

BILL NO. 2931

ORDINANCE NO. 2746

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR SPIRIT VALLEY BUSINESS PARK LOT 1, FOR A 2.664 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED WEST OF SPIRIT VALLEY CENTRAL DRIVE, SOUTH OF OLIVE STREET ROAD (17W420068).

WHEREAS, Stock and Associates Consulting Engineers, Inc., on behalf of Spirit Valley Development LLC., has submitted for review and approval a Lot Split for the above referenced property located west of Spirit Valley Central Drive, south of Olive Street Road; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 2.664 acre tract of land into two (2) lots to be known as Lot 1A and Lot 1B; and,

WHEREAS, the Department of Public Services has reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Lot Split to the City Council; and,

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Lot Split.

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 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 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 20th day of May, 2013

Bob Nation
MAYOR

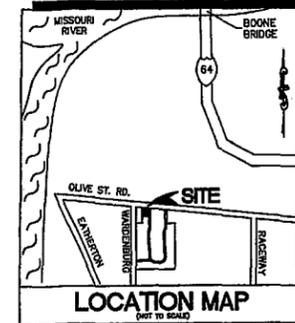
ATTEST:
Vickie G. Hass
CITY CLERK

LOT SPLIT PLAT

OF LOT 1 OF SPIRIT VALLEY BUSINESS PARK AS RECORDED IN PLAT BOOK 356, PAGE 177

TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

THIS PLAT CONTAINS 2.664 AC±

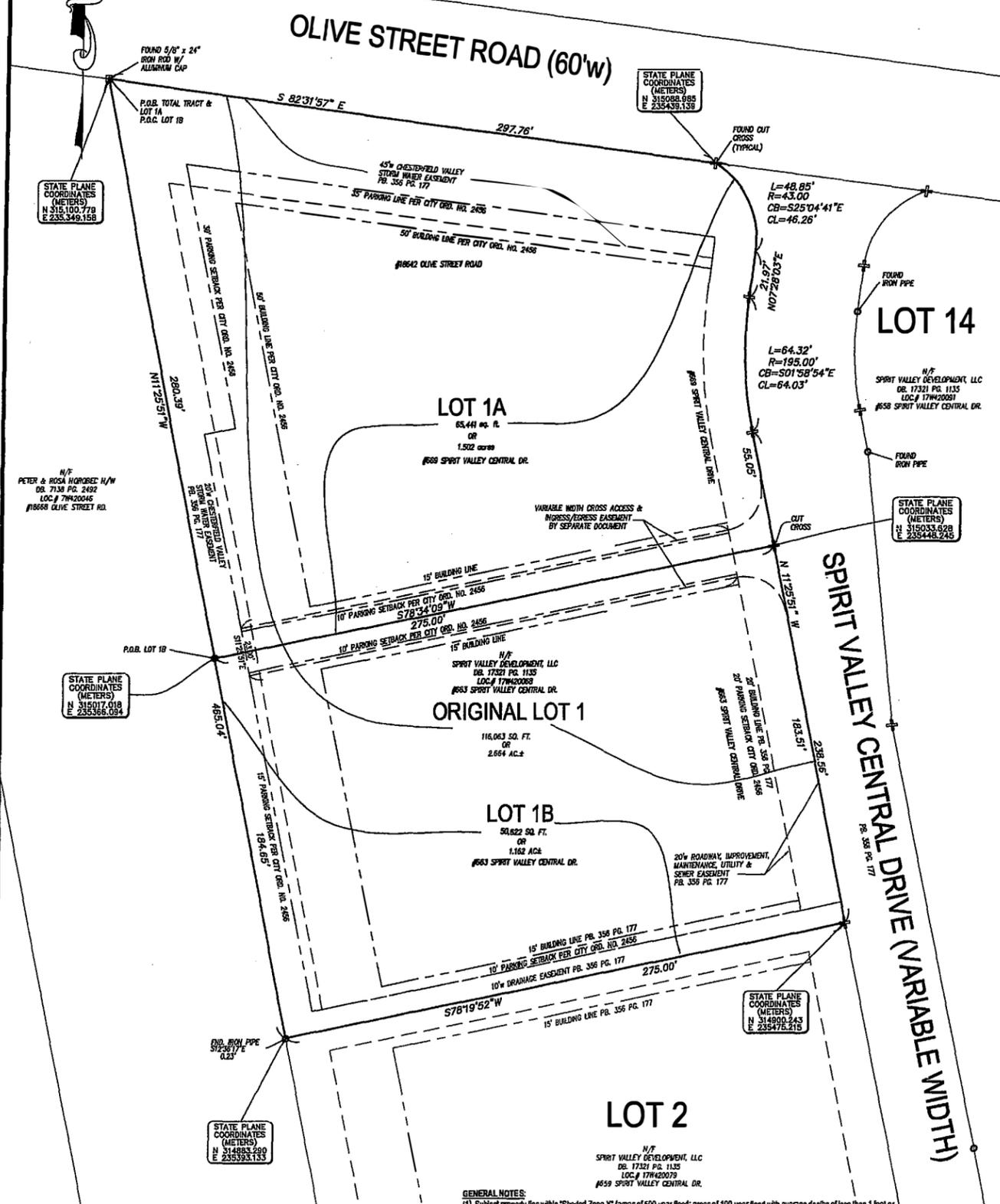
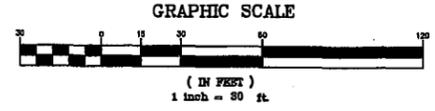


1

257 Ch. St. Louis, MO 63103
314-437-1111
www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

- LEGEND**
- FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - CUT CROSS
 - FOUND CROSS
 - FOUND STONE
 - DENOTES RECORD INFORMATION
- ABBREVIATIONS**
- C.B. CHORD BEARING
 - C.L. CHORD LENGTH
 - D.B. DEED BOOK
 - FT. FEET
 - FRD. FOUND
 - N/F. NOW OR FORMERLY
 - P.B. PLAT BOOK
 - P.C. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - S.Q. SQUARE
 - (66'W) RIGHT-OF-WAY WIDTH



OWNER'S CERTIFICATION

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 subdivided 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.

Permanent and/or semi-permanent monuments shall be set at all lot corners, 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.

This subdivision is hereby subject to the Restrictions and Conditions of Spirit Valley Business Park, as recorded in Deed Book _____ Page _____.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2013.

SPIRIT VALLEY DEVELOPMENT, L.L.C.,
a Missouri limited liability company

By: _____

Print Name: _____

Print Title: _____

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

On this _____ day of _____, 2013, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of SPIRIT VALLEY DEVELOPMENT, L.L.C., a Missouri limited liability company and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company, and the said instrument was signed and sealed in behalf of said limited liability company, by authority of the Board of Directors; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires: _____

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book _____ Page _____ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, I have hereunto set out hand and affixed our corporate seal this _____ day of _____, 2013.

Print Corporate Name

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)
COUNTY OF _____) SS.

On this _____ day of _____, 2013, before me appeared _____, me personally known, who, being by me duly sworn, did say that he is the _____ of _____, known to me to be the person who executed the within instrument in behalf of said _____, and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires: _____

It is to certify that this "Lot Split Plat of Lot 1 of Spirit Valley Business Park" was approved by the City Council of the City of Chesterfield by Ordinance No. _____ on _____, 2013, and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

By: _____ Mayor

By: _____ City Clerk

PROPERTY DESCRIPTIONS

LOT 1A
A tract of land being part of Lot 1 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 of the St. Louis County records, located in U.S. Survey 368, 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 a found iron rod at the northwestern corner of above said Lot 1, said point also being located on the southern right-of-way line of Olive Street Road, 60 feet wide; thence along said southern right-of-way line, South 82 degrees 31 minutes 57 seconds East, 297.76 feet to a found cross at the northwestern corner of Spirit Valley Central Drive, variable width, said point also being the beginning of a curve to the right having a radius of 43.00 feet; thence along the western right-of-way line of said Spirit Valley Central Drive the following courses and distances: along said curve with an arc length of 48.85 feet and a chord which bears South 25 degrees 04 minutes 41 seconds East, 46.26 feet to a found cross at a point of tangency; South 07 degrees 28 minutes 03 seconds West, 21.97 feet to a found cross located at the point of curvature to the left having a radius of 195.00 feet; along said curve with an arc length of 64.32 feet and a chord which bears South 01 degrees 58 minutes 54 seconds East, 64.03 feet to a found cross located at the point of tangency and South 11 degrees 25 minutes 51 seconds East, 65.05 feet; thence departing last said right-of-way line, South 78 degrees 34 minutes 09 seconds West, 275.00 feet to the western line of above said Spirit Valley Business Park Subdivision; thence along said western line, North 11 degrees 25 minutes 51 seconds West, 260.39 feet to the Point of Beginning and containing 65,441 square feet or 1,502 acres more or less.

LOT 1B

A tract of land being part of Lot 1 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 of the St. Louis County records, located in U.S. Survey 368, 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 a found iron rod at the northwestern corner of above said Lot 1, said point also being located on the southern right-of-way line of Olive Street Road, 60 feet wide; thence along the western line of above said Spirit Valley Business Park Subdivision, North 11 degrees 25 minutes 51 seconds East, 260.39 feet to the POINT OF BEGINNING of the herein described tract; thence departing last said western line, North 78 degrees 34 minutes 09 seconds East, 275.00 feet to the western right-of-way line of Spirit Valley Central Drive, variable width; thence along said western right-of-way line, South 11 degrees 25 minutes 51 seconds East, 183.51 feet to a found cross located at the southeastern corner of above said Lot 1; thence along the southern line of said Lot 1, South 78 degrees 34 minutes 09 seconds West, 275.00 feet to the southwestern corner of said Lot 1, from which a found iron pipe bears South 13 degrees 38 minutes 17 seconds East, 0.23 feet; thence along the western line of said Lot 1, North 11 degrees 25 minutes 51 seconds West, 184.65 feet to the Point of Beginning and containing 50,822 square feet or 1.162 acres more or less.

LOT 14

A tract of land being Lot 1 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 of the St. Louis County records, located in U.S. Survey 368, 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 a found iron rod at the northwestern corner of above said Lot 1, said point also being located on the southern right-of-way line of Olive Street Road, 60 feet wide; thence along said southern right-of-way line, South 82 degrees 31 minutes 57 seconds East, 297.76 feet to found out cross at the northwestern corner of Spirit Valley Central Drive, variable width, said point also being the beginning of a curve to the right having a radius of 43.00 feet; thence along the western right-of-way line of said Spirit Valley Central Drive the following courses and distances: along said curve with an arc length of 48.85 feet and a chord which bears South 25 degrees 04 minutes 41 seconds East, 46.26 feet to a found cross at a point of tangency; South 07 degrees 28 minutes 03 seconds West, 21.97 feet to a found cross located at the point of curvature to the left having a radius of 195.00 feet; along said curve with an arc length of 64.32 feet and a chord which bears South 01 degrees 58 minutes 54 seconds East, 64.03 feet to a found cross located at the point of tangency and South 11 degrees 25 minutes 51 seconds East, 238.56 feet to a found cross located at the southeastern corner of above said Lot 1; thence along the southern line of said Lot 1, South 78 degrees 34 minutes 09 seconds West, 275.00 feet to the southwestern corner of said Lot 1, from which a found iron pipe bears South 13 degrees 38 minutes 17 seconds East, 0.23 feet; thence along the western line of said Lot 1, North 11 degrees 25 minutes 51 seconds West, 465.04 feet to the Point of Beginning and containing 116,063 square feet or 2.664 acres more or less.

STATEMENT OF STATE PLANE COORDINATE:

STATION: SL-40 (2000)	STATION: SL-41 (2001)
NORTH (Y) = 319818.803(N)	NORTH (Y) = 319355.653(N)
EAST (X) = 237342.881(E)	EAST (X) = 234850.181(E)
GRID FACTOR: 0.9999169	GRID FACTOR: 0.9999190

NOTE: 1 MEIER = 3.28083333 FEET

ALL STATE PLANE COORDINATES ARE IN METERS.
Project Grid Factor of 0.99991785 established by averaging the Grid Factor for SL-40 and SL-41.
Station SL-40 to SL-41 Grid Azimuth = South 53 Degrees 58 Minutes 01 Seconds West

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during August, 2000 using a Trimble 4800 GPS receiver, 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 the grid azimuth between SL-40 and SL-41. The grid bearing along the easterly line on this plat is found to be South 11 degrees 24 minutes 44 seconds East. The grid bearing from SL-40 to the Northwest corner on this plat is South 82 degrees 01 minutes 59 seconds East 2013.16 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc., have, during March, 2013, by order and for the use of Spirit Valley Development, L.L.C., executed a Property Boundary Survey and Lot Split Plat of a tract of land being Lot 1 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177, 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 Lot Split Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, 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, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC.NQ 222-D

By: Daniel Ehlmann 5/08/13
Daniel Ehlmann, Missouri P.L.S. No. 2215

PREPARED FOR:
SPIRIT VALLEY DEVELOPMENT, L.L.C.
8235 FORSYTH BLVD. STE. 210
ST. LOUIS, MO 63106
PHONE: (314) 994-4068

- GENERAL NOTES:**
- Subject property lies within "Shaded 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) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas per Map No. 29180C0120 H with an effective date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.
 - Present Zoning: "Planned Industrial District" per the City of Chesterfield, Missouri Ordinance No. 2468
 - Basis of bearings: Missouri State Plane, Grid North

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 LOT SPLIT PLAT
LOT 1 OF SPIRIT VALLEY BUSINESS PARK
663 SPIRIT VALLEY CENTRAL DR.
 CITY OF CHESTERFIELD, MISSOURI

DATE: _____

DANIEL EHLMANN
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
NUMBER: 2215

REVISIONS:

1	3/07/13 REVISED PER CLIENT COMMENTS
2	4/02/13 REVISED PER CITY COMMENTS

DATE:	W.J.P.:	CHECKED BY:	D.M.E.:
03/05/13		212-5096	
SCALE:		DATE:	
1" = 100'			
DATE:			

SHEET TITLE:
LOT SPLIT PLAT

SHEET NO.:
1 OF 1