

BILL NO. 2967

ORDINANCE NO. 2781

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR THE RESUBDIVISION OF CHESTERFIELD BLUE VALLEY PLAT 1, LOT 1, A 23.7 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD, WEST OF ITS INTERSECTION WITH CHESTERFIELD AIRPORT ROAD.**

**WHEREAS**, Stock and Associates Consulting Engineers Inc., on behalf of Chesterfield Blue Valley, LLC., has submitted for review and approval a Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 1; and,

**WHEREAS**, the purpose of said Record Plat is to re-subdivide a 23.7 acre tract of land into eight (8) commercial lots; and,

**WHEREAS**, the Planning Commission having reviewed the same and has recommended approval thereof; and,

**WHEREAS**, the Department of Public Services has reviewed the Record Plat 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 Record 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 Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 1, which is made part hereof and attached hereto as Exhibit 1, and Escrow Agreements are 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 Record Plat. 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 Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 19<sup>th</sup> day of February, 2014.

Bob Natoni  
MAYOR

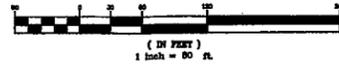
ATTEST:

Vickie Hass  
CITY CLERK

# A RESUBDIVISION OF LOT 1 OF CHESTERFIELD BLUE VALLEY PLAT ONE

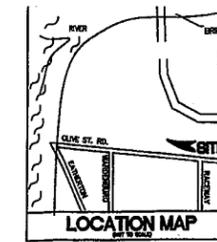
AS RECORDED IN PLAT BOOK 360, PAGES 256-259  
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
THIS PLAT CONTAINS 23.740 AC±

GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	45.57	N40°22'22"W
L2	34.08	N87°22'22"E
L3	32.40	S91°00'00"E
L4	35.87	S10°00'00"E
L5	43.82	S81°30'00"E
L6	27.27	N45°00'00"E
L7	25.00	S45°00'00"E
L8	8.00	S45°00'00"E

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C1	21.13	157.00	146.00	N40°22'22"W	27.27
C2	24.20	157.00	133.10	N33°10'00"E	24.20
C3	35.80	78.00	114.22	N47°22'22"E	35.80
C4	48.13	68.82	103.00	N33°10'00"E	48.13
C5	13.00	4260.64	13.00	S21°12'49"E	13.00
C6	34.42	188.00	114.22	N47°22'22"E	34.42
C7	102.54	78.52	270.26	N27°00'00"E	94.05
C8	22.50	171.00	146.00	N45°00'00"E	22.50
C9	18.87	4274.54	18.87	S21°12'49"E	18.87
C10	28.68	178.00	103.00	N33°10'00"E	28.68
C11	37.03	4274.54	37.03	S21°12'49"E	37.03
C12	48.68	4274.54	48.68	S21°12'49"E	48.68



**EXHIBIT**  
**1**

PREPARED BY:  
**STUCK & ASSOCIATES**  
Consulting Engineers, Inc.

RESUBDIVISION PLAT  
**RESUBDIVISION OF LOT 1 OF CHESTERFIELD BLUE VALLEY PLAT ONE**  
18491 OUTLET BOULEVARD  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE: \_\_\_\_\_

STATE OF MISSOURI  
PROFESSIONAL LAND SURVEYOR  
NUMBER: 2215

REVISIONS:

1	12/19/13	REVISED PER CITY COMMENTS
2	01/13/14	REVISED PER CITY COMMENTS

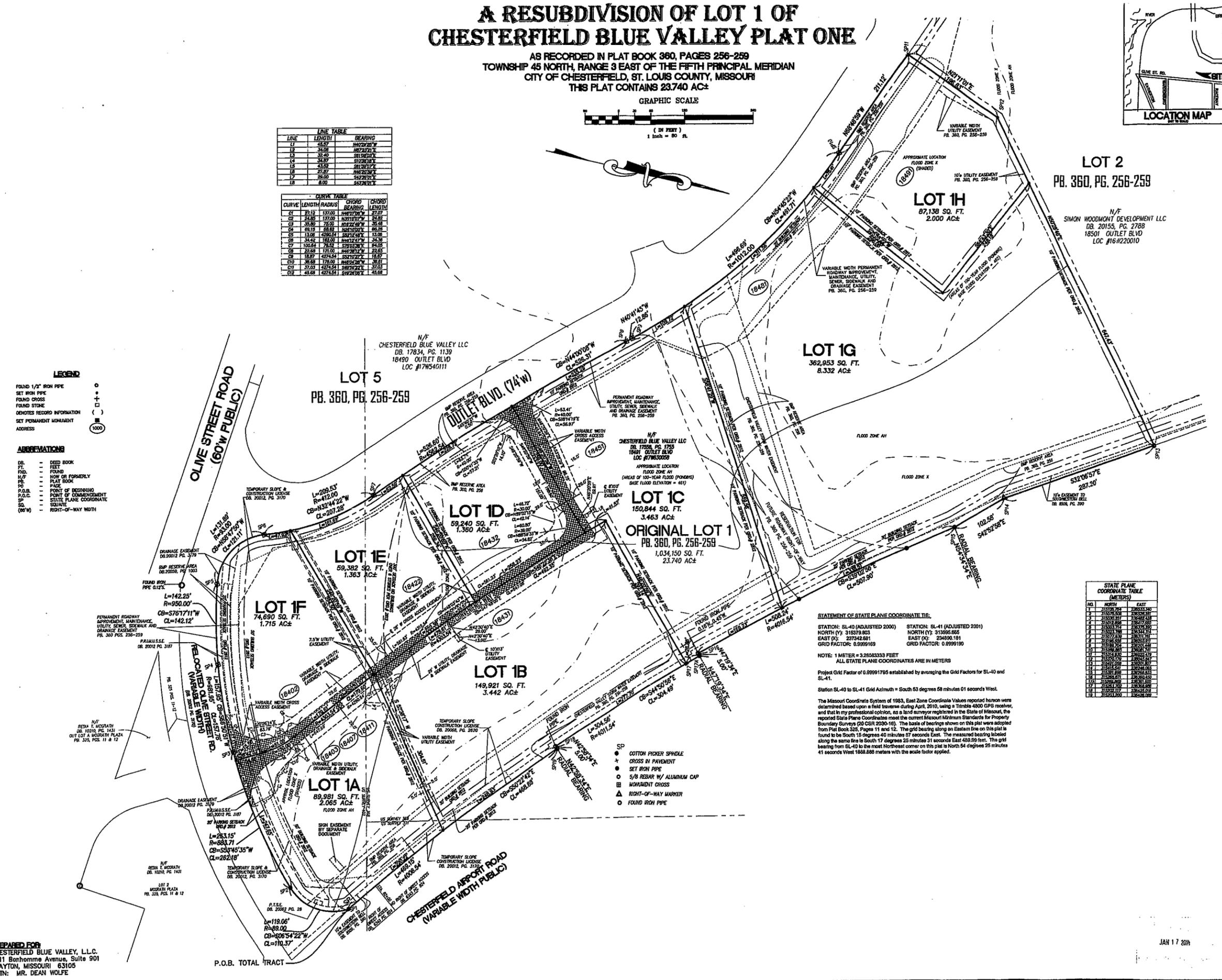
DATE: 7/23/13

PROJECT: RESUBDIVISION PLAT

SHEET NO: 1 OF 2

- LEGEND**
- FOUND 1/2" IRON PIPE
  - SET IRON PIPE
  - FOUND CROSS
  - FOUND STONE
  - ODDITIES RECORD INFORMATION
  - SET PERMANENT MONUMENT
  - ADDRESS
- ABBREVIATIONS**
- DB - DEED BOOK
  - FT - FEET
  - FND - FOUND
  - N/F - NOW OR FORMERLY
  - PL - PLAT BOOK
  - PG - PAGE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMBENEMENT
  - SP - STATE PLANE COORDINATE
  - SQ - SQUARE
  - (80'W) - RIGHT-OF-WAY WIDTH

PREPARED FOR:  
CHESTERFIELD BLUE VALLEY, L.L.C.  
7711 Bonhomme Avenue, Suite 901  
CLAYTON, MISSOURI 63105  
ATTN: MR. DEAN WOLFE



STATE PLANE COORDINATE TABLE (METERS)

NO.	NORTH	EAST
1	315379.803	23742.881
2	315379.803	23742.881
3	315379.803	23742.881
4	315379.803	23742.881
5	315379.803	23742.881
6	315379.803	23742.881
7	315379.803	23742.881
8	315379.803	23742.881
9	315379.803	23742.881
10	315379.803	23742.881
11	315379.803	23742.881
12	315379.803	23742.881
13	315379.803	23742.881
14	315379.803	23742.881
15	315379.803	23742.881
16	315379.803	23742.881
17	315379.803	23742.881
18	315379.803	23742.881
19	315379.803	23742.881
20	315379.803	23742.881

STATEMENT OF STATE PLANE COORDINATE TABLE:

STATION: SL-40 (ADJUSTED 2000)      STATION: SL-41 (ADJUSTED 2001)

NORTH (Y): 315379.803      NORTH (Y): 313895.665

EAST (X): 23742.881      EAST (X): 234890.181

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 0.99991705 established by averaging the Grid Factors 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 April, 2010, 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 Plat Book 328, Pages 11 and 12. The grid bearing along an Eastern line on this plat is found to be South 16 degrees 40 minutes 07 seconds East. The measured bearing labeled along the same line is South 17 degrees 25 minutes 31 seconds East 489.59 feet. The grid bearing from SL-40 to the most Northeast corner on this plat is North 54 degrees 25 minutes 41 seconds West 1688.888 meters with the scale factor applied.

- SP - COTTON PICKER SPINDLE
- \* - CROSS IN PAVEMENT
- - SET IRON PIPE
- - 5/8 REBAR W/ ALUMINUM CAP
- EB - MONUMENT CROSS
- ▲ - RIGHT-OF-WAY MARKER
- - FOUND IRON PIPE

JAN 17 2014

