

BILL NO. 2760

ORDINANCE NO. 2579

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR CHESTERFIELD VILLAGE, LOTS C140 AND C144, FOR A 2.914 ACRE TRACT OF LAND ZONED "PC&R" PLANNED COMMERCIAL AND RESIDENTIAL DISTRICT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND WILD HORSE CREEK ROAD.

WHEREAS, Chesterfield Village, Inc., has submitted for review and approval the Boundary Adjustment Plat for a 2.914 acre tract of land zoned "PC&R" Planned Commercial and Residential District located on the northwest corner of the intersection of Chesterfield Parkway West and Wild Horse Creek Road; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to remove lot lines to consolidate the property into one parcel; and,

WHEREAS, the City of Chesterfield has reviewed the Boundary Adjustment 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 Boundary Adjustment Plat to the City Council.

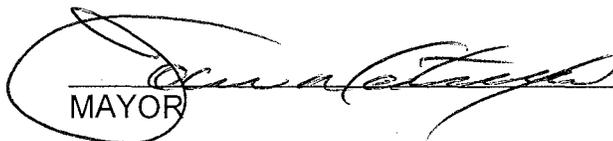
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Boundary Adjustment Plat for Chesterfield Village, Lots C140 and C144 , 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.

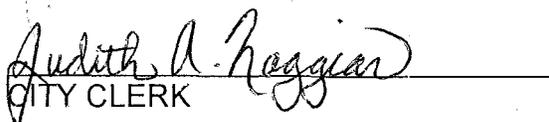
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 16th day of Nov, 2009.


MAYOR

ATTEST:


CITY CLERK

BOUNDARY ADJUSTMENT / LOT CONSOLIDATION OF LOTS C140 & C144

FOUR TRACTS OF LAND BEING PART OF U.S. SURVEY 123 TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

LEGEND
 (S.) SURVEYED
 (D.) DEEDED
 (S119) ADDRESS NUMBER
 (S118) STATE PLAIN COORDINATE

The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83), East Zone by a Static Survey Traverse to Station SL-36 of the St. Louis Geographic Reference System. The Average Site Grid Factor = 0.9999140. The Relative Positional Tolerance of said coordinates is less than fifty parts per million.

Point ID	Northing(m)	Easting(m)
SL-36	310692.5384	243001.2914
S119	313710.1631	244038.4472
S120	313643.0426	244083.3674
S121	313562.2462	244137.4675
S122	313547.7870	244126.5989
S123	313540.5680	244093.5874
S124	313549.2500	244078.9426
S125	313575.3312	244036.4181
S126	313595.0335	244006.4629
S127	313635.7684	243993.1616
S128	313647.6514	244002.6991

VE, VOLZ INCORPORATED HAVE DURING THE MONTH OF AUGUST 2009 BY ORDER OF CHESTERFIELD VILLAGE, INC. MADE A SURVEY AND A BOUNDARY ADJUSTMENT - LOT CONSOLIDATION OF TRACTS KNOWN AS C140 & C144, BEING TRACTS OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND THE RESULTS OF SAID SURVEY AND BOUNDARY ADJUSTMENT ARE REPRESENTED UPON THIS PLAT.

THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI 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 ACCURACY REQUIREMENTS SET FORTH FOR URBAN PROPERTY.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 12 DAY OF NOVEMBER, 2009.


 BRUCE E. THOMAS
 NOTARY PUBLIC
 NO. 2220

VOLZ INCORPORATED

BRUCE E. THOMAS, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 MO P.L.S. #2220

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND ADJUSTED IN THE MANNER SHOWN ON THIS PLAT. IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

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

CHESTERFIELD VILLAGE INC.

KATHLEEN HIGGINS, VICE PRESIDENT

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS) SS

ON THIS ____ DAY OF _____ BEFORE ME PERSONALLY APPEARED KATHLEEN HIGGINS, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE VICE PRESIDENT OF THE BOARD OF DIRECTORS OF CHESTERFIELD VILLAGE, INC. AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID BOARD OF DIRECTORS BY AUTHORITY OF ITS MEMBERS AND SAID VICE PRESIDENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT OF SAID BOARD OF DIRECTORS.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

DATE _____

NOTARY PUBLIC

ORIGINAL TRACT A
 PER DEED BOOK 12463 PAGES 587-588 FILED MARCH 2, 2000 CONVEYED TO CHESTERFIELD VILLAGE, INC.

A PART OF A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWEST LIMITED ACCESS LINE OF U.S. HIGHWAY 40 WITH THE SOUTHWEST LINE OF PROPERTY CONVEYED TO CHARLES E. SONTAG AND CLARA F. SONTAG, HIS WIFE, BY INSTRUMENT RECORDED IN DEED BOOK 2914 PAGE 313 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWESTWARDLY ALONG SAID SOUTHWEST LINE, A DISTANCE OF 277.75 FEET TO A POINT ON A NEW LIMITED ACCESS LINE RESTRICTING ABUTTERS' RIGHTS OF ACCESS TO AND FROM RAMP "A"; THENCE NORTHWESTWARDLY ALONG SAID NEW LIMITED ACCESS LINE FORMING AN ANGLE OF 124 DEGREES 14 MINUTES 54 SECONDS TO THE RIGHT OR TO THE NORTHWEST OF THE LAST DESCRIBED LINE, A DISTANCE OF 14.71 FEET TO A POINT; THENCE NORTHEASTWARDLY ALONG SAID NEW LIMITED ACCESS LINE FORMING AN ANGLE OF 56 DEGREES 49 MINUTES 51 SECONDS TO THE RIGHT OR TO THE NORTHEAST OF THE LAST DESCRIBED LINE, A DISTANCE OF 400 FEET TO A POINT; THENCE NORTHEASTWARDLY ALONG SAID NEW LIMITED ACCESS LINE FORMING AN ANGLE OF 08 DEGREES 34 MINUTES 03 SECONDS TO THE LEFT OR TO THE NORTHEAST OF THE LAST DESCRIBED LINE, A DISTANCE OF 226.87 FEET TO A POINT ON THE AFORESAID SOUTHWEST LIMITED ACCESS LINE OF U.S. HIGHWAY 40; THENCE SOUTHWESTWARDLY ALONG SAID SOUTHWEST LIMITED ACCESS LINE FORMING AN ANGLE OF 118 DEGREES 10 MINUTES 08 SECONDS TO THE RIGHT OR TO THE SOUTHWEST OF THE LAST DESCRIBED LINE, A DISTANCE OF 44.26 FEET TO THE POINT OF BEGINNING.

ORIGINAL TRACT B
 PER DEED BOOK 11628 PAGES 1809 THRU 1811 FILED JUNE 9, 1696 CONVEYED TO CHESTERFIELD VILLAGE, INC.

A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF U.S. HIGHWAY 40 T.R. WITH THE NORTHWEST LINE OF PROPERTY CONVEYED TO PAUL W. KOPSKY AND WIFE AS DESCRIBED IN THE DEED RECORDED IN BOOK 7565 PAGE 147 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWESTWARDLY ALONG SAID NORTHWEST LINE OF THE KOPSKY PROPERTY SOUTH 37 DEGREES 11 MINUTES 00 SECONDS EAST 311.10 FEET TO A POINT ON THE NORTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (AS WIDENED); THENCE NORTHWESTWARDLY ALONG SAID NORTHWEST LINE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 34 DEGREES 46 MINUTES 01 SECOND EAST 1858.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 8.27 FEET TO A POINT AND NORTH 18 DEGREES 31 MINUTES 00 SECONDS WEST 128.81 FEET TO A POINT ON THE SOUTHWEST LINE OF PROPERTY CONVEYED TO ST. LOUIS COUNTY AS DESCRIBED IN THE DEED RECORDED IN BOOK 7358 PAGE 898 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHEASTWARDLY ALONG SAID SOUTHWEST LINE NORTH 37 DEGREES 11 MINUTES 00 SECONDS EAST 278.23 FEET TO A POINT ON THE AFORESAID SOUTHWEST LINE OF U.S. HIGHWAY 40; THENCE SOUTHWESTWARDLY ALONG SAID SOUTHWEST LINE SOUTH 33 DEGREES 55 MINUTES 00 SECONDS EAST 118.25 FEET TO THE POINT OF BEGINNING.

ORIGINAL TRACT C
 PER DEED BOOK 11628 PAGES 1912 THRU 1914 FILED JUNE 9, 1696 CONVEYED TO CHESTERFIELD VILLAGE, INC.

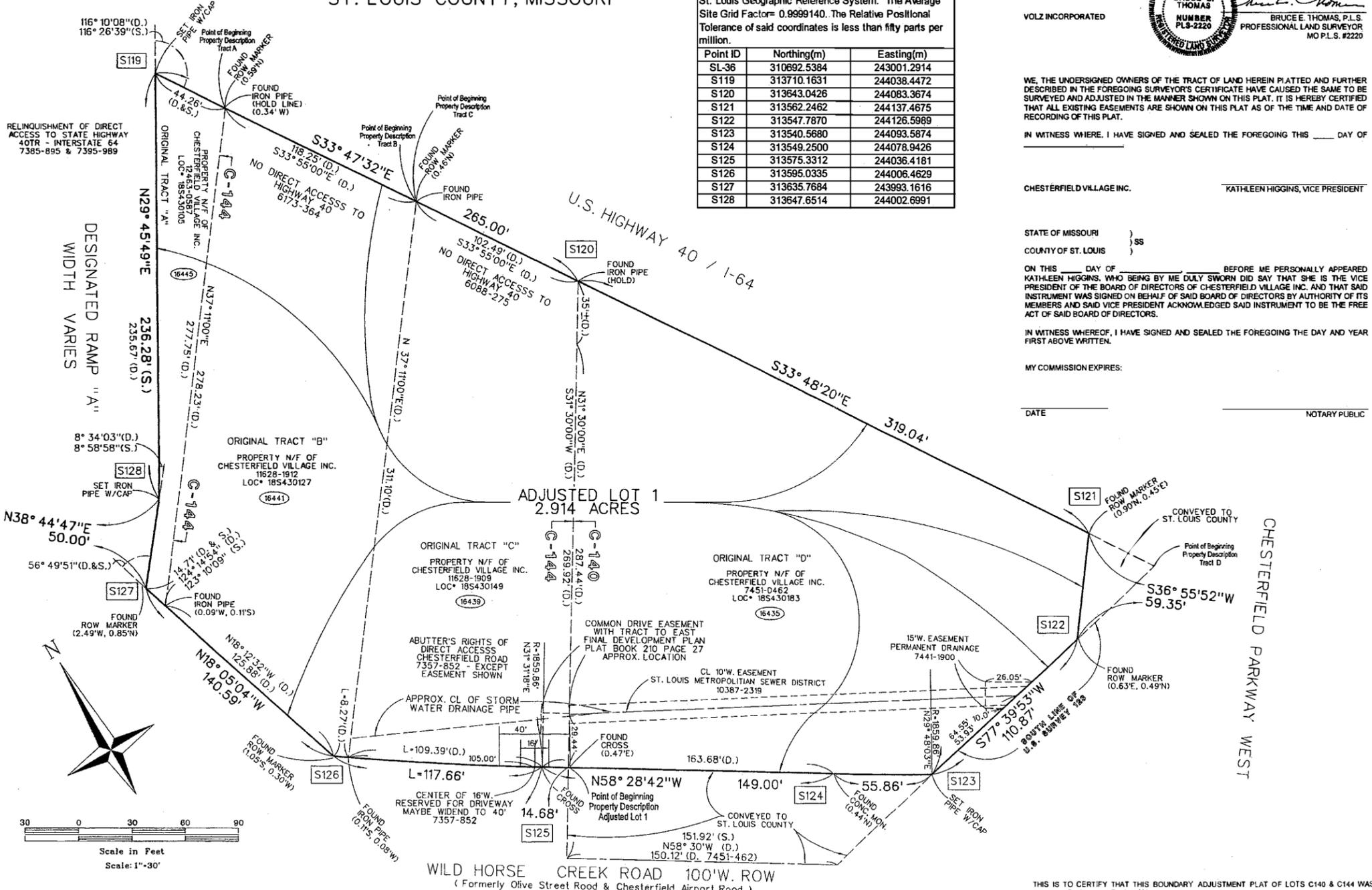
A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF U.S. HIGHWAY 40 T.R. WITH THE NORTHWEST LINE OF PROPERTY CONVEYED TO PAUL W. KOPSKY AND WIFE AS DESCRIBED IN THE DEED RECORDED IN BOOK 7565 PAGE 147 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWESTWARDLY ALONG SAID NORTHWEST LINE OF U.S. HIGHWAY 40 T.R. SOUTH 23 DEGREES 55 MINUTES 00 SECONDS EAST 102.49 FEET TO A POINT ON THE NORTHWEST LINE OF PROPERTY CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED RECORDED IN BOOK 7451 PAGE 462 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWESTWARDLY ALONG SAID NORTHWEST LINE SOUTH 31 DEGREES 30 MINUTES WEST 188.92 FEET TO A POINT ON THE NORTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (AS WIDENED); THENCE NORTHWESTWARDLY ALONG SAID NORTHWEST LINE NORTH 58 DEGREES 36 MINUTES 11 SECONDS WEST 14.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 23 MINUTES 49 SECONDS EAST 1858.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 108.39 FEET TO A POINT; THENCE NORTH 43 DEGREES 11 MINUTES 00 SECONDS EAST 311.10 FEET TO THE POINT OF BEGINNING.

ORIGINAL TRACT D
 PER DEED BOOK 7451 PAGES 462 THRU 464 FILED DECEMBER 15, 1982 CONVEYED TO CHESTERFIELD VILLAGE, INC.

A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SURVEY 123, AND THE WEST LINE OF STATE HIGHWAY NO. 40; THENCE WEST ON THE SOUTH LINE OF SAID SURVEY 123, TO THE INTERSECTION WITH THE CENTER LINE OF OLIVE STREET ROAD; THENCE ON THE CENTER LINE OF OLIVE STREET ROAD, NORTH 58 DEGREES 30 MINUTES WEST 150.12 FEET TO A POINT; THENCE NORTH 31 DEGREES 30 MINUTES EAST 284.77 FEET TO THE MOST NORTHERN CORNER OF A TRACT OF ONE ACRE CONVEYED TO HERBERT BURKHARDT AND WIFE BY DEED RECORDED IN BOOK 877 PAGE 231 OF THE ST. LOUIS COUNTY RECORDS; THENCE ON THE CONTINUATION OF SAID LINE NORTH 31 DEGREES 30 MINUTES EAST 35 FEET, MORE OR LESS, TO THE SOUTHWEST LINE OF STATE HIGHWAY NO. 40, AS NOW ESTABLISHED; THENCE SOUTHWESTWARDLY ON THE SOUTHWEST LINE OF SAID HIGHWAY, AS SURVEYED AND PLATTED BY THE HIGHWAY DEPARTMENT OF THE STATE OF MISSOURI, AND SHOWN ON PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF ST. LOUIS COUNTY, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO ST. LOUIS COUNTY.

ADJUSTED LOT 1
 FOUR (4) TRACTS OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO CHESTERFIELD VILLAGE, INCORPORATED BY INSTRUMENT RECORDED IN BOOK 7451 PAGE 462 OF THE ST. LOUIS COUNTY RECORDS; WHERE THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD (AS NOW WIDENED) INTERSECTS THE WEST LINE OF THE AFORESAID CHESTERFIELD VILLAGE, INCORPORATED TRACT; THENCE AROUND THE FOUR (4) TRACTS THE FOLLOWING COURSES AND DISTANCES: NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 14.58 FEET ALONG THE SAID NORTH LINE OF CHESTERFIELD AIRPORT ROAD; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM 117.66 FEET TO A POINT; THENCE NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 140.59 FEET TO A POINT IN THE EAST LINE OF A STRIP OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INCORPORATED BY INSTRUMENT RECORDED IN BOOK 12463 PAGE 587, SAID EAST LINE BEING THE OFF RAMP FOR INTERSTATE 464 (A.K.A. U.S. 40TR); THENCE ALONG SAID EAST LINE NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET TO A POINT; THENCE NORTH 29 DEGREES 45 MINUTES 49 SECONDS EAST 236.28 FEET TO A POINT IN THE SOUTH LINE OF INTERSTATE 464; THENCE ALONG THE SOUTH LINE OF INTERSTATE 464, SOUTH 33 DEGREES 47 MINUTES 32 SECONDS EAST 255.00 FEET TO A POINT; THENCE CONTINUING ALONG THE AFORESAID SOUTH LINE OF THE INTERSTATE, SOUTH 33 DEGREES 48 MINUTES 20 SECONDS EAST 319.04 FEET TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF INTERSTATE I-64 WITH THE WEST LINE OF CHESTERFIELD PARKWAY WEST, AS CONVEYED TO ST. LOUIS COUNTY BY INSTRUMENT RECORDED IN BOOK 7167 PAGE 415 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE AFORESAID WEST LINE OF CHESTERFIELD PARKWAY WEST, SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 59.35 FEET TO A POINT; THENCE SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 87.87 FEET TO A POINT IN THE NORTH LINE OF THE AFORESAID CHESTERFIELD AIRPORT ROAD (AS NOW WIDENED); THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 46 MINUTES 03 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.66 FEET TO A POINT; THENCE NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 149.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.914 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING THE MONTH OF SEPTEMBER 2009.



CURRENT ZONING
 PC&R - PLANNED COMMERCIAL & RESIDENTIAL
 BUILD TO LINE ALONG WILD HORSE CREEK ROAD
 RIGHT OF WAY

10' LANDSCAPING
 12' SIDEWALK
 0 - 30' BUILDING

NOTES:
 1. PROPERTY REFERENCED FROM BANKER'S & LENDER'S TITLE L.C. ISSUING AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, PER COMMITMENT NO. 4804748-1, COMMITMENT DATE JULY 21, 2008 AT 8:00 AM. THE REFERENCED COMMITMENT WAS RELIED UPON TO DISCLOSE ALL EASEMENTS AFFECTING THIS PROPERTY.

THIS IS TO CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT OF LOTS C140 & C144 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI, BY ORDINANCE NUMBER _____ ON _____ AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

ATTEST:

JOHN NATIONS, MAYOR

JUDY NAGGIAR, CITY CLERK

Sheet 8555-2
 C140 & C144

VOLZ Incorporated
 ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 TRANSPORTATION
 CONST. MANAGEMENT

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