

BILL NO. 2953

ORDINANCE NO. 2709

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR SPIRIT VALLEY BUSINESS PARK LOT 9, FOR A 4.568 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED EAST OF SPIRIT VALLEY EAST DRIVE, SOUTH OF OLIVE STREET ROAD (17W230098).

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 east of Spirit Valley East Drive, south of Olive Street Road; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 4.568 acre tract of land into two (2) lots to be known as Lot 9A and Lot 9B; 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 4th day of NOVEMBER, 2013

Bob Nelson
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

LOT SPLIT PLAT

OF ADJUSTED LOT 9 OF BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF SPIRIT VALLEY BUSINESS PARK
AS RECORDED IN PLAT BOOK 360, PAGE 165
LOCATED IN U.S. SURVEYS 133 AND 153, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONING 'PT' ORDINANCE 2745

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, which subdivision shall hereafter be known as "LOT SPLIT PLAT OF ADJUSTED LOT 9 OF BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF SPIRIT VALLEY BUSINESS PARK".

The Cross Access Egress/Easement shown hatched  herein is hereby reserved by the present and future owners of Lot 9A and Lot 9B and to their respective successors and assigns, the comprehensive right, privilege and easement to use for ingress and egress to and from the public roadway (Spirit Valley East Drive). Said owners agree not to obstruct the aforesaid easement by means of a fence or other barrier, and further, to keep said easement open and usable on their property leading to and from the aforesaid public road so that there will be continuing access to the public road through the aforesaid Lots. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lot 9A and Lot 9B, and the easement hereby established shall apply fully to such altered access way, and said easement shall be perpetual, and further shall run with the real estate.

Permanent end/or semi-permanent monuments will be set at all lot corners within twelve (12) months after the recording of this Boundary Adjustment 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.

Maintenance of all sidewalks located within this subdivision, including those sidewalks within and adjacent to the roadway improvement, maintenance, utility, and sewer easement shall be the responsibility of the property owner of the property on which the sidewalk is located. The City of Chesterfield is not responsible for maintenance of said sidewalks.

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 _____, 20____.

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

By: _____

Print Name: _____

Print Title: _____

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

On this ____ day of _____, 20____, 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 its 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, we have hereunto set our hand and affixed our corporate seal this ____ day of _____, 20____.

Print Corporate Name

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

On this ____ day of _____, 20____, before me appeared _____ to 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: _____

DNR BENCHMARK

BENCHMARK SL-40
BRASS DISC STAMPED "SL-40, 1890" ON THE NORTH SIDE OF NORTH OUTER 40 RD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV.=486.55

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-40 (2000) STATION: SL-41 (2001)
NORTH (Y) = 312579.803(R) NORTH (Y) = 313595.655(R) 313595.669(M)
EAST (X) = 23242.881(R) EAST (X) = 23490.181(R) 234890.218(M)
GRID FACTOR: 0.9999169 GRID FACTOR: 0.9999190

NOTE: 1 METER = 3.28083333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS.
Project Grid Factor of 0.9999195 established by averaging the Grid Factor for SL-40 and SL-41.

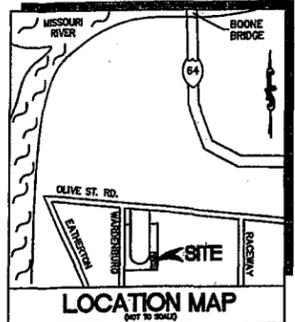
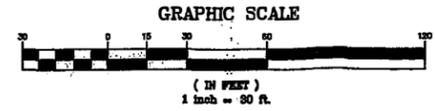
Station SL-40 to SL-41 Grid Azimuth = South 53 Degrees 58 Minutes 01 Seconds West

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported herein were determined based upon a field traverse during August, 2007 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 eastern line on this plat is found to be South 11 degrees 24 minutes 44 seconds East. The grid bearing from SL-40 to the southern corner on this plat is South 59 degrees 54 minutes 17 seconds East 1772.036 meters with the scale factor applied.

This is to certify that this "LOT SPLIT PLAT OF ADJUSTED LOT 9 OF BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF SPIRIT VALLEY BUSINESS PARK" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the ____ day of _____, 20____, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor

Vickie Hass, City Clerk

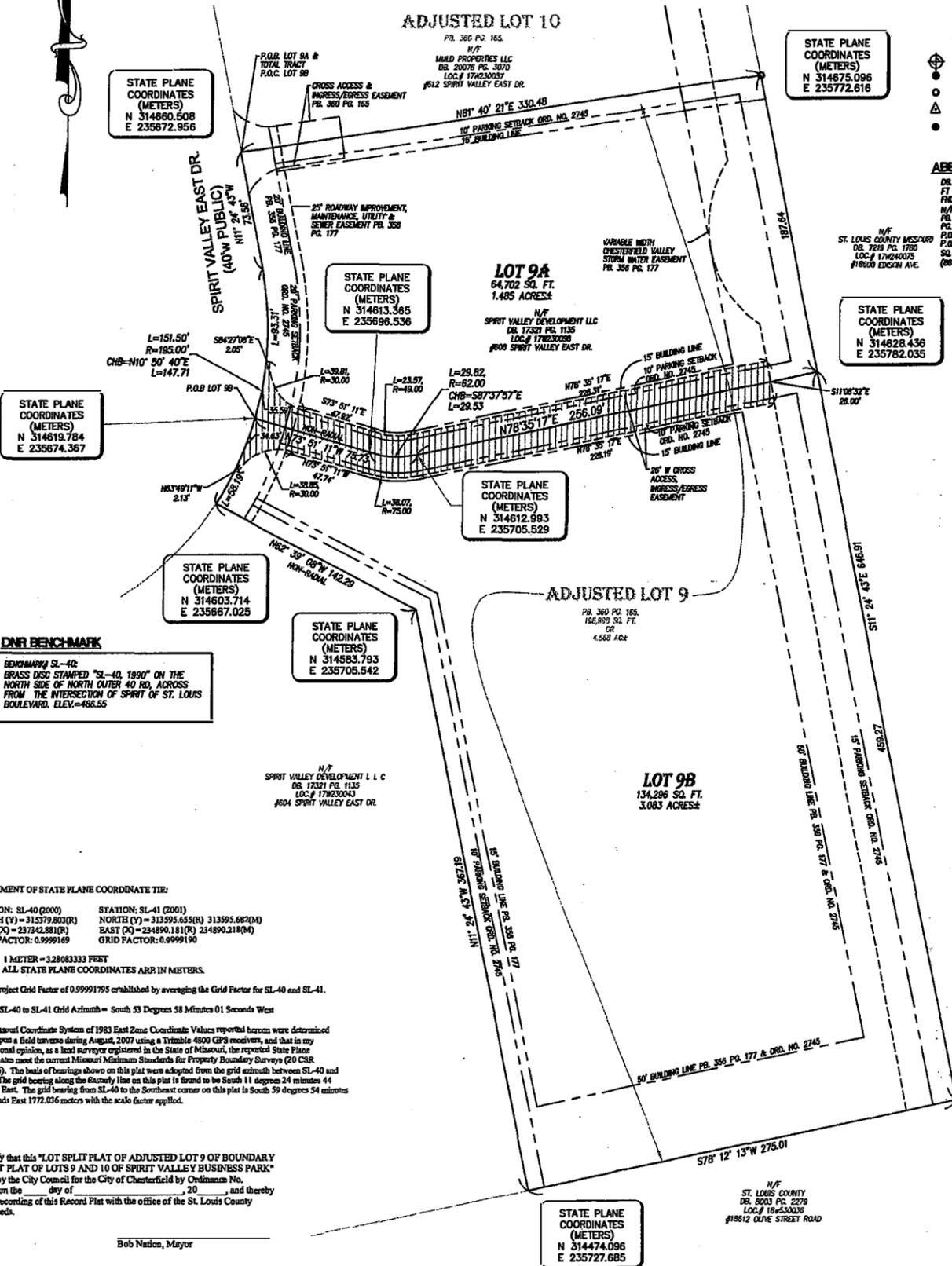


LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER
- SET IRON ROD

ABBREVIATIONS

- DB - DEED BOOK
- FT - FEET
- PLD - FOUND
- N/F - NOW OR FORMERLY
- PLB - PLAT BOOK
- PLC - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- SQ. - SQUARE
- ROW - RIGHT-OF-WAY WIDTH



Property Description
Lot 9A
A tract of land being part of Adjusted Lot 9 of Boundary Adjustment Plat of Lots 9 and 10 of Spirit Valley Business Park, a subdivision according to the plat thereof as recorded in Plat Book 360, Page 165 of the St. Louis County Records, located in U.S. Survey 153, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:
Beginning at the northwestern corner of above said Adjusted Lot 9, said point also being located on the eastern right-of-way line of Spirit Valley East Drive, 40 feet wide; thence along the northern line of said Adjusted Lot 9, North 81 degrees 40 minutes 21 seconds East, 330.48 feet to the northwestern corner of said Adjusted Lot 9; thence along the western line of Adjusted Lot 9, South 11 degrees 24 minutes 43 seconds East, 187.64 feet; thence departing last said eastern line the following courses and distances: South 78 degrees 35 minutes 17 seconds West, 256.09 feet to a point of curvature to the right having a radius of 62.00 feet; thence along said curve with an arc length of 29.82 feet and a chord which bears North 87 degrees 37 minutes 57 seconds West, 29.53 feet to a point of tangency and North 73 degrees 51 minutes 11 seconds West, 75.73 feet to the eastern right-of-way line of above said Spirit Valley East Drive, said point also being located on a curve to the left having a radius of 195.00 feet; thence along said curve and last said right-of-way line with an arc length of 93.31 feet and a chord which bears North 02 degrees 17 minutes 46 seconds East, 92.42 feet to a point of tangency; thence North 11 degrees 24 minutes 43 seconds West, 73.56 feet to the Point of Beginning and containing 67,702 square feet or 1.485 acres more or less.

Property Description
Lot 9B
A tract of land being part of Adjusted Lot 9 of Boundary Adjustment Plat of Lots 9 and 10 of Spirit Valley Business Park, a subdivision according to the plat thereof as recorded in Plat Book 360, Page 165 of the St. Louis County Records, located in U.S. Survey 153, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:
Commencing at the northwestern corner of above said Adjusted Lot 9, said point also being located on the eastern right-of-way line of Spirit Valley East Drive, 40 feet wide; thence along said eastern right-of-way line South 11 degrees 24 minutes 43 seconds East, 73.56 feet to a point of curvature to the right having a radius of 195.00 feet; thence along said curve with an arc length of 93.31 feet and a chord which bears South 02 degrees 17 minutes 46 seconds West, 93.31 feet to the POINT OF BEGINNING of the herein described tract; thence departing last said right-of-way line the following courses and distances: South 73 degrees 51 minutes 11 seconds East, 75.73 feet to a point of curvature to the left having a radius of 62.00 feet; along said curve with an arc length of 29.82 feet and a chord which bears South 87 degrees 37 minutes 57 seconds East to a point of tangency and North 78 degrees 35 minutes 17 seconds East, 256.09 feet to the eastern line of said Adjusted Lot 9; thence along said eastern line, South 11 degrees 24 minutes 43 seconds East, 459.27 feet to the southwestern corner of said Adjusted Lot 9; thence along the southern line of said Adjusted Lot 9, South 78 degrees 12 minutes 13 seconds West, 275.01 feet to the northwestern corner of said Adjusted Lot 9; thence along the western line of said Adjusted Lot 9, North 11 degrees 24 minutes 43 seconds West, 367.19 feet; and North 62 degrees 39 minutes 08 seconds West, 142.29 feet to the eastern right-of-way line of above said Spirit Valley East Drive, said point also being located on a curve to the left having a radius of 195.00 feet and a chord which bears North 24 degrees 33 minutes 10 seconds East, 57.97 feet to the Point of Beginning and containing 134,396 square feet or 3.083 acres more or less.

TOTAL TRACT (ADJUSTED LOT 9)

A tract of land being all of Adjusted Lot 9 of Boundary Adjustment Plat of Lots 9 and 10 of Spirit Valley Business Park, a subdivision according to the plat thereof as recorded in Plat Book 360, Page 165 of the St. Louis County Records, located in U.S. Survey 153, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:
Beginning at the northwestern corner of above said Adjusted Lot 9, said point also being located on the eastern right-of-way line of Spirit Valley East Drive, 40 feet wide; thence along the northern line of said Adjusted Lot 9, North 81 degrees 40 minutes 21 seconds East, 330.48 feet to the northwestern corner of said Adjusted Lot 9; thence along the eastern line of Adjusted Lot 9, South 11 degrees 24 minutes 43 seconds East, 646.91 feet to the southeastern corner of said Adjusted Lot 9; thence along the southern line of above said Adjusted Lot 9, South 78 degrees 12 minutes 13 seconds West, 275.01 feet to the southwestern corner of said Adjusted Lot 9; thence along the western line of said Adjusted Lot 9, North 11 degrees 24 minutes 43 seconds West, 367.19 feet and North 62 degrees 39 minutes 08 seconds West, 142.29 feet to the eastern right-of-way line of above said Spirit Valley East Drive, said point also being located on a curve to the left having a radius of 195.00 feet and a chord which bears North 10 degrees 50 minutes 40 seconds East, 147.71 feet to a point of tangency; thence North 11 degrees 24 minutes 43 seconds West, 73.56 feet to the Point of Beginning and containing 198,998 square feet or 4.568 acres more or less.

RECEIVED
City of Chesterfield
OCT 16 2013
Department of Public Services

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2215
PROFESSIONAL LAND SURVEYOR

REVISIONS:

DATE: _____

DATE: 8/21/13
SHEET NO: 1

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.C. No. 222-D

By: Daniel Ehlmann, Missouri P.L.S. 2215

EXHIBIT 1

PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.

LOT SPLIT PLAT

LOT 9

#608 SPIRIT VALLEY EAST DRIVE
CITY OF CHESTERFIELD
STATE OF MISSOURI

DATE: _____

REVISIONS:

DATE: 8/21/13

SHEET TITLE: LOT SPLIT PLAT

SHEET NO: 1

PREPARED FOR:
KEYSTONE CONSTRUCTION COMPANY
732 SPIRIT 40 PARK DRIVE
ST. LOUIS, MO. 63005
PHONE: (636) 519-7900