

BILL NO. 2667

ORDINANCE NO. 2483

AN ORDINANCE APPROVING A LOT SPLIT FOR A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE 5TH PRICIPAL MERIDIAN, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI.

WHEREAS, Stock and Associates Consulting Engineers Inc., on behalf of Mark Andy Inc., has submitted for review and approval a Lot Split for Mark Andy Industrial Park located on the north side of Chesterfield Airport Road, between Spirit of St. Louis Boulevard and Goddard Avenue,

WHEREAS, the purpose of this Lot Split is to subdivide a 23 acre tract of land into two (2) lots, to be known as Lot A and Lot B.

WHEREAS, the Department of Planning and Public Works has reviewed the Lot Split in accordance with the subdivision regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinances and 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 Mark Andy Industrial Park which is attached hereto as Exhibit "1" 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 15th day of Sept, 2008.


MAYOR

ATTEST:

CITY CLERK

- This site is zoned "P1" per the City of Chesterfield Ordinance No. 2437
- Bats of bearings adopted from Deed Book 7200, Page 850.
- Subject property lies within Flood Zone "AH" (areas with 1-3 feet flood depths, ponding) and Flood Zone Shaded "X" (areas of 500 year flood; with average depths of less than 1 foot or with drainage areas less than 1 square mile; areas protected by levees from 100-year flood according to the National Flood Insurance Rate map for the St. Louis County, Missouri and Incorporated areas Map Number 29189C0120 H with an effective date of August 2, 1995 and Revised to Reflect LOMR dated April 17, 2000.

4. STATEMENT OF STATE PLANE COORDINATES:

STATION: SL-40
 GRID FACTOR = 0.9999169
 NORTH (Y) = 315379.803
 EAST (X) = 237342.881

NOTE: 1 METER = 3.28083333 FEET
 ALL STATE PLANE COORDINATES ARE IN METERS.

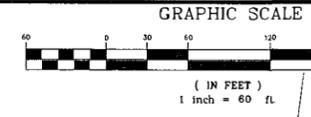
STATION: SL-40, ADJUSTED IN 2000

Station SL-40 to SL-40A Grid Azimuth = 100 Degrees 17 Minutes 44 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during February, 2008 using a Trimble 5600 Total Station and Trimble 4800 GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Deed Book 7200 Page 850. The grid bearing along the Northerly line on this plat is found to be South 83 degrees 04 minutes 07 seconds East. The measured bearing labeled along the same line is South 84 degrees 09 minutes 06 seconds East. The grid bearing from SL-40 to the Northwest corner on this plat is South 70 degrees 51 minutes 23 seconds East 526.810 meters with the scale factor applied.

MARK ANDY INDUSTRIAL PARK

A TRACT OF LAND BEING LOCATED IN
 U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 THIS PLAT CONTAINS 23.002 ACRES±



Property Description
 Total Tract
 A tract of land being part of U. S. Survey 122 and U. S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

BEGINNING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly Highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds West, a distance of 1392.11 feet to the point of intersection with the southern right-of-way line of Missouri State Highway 40-61; thence along said southern right-of-way line South 84 degrees 09 minutes 06 seconds East, a distance of 756.87 feet to the northwest corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 241, Page 44 of the St. Louis County Recorder's Office; thence along the western line of said Chesterfield Valley Center Plat One and Chesterfield Valley Center Plat Three, a subdivision filed for record in Plat Book 316, Page 36 of said recorder's office, South 11 degrees 56 minutes 11 seconds East, a distance of 1397.14 feet to the point of intersection with the aforesaid northern right-of-way line of Chesterfield Airport Road; thence along said northern right-of-way line North 83 degrees 42 minutes 00 seconds West, a distance of 754.80 feet to the Point of Beginning and containing 1,002,006 square feet or 23.002 acres more or less as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of February, 2007.

ST. LOUIS COUNTY BENCHMARK

11-59: ELEV. = 461.50 (U.S.G.S. - NAD 1929 DATUM)
 "U" ON BACK OF ROLLED CURB; 107' SOUTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF THE CENTERLINE OF GODDARD AVENUE.

CHESTERFIELD VALLEY CENTER PLAT ONE

LOT 3

N/F
 DICK MERCANTILE DRIVE, L.P.
 D.B. 16980, PG. 2161
 LOC. NO. 17V51027
 719 GODDARD AVE.

CHESTERFIELD VALLEY CENTER PLAT THREE

LOT 2

N/F
 THE CORONA TWO PARTNERSHIP
 D.B. 9096, PG. 1926
 LOC. NO. 17V520181
 1665 CHESTERFIELD AIRPORT RD.

CHESTERFIELD VALLEY CENTER PLAT ONE

LOT 4

N/F
 EARL E. & MYRTLE E. WALKER, H/W
 D.B. 15297, PG. 3093
 LOC. NO. 17V51036
 735 GODDARD AVE.

Property Description
 Proposed Lot A

A tract of land being part of U. S. Survey 122 and U. S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:
 COMMENCING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly Highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds West, a distance of 774.98 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said eastern line North 12 degrees 05 minutes 36 seconds West a distance of 617.14 feet point of intersection with the southern right-of-way line of Missouri State Highway 40-61; thence along said southern right-of-way line South 84 degrees 09 minutes 06 seconds East, a distance of 756.87 feet to the northwest corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 241, Page 44 of the aforesaid St. Louis County Recorder's Office; thence along the western line of said Chesterfield Valley Center Plat One South 11 degrees 56 minutes 11 seconds East, a distance of 622.86 feet to a point, thence leaving said western line North 83 degrees 42 minutes 00 seconds West, a distance of 757.03 feet to the Point of Beginning and containing 446,112 sq. ft. 10.241 acres as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of December, 2006.

LOT A
 446,112 SQ.FT.
 10.241 ACRES±

Property Description
 Proposed Lot B

A tract of land being part of U. S. Survey 122 and U. S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:
 BEGINNING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly Highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds West, a distance of 774.98 feet, thence leaving said eastern line South 83 degrees 42 minutes 00 seconds East, a distance of 757.03 feet to a point on the western line of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 241, Page 44 of the aforesaid St. Louis County Recorder's Office; thence along said western line and the western line of Chesterfield Valley Center Plat Three, a subdivision filed for record in Plat Book 316, Page 36 of said recorder's office, South 11 degrees 56 minutes 11 seconds East, a distance of 774.28 feet to the point of intersection with the aforesaid northern right-of-way line of Chesterfield Airport Road; thence along said northern right-of-way line North 83 degrees 42 minutes 00 seconds West, a distance of 754.80 feet to the Point of Beginning and containing 555,890 sq. ft. 12.761 acres as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of December, 2006.

LOT B
 555,890 SQ.FT.
 12.761 ACRES±

MISSOURI INTERSTATE 64
 U.S. HIGHWAY 40 / 61
 (PUBLIC)

CHESTERFIELD AIRPORT (VARIABLE WIDTH PUBLIC) ROAD

We, the undersigned owners of tracts of land as shown hereon and held by deeds recorded in Book 7200 Page 850 of St. Louis County Records, being part of U.S. Surveys 122 and 150 Township 45 North, Range 3 East of the 5th Principal Meridian St. Louis County Missouri, have caused the same to be surveyed and subdivided in the manner shown on this plat, which plat shall hereafter be known as:

"Mark Andy Industrial Park"

The area, which for better identification is shown "hatched" on this plat is hereby established as a cross-access and ingress/egress easement and utility easement, reserved by the present and future owners of Lots A and B and their respective successors and assigns, their tenants, sub-tenants, licensees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive rights and privileges for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners of Lots A and B agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from the aforesaid cross-access and ingress/egress easement. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots A and B, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

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, AmerenUE d/b/a Union Electric Company, AT&T of Missouri, d/b/a SBC Missouri, The Metropolitan St. Louis Sewer District, the relevant cable company, Monarch-Chesterfield Levee District, 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.

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 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

Mark Andy, Inc.

By: _____

Print Name

Print Title

State of)
) S.S.
 County of)

On this _____ day of _____ in the year 2008 before me, _____, a Notary Public in and for said state, personally appeared _____, who is the _____ of said corporation, _____, known to me to be the person who executed this plat in behalf of said corporation and acknowledged to me that he executed the same for the purposes herein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year first above written.

Notary Public

Print Name

My commission expires: _____

The undersigned owner and holder of notes secured by Deed of Trust recorded in Deed Book 7200 Page 850, of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____ day of _____, 2008.

Bank

By: _____

Print Name

Print Title

- REVISED 9/5/08: REVISED PER CITY COMMENTS
- REVISED 7/16/08: REVISED PER CITY COMMENTS
- REVISED 4/10/08: REVISED PER CLIENT COMMENTS

MARK ANDY INDUSTRIAL PARK LOT SPLIT PLAT

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH. (636) 530-9100
 FAX (636) 530-9130
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

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|-----------------------|-------------------------|--------------------------------|-------------------|--------|
| DRAWN BY: D.S.H./J.K. | DATE CHECKED BY: 3/6/08 | DATE JOB NUMBER: D.M.E. 3/6/08 | SHEET: 99-1991.01 | 1 of 1 |
|-----------------------|-------------------------|--------------------------------|-------------------|--------|

PREPARED FOR:
 MARK ANDY, INC.
 18081 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63005
 PHONE: (636) 532-4433
 FAX: (636) 519-3502

This is to certify that the Lot Split Plat of Mark Andy Industrial Park was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on _____ day of _____, 2008, and hereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

John Nations, Mayor
 Judy Naggar, City Clerk

SURVEYORS CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have during January 2008, by order of and for the use of Mark Andy, Inc., executed a Property Boundary Survey and Subdivision of a tract of land being located in U.S. Surveys 122 and 150, 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 16, Missouri Minimum Standards for Property Boundary Surveys, 20 CSR 2030-16, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

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

By: _____
 Daniel Ehlmann, Missouri P.L.S. No. 2215

STATE OF MISSOURI)
) S.S.
 COUNTY OF ST. LOUIS)
 On this _____ day of _____, 2008, before me personally appeared _____, to me known, who, being by me duly sworn did say that she is the _____ Bank, 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 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 notarial seal on the day and year first above written.

Notary Public

Print Name

My commission expires: _____