

BILL NO. 2847

ORDINANCE NO. 2665

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR SPIRIT TRADE CENTER LOTS 12A & 12D ZONED "M3" PLANNED INDUSTRIAL DISTRICT LOCATED A HALF MILE SOUTHWEST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND TRADE CENTER BOULEVARD.

WHEREAS, Stock and Associates on behalf of Pets and Company, LLC and GHH Investments, LLC, has proposed a Boundary Adjustment Plat for the aforementioned tracts; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate the two (2) parcels of land; and,

WHEREAS, the Department of Planning and Public Works has reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinances and forwarded said Boundary Adjustment Plat to the City Council; and,

WHEREAS, the City Council, having considered said request, recommended approval of the Boundary Adjustment Plat.

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 Spirit Trade Center Lot 12A and Spirit Trade Center Lot 12D which is attached hereto as Exhibit 1 and made part hereof as is 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. The Ordinance shall be in full force and effect from and after its passage and approvals.

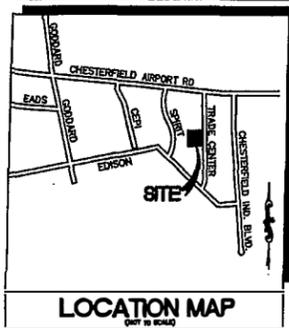
Passed and approved this 15th day of August, 2011

Bruce Heiger
MAYOR

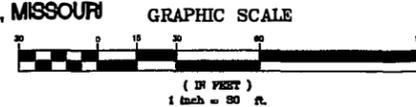
ATTEST:

Judith A. Naggian
CITY CLERK

BOUNDARY ADJUSTMENT PLAT OF LOTS 12A AND 12D OF THE RESUBDIVISION PLAT OF LOT 12 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 12 AND 13 OF SPIRIT TRADE CENTER PLAT TWO AS RECORDED IN PLAT BOOK 354, PAGES 308-309 LOCATED IN U.S. SURVEY 419 AND 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI THIS PLAT CONTAINS 2.018 ACRES



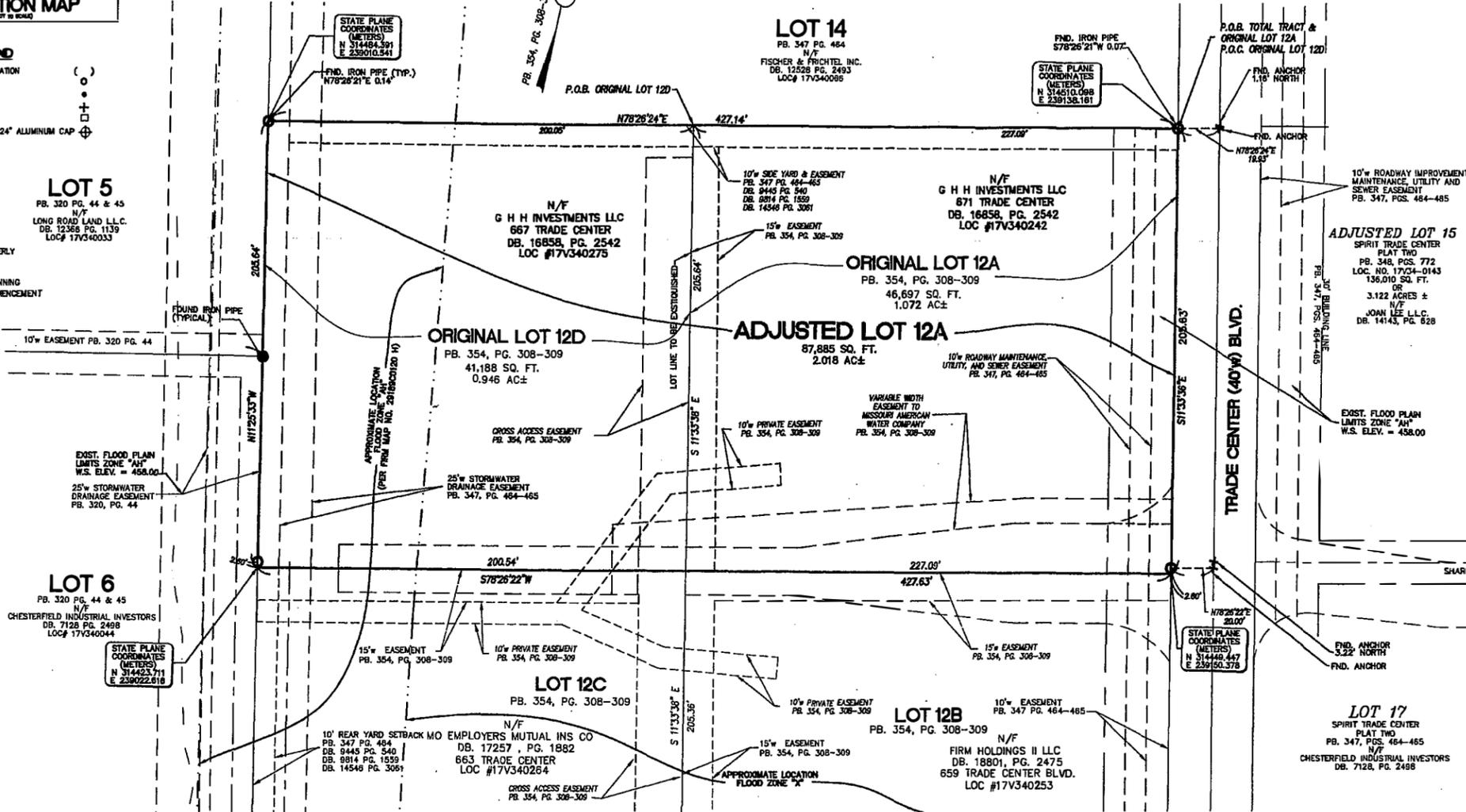
ST. LOUIS COUNTY BENCHMARK 11-59: ELEV=461.60 1/4" ON BACK OF ROLLED CURB, 107' SOUTH OF CL OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF CL OF GODDARD AVENUE



OWNERS CERTIFICATION We, the undersigned owners of Adjusted Lot 12A and 12D of the Resubdivision Plat of Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 354 Pages 308 & 309 of the St. Louis County Records, held by deed recorded in Book Page of said St. Louis County Records, have caused the same to be surveyed and consolidated in land area in the manner shown on this plat, which plat shall hereinafter be known as: 'BOUNDARY ADJUSTMENT PLAT of Lots 12A and 12D of Resubdivision of Adjusted Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two'.

LEGEND DENOTES RECORD INFORMATION FOUND 1/2" IRON PIPE SET IRON PIPE FOUND CROSS FOUND STONE SET 5/8 IRON ROD WITH 24" ALUMINUM CAP

ABBREVIATIONS DB - DEED BOOK FT - FEET FND - FOUND N/F - NOW OR FORMERLY PB - PLAT BOOK PG - PAGE P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT SQ - SQUARE W - WIDE



NOTES: (1) Subject property lies within Flood Zone 'X' (areas of 500-year flood, areas of 100-year flood, with average depths of less than one (1) foot or with drainage areas less than one (1) square mile, areas protected by levees from 10-year floodplain, and in Flood Zone 'AH' (flood depths of from one (1) to three (3) feet) (usually areas of ponding), with a base flood elevation of 458.00 feet according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. This map is identified as Map No. 29189C0120 H with an effective date of August 23, 2000, LOMR April 17, 2000.

PROPERTY DESCRIPTION A tract of land being Lots 12A and 12D of the Resubdivision Plat of Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 354, Pages 308 and 309 located in U.S. Survey 419 and 1010, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows: Beginning at the intersection of the west line of Trade Center Boulevard, 40' wide with the south line of Lot 14 of Spirit Trade Center Plat Two, a subdivision according to the plat thereof recorded in Plat Book 347, page 464 of above said records, said point also being the northern corner of above said Lot 12A, from which a found iron pipe bears, South 78 degrees 28 minutes 21 seconds West 0.07 feet, thence southwesterly along said west line, South 11 degrees 33 minutes 36 seconds East, 215.63 feet to the northeastern corner of Lot 12B of above said Resubdivision Plat; thence along the north line of Lots 12B and 12C of said Resubdivision Plat, South 78 degrees 28 minutes 22 seconds West, 427.63 feet to the east line of Lot 6 of Spirit Trade Center Plat One, a subdivision according to the plat thereof recorded in Plat Book 320, Pages 44 and 45 of above said records; thence along the east line of Lots 6 and 5 of said Spirit Trade Center Plat One, North 11 degrees 25 minutes 33 seconds West, 205.64 feet, to the northeastern corner of above said Lot 12D, from which a found iron pipe bears North 78 degrees 28 minutes 21 seconds East, 0.14 feet, said point also being located on the south line of the aforementioned Lot 14 of Spirit Trade Center Plat Two of the above said records; thence along said south line North 78 degrees 28 minutes 24 seconds East, 427.14 feet to the Point of Beginning and containing 87,885 square feet or 2.018 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on July 27, 2011.

ORIGINAL LOT 12A A tract of land being Lot 12A of the Resubdivision Plat of Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 354, Pages 308 and 309 located in U.S. Survey 419 and 1010, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows: Beginning at the intersection of the west line of Trade Center Boulevard, 40' wide with the south line of Lot 14 of Spirit Trade Center Plat Two, a subdivision according to the plat thereof recorded in Plat Book 347, page 464 of above said records, said point also being the northeastern corner of above said Lot 12A, from which a found iron pipe bears, South 78 degrees 28 minutes 21 seconds West 0.07 feet, thence southwesterly along said west line, South 11 degrees 33 minutes 36 seconds East, 205.63 feet to the northeastern corner of Lot 12B of above said Resubdivision Plat; thence along the north line of said Lot 12B, South 78 degrees 28 minutes 22 seconds West, 227.09 feet to the northeastern corner of said Lot 12C; thence along the common line of Lots 12A and 12D; North 11 degrees 33 minutes 38 seconds West, 205.64 feet to the northeastern corner of above said Lot 12A, said point also being located on the south line of the aforementioned Lot 14 of Spirit Trade Center Plat Two of the above said records; thence along said south line North 78 degrees 28 minutes 24 seconds East, 227.09 feet to the Point of Beginning and containing 46,697 square feet or 1.072 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on August 3, 2011.

PREPARED FOR: PETS & COMPANY, LLC 17701 EDISON AVE, #104, CHESTERFIELD, MISSOURI 63005 PHONE: (636) 530-7387

This is to certify that the 'BOUNDARY ADJUSTMENT PLAT of Lots 12A and 12D of the Resubdivision Plat of Adjusted Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two' was approved by the City Council of the City of Chesterfield by Ordinance No. 2011-011, and hereby is authorized the recording this plat with the Office of the St. Louis County Recorder of Deeds. By: Bruce Osler, Mayor By: Judith Nagler - City Clerk

ORIGINAL LOT 12D A tract of land being Lot 12D of the Resubdivision Plat of Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 354, Pages 308 and 309 located in U.S. Survey 419 and 1010, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows: Commencing at the intersection of the west line of Trade Center Boulevard, 40' wide with the south line of Lot 14 of Spirit Trade Center Plat Two, a subdivision according to the plat thereof recorded in Plat Book 347, page 464 of above said records, said point also being the northeastern corner of above said Lot 12A, from which a found iron pipe bears, South 78 degrees 28 minutes 21 seconds West 0.07 feet, thence along said south line South 78 degrees 28 minutes 24 seconds West, 227.09 feet to the northeastern corner of above said Lot 12D, said point also being the POINT OF BEGINNING of the herein described tract; thence along the common line of Lots 12A and 12D, South 11 degrees 33 minutes 38 seconds East, 205.64 feet to the northeastern corner of Lot 12C of above said Resubdivision Plat; thence along the north line of said Lot 12C, South 78 degrees 28 minutes 22 seconds West, 200.54 feet to the east line of Lot 6 of Spirit Trade Center Plat One, a subdivision according to the plat thereof recorded in Plat Book 320, Pages 44 and 45 of above said records; thence along the east line of Lots 6 and 5 of said Spirit Trade Center Plat One, North 11 degrees 25 minutes 33 seconds West, 205.64 feet to the northeastern corner of above said Lot 12D, from which a found iron pipe bears North 78 degrees 28 minutes 21 seconds East, 0.14 feet, said point also being located on the south line of the aforementioned Lot 14 of Spirit Trade Center Plat Two of the above said records; thence along said south line, North 78 degrees 28 minutes 24 seconds East, 200.05 feet to the Point of Beginning and containing 41,168 square feet or 0.946 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on August 3, 2011.

IN WITNESS WHEREOF, the parties have hereunto set their hand this 7th day of July, 2011. Pets and Company, LLC, a Missouri Limited Liability Company By: [Signature] PRINT NAME

STATE OF MISSOURI))SS COUNTY OF ST. LOUIS) On this 7th day of July, 2011, before me personally appeared [Signature] who being by me duly sworn, did say he/she is the [Signature] of the State of Missouri, and that said instrument was signed and sealed in behalf of said limited liability company, and said [Signature] acknowledged said instrument to be the free act and deed of said limited liability company. IN TESTIMONY WHEREOF, I have signed and sealed the foregoing this day and year first above written. Notary Public [Signature] Print Name

My commission expires: [Date] The undersigned Owner and Holder of Notes as secured by Deed of Trust recorded in Book Page of the St. Louis County Records, does hereby join in and approve, in every detail, the foregoing 'BOUNDARY ADJUSTMENT PLAT of Lots 12A and 12D of the Resubdivision of Adjusted Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two'. IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this 7th day of July, 2011. By: [Signature] Print Name

STATE OF MISSOURI))SS COUNTY OF ST. LOUIS) On this 7th day of July, 2011, before me personally appeared [Signature] to me known, and who being by me duly sworn, did say that he/she is the [Signature] of [Signature] and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said [Signature] 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 of the day and year last above written. Notary Public [Signature] Print Name

My commission expires: [Date] SURVEYORS CERTIFICATION This is to certify that Stock and Associates Consulting Engineers, Inc. have, during July, 2011, by order of and the use of Pets and Company, LLC, a Missouri Limited Liability Company, executed a Property Boundary Survey and prepared a BOUNDARY ADJUSTMENT PLAT of a tract of land being Lots 12A and 12D of the Resubdivision of Adjusted Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 354 Pages 308 and 309 located in U.S. Survey 419 and 1010, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and consolidation plat are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for 'Class Urban Property' as defined in Chapter 16, Land Surveying 20 CSR 2030-16 of the Missouri Minimum Standards for Professional Land Surveyors, and adopted by The Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. L.C. No. 222-D By: [Signature] 8/4/11 Daniel Ehlmann, Missouri P.L.S. 2215

① 8/04/11 REVISED PER CITY COMMENTS ① 8/03/11 REVISED PER CITY COMMENTS DATED: 8/02/11

BOUNDARY ADJUSTMENT PLAT LOTS 12A AND 12D STOCK & ASSOCIATES Consulting Engineers, Inc. 257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9100 e-mail: general@stockassoc.com Web: www.stockassoc.com DRAWN BY: W.J.P. DATE CHECKED BY: D.M.E. DATE: 7/27/11 211-4810 1 of 1

