

BILL NO. 2546

ORDINANCE NO. 2364

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING ADJUSTED LOT 1-B AND LOT 1A-2 OF CHESTERFIELD INDUSTRIAL PARK IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH-RANGES 3 AND 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, the petitioner, Spirit 40 Group, LLC, has proposed a Boundary Adjustment Plat for the aforementioned tract and proposes to remove the boundary lines between lots 1A-2 and 1-B of Chesterfield Industrial Park, creating a new lot to be known as Lot 1-C; and,

WHEREAS, the Department of Planning and Department of Public Works have reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinances and forwarded said Boundary Adjustment Plat 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 Boundary Adjustment Plat which is attached hereto as Exhibit "A" and made part hereof as if fully set out herein 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 said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

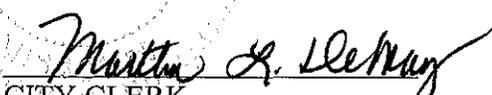
Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

~~Passed and~~ approved this 22nd day of MAY, 2007.

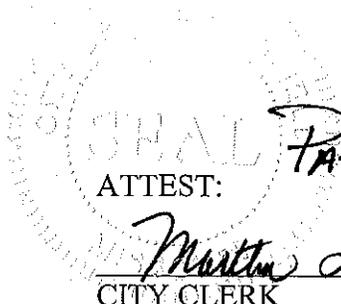

MAYOR

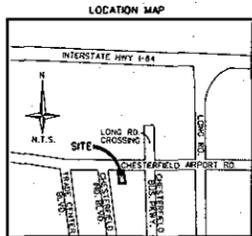
Passed 7:46 21st Day of May, 2007

ATTEST:


CITY CLERK


~~ACTING MAYOR~~
PRESIDING OFFICER

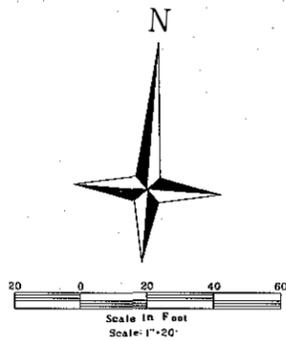




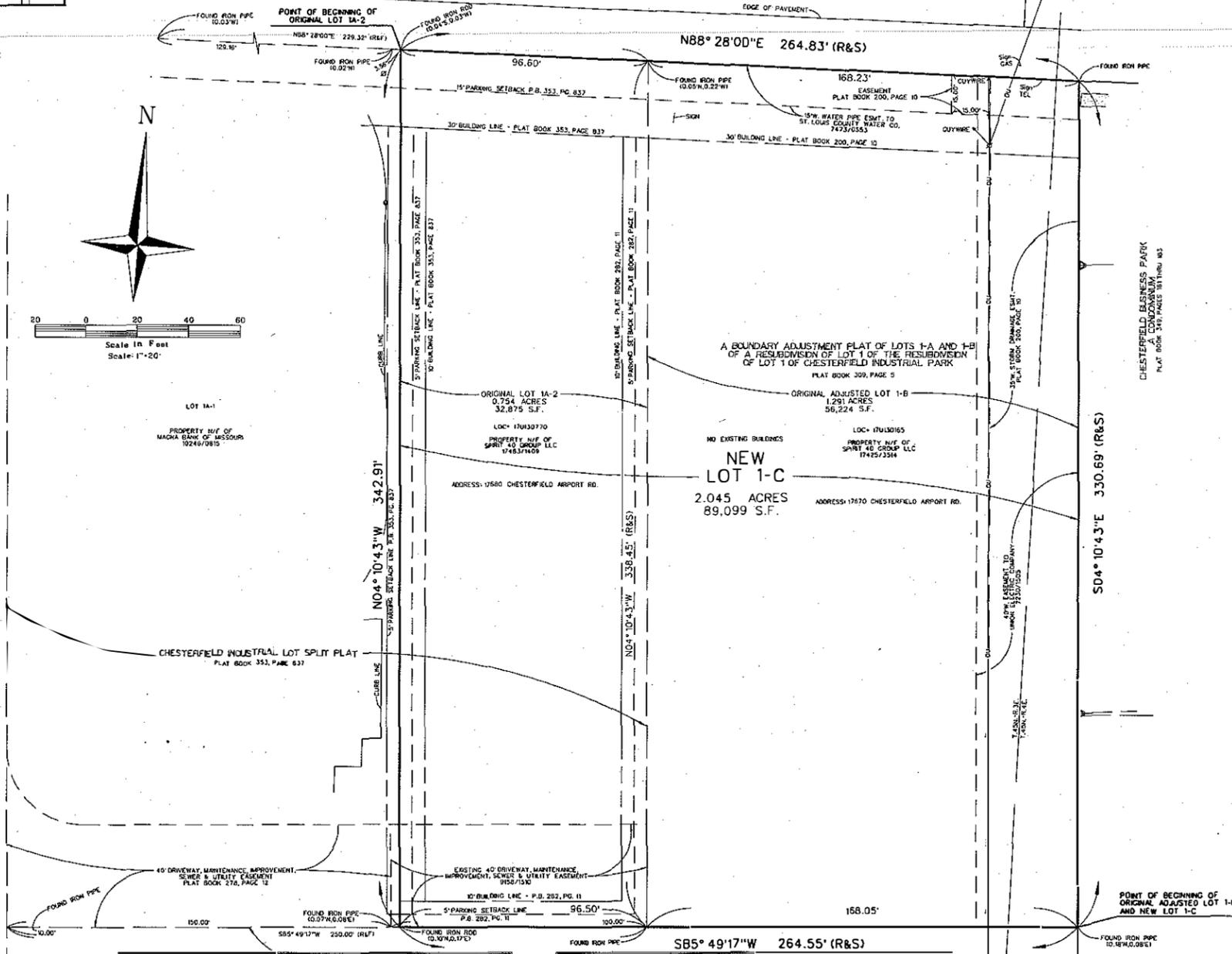
A BOUNDARY ADJUSTMENT PLAT OF
A TRACT OF LAND BEING
ADJUSTED LOT 1-B OF "A BOUNDARY ADJUSTMENT PLAT OF
LOTS 1-A AND 1-B OF A RESUBDIVISION OF LOT 1 OF
THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD INDUSTRIAL PARK" AND
LOT 1A-2 OF "CHESTERFIELD INDUSTRIAL LOT SPLIT PLAT, A LOT SPLIT PLAT OF
ADJUSTED LOT 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"
IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH - RANGES 3 AND 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CHESTERFIELD AIRPORT (100' W.) RD.

- LEGEND
- FLARED END
 - UTILITY POLE
 - FIELD MEASURED DISTANCE
 - RECORD DISTANCE
 - SURVEY DISTANCE
 - CHANGING UTILITIES
 - YARD LIGHT



CHESTERFIELD INDUSTRIAL (40' W.) BLVD.



Original Lot 1A-2
A tract of land being Lot 1A-2 of "Chesterfield Industrial Lot Split Plat," a Lot Split Plat of Adjusted Lot 1A of a Boundary Adjustment Plat of Lots 1-A and 1-B of a Resubdivision of Lot 1 of Chesterfield Industrial Park, in U.S. Survey 1010, Township 45 North - Ranges 3 and 4 East, City of Chesterfield, St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 353, page 837 of the St. Louis County Records and being more particularly described as:

Beginning at the Northwest corner of said Adjusted Lot 1A-2; said point being also a point in the South line of Chesterfield Airport Road, 100 feet wide; thence Eastwardly along said South line of Chesterfield Airport Road North 88 degrees 28 minutes 00 seconds East 96.60 feet to the Northeast corner of said Adjusted Lot 1A-2; thence Southwardly along the East line of said Adjusted Lot 1A-2, South 04 degrees 10 minutes 43 seconds East 238.45 feet to the Southeast corner of said Adjusted Lot 1A-2; said point being also a point in the North line of Lot 2 of "The Resubdivision of Lot 1 of Chesterfield Industrial Park," a subdivision according to the plat thereof recorded in Plat Book 200, page 10 of the St. Louis County Records; thence Westwardly along said North line of Lot 2, also along the South line of said Adjusted Lot 1A-2, South 85 degrees 17 minutes 17 seconds West 95.50 feet to the Southwest corner of said Adjusted Lot 1A-2; thence Northwardly along the West line of said Adjusted Lot 1A-2, North 04 degrees 10 minutes 43 seconds West 342.91 feet to the point of beginning and containing 0.754 acres.

Original Adjusted Lot 1-B
A tract of land being Adjusted Lot 1-B of "A Boundary Adjustment Plat of Lots 1-A and 1-B" of a Resubdivision of Lot 1 of Chesterfield Industrial Park, in U.S. Survey 1010, Township 45 North - Ranges 3 and 4 East, City of Chesterfield, St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 309, page 5 of the St. Louis County Records and being more particularly described as:

Beginning at the Southeast corner of said Adjusted Lot 1-B; said point being also the Northeast corner of Lot 2 of "The Resubdivision of Lot 1 of Chesterfield Industrial Park," a subdivision according to the plat thereof recorded in Plat Book 200, page 10 of the St. Louis County Records; thence Westwardly along the North line of said Lot 2, South 85 degrees 17 minutes 17 seconds West 168.05 feet to the Southwest corner of said Adjusted Lot 1-B; thence Northwardly along the West line of said Adjusted Lot 1-B, North 04 degrees 10 minutes 43 seconds West 338.45 feet to the Northwest corner thereof; said point being also a point in the South line of Chesterfield Airport Road, 100 feet wide; thence Eastwardly along said South line of Chesterfield Airport Road North 88 degrees 28 minutes 00 seconds East 168.23 feet to the Northeast corner of said Adjusted Lot 1-B; thence Southwardly along the East line of said Adjusted Lot 1-B, South 04 degrees 10 minutes 43 seconds East 330.69 feet to the point of beginning and containing 1.291 acres.

New Lot 1-C
A tract of land being "Adjusted Lot 1-B of a Boundary Adjustment Plat of Lots 1-A and 1-B of a Resubdivision of Lot 1 of Chesterfield Industrial Park," a subdivision according to the plat thereof recorded in Plat Book 200, page 10 of the St. Louis County Records; thence Westwardly along the North line of said Lot 2, South 85 degrees 17 minutes 17 seconds West 264.55 feet to the Southwest corner of said Adjusted Lot 1-B; thence Northwardly along the West line of said Adjusted Lot 1-B, North 04 degrees 10 minutes 43 seconds West 342.91 feet to the Northwest corner thereof; said point being also a point in the South line of Chesterfield Airport Road, 100 feet wide; thence Eastwardly along said South line of Chesterfield Airport Road North 88 degrees 28 minutes 00 seconds East 264.83 feet to the Northeast corner of said Adjusted Lot 1-B; thence Southwardly along the East line of said Adjusted Lot 1-B, South 04 degrees 10 minutes 43 seconds East 330.69 feet to the point of beginning and containing 2.045 acres according to a survey by Volz, Inc.

Beginning at the Southwest corner of said Adjusted Lot 1-B; said point being also the Northeast corner of Lot 2 of "The Resubdivision of Lot 1 of Chesterfield Industrial Park," a subdivision according to the plat thereof recorded in Plat Book 200, page 10 of the St. Louis County Records; thence Westwardly along the North line of said Lot 2, South 85 degrees 17 minutes 17 seconds West 264.55 feet to the Southwest corner of said Adjusted Lot 1-B; thence Northwardly along the West line of said Adjusted Lot 1-B, North 04 degrees 10 minutes 43 seconds West 342.91 feet to the Northwest corner thereof; said point being also a point in the South line of Chesterfield Airport Road, 100 feet wide; thence Eastwardly along said South line of Chesterfield Airport Road North 88 degrees 28 minutes 00 seconds East 264.83 feet to the Northeast corner of said Adjusted Lot 1-B; thence Southwardly along the East line of said Adjusted Lot 1-B, South 04 degrees 10 minutes 43 seconds East 330.69 feet to the point of beginning and containing 2.045 acres according to a survey by Volz, Inc.

NOTES:

1. Bearing system adopted from the subdivision plat of "Chesterfield Industrial Park," a subdivision recorded in Plat Book 196, page 16 of the St. Louis County Records.
2. Original Adjusted Lot 1-B is referenced from First American Title Company commitment no. 744113 with an effective date of August 15, 2006. We have relied upon the above referenced commitment to disclose all easements, rights-of-way and restrictions affecting this property. Title Commitment for Original Lot 1A-2 has not been provided for our use. Original Lot 1A-2 is subject to easements and restrictions of record.
3. Original Adjusted Lot 1-B is subject to the following:
 1. Easement granted Chicago Rock Island and Pacific Railroad Company, according to instrument recorded in Book 2383 Page 595. (Not Shown).
 2. Provisions and conditions as set forth in Final Development Concept Plan by Ordinance No. 9274, a copy of which is recorded in Book 7187 Page 150, together with the Final Development Plat recorded in Plat Book 196 Page 6 and amended by Ordinance No. 10149, a copy of which is recorded in Book 7322 Page 1688 and amended by Final Development Plan recorded in Plat Book 206 page 77 and 78. (Not Shown).
 3. Easement granted Union Electric Company, according to instrument recorded in Book 7230 Page 1585. (Shown).
 4. Easement granted the St. Louis County Water Company according to instrument recorded in Book 7473 Page 553. (Shown).
 5. Sewer Dedication to Metropolitan St. Louis Sewer District, according to instrument recorded in Book 7858 Page 947. (Not Shown).
 6. Easement for 40-foot wide Drive Way Maintenance, Improvements, Sewer and Utility purposes according to instrument recorded in Book 9158 Page 1510. (Shown).

We, Volz Incorporated, have by order of Spirit 40 Group, completed a Boundary Adjustment Plat of a tract of land being Adjusted Lot 1-B 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," according to the plat thereof recorded in Plat Book 309 page 5 of the St. Louis County records and Lot 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," according to the plat thereof recorded in Plat Book 353 page 837 of the St. Louis County records, in U.S. Survey 1010, Township 45 North - Ranges 3 and 4 East, City of Chesterfield, St. Louis County, Missouri, and the results are represented herein. This Boundary Adjustment Plat was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and The Missouri Department of Natural Resources, and meets the secondary requirements set forth for Urban Property.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ____ day of _____, 200__.

VOLZ INCORPORATED

Richard W. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. #1437

The undersigned owners have caused these plat to be adjusted in land area to the manner shown on the above Boundary Adjustment Plat.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ____ day of _____, 200__.

Spirit 40 Group LLC

Name Printed

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this ____ day of _____, 200__, before me personally appeared _____ who being by me duly sworn said s/he is the _____ of Spirit 40 Group LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members and the said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State aforesaid, this ____ day and year first above written.

My Commission Expires: _____

Notary Public

Printed Name

The undersigned holder or legal owner of notes secured by a deed of trust recorded in Book _____ page _____ of the St. Louis County records, joins in and approves in every detail this Boundary Adjustment Plat.

IN WITNESS WHEREOF, I has signed and sealed the foregoing this ____ day of _____, 200__.

St. Louis Bank

Kevin L. Carter

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this ____ day of _____, 2007, before me personally appeared Kevin L. Carter, who being by me duly sworn did say that he is the Senior Vice President, Commercial Lending of St. Louis Bank, a Missouri 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 on behalf of said corporation by authority of its Board of Directors and the said Kevin L. Carter 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 in the County and State aforesaid, this ____ day and year first above written.

My Commission Expires: _____

Notary Public

Printed Name

This is to certify that this Boundary Adjustment Plat was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the ____ day of _____, 200__, and thereby authorizes the recording of this Boundary Adjustment Plat with the office of the St. Louis County Recorder of Deeds.

John Nations, Mayor

Mary DeMay, City Clerk

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
1849 INDIAN HEAD BLVD., BLVD.
ST. LOUIS, MISSOURI 63137
PHONE 314-96-6212