

BILL NO. 2088

ORDINANCE NO. 2506

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR SPIRIT OF ST. LOUIS AIRPORT, ADJUSTED LOT 11, FOR A 6.08 ACRE TRACT OF LAND ZONED "M-3" PLANNED INDUSTRIAL DISTRICT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF EDISON AVENUE AND NORTH BELL AVENUE.

WHEREAS, Pitzman's Company of Surveyors and Engineers, on behalf of St. Louis County, have submitted for review and approval the Lot Split for a 6.08 acre tract of land located northwest corner of the intersection of Edison Avenue and North Bell Avenue; and,

WHEREAS, the purpose of said Lot Split is to subdivide the 6.08 acre parcel of land into a 4.36 acre parcel and a 1.72 acre parcel; and,

WHEREAS, the City of Chesterfield has 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 Spirit of St. Louis Airport, Adjusted Lot 11, 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 12 day of December, 2008.

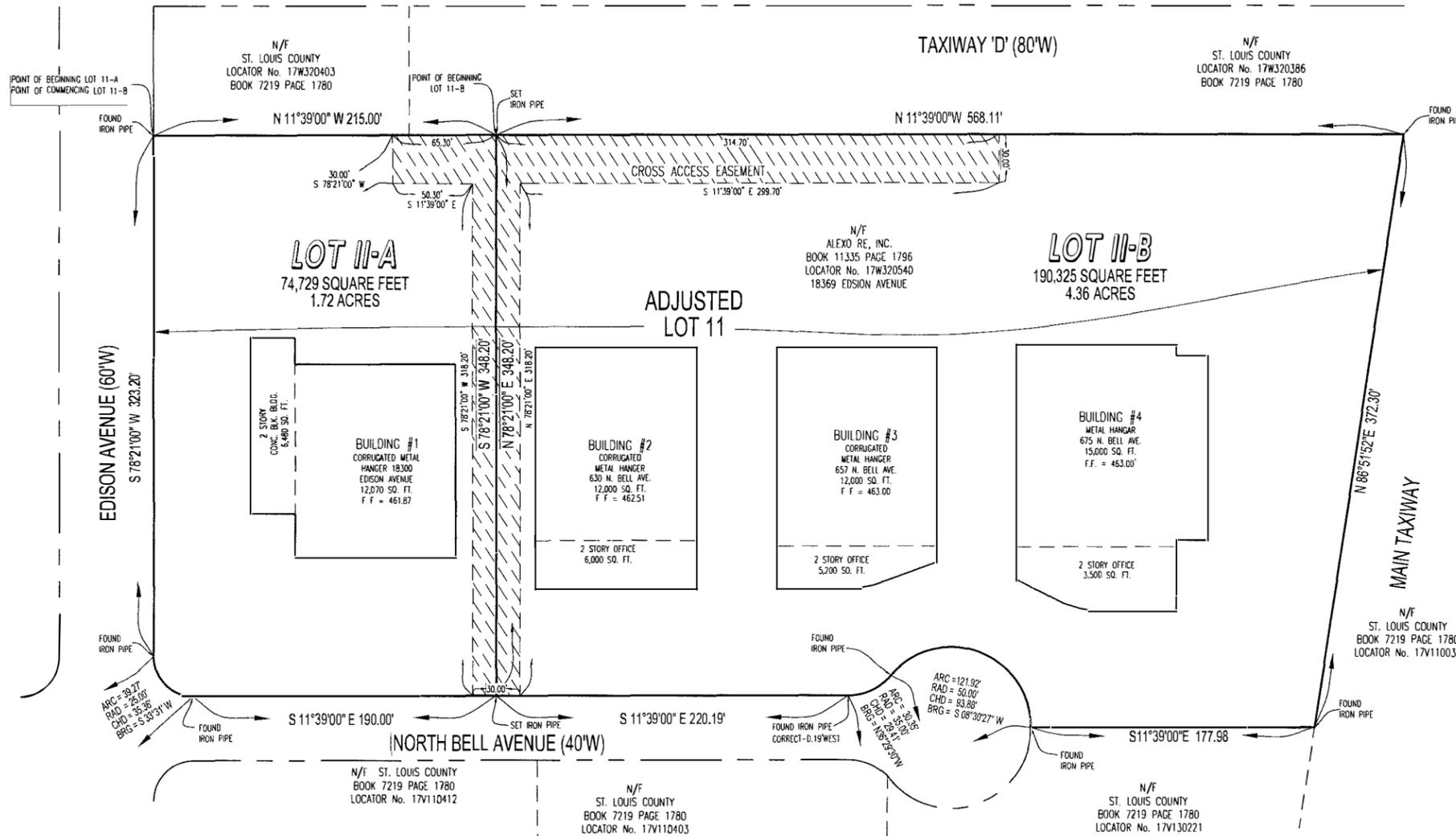

MAYOR

ATTEST:


CITY CLERK

LEASE LOT SPLIT OF ADJUSTED LOT 11

"LOT 11 OF THE BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS 11 AND 12 OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1 PLAT BOOK 347 PAGES 716" OF SPIRIT OF ST. LOUIS AIRPORT - CITY OF CHESTERFIELD, MISSOURI



SURVEYORS NOTES:

- 1.) SOURCE OF TITLE: NO TITLE WAS PROVIDED
- 2.) PROPERTY ZONED: M-3 PLANNED INDUSTRIAL DISTRICT
- 3.) BEARING BASIS: SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1, ACCORDING TO PLAT BOOK 258 PAGE 74
- 4.) BENCHMARK: OBTAINED FROM THE ST. LOUIS COUNTY BENCHMARK BOOK - BM #11-41 EL = 461.32 - "50" ON CORNER OF CONCRETE BASE OF LIGHT STANDARD ALONG NORTH SIDE OF OLIVE STREET ROAD AT ENTRANCE TO SERVICE STATION LOCATED IN WEDGE OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD.
- 5.) THE PROPERTY IS IN ZONE "X" - AREAS OF 500 - YEAR FLOOD; AREAS OF 100 - YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD PER THE "FLOOD INSURANCE RATE MAP, NO. 29183C020H, DATED APRIL 17, 2000. (THE AREA PROTECTED FROM THE ONE PERCENT (1%) ANNUAL CHANCE (100 - YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.)
- 6.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 7.) FOR STATE PLANE COORDINATES REFER TO "RE-LOTING OF LOTS 13, 14, 15, 16, 17 AND 18 OF THE SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1, RECORDED IN PLAT BOOK 345, PAGE 227.

EXISTING DESCRIPTION:

LOT 11 OF "BOUNDARY ADJUSTMENT PLAT OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347 PAGE 716 OF THE ST. LOUIS COUNTY RECORDS.

NEW DESCRIPTION LOT 11-A:

A TRACT OF LAND BEING PART OF LOT 11, OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS 11 AND 12 OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1, RECORDED IN PLAT BOOK 347 PAGE 716, IN THE ST. LOUIS COUNTY RECORDS, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI; BEGINNING AT A POINT ON THE NORTHERN LINE OF EDISON AVENUE (60 FEET WIDE) ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WESTERN LINE OF SAID LOT 11, NORTH 11 DEGREES 39 MINUTES 00 SECONDS WEST 215.00 FEET TO A POINT; THENCE ALONG A LINE PARALLEL TO THE NORTHERN LINE OF SAID EDISON AVENUE, NORTH 78 DEGREES 21 MINUTES 00 SECONDS EAST 348.20 FEET TO THE WESTERN LINE OF NORTH BELL AVENUE (40 FEET WIDE), TO A POINT; THENCE ALONG THE WESTERN LINE OF SAID NORTH BELL AVENUE, SOUTH 11 DEGREES 39 MINUTES 00 SECONDS EAST 190.00 FEET TO A POINT; THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF 35.36 FEET, TO THE NORTHERN LINE OF SAID EDISON AVENUE, TO A POINT; THENCE ALONG THE NORTHERN LINE OF SAID EDISON AVENUE, SOUTH 78 DEGREES 21 MINUTES 00 SECONDS WEST 323.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11, AND THE POINT OF BEGINNING CONTAINING 74,729 SQUARE FEET OR 1.72 ACRES MORE OR LESS AS PREPARED BY PITZMAN'S COMPANY OF SURVEYORS AND ENGINEERS.

NEW DESCRIPTION LOT 11-B:

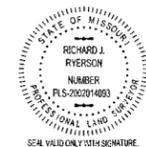
A TRACT OF LAND BEING PART OF LOT 11, OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS 11 AND 12 OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1, RECORDED IN PLAT BOOK 347 PAGE 716, IN THE ST. LOUIS COUNTY RECORDS, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI; COMMENCING AT A POINT ON THE NORTHERN LINE OF EDISON AVENUE (60 FEET WIDE) ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WESTERN LINE OF SAID LOT 11, NORTH 11 DEGREES 39 MINUTES 00 SECONDS WEST 215.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERN LINE OF SAID LOT 11, NORTH 11 DEGREES 39 MINUTES 00 SECONDS WEST 568.11 FEET TO THE NORTHERN LINE OF SAID LOT 11 TO THE SOUTHERN LINE OF MAIN TAXIWAY TO A POINT; THENCE CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 11 TO THE SOUTHERN LINE OF MAIN TAXIWAY TO A POINT; THENCE CONTINUING ALONG THE SOUTHERN LINE OF MAIN TAXIWAY, NORTH 88 DEGREES 51 MINUTES 52 SECONDS EAST 372.30 FEET TO THE EASTERN LINE OF SAID LOT 11 TO A POINT; THENCE CONTINUING ALONG THE EASTERN LINE OF SAID LOT 11, SOUTH 11 DEGREES 39 MINUTES 00 SECONDS EAST 177.98 FEET TO A POINT IN THE NORTH LINE OF NORTH BELL AVENUE; THENCE 121.92 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CHORD OF 93.88 FEET TO A POINT; THENCE 30.35 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CHORD OF 29.41 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERN LINE OF SAID NORTH BELL AVENUE, SOUTH 11 DEGREES 39 MINUTES 00 SECONDS EAST 220.19 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH THE NORTHERN LINE OF SAID EDISON AVENUE, SOUTH 78 DEGREES 21 MINUTES 00 SECONDS WEST 348.20 FEET TO THE WESTERN LINE OF SAID LOT 11 ALSO BEING THE POINT OF BEGINNING CONTAINING 190,325 SQUARE FEET OR 4.36 ACRES MORE OR LESS PREPARED BY PITZMAN'S COMPANY OF SURVEYORS AND ENGINEERS.

THIS IS TO CERTIFY THAT PITZMAN'S CO OF SURVEYORS & ENGINEERS, ON MAY 19, 2008, BY ORDER OF ALEXO RE, INC. HAS EXECUTED A LAND SURVEY & SUBDIVISION PLAT, OF THE PARCEL OF GROUND DESCRIBED HEREON, OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, MISSOURI, AND THAT THE RESULT OF SAID SURVEY AND SUBDIVISION IS CORRECTLY SHOWN HEREON, AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR CLASS URBAN PROPERTY.

IN WITNESS WHEREOF, IT HAS SIGNED & SEALED THE FOREGOING

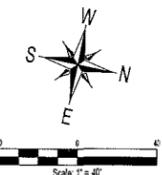
RICHARD J. RYERSON, V.P., MOLS 2002014093
 PITZMAN'S COMPANY OF SURVEYORS & ENGINEERS, 100 & 2820
 2725 SUTTON BLVD.
 ST. LOUIS, MISSOURI 63143
 TEL: 314-781-5665
 FAX: 314-781-1801
 MBL: 314-504-6662
 RICH@PITZMANS.COM

REVISED NOV 17, 2008 ADDED SIGNATURE BLOCK



FINAL PLAT

LEASE LOT SPLIT OF ADJUSTED LOT 11 OF SPIRIT OF ST. LOUIS AIRPORT CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI.



PITZMAN'S COMPANY OF SURVEYORS & ENGINEERS
 2725 SUTTON BLVD.
 ST. LOUIS, MISSOURI 63143
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 A DIVISION OF FRONTIERS ENGINEERING



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ORDER#:	08-403
C.B. OR F.P.#:	#358
DRAWN BY:	SMW
CHECKED BY:	R.J.R.
DATE:	MAY 19, 2008
LOCATOR #	17W320540
SHEET	1 of 1



ST. LOUIS COUNTY THE OWNER OR LESSEE UNDER 99 YEAR LEASE OF THE PARCEL OF GROUND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE, HAS CAUSED SAID PARCEL TO BE SURVEYED AND SUBDIVIDED AND ESTABLISHED IN THE MANNER AS SHOWN ON THIS PLAT, AND SAID SUBDIVISION SHALL HEREAFTER TO BE KNOWN AS

"LEASE LOT SPLIT OF ADJUSTED LOT 11"

CROSS ACCESS EASEMENT IS FOR THE BENEFIT OF LOTS 11-A & 11-B IN THIS SUBDIVISION, EASEMENTS ARE DESIGNED TO BE MATHEMATICALLY CLOSED. IT MAY BE NECESSARY TO EXTEND OR SHORTEN THEIR BOUNDARIES TO COMPLETE THIS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____ 2008.

BY: _____
 PRINTED NAME: _____
 TITLE: _____

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

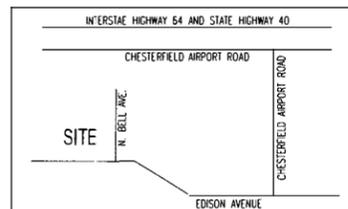
ON THIS _____ DAY OF _____ 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ COUNTY EXECUTIVE OF ST. LOUIS COUNTY, MISSOURI, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ON OATH ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH HE/SHE ACTED EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE RECORD PLAT OF "LEASE LOT SPLIT OF ADJUSTED LOT 11 OF SPIRIT OF ST. LOUIS AIRPORT" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE No. _____ ON THE _____ DAY OF _____ 2008, AND THEREBY 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



LOCATION MAP