

BILL NO. 2542

ORDINANCE NO. 2356

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR A TRACT OF LAND BEING PART OF LOT 5 OF THE SUBDIVISION OF R.H. STEVENS FARM, FOR A 32.244 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT OF ST. LOUIS BOULEVARD.

WHEREAS, Duke Realty Corporation has submitted for review and approval the Lot Split for Lot 5 of the Subdivision of R.H. Stevens Farm, located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 32.244 acre tract of land into two (2) lots for the sale of one (1) lot; and,

WHEREAS, the Department of Planning and Department of Public Works have reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and have found it to be in compliance with all applicable ordinances and has forwarded said Lot Split to the City Council.

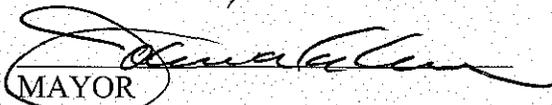
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Lot Split for Lot 5 of the Subdivision of R.H. Stevens Farm, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

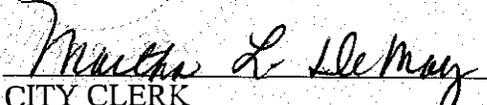
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Lot Split by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 7th day of May, 2007.


MAYOR

ATTEST:



CITY CLERK

ORD 2356

LOT SPLIT PLAT

A TRACT OF LAND BEING PART OF LOT 5 OF THE SUBDIVISION OF R.H. STEVENS FARM AS RECORDED IN PLAT BOOK 7, PAGE 37 LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ORIGINAL PROPERTY DESCRIPTION:

A tract of land being part of Lot 5 of the subdivision of R.H. Stevens Farm according to the plat thereof recorded in Plat Book 7 at Page 37 of the City (formerly of the County) of St. Louis, and party in U.S. Survey 102, Township 45 North, Range 3 East as described in Deeds to St. Louis County, as recorded in Deed Book 6133 at Page 320 and Deed Book 6249 at Page 556 and excepting therefrom that part conveyed to the State Highway Commission as per a Deed recorded in Deed Book 8338 at Page 1970, being in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the common Southwest corner of a Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit 40 Park, as recorded in Plat Book 315 at Pages 26 & 27 and said point being the Southeast corner of a tract of land described in a Deed to St. Louis County, as recorded in Deed Book 6133 at Page 320 and said point being on the Northern Right of Way line of Chesterfield Airport (100' wide) Road; thence Northwesterly along the said Northern Right of Way line of said Chesterfield Airport Road North 63 degrees 41 minutes 09 seconds West, 1235.37 feet to a found rebar; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to a found rebar and said point being on the Eastern Right of Way line of Spirit 40 Park; thence along the Eastern Right of Way line of said Spirit 40 Park the following four (4) courses: North 5 degrees 55 minutes 30 seconds East, 355.00 feet to a found rebar; thence North 14 degrees 58 minutes 55 seconds East, 253.18 feet; thence North 7 degrees 40 minutes 54 seconds East, 200.10 feet; thence North 12 degrees 18 minutes 38 seconds East 402.40 feet to a point on the Southern Right of Way line of Missouri State Highway 40/51; thence Southeasterly along the Southern Right of Way line of said Missouri State Highway 40/51 South 84 degrees 07 minutes 04 seconds East, 808.70 feet to a point on the Northwest corner of Adjusted Lot 4 of Boundary Adjustment Plat of Lot 4 of Spirit 40 Park and Adjusted Lot 3 of Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit 40 Park, as recorded in Plat Book 339 (337) at Page 32; thence departing the Southern Right of Way line of said Missouri State Highway 40/51 along the Western line of said Adjusted Lot 4, South 12 degrees 19 minutes 42 seconds East 124.85 feet to an angle point in the Western line of said Adjusted Lot 4; thence South 12 degrees 06 minutes 00 seconds East, 1251.38 feet to the actual point of beginning.

PROPERTY DESCRIPTION - LOT A

A tract of land being part of Lot 5 of the subdivision of "R.H. Stevens Farm", according to the plat thereof recorded in Plat Book 7 at page 37 of the City (formerly of the County) of St. Louis, located in U.S. Survey 102, Township 45 North, Range 3 East of the 5th Principal Meridian in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof recorded in Plat Book 315 at pages 26 & 27 in the St. Louis County records, said point also being on the north right-of-way line of Chesterfield Airport Road, 100 feet wide, thence along said north line North 83 degrees 41 minutes 09 seconds West, 158.76 feet; thence leaving said north line, along a curve to the left whose radius point bears North 14 degrees 58 minutes 55 seconds East, 107.60 feet; thence bearing South 13 degrees 41 minutes 09 seconds West, 106.62 feet; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to a point on the east right-of-way line of Spirit of St. Louis Boulevard, variable width, thence along said east line, North 05 degrees 55 minutes 30 seconds East, 355.00 feet; thence North 14 degrees 58 minutes 55 seconds East, 253.18 feet; thence South 12 degrees 18 minutes 38 seconds East, 107.60 feet; thence South 13 degrees 41 minutes 09 seconds West, 106.62 feet; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to a point on the east right-of-way line of Spirit of St. Louis Boulevard, variable width, thence along said east line, North 05 degrees 55 minutes 30 seconds East, 355.00 feet; thence North 14 degrees 58 minutes 55 seconds East, 253.18 feet; thence South 12 degrees 18 minutes 38 seconds East, 107.60 feet; thence South 13 degrees 41 minutes 09 seconds West, 106.62 feet; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to a point on the east right-of-way line of Spirit of St. Louis Boulevard, variable width, thence along said east line, North 05 degrees 55 minutes 30 seconds East, 355.00 feet; thence North 14 degrees 58 minutes 55 seconds East, 253.18 feet; thence South 12 degrees 18 minutes 38 seconds East, 107.60 feet; thence South 13 degrees 41 minutes 09 seconds West, 106.62 feet; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to the Point of Beginning and contains 853,420 square feet, or 19,500 acres, more or less.

PROPERTY DESCRIPTION - LOT B

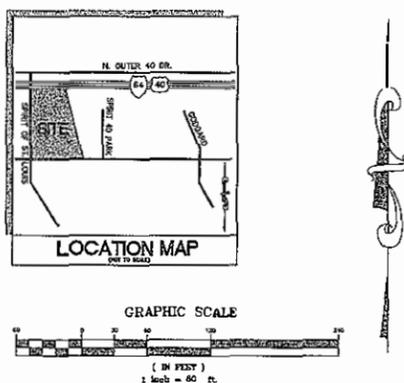
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Beginning at the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof recorded in Plat Book 315 at pages 26 & 27 in the St. Louis County records, said point also being on the north right-of-way line of Chesterfield Airport Road, 100 feet wide, thence along said north line North 83 degrees 41 minutes 09 seconds West, 158.76 feet; thence leaving said north line, along a curve to the left whose radius point bears North 14 degrees 58 minutes 55 seconds East, 107.60 feet; thence bearing South 13 degrees 41 minutes 09 seconds West, 106.62 feet; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to a point on the east right-of-way line of Spirit of St. Louis Boulevard, variable width, thence along said east line, North 05 degrees 55 minutes 30 seconds East, 355.00 feet; thence North 14 degrees 58 minutes 55 seconds East, 253.18 feet; thence South 12 degrees 18 minutes 38 seconds East, 107.60 feet; thence South 13 degrees 41 minutes 09 seconds West, 106.62 feet; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to a point on the east right-of-way line of Spirit of St. Louis Boulevard, variable width, thence along said east line, North 05 degrees 55 minutes 30 seconds East, 355.00 feet; thence North 14 degrees 58 minutes 55 seconds East, 253.18 feet; thence South 12 degrees 18 minutes 38 seconds East, 107.60 feet; thence South 13 degrees 41 minutes 09 seconds West, 106.62 feet; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to the Point of Beginning and contains 781,156 square feet, or 17,744 acres, more or less.

This is to certify that the "LOT SPLIT PLAT OF A TRACT OF LAND BEING PART OF LOT 5 OF R.H. STEVENS FARM" was approved by the City Council for the City of Chesterfield by Ordinance No. 2007-04 on the 2nd day of March, 2007, and thereby authorize the recording of this Record Plat with the Office of the St. Louis County Recorder of Deeds.

By: John Nobles, Mayor

By: Marty Drake, City Clerk



OWNER'S CERTIFICATION
We, the undersigned owner 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 lot split shall hereafter be known as "Lot Split Plat" of a tract of land being Part of Lot 5 of the Subdivision of R.H. Stevens Farm.
Building lines shown on this plat are per zoning.
IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of _____, 2007.

DUKE REALTY CORPORATION
By: _____
(Print Name & Title)

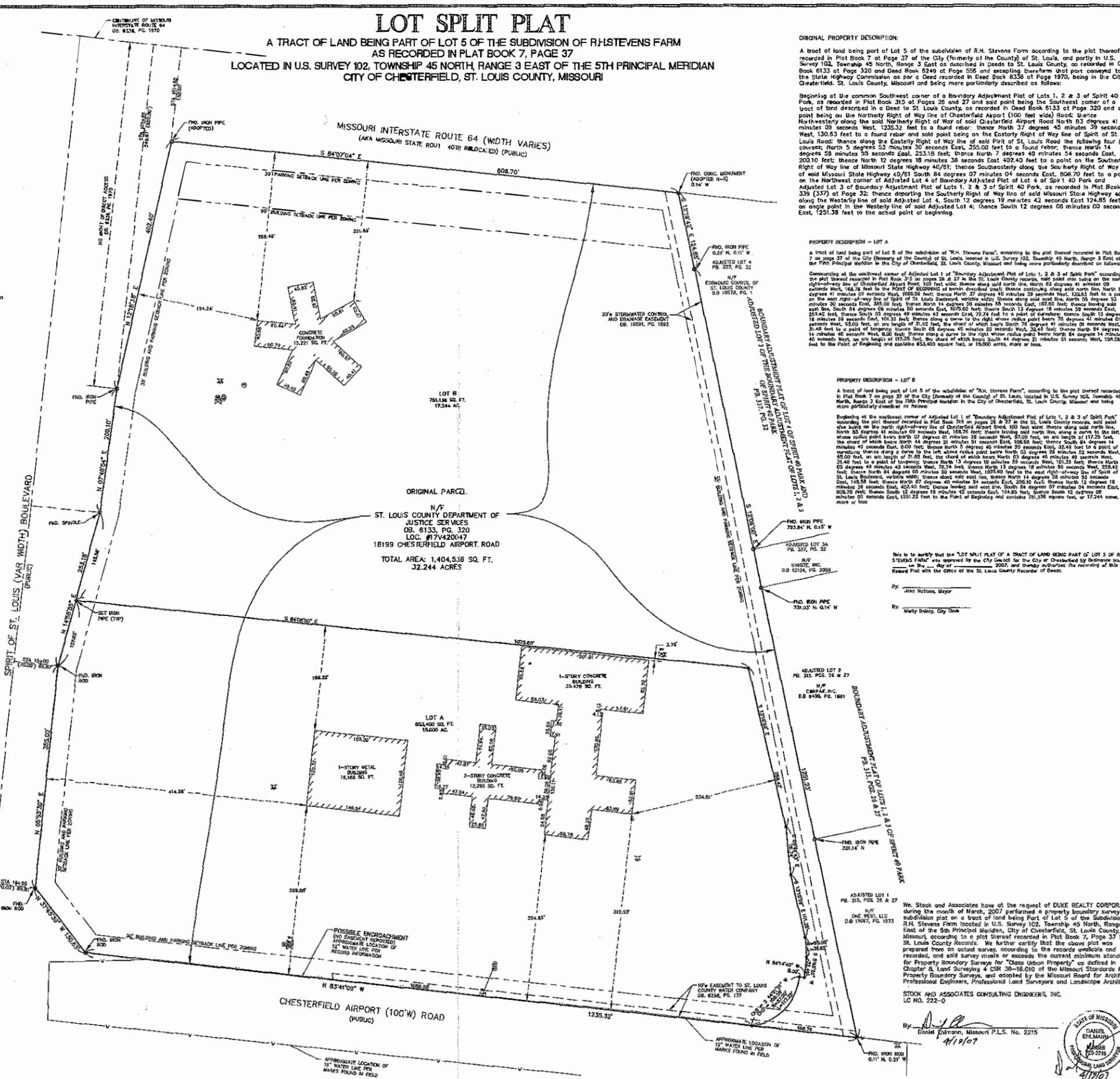
STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.
On this ____ day of _____, 2007, before me appeared _____ to me known and who being by me duly sworn, did say that he/she is the _____ of DUKE REALTY CORPORATION, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal of the day and year last above written.
Notary Public: _____
Print Name: _____
My commission expires: _____

- NOTES:**
- 1) Source of Title and Easements: Title Commitment No. 6-30541 issued by U.S. Title Guaranty Company agent for Chicago Title Insurance Company with an effective date of March 20, 2007 at 8:00 A.M.
 - 2) Books of Bearings: DB. 6133, Pg. 320
 - 3) Subject property lies within Flood Zone "AM" (Areas with Flood Depths of 1 to 3 feet, usually areas of ponding; Base Flood Elevations 457 feet) and Flood Zone "X" Shaded (Areas of 500-year flood; Areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than one square mile and areas protected by levees from 100-year floods) according to the National Flood Insurance Program, Flood Insurance Rate Map for the St. Louis County, Missouri and incorporated Areas. This map is identified as Map No. 29189CD120 H with an effective date of August 2, 1995 revised to reflect LOUFI dated April 17, 2000.
 - 4) Current Zoning (City of Chesterfield): "PC" Planned Commercial Development
- Setbacks:**
- Building: 30' on all sides, except adjacent to Interstate 64. 50' on north side adjacent to Interstate 64.
 - Parking: 30' on all sides.
- 5) Building and utility locations are based on field survey performed in September, 2005.
- 6) 1/2" Iron Pipes with surveyor caps will be set at the lot corners. Crosses will be cut on the curbs where the lot lines intersect the curb line. The survey monuments will be set within twelve months of the recording of this plat.

ABBREVIATIONS

AC	- ACRES
DB	- DEED BOOK
CH	- CHORD BEARING
OD	- CHORD DISTANCE
FT	- FEET
FO	- FOUND
N/W	- NW CORNER
PL	- PLAT BOOK
PC	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
(66 W)	- RIGHT-OF-WAY WIDTH

PREPARED FOR:
Duke Realty Corporation
520 Maryville Centre Drive
Suite 200
St. Louis, MO 63141
Phone: (314) 514-6700
Fax: (314) 514-6993



Duke Realty Corporation
200 Maryville Centre Drive
St. Louis, MO 63141
Phone: (314) 514-6700
Fax: (314) 514-6993

STOCK & ASSOCIATES
Consulting Engineers, Inc.
200 Maryville Centre Drive
St. Louis, MO 63141
Phone: (314) 514-6700
Fax: (314) 514-6993

Reference: 1 - 4/9/07 Added City Certification
2 - 4/9/07 Revised per City Comments

Date: 4/9/07
Drawn By: V.L.V.
Checked By: D.M.E.

Spirit of St. Louis Corporate Center
18199 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63017

LOT SPLIT PLAT

Certified By: _____
DANIEL ENLMANN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI
NO. 2215
4/19/07

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-0

By: _____
Daniel Enlmann, Missouri P.L.S. No. 2215
4/19/07

1 of 1 Sheets
Drawing Number: _____
Date Job Number: _____
A/E Job Number: 206-3799.1

tabbles
EXHIBIT