

BILL NO. 2516

ORDINANCE NO. 2333

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR LONG ROAD CROSSING/LIPTON PARCEL FOR AN APPROXIMATELY 20.0 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT, LOCATED AT THE INTERSECTION OF CHESTERFIELD INDUSTRIAL BOULEVARD AND CHESTERFIELD AIRPORT ROAD.

WHEREAS, Stock and Associates, on behalf Lipton Realty, Inc. has submitted for review and approval the Record Plat for Long Road Crossing/ Lipton Parcel located south of at the intersection of Chesterfield Industrial Boulevard and Chesterfield Airport Road; and,

WHEREAS, The purpose of the Record Plat is to subdivide a 20.0 acre tract of land into 10 lots and to dedicate the right of way for Long Road Crossing Drive for public use; and,

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

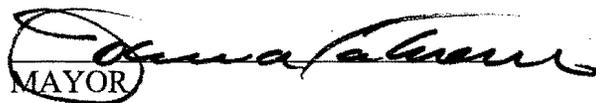
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Record Plat for Long Road Crossing/ Lipton Parcel, 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 Record Plat.

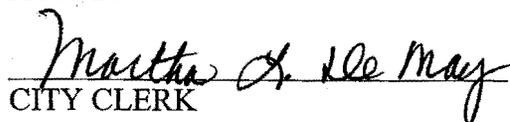
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 17th day of JANUARY, 2007.


MAYOR

ATTEST:


CITY CLERK

LONG ROAD CROSSING/LIPTON PARCEL

A TRACT OF LAND BEING
 LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 THIS PLAT CONTAINS 20.003 ACRES MORE OR LESS

PROPERTY DESCRIPTION

A TRACT OF LAND LYING WITHIN UNITED STATES SURVEY NO. 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST, 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF LIPTON REALTY, INC. (BOOK 8193 PAGE 629, ST. LOUIS COUNTY RECORDS), SAID CORNER MARKED WITH AN EXISTING IRON PIPE, THENCE SOUTH 89 DEGREES 35 MINUTES 03 SECONDS WEST ALONG THE NORTHERLY LINE OF CHESTERFIELD ROAD AND OLD HIGHWAY 40) 560.42 FEET TO AN EXISTING IRON PIPE MARKING A POINT OF CURVE ON THE NORTHERLY LINE OF SAID ROAD; THENCE ALONG SAID NORTHERLY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5,679.15 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 37 SECONDS, AN ARC DISTANCE OF 98.49 FEET (CHORD OF NORTH 89 DEGREES 55 MINUTES 06 SECONDS WEST 98.49 FEET) TO AN IRON PIPE; THENCE NORTH 02 DEGREES 28 MINUTES 55 SECONDS WEST 1,158.56 FEET TO A IRON PIPE ON THE SOUTHERLY LINE OF MISSOURI STATE ROUTE 40 TR. (VARIABLE WIDTH); THENCE SOUTH 84 DEGREES 06 MINUTES 17 SECONDS EAST ALONG SAID SOUTHERLY LINE 666.12 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 02 DEGREES 27 MINUTES 24 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LIPTON REALTY LANDS 1,286.12 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 87,136 SQUARE FEET OR 20.003 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. DURING DECEMBER, 1998 AND MARCH, 2006.



OWNERS CERTIFICATION

We, the undersigned owners of the tract of land plotted 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:

"LONG ROAD CROSSING/ LIPTON PARCEL"

Long Road Crossing Drive, 40' wide, and Chesterfield Industrial Boulevard North, 40 feet wide and variable width, together with all roadways located at street intersections as shown "HATCHED" on this plat, is hereby dedicated to the City of Chesterfield, St. Louis County, Missouri for public use forever.

The area, which for better identification is shown "cross hatched" on this plat is hereby established as a cross-access and ingress/egress easement, reserved by the present and future owners of Lots 1 through 10 and their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive rights and privilege for ingress and egress by pedestrians, automobiles, passenger vehicles, and trucks to and from Long Road Crossing Drive. As their interest may appear, the owners of Lots 1 through 10 agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and usable on their property and said easement shall be perpetual, and further shall run with the real estate.

The Common Ground, located in the divided street island, is hereby dedicated to the trustees of the subdivision for maintenance. However, no above ground structures, other than required street lights or other public utilities in accordance with the approved improvement plans may be constructed or installed in the divided street island without authorization by the City of Chesterfield, Missouri through the issuance of a Special Use Permit.

The Chesterfield Valley Storm Water Easement shown on this plat is hereby dedicated to the city of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the dry/wet basins, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines, located within the easement, as well as the portion of the reservoir located on the Missouri Department of Transportation's right-of-way, in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to maintain the dry/wet basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the city of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, Ameron/UE d/b/a Union Electric Company, Southwestern Bell Telephone Company d/b/a AT&T, The Metropolitan St. Louis Sewer District, the relevant cable company, their successors and assigns as their interest may appear for the purpose of improving, constructing, maintaining, and repairing public utilities and sewers and drainage facilities, with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair or replacement of said utilities, sewers, and drainage facilities.

All Building Lines as shown on this plat are hereby established.

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.

The 10' wide right-of-way, maintenance and utility easement is hereby dedicated to the City of Chesterfield, Missouri for public use forever.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.10 of the Missouri Department of Natural Resources. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

This subdivision is subject to Declarations of Protective Conditions, Covenants, Restrictions, Reservations and Easements to be recorded simultaneously with this plat.

There are no outstanding liens that affect this property at the time and date of the recording of this plat.

IN WITNESS WHEREOF, the parties have hereunto set their hand this _____ day of _____, 2006.

Lipton Realty, Inc.

By: _____

Print Name

Print Title

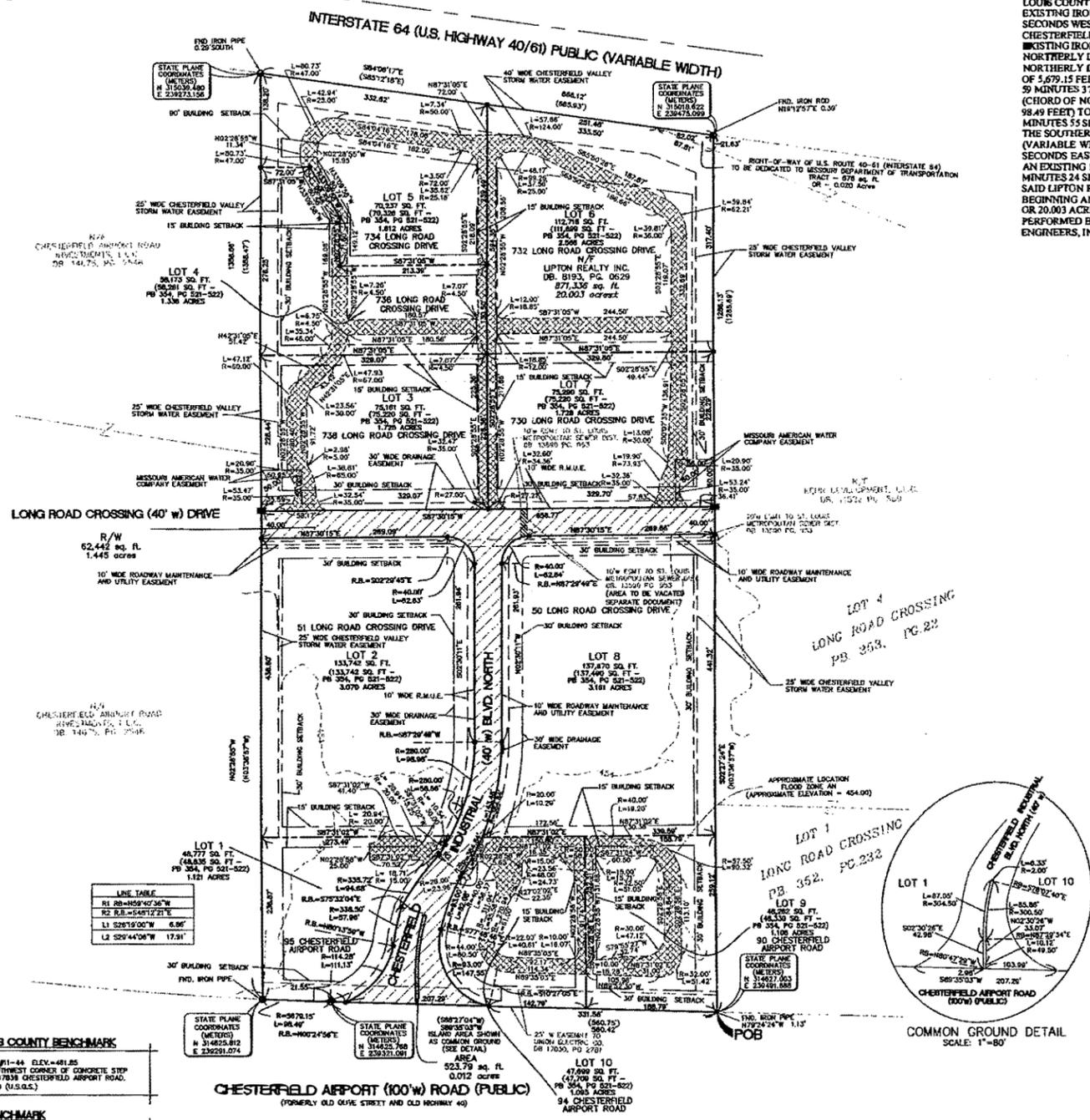
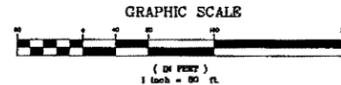
STATE OF MISSOURI)
) SS.
 COUNTY OF ST. LOUIS)

On this _____ day of _____, 2006, before me appeared _____ to me personally known, who, being duly sworn, did say he is the _____ of Lipton Realty, Inc., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written.

Notary Public

Name _____
 My Commission Expires: _____



LINE TABLE	REMARKS
R1 RB=809'07" 36"	
R2 RB=547'27" 21"	
L1 L2=273'00" 0"	6.96'
L2 L2=443'06" 17.81'	

ST. LOUIS COUNTY BENCHMARK	ELEVATION
BENCHMARK #11-44	ELEV=481.85
30' ON S27°10'W CORNER OF CONCRETE STEP TO HOUSE #17838 CHESTERFIELD AIRPORT ROAD, N.E. 1/4, 1879 (U.S.G.S.)	

SITE BENCHMARK	ELEVATION
ELEV=458.00	
RAILROAD SPIKE IN POWER POLE IS APPROXIMATELY 100' SOUTH OF SOUTHWEST CORNER OF GARAGE/ENGINEERING WAREHOUSE BUILDING.	

LEGEND	ABBREVIATIONS
FOUND 1/2" IRON PIPE	○
FOUND CROSS	+
FOUND STONE	□
DENOTES RECORD INFORMATION	()
SET 5/8" X 24" REBAR W/ 2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT	■
SET 3/4" X 18" IRON PIPE TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT	●
CDR. - PROPERTY CORNER	
DB. - DEED BOOK	
FEET	
FND. - FOUND	
N/P. - NOW OR FORMERLY	
PLAT BOOK	
PG. - PAGE	
(66'W) - RIGHT-OF-WAY WIDTH	
SO. - SQUARE	
P.O.B. - POINT OF BEGINNING	
R.B. - RADIAL BEARING	
L. - ARC LENGTH	
R.M.U.E. - RIGHT OF WAY, MAINTENANCE AND UTILITY EASEMENT	
M.A.W.C. - MISSOURI AMERICAN WATER COMPANY	

GENERAL NOTES

- P-1 (Planned Industrial) Ordinance No. 1540, City of Chesterfield
- Basis of bearings adopted from Plat Book 353, Page 22
- Subject property lies within Flood Zone "X" (area of 500-year flood, area of 100-year flood with average depths of less one (1) foot or with drainage areas less than one (1) square mile, and areas protected by levees from 100-year flood) and Flood Zone "A1P" (flood depths of 1-3 feet, usually areas of ponding, base flood elevation = 454) per the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C10 H and Map No. 29189C10 H, both with an effective date of August 2, 1995 and revised to reflect LOMR Dated April 17, 2000.
- STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-38
 GRID FACTOR = 0.9999175
 NORTH (Y) = 314628.250
 EAST (X) = 239963.018

NOTE: 1 METER = 3.2808333 FEET
 ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-38, ADJUSTED IN 2000

Station SL-38 to SL-38A
 Grid Azimuth = 266 Degrees 49 Minutes 04 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported herein were determined based upon a field traverse during March, 2006 using a Wild TC-905 Total Station and Trimble 4800 GPS receivers, and we believe the reported State Plane Coordinates meet the Accuracy Standards of the Missouri Minimum Standards for Property Boundary Surveys, Title 4 CSR 30-16.05 effective as of September 30, 2003 for "Urban Property". The basis of bearings shown on this plat were adopted from Plat Book 353 Page 22. The grid bearing along the Eastern line on this plat is found to be North 02 degrees 27 minutes 17 seconds West. The measured bearing labeled along the same line is South 02 degrees 27 minutes 24 seconds East. The grid bearing from SL-38 to the Southeast corner on this plat is South 89 degrees 30 minutes 54 seconds West 471.132 meters with the scale factor applied.

SURVEYORS CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have during May 2006, by order of and for the use of Chesterfield Airport Road Investments, L.L.C., executed a Property Boundary Survey and Subdivision of a tract of land being located in U.S. Survey 1010, Township 45 North, Range 3 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 the above plat was prepared from an actual survey, and according to the records available and recorded and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 8, Land Surveying 2 CSR 30-2.040 of the Missouri Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 L.C. NO. 222-D

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

- ④ 12/20/06 REVISED PER CITY COMMENTS
- ③ 10/30/06 REVISED PER CITY COMMENTS
- ② 9/18/06 REVISED PER CITY COMMENTS
- ① 7/12/06 REVISED PER CITY COMMENTS

RECORD PLAT
 LONG ROAD CROSSING/LIPTON PARCEL

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

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 St. Louis, MO 63005
 PH. (636) 530-9100
 FAX (636) 530-9100
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

DATE BY: W.J.P. 05/17/06 DATE CHECKED BY: D.W.T. 05/17/06 DATE OF RECORD: 05-17-2006 SHEET: 1 of 1

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 the St. Louis County Recorder of Deeds.

John Nations, Mayor
 Mary DeMay, City Clerk

PREPARED FOR:
 LIPTON REALTY, INC.
 1600 WOODSON ROAD
 ST. LOUIS, MISSOURI 63114