

BILL NO. 2592

ORDINANCE NO. 2404

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A MINOR SUBDIVISION FOR LOT B OF LONG ROAD CROSSING SUBDIVISION, AN 8.999 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT, LOCATED WEST OF THE INTERSECTION OF LONG ROAD AND CHESTERFIELD AIRPORT ROAD.

WHEREAS, Paul Boyer of Civil Engineering Design Consultants, Inc. on behalf of Butler Investment Partnership, has submitted for review and approval the Minor Subdivision Plat for Lot B of Long Road Crossing Subdivision an 8.999 acre parcel, located west of the intersection of Long Road and Chesterfield Airport Road; and,

WHEREAS, the purpose of said Minor Subdivision Plat is to subdivide the 8.999 acre parcel of land into a 5.347 acre parcel and a 3.652 acre parcel; and

WHEREAS, the City of Chesterfield has reviewed the Minor Subdivision Plat 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 Minor Subdivision 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 Minor Subdivision Plat for Lot B of Long Road Crossing Subdivision, 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 Minor Subdivision 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.

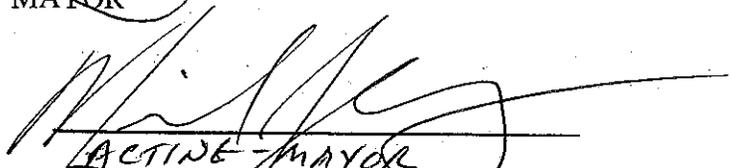
Passed and approved this 19th day of NOV., 2007.

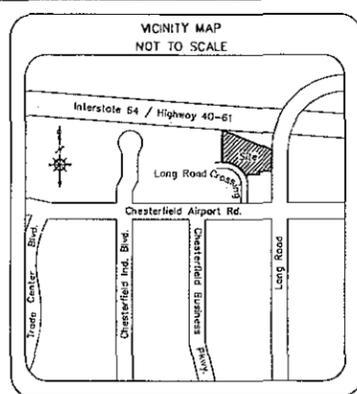
Approved:

MAYOR

ATTEST:


CITY CLERK


ACTIVE - MAYOR
RESIDENT PRO-TEAM

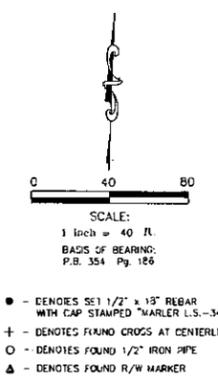


**722 LONG ROAD CROSSING MINOR SUBDIVISION PLAT
A MINOR SUBDIVISION PLAT OF LOT B
RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3 AND 4,
A RESUBDIVISION OF LONG ROAD CROSSING**

ST. LOUIS COUNTY, MISSOURI
"PC" PLANNED COMMERCIAL, ORDINANCE # 2351

STATE PLANE COORDINATES

THE STATE PLANE COORDINATES WERE CALCULATED USING THE GPS RECEIVER RB ROVER(R10) MODEL FROM TRIMBLE, BROADCASTING NAD 83 COORDS 96(EPOCH 2002), FROM THE GEOGRAPHIC REFERENCE SYSTEM STATION SMO. (LAT: 38°36'03.57049" N OR NORTHING 307149.887m) AND (LONG: 90°21'06.06445" W OR EASTING 262918.021m). THE GRID FACTOR OF 999974663 WAS USED TO CONVERT THE BEARING LISTED ON THIS PLAT TO THE STATE PLANE SYSTEM. A COUNTER-CLOCKWISE ROTATION OF 00°00'17" IS NEEDED. FOR EXAMPLE, THE BEARING OF S 70°00'05" E, WOULD BE S 70°00'22" E.



THIS IS TO CERTIFY THAT THE RECORD PLAT OF 722 LONG ROAD CROSSING MINOR SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2007-091 ON THE _____ DAY OF _____, 2007, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

JOHN NATIONS, MAYOR
MARTY DENAY, CITY CLERK

THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACT OF LAND TO BE SPLIT IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS 722 LONG ROAD CROSSING MINOR SUBDIVISION PLAT, A MINOR SUBDIVISION PLAT OF LOT B OF RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, A RESUBDIVISION OF LONG ROAD CROSSING. THE CROSS-ACCESS EASEMENT, SHOWN HATCHED AS _____ HEREON, IS A CROSS-ACCESS EASEMENT FOR THE BENEFIT AND USE OF LOT B-1 AND B-2, AND THEIR RESPECTIVE HEIRS, ASSIGNS, HEIRS, AND ASSIGNS FOREVER.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 2007.

(OWNER'S NAME) _____ (OWNER'S SIGNATURE) _____

STATE OF MISSOURI } S.S.
ST. LOUIS COUNTY }

ON THIS _____ DAY OF _____, 2007, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LAND DESCRIPTION

LOT B
LOT B OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, A RESUBDIVISION OF LONG ROAD CROSSING, AS RECORDED IN PLAT BOOK 354 PAGE 186 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI.
END OF DESCRIPTION

LAND DESCRIPTION

LOT B-1
A TRACT OF LAND BEING PART OF LOT B OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, A RESUBDIVISION OF LONG ROAD CROSSING, AS RECORDED IN PLAT BOOK 354 PAGE 186 OF THE ST. LOUIS COUNTY LAND RECORDS IN ST. LOUIS COUNTY, MISSOURI AND FURTHER BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 1/2" X 1/8" REBAR WITH CAP STAMPED "MARLER 347-D" (TYPICAL) ON THE NORTH RIGHT OF WAY LINE OF LONG ROAD CROSSING (40 FEET WIDE) AS PLATTED IN PLAT BOOK 354 PAGE 186, MARKING THE SOUTHWEST CORNER OF SAID LOT B; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF SAID LONG ROAD CROSSING, NORTH 02 DEGREES 27 MINUTES 24 SECONDS WEST A DISTANCE OF 524.06 FEET TO A FOUND 1/2" IRON PIPE IN THE SOUTH LINE OF PROPERTY DEDICATED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION IN DEED BOOK 352 PAGE 232; THENCE ALONG THE SOUTH LINE OF SAID DEDICATED PROPERTY, SOUTH 70 DEGREES 00 MINUTES 05 SECONDS EAST A DISTANCE OF 613.26 FEET TO A SET REBAR; THENCE LEAVING THE SOUTHERN LINE OF SAID MISSOURI DEPARTMENT OF TRANSPORTATION PROPERTY, SOUTH 20 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 332.75 FEET TO A SET REBAR; THENCE SOUTH 44 DEGREES 54 MINUTES 04 SECONDS WEST A DISTANCE OF 183.90 FEET TO A SET SPINDLE IN THE NORTH RIGHT OF WAY LINE OF FORESAID LONG ROAD CROSSING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 385.00 FEET, AN ARC LENGTH OF 328.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 53 MINUTES 16 SECONDS WEST, 318.66 FEET TO A SET REBAR AT THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 87 DEGREES 43 MINUTES 02 SECONDS WEST A DISTANCE OF 23.91 FEET TO THE POINT OF BEGINNING, CONTAINING 232,925 SQUARE FEET, OR 5.347 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC., DURING THE MONTH OF FEBRUARY, 2007.
END OF DESCRIPTION

LAND DESCRIPTION

LOT B-2
A TRACT OF LAND BEING PART OF LOT B OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, A RESUBDIVISION OF LONG ROAD CROSSING, AS RECORDED IN PLAT BOOK 354 PAGE 186 OF THE ST. LOUIS COUNTY LAND RECORDS IN ST. LOUIS COUNTY, MISSOURI AND FURTHER BEING DESCRIBED AS FOLLOWS:
BEGINNING FOR REFERENCE AT A SET 1/2" X 1/8" REBAR WITH CAP STAMPED "MARLER 347-D" (TYPICAL) ON THE NORTH RIGHT OF WAY LINE OF LONG ROAD CROSSING (40 FEET WIDE) AS PLATTED IN PLAT BOOK 354 PAGE 186, MARKING THE SOUTHWEST CORNER OF SAID LOT B; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF SAID LONG ROAD CROSSING, NORTH 02 DEGREES 27 MINUTES 24 SECONDS WEST A DISTANCE OF 524.06 FEET TO A FOUND 1/2" IRON PIPE IN THE SOUTH LINE OF PROPERTY DEDICATED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION IN DEED BOOK 352 PAGE 232; THENCE ALONG THE SOUTH LINE OF SAID DEDICATED PROPERTY, SOUTH 70 DEGREES 00 MINUTES 05 SECONDS EAST A DISTANCE OF 613.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUE ALONG SAID MISSOURI DEPARTMENT OF TRANSPORTATION PROPERTY, SOUTH 70 DEGREES 00 MINUTES 05 SECONDS EAST A DISTANCE OF 277.62 FEET TO A FOUND 1/2" IRON PIPE IN THE WEST RIGHT OF WAY LINE OF LONG ROAD CROSSING (VARIABLE WIDTH); THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00 DEGREES 44 MINUTES 06 SECONDS WEST A DISTANCE OF 126.39 FEET TO POINT, FROM WHICH A FOUND 1/2" REBAR BEARS NORTH 13 DEGREES 52 MINUTES EAST 0.24 FEET, AND A FOUND RIGHT OF WAY MARKER BEARS NORTH 30 DEGREES 53 MINUTES WEST A DISTANCE OF 3.0 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01 DEGREE 17 MINUTES 07 SECONDS EAST A DISTANCE OF 222.89 FEET TO A SET REBAR AT THE NORTHEAST CORNER OF LOT C OF FORESAID RESUBDIVISION; THENCE ALONG SAID NORTH LINE OF LOT C, SOUTH 88 DEGREES 35 MINUTES 32 SECONDS WEST A DISTANCE OF 202.59 FEET TO A SET REBAR AT THE NORTHEAST CORNER OF SAID LOT C; THENCE ALONG THE WESTERN PROPERTY LINE OF SAID LOT C, SOUTH 00 DEGREES 24 MINUTES 28 SECONDS EAST A DISTANCE OF 45.69 FEET TO A SET REBAR AT THE NORTHEAST CORNER OF LOT D OF ABOVE MENTIONED RESUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT D, SOUTH 89 DEGREES 35 MINUTES 32 SECONDS WEST A DISTANCE OF 180.00 FEET TO A SET REBAR; THENCE SOUTH 60 DEGREES 57 MINUTES 50 SECONDS WEST A DISTANCE OF 53.40 FEET TO A SET SPINDLE IN THE NORTH RIGHT OF WAY LINE OF FORESAID LONG ROAD CROSSING, MARKING THE NORTHEAST CORNER OF SAID LOT D; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID LONG ROAD CROSSING, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET, AN ARC LENGTH OF 113.72 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 01 MINUTES 16 SECONDS WEST, 113.33 FEET TO A SET SPINDLE; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 44 DEGREES 54 MINUTES 04 SECONDS EAST A DISTANCE OF 183.90 FEET TO A SET REBAR; THENCE NORTH 20 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 332.75 FEET TO THE POINT OF BEGINNING, CONTAINING 159,108 SQUARE FEET, OR 3.652 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC., DURING THE MONTH OF FEBRUARY, 2007.
END OF DESCRIPTION

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT AT THE REQUEST OF CIVIL ENGINEERING DESIGN CONSULTANTS INC., WE HAVE DURING THE MONTH OF FEBRUARY, 2007, PERFORMED A BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY ON LOT B OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3 AND 4, A RESUBDIVISION OF LONG ROAD CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 354 PAGE 186 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS DRAWING, AND HAVE CAUSED THE SAME TO BE SPLIT INTO TWO PARCELS AS SHOWN ON THIS PLAT AND SHALL BE COLLECTIVELY KNOWN HEREAFTER AS 722 LONG ROAD CROSSING MINOR SUBDIVISION PLAT; THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (10 CSR 30-2.020) AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (4 CSR 30-16.070), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER OF 2003. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2007.

MARLER SURVEYING COMPANY INC.
MISSOURI COMP. NO. L.S. 347-D
By: DELMAR F. VINCENT
MISSOURI CERT. NO. L.S. 1869

TITLE COMMITMENT PROVIDED BY
COMMITMENT NO. _____

REVISIONS
REVISION 1 06/11/07 PER COMMENTS FROM CITY OF CHESTERFIELD

MARLER SURVEYING
REGISTERED LAND SURVEYORS
11402 GRAVOIS RD. SUITE 200, ST. LOUIS, MO 63126
(314) 729-1001 PH. (314) 729-1044 FAX
CH'D BY: D.F.V.

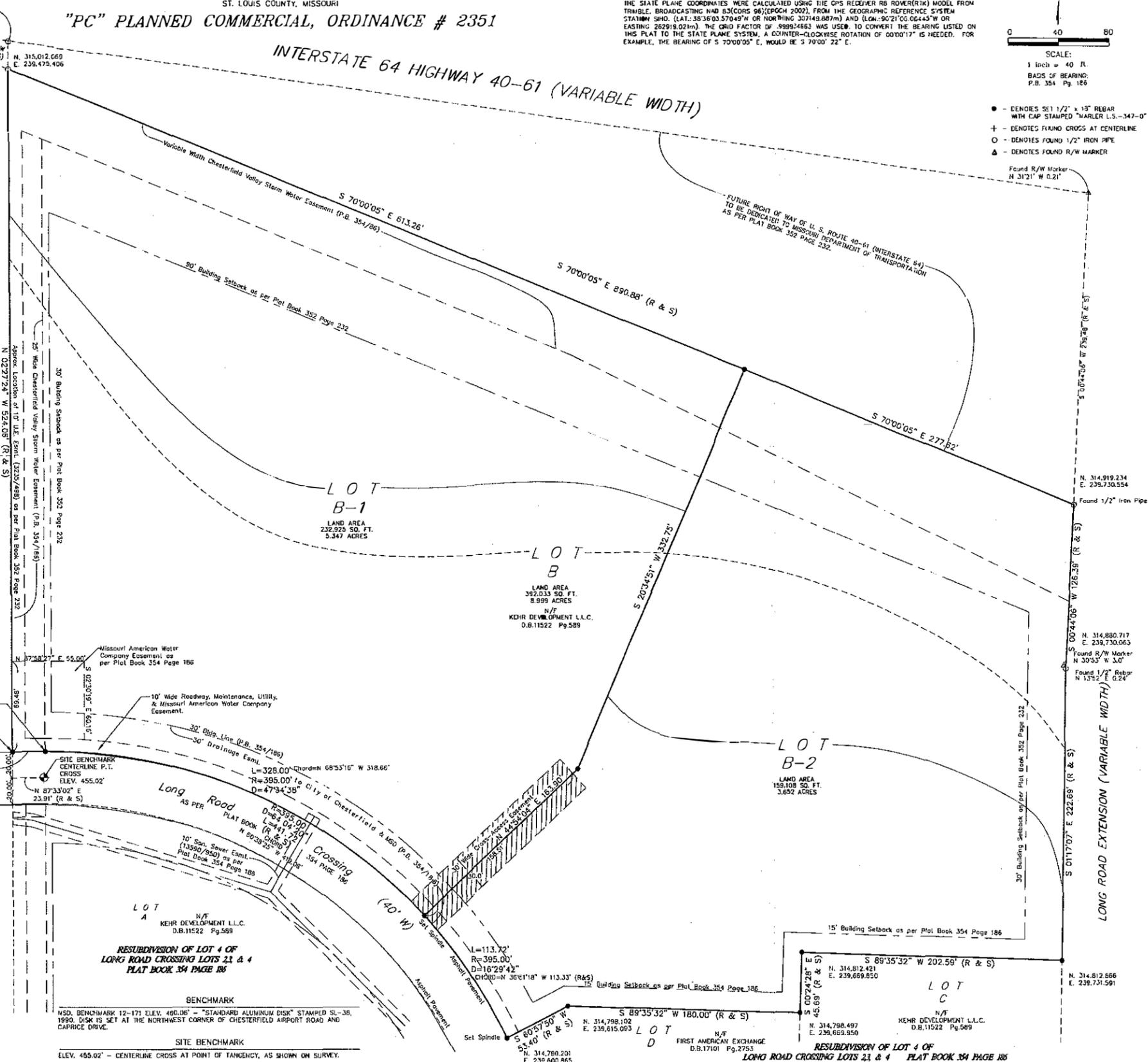
**LONG ROAD CROSSING LIPTON PARCEL
PLAT BOOK 355 PAGE 53**

LOT 7
N/F
LIPTON REALTY INC.
D.B.8193 Pg.629

LOT B
N/F
KEHR DEVELOPMENT L.L.C.
D.B.11522 Pg.589

LOT C
N/F
KEHR DEVELOPMENT L.L.C.
D.B.11522 Pg.589

LOT D
N/F
FIRST AMERICAN EXCHANGE
D.B.17101 Pg.2753



MSD BENCHMARK 12-171 ELEV. 480.00' - "STANDARD ALUMINUM DISK" STAMPED SL-38, 1950. DISK IS SET AT THE NORTHEAST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.
ELEV. 455.02' - CENTERLINE CROSS AT POINT OF TANGENCY, AS SHOWN ON SURVEY.