

BILL NO. 2978

ORDINANCE NO. 2792

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR CHESTERFIELD BLUE VALLEY LOT 6, FOR A 49.452 ACRE TRACT OF LAND ZONED "FPNU" FLOODPLAIN NON-URBAN DISTRICT LOCATED NORTH OF OUTLET BOULEVARD, WEST OF INTERSTATE 64 (16W230086).**

**WHEREAS**, Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Blue Valley LLC, has submitted for review and approval a Lot Split for the above referenced property located north of Outlet Boulevard, west of Interstate 64; and,

**WHEREAS**, the purpose of said Lot Split is to subdivide a 49.452 acre tract of land into two (2) lots to be known as Lot 6A and Lot 6B; 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 5<sup>th</sup> day of May, 2014

Bub Aetion  
MAYOR

ATTEST:

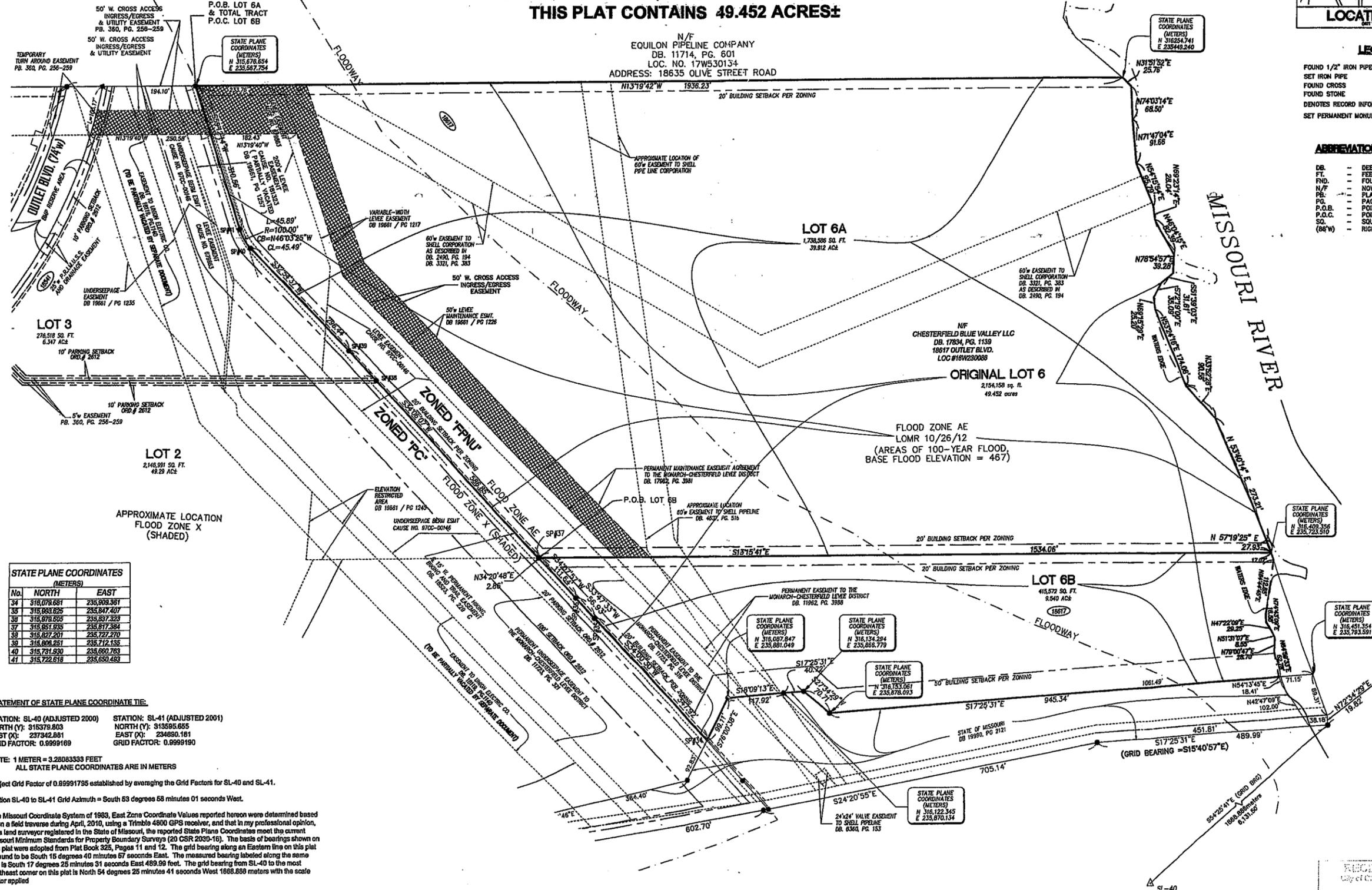
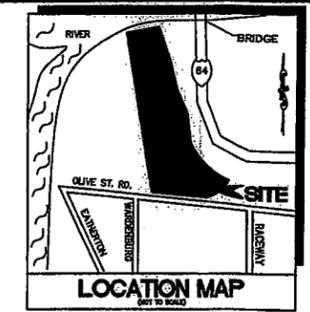
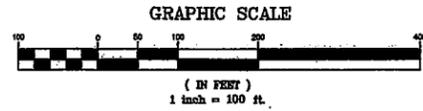
Vickie Haas  
CITY CLERK

# LOT SPLIT PLAT

## OF LOT 6 OF "CHESTERFIELD BLUE VALLEY PLAT ONE"

A TRACT OF LAND BEING LOT 6 OF CHESTERFIELD BLUE VALLEY PLAT ONE AS  
RECORDED IN PLAT BOOK 360, PAGE 256-259, U.S. SURVEYS 102, 368 AND 371,  
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
THIS PLAT CONTAINS 49.452 ACRES±

### Exhibit 1



STATE PLANE COORDINATES (METERS)		
No.	NORTH	EAST
34	318,078.681	235,908.361
35	315,983.825	235,847.407
36	315,978.805	235,807.233
37	315,851.935	235,817.384
38	315,827.201	235,727.270
39	315,806.251	235,712.135
40	315,731.330	235,680.783
41	315,722.618	235,650.483

**STATEMENT OF STATE PLANE COORDINATE TIE:**

STATION: SL-40 (ADJUSTED 2000)	STATION: SL-41 (ADJUSTED 2001)
NORTH (Y): 315379.803	NORTH (Y): 315595.655
EAST (X): 237342.861	EAST (X): 234880.181
GRID FACTOR: 0.9999109	GRID FACTOR: 0.9999190

NOTE: 1 METER = 3.28083333 FEET  
ALL STATE PLANE COORDINATES ARE IN METERS

Project Grid Factor of 0.99991795 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 4600 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 325, Pages 11 and 12. The grid bearing along an Eastern line on this plat is found to be South 15 degrees 40 minutes 57 seconds East. The measured bearing labeled along the same line is South 17 degrees 25 minutes 31 seconds East 489.99 feet. The grid bearing from SL-40 to the most Northeast corner on this plat is North 54 degrees 25 minutes 41 seconds West 1868.889 meters with the scale factor applied.

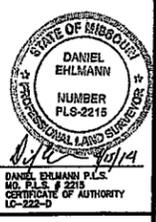
PREPARED FOR:  
CHESTERFIELD BLUE VALLEY, L.L.C.  
7711 Bonhomme Avenue, Suite 901  
CLAYTON, MISSOURI 63105  
ATTN: MR. DEAN WOLFE

- LEGEND**
- FOUND 1/2" IRON PIPE
  - SET IRON PIPE
  - FOUND CROSS
  - FOUND STONE
  - DENOTES RECORD INFORMATION
  - SET PERMANENT MONUMENT

- ABBREVIATIONS**
- DB: DEED BOOK
  - FT.: FEET
  - FND.: FOUND
  - N/F: NOW OR FORMERLY
  - PLB.: PLAT BOOK
  - PG.: PAGE
  - P.O.B.: POINT OF BEGINNING
  - P.O.C.: POINT OF COMMENCEMENT
  - SD.: SQUARE
  - (86'W): RIGHT-OF-WAY WIDTH

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63025 PH: (636) 500-5000 FAX: (636) 500-5100  
e-mail: general@stockandass.com  
Web: www.stockandass.com

**LOT 6 - CHESTERFIELD BLUE VALLEY PLAT ONE**  
 18575 OLIVE STREET ROAD  
 CITY OF CHESTERFIELD, MISSOURI



REVISIONS:

DRAWN BY: W.J.P.	CHECKED BY: D.M.E.
DATE: 1/10/14	JOB NO: 205-3652.25
MS.D. #:	BASE MAP #:
S.L.C. MAP #:	MAP SUP. #:
MON. #:	
SHEET TITLE: <b>LOT SPLIT PLAT</b>	
SHEET NO.: <b>1 OF 2</b>	

RECEIVED  
City of Chesterfield  
APR 16 2014  
Department of Public Services

