

BILL NO. 2779

ORDINANCE NO. 2597

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RESUBDIVISION PLAT FOR CHESTERFIELD COMMONS WEST, PLAT THREE, A 23.43 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND RHL DRIVE.

WHEREAS, Volz Inc., on behalf of THF Chesterfield Three Development LLC, has submitted for review and approval the Resubdivision Plat for Chesterfield Commons West, Plat Three, located on the southwest corner of the intersection of Chesterfield Airport Road and RHL Drive; and,

WHEREAS, the purpose of said Resubdivision Plat is to resubdivide Lot 6 of a 23.43 acre tract of land into three (3) new lots to be known as Chesterfield Commons West, Plat Three; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval there of; and,

WHEREAS, the City Council having considered said request, voted to approve the Resubdivision Plat.

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

Section 1. The Resubdivision Plat for Chesterfield Commons West, Plat Three, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Resubdivision 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.

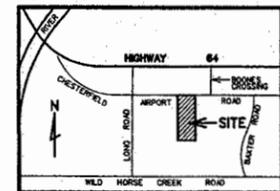
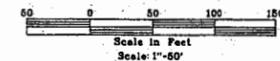
Passed and approved this 1st day of March 2010.


MAYOR

ATTEST:


CITY CLERK

**CHESTERFIELD COMMONS WEST PLAT THREE
A RESUBDIVISION PLAT OF
A TRACT OF LAND BEING LOT 6 OF
"CHESTERFIELD COMMONS WEST PLAT TWO",
U.S. SURVEY 125 TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI**



The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83), East Zone by a State Survey Traverse to Station SL-38 of the St. Louis Geodetic Reference System. The Average Spheroid Factor is 0.9999178. The Relative Positional Tolerance of said coordinates is less than fifty parts per million.

STATION	NORTHING	EASTING
SL-38	34628.248	122071.000
SL-39	34628.248	122071.000
SL-40	34628.248	122071.000
SL-41	34628.248	122071.000
SL-42	34628.248	122071.000
SL-43	34628.248	122071.000
SL-44	34628.248	122071.000
SL-45	34628.248	122071.000
SL-46	34628.248	122071.000
SL-47	34628.248	122071.000
SL-48	34628.248	122071.000
SL-49	34628.248	122071.000
SL-50	34628.248	122071.000
SL-51	34628.248	122071.000
SL-52	34628.248	122071.000
SL-53	34628.248	122071.000
SL-54	34628.248	122071.000
SL-55	34628.248	122071.000
SL-56	34628.248	122071.000
SL-57	34628.248	122071.000
SL-58	34628.248	122071.000
SL-59	34628.248	122071.000
SL-60	34628.248	122071.000
SL-61	34628.248	122071.000
SL-62	34628.248	122071.000
SL-63	34628.248	122071.000
SL-64	34628.248	122071.000
SL-65	34628.248	122071.000
SL-66	34628.248	122071.000
SL-67	34628.248	122071.000
SL-68	34628.248	122071.000
SL-69	34628.248	122071.000
SL-70	34628.248	122071.000
SL-71	34628.248	122071.000
SL-72	34628.248	122071.000
SL-73	34628.248	122071.000
SL-74	34628.248	122071.000
SL-75	34628.248	122071.000
SL-76	34628.248	122071.000
SL-77	34628.248	122071.000
SL-78	34628.248	122071.000
SL-79	34628.248	122071.000
SL-80	34628.248	122071.000
SL-81	34628.248	122071.000
SL-82	34628.248	122071.000
SL-83	34628.248	122071.000
SL-84	34628.248	122071.000
SL-85	34628.248	122071.000
SL-86	34628.248	122071.000
SL-87	34628.248	122071.000
SL-88	34628.248	122071.000
SL-89	34628.248	122071.000
SL-90	34628.248	122071.000
SL-91	34628.248	122071.000
SL-92	34628.248	122071.000
SL-93	34628.248	122071.000
SL-94	34628.248	122071.000
SL-95	34628.248	122071.000
SL-96	34628.248	122071.000
SL-97	34628.248	122071.000
SL-98	34628.248	122071.000
SL-99	34628.248	122071.000
SL-100	34628.248	122071.000

STATION NAME: SL-38
NORTHING: 34628.248 METERS
EASTING: 122071.000 METERS
MAD: 83.120271 - 2007 ADJUSTMENT
GRID FACTOR: 0.9999178
NOTE: 1 METER = 3.28083333

We have during the month of October 2009 by order of TTP Chesterfield Three Development LLC made a survey and subdivision plat of a tract of land being Lot 6 of "Chesterfield Commons West - Plat Two", in U.S. Survey 125, in Township 45 North - Range 4 East, City of Chesterfield, Missouri, St. Louis County, Missouri and the results are represented on this plat. This survey was conducted in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors 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 15th day of January, 2010.

VOLZ INCORPORATED

 ERIC J. KIRBY
 MISSOURI LICENSE NO. 012720
 STATE OF MISSOURI
 COMMISSION EXPIRES 12/31/2012

- Notes:
1. Basis for bearings: Missouri State Plane Coordinate System, East Zone Grid Azimuths: 266 degrees 49 minutes 04 seconds GCS Azimuth: South 86 degrees 49 minutes 04 seconds West Station Name: SL-38, 1990 Azimuth Mark: SL-38A, 1990
 2. Property referenced from Chesterfield Land Title Insurance Company commitment for this plat is recorded in Plat Book 353 page 792 of the St. Louis County Records, Missouri and being more particularly described as:
 3. Easement granted to St. Louis County Water Company under case no. 507563. (shown herein)
 4. Easement granted to the Metropolitan St. Louis Sewer District by instrument recorded in Book 7926 page 2377. (shown herein)
 5. U.S.G.S. Datum Orthostatics

A tract of land being Lot 6 of "Chesterfield Commons West Plat Two", a subdivision according to the plat thereon recorded in Plat Book 353 page 792 of the St. Louis County Records, Missouri and being more particularly described as:

Beginning at the intersection of the West right of way line of R1E Drive, varying width, with the South line of Lot 5 of said "Chesterfield Commons West Plat Two"; thence Southwesterly along the West line of R1E Drive, varying width, the following courses and distances: South 00 degrees 33 minutes 41 seconds East 91.11 feet and South 00 degrees 21 minutes 46 seconds West 789.31 feet to the South line of said "Chesterfield Commons West Plat Two"; thence along said "Chesterfield Commons West Plat Two" a subdivision according to the plat thereon recorded in Plat Book 353 page 792 of the St. Louis County Records; thence North 00 degrees 34 minutes 15 seconds East 879.46 feet along said East line to the North line of Lot 6 of "Chesterfield Commons West Plat Two"; thence along Eastwesterly along said North line of Lot 6 the following courses and distances: North 89 degrees 35 minutes 06 seconds East 484.79 feet, North 44 degrees 35 minutes 06 seconds East 42.60 feet, North 00 degrees 24 minutes 54 seconds West 164.37 feet, North 45 degrees 25 minutes 05 seconds West 70.18 feet, North 89 degrees 35 minutes 06 seconds East 221.02 feet, South 44 degrees 35 minutes 06 seconds West 77.79 feet, South 00 degrees 24 minutes 54 seconds East 175.30 feet, South 45 degrees 24 minutes 54 seconds East 37.51 feet, North 89 degrees 35 minutes 06 seconds East 99.85 feet, South 44 degrees 35 minutes 06 seconds East 26.96 feet and North 89 degrees 35 minutes 06 seconds East 363.75 feet to the point of beginning and containing 23.429 Acres according to survey by Volz Inc. during December 2009.

We, the undersigned owners of the tract of land herein plotted and herein described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as "Chesterfield Commons West Plat Three".

Two portions reserved for each block created (indicated as A) and some portions reserved at all lot corners (indicated as B) will be set, with the exception that the lots set corners may be reserved by setback or crocket cut in accordance with the provisions of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.040 of the Missouri Department of Natural Resources and 4 CSR 30-16.000 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

Building lines as shown on this plat are hereby established.
 Certain Lots are subject to the Dedication, Conveyance and Restrictions recorded in Book 353 Page 792. As cross access easements are hereby established between all contiguous subdivisions. Cross access shall be required in accordance with the provisions governing Common Access Facilities in the aforementioned Dedication. The specific location for cross access between individual lots shall be determined in conjunction with separate site plan approvals and building permits for the applicable lots from the City of Chesterfield.

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 _____, 2010.

TTP CHESTERFIELD THREE DEVELOPMENT, L.L.C.
 Michael H. Stuenkel, Manager

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS)

On this _____ day of _____, 2010, before me personally appeared Michael H. Stuenkel, who being by me duly sworn he is the Manager of TTP Chesterfield Three Development, L.L.C., 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 Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.
 My Commission Expires: _____
 Notary Public

WHEREAS, _____ by a deed of trust, dated _____ and recorded in the Recorder's Office, in and for the County of St. Louis and State of Missouri, in Book 17933 at page 773, certain real estate, to secure the payment of certain note or notes as said deed described and set forth.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes as amended through the date of this plat, does hereby consent to the subdivision of the subject property in the manner shown on this plat and

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging to, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 2010.
 By: _____
 Print Name & Title: _____

STATE OF _____)
 COUNTY OF _____)

On this _____ day of _____, 2010, before me personally appeared _____, who personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in his/her authorized capacity, and that by his/her signature in the instrument the person or the entity upon behalf of which the person acted executed the instrument.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.
 My Commission Expires: _____
 Notary Public

This is to certify that this plat of "Chesterfield Commons West Plat Three" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ and is hereby authorized the recording of this plat with the Office of the St. Louis County Recorder of Deeds.

ATTEST:
 John Nelson, MAYOR
 Notary Public: CITY CLERK

VOLZ INCORPORATED
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS
 1849 DIXON ROAD DEVL. BLDG.
 ST. LOUIS, MISSOURI 63117
 PHONE 314-424-4212

THIS PLAT CONTAINS 23.429 ACRES

EXHIBIT
 1
 591999