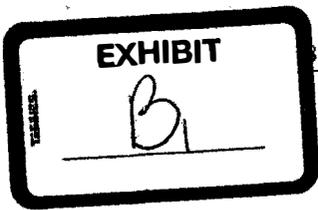


EXHIBIT 'B'

INITIALS:

EASEMENT VACATION PLAT

A TRACT OF LAND BEING NEW PARCEL A OF THE RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF HERMAN STEMME OFFICE PARK RECORDED IN PLAT BOOK 289 PG 29 AND LOT 1 OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 245 PG 22 AND PART OF US SURVEY 415 AND PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI

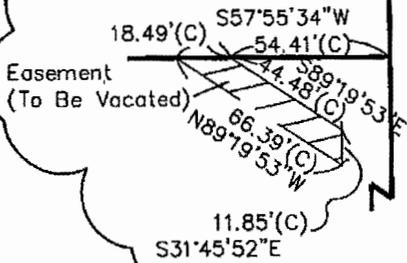


AREA 2 ~ EASEMENT AREA TO BE VACATED ~ NEW PARCEL A
OF THE RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY
ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF
HERMAN STEMME OFFICE PARK RECORDED IN PLAT BOOK 289 PG 29 AND
LOT 1 OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 245
PG 22 AND PART OF U.S. SURVEY 415 AND PART OF SECTION 10, TOWNSHIP
45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST LOUIS COUNTY,
MISSOURI, and being described as follows:

Commencing at the Northwest corner of said New Parcel A, thence South 89 degrees 21 minutes 17 seconds East a distance of 18.50 feet to the point of beginning of the area to be vacated as described herein; thence North 57 degrees 55 minutes 34 seconds East a distance of 18.50 feet to a point; thence South 89 degrees 21 minutes 17 seconds East a distance of 38.68 feet to a point; thence North 32 degrees 03 minutes 15 seconds West a distance of 20.91 feet to a point; thence North 57 degrees 55 minutes 34 seconds East a distance of 13.40 feet to a point; thence South 32 degrees 03 minutes 15 seconds West a distance of 41.41 feet to a point; thence North 89 degrees 21 minutes 17 seconds West a distance of 76.61 feet to the point of beginning.

C

AREA 3



LOT 3B

A BOUNDARY ADJUSTMENT
 PLAT OF LOT 3B AND 3C OF
 THE SUBDIVISION OF LOT 3 OF
 HERMAN STEMME OFFICE PARK
 PLAT BOOK 289 PAGE 29 AND

18S240443
 16020 Singley Ridge
 Chesterfield Stemme Inc
 Amo Corp.
 DB 07241 PG 1874

SWINGLEY RIDGE ROAD

R=780.91'
 L=78.21' N59°54'28"E
 88.13'

EXIST 10' W ROADWAY MAINTENANCE
 IMPROVEMENT, SEWER & UTILITY
 ESMT PB 198 pgs 20-21
 PB 289 pgs 29

EXIST 10' ESMT
 PB 198 pgs 20-21
 PB 289 pgs 29

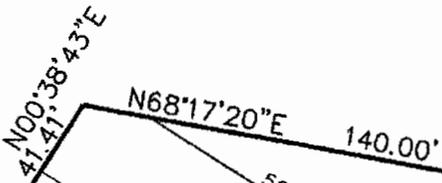
LOT 3C

A RESUBDIVISION OF ADJUSTED LOT 3C
 OF A BOUNDARY ADJUSTMENT PLAT OF LOT
 3B AND 3C OF THE SUBDIVISION OF LOT 3
 OF HERMAN STEMME OFFICE PARK,
 RECORDED IN PLAT BOOK 289 PAGE 29 AND
 LOT 1 OF A BOUNDARY ADJUSTMENT PLAT
 RECORDED IN PLAT BOOK 245 PG 22
 AND PART OF U.S. SURVEY 415 AND PART
 OF SECTION 10,
 TOWNSHIP 45 NORTH, RANGE 4 EAST,
 CITY OF CHESTERFIELD, ST LOUIS COUNTY,
 MISSOURI
 PB 345 PG 482

18S331347
 #1023 E Chesterfield Parkway
 Kol Am Congregation
 DB 07241 PG 1874

EXIST 10'
 ESMT BK
 7701/1149
 TO BE
 VACATED

U.S. SURVEY 415
 SECTION 10



LOT 2
 18S330544
 15431 Conway Road
 AHT SPE I
 Limited Partnership
 DB 14170 PG 0315

NEW PARCEL A
 18S331381
 1065 Chesterfield Parkway
 Chesterfield Village Lodging LLC
 DB 11416 PG 2463

SCALE 1"=60'



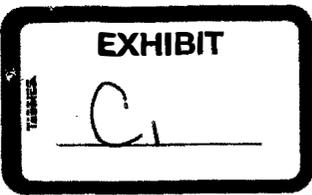
INITIALS:

EXHIBIT 'C'

CHESTERFIELD PARKWAY (VARIABLE WIDTHS) (AKA SHOETTLER ROAD)
 S32°51'26"E
 278.64'
 S32°04'28"E
 52.39'
 S31°45'52"E
 46.86'
 N89°19'53"E
 16.19'

EASEMENT VACATION PLAT

A TRACT OF LAND BEING NEW PARCEL A OF THE RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF HERMAN STEMME OFFICE PARK RECORDED IN PLAT BOOK 289 PG 29 AND LOT 1 OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 245 PG 22 AND PART OF U.S. SURVEY 415 AND PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI



AREA 3 ~ EASEMENT AREA TO BE VACATED ~ NEW PARCEL A
OF THE RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY
ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF
HERMAN STEMME OFFICE PARK RECORDED IN PLAT BOOK 289 PG 29 AND
LOT 1 OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 245
PG 22 AND PART OF U.S. SURVEY 415 AND PART OF SECTION 10, TOWNSHIP
45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST LOUIS COUNTY,
MISSOURI, and being described as follows:

Commencing at the Northeast corner of said New Parcel A, thence South 57 degrees 55 minutes 34 seconds West along the Northern line of said Parcel, a distance of 54.41 feet to the point of beginning of the area to be vacated as described herein: thence leaving said Northern line South 89 degrees 19 minutes 53 seconds East a distance of 44.48 feet to a point; thence South 31 degrees 45 minutes 52 seconds East a distance of 11.85 feet to a point; thence North 89 degrees 19 minutes 53 seconds West a distance of 66.39 feet to a point in the Northern line of said Parcel; thence North 57 degrees 55 minutes 34 seconds East along said Northern line a distance of 18.49 feet to the point of beginning.