**BILL NO.** 3011 **ORDINANCE NO.** 2827

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR CHESTERFIELD BLUE VALLEY LOT 4, FOR A 16.645 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED NORTH OF OLIVE STREET ROAD, WEST OF PREMIUM WAY (17W530190).**

**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 Olive Street Road, west of Premium Way; and,

**WHEREAS,** the purpose of said Lot Split is to subdivide a 16.645 acre tract of land into two (2) lots to be known as Lot 4A-B and Lot 4C; 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 1st day of December, 2014

Bob Nation
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

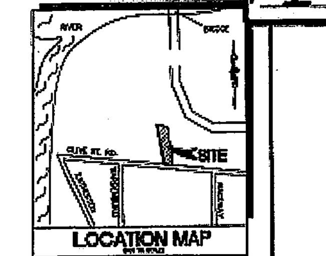
# LOT SPLIT OF LOT 4 OF CHESTERFIELD BLUE VALLEY PLAT ONE

AS RECORDED IN PLAT BOOK 360, PAGES 256-259
U.S. SURVEY 368, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

EXHIBIT 1

GRAPHIC SCALE

( IN FEET )
1 inch = 80 ft.




## 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 OF LOT 4 OF CHESTERFIELD BLUE VALLEY PLAT ONE"

Two (2) permanent monuments and/or semi-permanent monuments, as required, will 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 Chesterfield Blue Valley, as recorded in Deed Book 20155, Page 2739 of the St. Louis County, Missouri Recorder's Office.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of ______________, 20___.

CHESTERFIELD BLUE VALLEY, LLC,
a Missouri limited liability company

By: Wolfe Properties, LLC
Title: Manager of Chesterfield Blue Valley, LLC

By: ______________________
R. Dean Wolfe
Title: Manager Wolfe Properties, LLC

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

On this _____ day of ________, 20__, before me appeared R. DEAN WOLFE, personally known to me, who being by me duly sworn, did say that (a) he is the Manager of WOLFE PROPERTIES, LLC, a Missouri limited liability company, and (b) WOLFE PROPERTIES, LLC is the Manager of CHESTERFIELD BLUE VALLEY, LLC, a Missouri limited liability company, and said R. Dean Wolfe acknowledged to me that (i) he has the authority to bind said limited liability companies; (ii) the foregoing instrument was signed and sealed on behalf of said limited liability companies by authority of the respective operating agreements of said limited liability companies; and (iii) he executed said instrument as the free act and deed of said limited liability companies.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

______________________
Notary Public

Commission No. ____________

My commission expires ______________________

## LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book 17034, Page 1147, as amended by; Book 18343, Page 413, Book 18803, Page 418 and Book 19236, Page 3859 and 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 out hand and affixed our corporate seal this ____ day of ______________, 20__.

______________________

By: ______________________

Print Name: ______________________

Print Title: ______________________

STATE OF )
) SS.
COUNTY OF )

On this _____ day of ______________, 20__, before me appeared ______________, me personally known, who, being by me duly sworn, did say that he is the ______________ of ______________, a National Banking Association, 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

Commission No. ____________

My commission expires: ______________________

## TOTAL TRACT

A tract of land being Lot 4 of Chesterfield Blue Valley Plat One, a subdivision according to the plat thereof as recorded in Plat Book 360, Pages 256 to 259 of the St. Louis County, Missouri Records, and being part of U.S. Survey 368, 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 southwest corner of above said Lot 4 of Chesterfield Blue Valley Plat One, thence along the western line of said subdivision, North 13 degrees 19 minutes 42 seconds West, 1746.17 feet to the southern right-of-way line of Outlet Boulevard, 74 feet wide, said point also located on a non-tangential curve to the right having a radius of 905.00 feet; along said curve with an arc length of 607.39 feet and a chord which bears South 73 degrees 53 minutes 03 seconds East, 598.76 feet to a point of compound curvature to the right having a radius of 33.00 feet thence along said curve with an arc length of 48.31 feet, and a chord which bears South 14 degrees 57 minutes 07 seconds East, 44.11 feet to the western right-of-way line of Premium Way, 50 feet wide, said point also being a point of reverse curvature to the left having a radius of 275.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 192.41 feet and a chord which bears South 07 degrees 16 minutes 30 seconds West, 188.51 feet to a point of tangency; South 12 degrees 48 minutes 58 seconds East, 336.00 feet to a point of curvature to the left having a radius of 525.00 feet; along said curve with an arc length of 184.81 feet and a chord which bears South 22 degrees 51 minutes 13 seconds East, 183.86 feet to a point of reverse curvature to the right having a radius of 475.00 feet; along said curve with an arc length of 320.44 feet and a chord which bears South 13 degrees 38 minutes 45 seconds East, 314.40 feet to a point of tangency; South 05 degrees 42 minutes 49 seconds West, 52.00 feet to a point of curvature to the right having a radius of 33.00 feet and along said curve with an arc length of 51.84 feet and a chord which bears South 50 degrees 42 minutes 49 seconds West, 46.67 feet; South 05 degrees 42 minutes 49 seconds West, 52.00 feet to the beginning of a curve to the right having a radius of 33.00 feet; along said curve with an arc length of 51.84 feet and a chord which bears South 39 degrees 17 minutes 11 seconds East, 46.67 feet to a point of tangency; South 05 degrees 42 minutes 49 seconds West, 2.00 feet to a point of curvature to the left having a radius of 275.00 feet; along said curve on arc length of 90.80 feet and a chord which bears South 03 degrees 19 minutes 43 seconds East, 88.44 feet to a point of tangency; South 12 degrees 22 minutes 14 seconds East, 38.92 feet; South 01 degrees 03 minutes 38 seconds East, 61.10 feet to the beginning of a non-tangential curve to the right having a radius of 213.00 feet; along said curve with an arc length of 67.92 feet and a chord which bears South 03 degrees 25 minutes 10 seconds East, 67.63 feet to a point of tangency; South 05 degrees 42 minutes 49 seconds West, 17.00 feet to a point of curvature to the right having a radius of 93.00 feet; along said curve with an arc length of 90.72 feet and a chord which bears South 33 degrees 32 minutes 30 seconds West, 87.10 feet and North 84 degrees 17 minutes 11 seconds West, 7.52 feet to the southern right-of-way line of Olive Street Road, variable width, said point also being located on a curve to the right having a radius of 59.00 feet; thence said right-of-way line the following courses and distances: along said curve with an arc length of 48.75 feet and a chord which bears South 50 degrees 39 minutes 52 seconds West, 46.22 feet to a point of tangency; North 84 degrees 17 minutes 11 seconds West, 70.68 feet and North 00 degrees 41 minutes 11 seconds West, 156.65 feet to the Point of Beginning and containing 725,037 square feet or 16.645 acres more or less.

## LOT 4A-B

A tract of land being part of Lot 4 of Chesterfield Blue Valley Plat One, a subdivision according to the plat thereof as recorded in Plat Book 360, Pages 256 to 259 of the St. Louis County, Missouri Records, and being part of U.S. Survey 368, 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 southwest corner of above said Lot 4 of Chesterfield Blue Valley Plat One, thence along the western line of said subdivision, North 13 degrees 19 minutes 42 seconds West, 484.58 feet to a point; thence leaving said line South 84 degrees 14 minutes 11 seconds East, a distance of 75.68 feet to a point; thence North 13 degrees 19 minutes 43 seconds West, a distance of 187.97 feet to a point; thence North 76 degrees 40 minutes 17 seconds East, a distance of 388.69 feet to the Western line of Premium Way (50' wide) thence along said Western line the following in a Southerly direction along a curve to the right having a radius of 475.00 feet, the chords of which bears South 09 degrees 16 minutes 12 seconds East, a chord distance of 229.57 feet to the point of tangency; South 05 degrees 42 minutes 43 seconds West, 52.00 feet to a point of curvature to the right having a radius of 33.00 feet and along said curve with an arc length of 51.84 feet and a chord which bears South 50 degrees 42 minutes 43 seconds West, 46.67 feet; South 05 degrees 42 minutes 49 seconds West, 52.00 feet to the beginning of a curve to the right having a radius of 33.00 feet; along said curve with an arc length of 51.84 feet and a chord which bears South 39 degrees 17 minutes 11 seconds East, 46.67 feet to a point of tangency; South 05 degrees 42 minutes 49 seconds West, 2.00 feet to a point of curvature to the left having a radius of 275.00 feet; along said curve on arc length of 88.60 feet and a chord which bears South 03 degrees 19 minutes 43 seconds East, 88.44 feet to a point of tangency; South 12 degrees 22 minutes 14 seconds East, 38.92 feet; South 01 degrees 03 minutes 38 seconds East, 61.10 feet to the beginning of a non-tangential curve to the right having a radius of 213.00 feet; along said curve with an arc length of 67.92 feet and a chord which bears South 03 degrees 25 minutes 10 seconds East, 67.63 feet to a point of tangency; South 05 degrees 42 minutes 49 seconds West, 17.00 feet to a point of curvature to the right having a radius of 93.00 feet; along said curve with an arc length of 90.72 feet and a chord which bears South 33 degrees 32 minutes 30 seconds West, 87.10 feet and North 84 degrees 17 minutes 11 seconds West, 7.52 feet to the northern right-of-way line of Olive Street Road, variable width, said point also being located on a curve to the right having a radius of 59.00 feet; thence said right-of-way line the following courses and distances: along said curve with an arc length of 48.75 feet and a chord which bears South 50 degrees 39 minutes 52 seconds West, 46.22 feet to a point of tangency; North 84 degrees 17 minutes 11 seconds West, 70.68 feet and North 00 degrees 41 minutes 11 seconds West, 156.65 feet to the Point of Beginning and containing 271,833 square feet or 6.240 acres more or less.

## LOT 4C

A tract of land being part of Lot 4 of Chesterfield Blue Valley Plat One, a subdivision according to the plat thereof as recorded in Plat Book 360, Pages 256 to 259 of the St. Louis County, Missouri Records, and being part of U.S. Survey 368, 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 southwest corner of above said Lot 4 of Chesterfield Blue Valley Plat One, thence along the western line of said subdivision, North 13 degrees 19 minutes 42 seconds West, 484.58 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along the western line said Lot 4 North 13 degrees 19 minutes 42 seconds West, 1261.59 feet the southern right-of-way line of Outlet Boulevard, 74 feet wide, said point also located on a non-tangential curve to the right having a radius of 905.00 feet; along said curve with an arc length of 567.30 feet and a chord which bears South 73 degrees 53 minutes 08 seconds East, 620.70 feet to a point of compound curvature to the right having a radius of 33.00 feet thence along said curve with an arc length of 48.31 feet, and a chord which bears South 14 degrees 57 minutes 07 seconds East, 44.11 feet to the western right-of-way line of Premium Way, 50 feet wide, said point also being a point of reverse curvature to the left having a radius of 275.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 192.41 feet and a chord which bears South 07 degrees 16 minutes 30 seconds West, 188.51 feet to a point of tangency; South 12 degrees 48 minutes 08 seconds East, 336.00 feet to a point of curvature to the left having a radius of 525.00 feet; along said curve with an arc length of 184.81 feet and a chord which bears South 22 degrees 51 minutes 13 seconds East, 183.86 feet to a point of reverse curvature to the right having a radius of 475.00 feet; along said curve with an arc length of 93.58 feet and a chord which bears South 27 degrees 35 minutes 45 seconds East, 88.45 feet to a point; thence leaving said western line South 76 degrees 40 minutes 17 seconds West, a distance of 390.69 feet to a point; thence South 13 degrees 19 minutes 43 seconds East, a distance of 187.97 feet to a point; thence North 84 degrees 17 minutes 11 seconds West, a distance of 75.69 feet to the Point of Beginning and containing 453,204 square feet or 10.434 acres more or less.

## NOTES:

1. Basis of Bearings: Plat Book 360, Pages 256-259

2. Subject property lies within Flood Zone AH (special flood hazard areas inundated by 100-year flood; flood depths of 1-3 feet, usually areas of ponding; base flood elevations determined) and Flood Zone X Shaded (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. 29189C0120 H, with an effective map date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.

3. Existing Zoning:

"PC" Planned Commercial Ordinance No. 2605

a. Building Setbacks:
No building or structure shall be permitted within:
Fifty (50) feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
Structures which are six stories in height shall be no closer than 300 feet from the right-of-way of Olive Street Road.
One Hundred (100) feet from northern boundary of "PC" district.
Thirty (30) feet from eastern boundary of "PC" district.
Twenty (20) feet from any interior road.
Structures exceeding thirty (30) feet in height which adjoin "NU" Non-urban, "PS" Park and Scenic or an "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
Structures which are six stories in height shall be no closer than 150 feet from the paved portion of I-64.

b. Parking setbacks.
Twenty (20) feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
Twenty (20) feet from western boundary of "PC" district.
Twenty (20) feet from eastern boundary of "PC" district.
Twenty (20) feet from northern boundary of "PC" district.
Ten (10) feet from the principal internal streets.
Zero (0) feet from the internal lot lines and shared driveways.

## STATEMENT OF STATE PLANE COORDINATES:

STATION: SL-40 (ADJUSTED 2000)
NORTH (Y): 315378.833
EAST (X): 237942.885
GRID FACTOR: 0.9999160

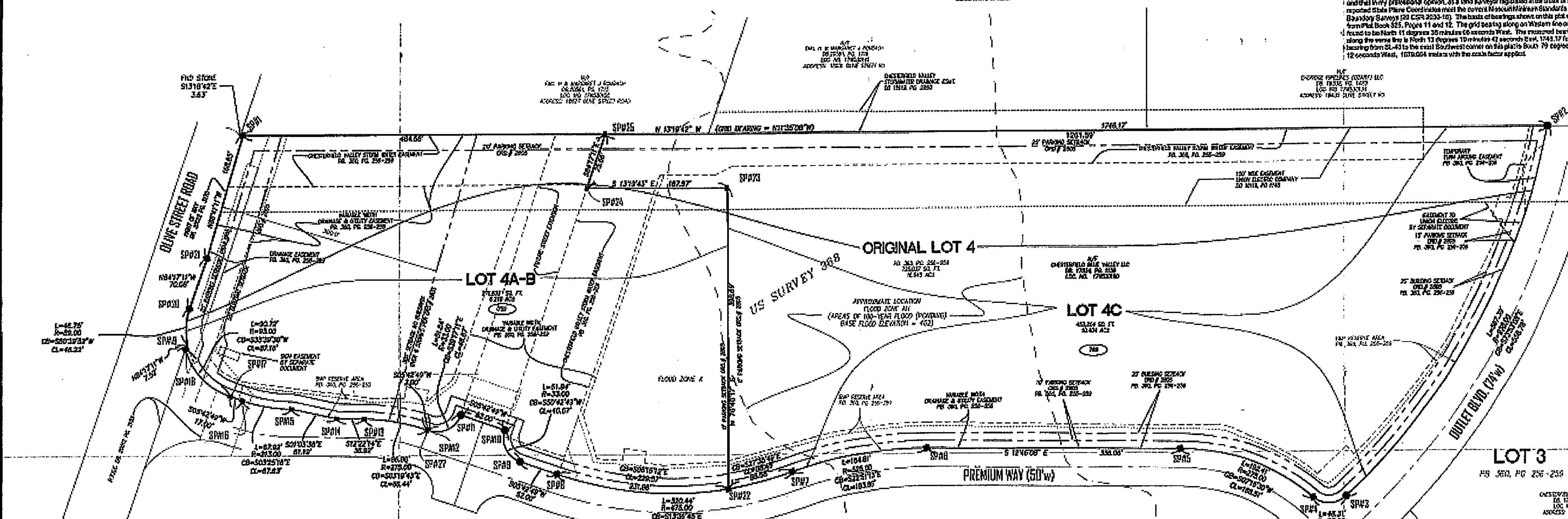
STATION: SL-41 (ADJUSTED 2001)
NORTH (Y): 313525.655
EAST (X): 234330.181
GRID FACTOR: 0.9999100

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

Project Grid Factor of 0.99991725 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 hereon 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 325, Pages 11 and 12. The grid bearing along on Western line on this plat is found to be North 11 degrees 35 minutes 06 seconds West. The measured bearing labeled along the same line is North 13 degrees 19 minutes 42 seconds East, 1745.17 feet. The grid bearing from SL-41 to the most Southwest corner on this plat is South 79 degrees 32 minutes 12 seconds West, 1079.064 meters with the scale factor applied.




## LEGEND

| | |
|---|---|
| FOUND 1/2" IRON PIPE | ○ |
| SET IRON PIPE | • |
| FOUND CROSS | ✛ |
| FOUND STONE | □ |
| DENOTES RECORD INFORMATION | ( ) |
| SET PERMANENT MONUMENT | ■ |
| ADDRESS | (000) |

## 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 |
| (50'W) | - | RIGHT-OF-WAY WIDTH |

This is to certify that "LOT SPLIT OF LOT 4 OF CHESTERFIELD BLUE VALLEY PLAT ONE" 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 Lot Split Plat with the office of the St. Louis County Recorder of Deeds.

______________________ Bob Nation, Mayor

______________________ Vickie Hass, City Clerk

## STATE PLANE COORDINATES

| | | |
|---|---|---|
| 1 | [illegible] | [illegible] |
| 2 | [illegible] | [illegible] |
| 3 | [illegible] | [illegible] |
| 4 | [illegible] | [illegible] |
| 5 | [illegible] | [illegible] |
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| [illegible] | [illegible] | [illegible] |

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during May, 2014, by order of and for the use of Chesterfield Blue Valley, L.L.C., executed a Property Boundary Survey and Lot Split Plat of Lot 4 of Chesterfield Blue Valley Plat One as recorded in Plat Book 360, Pages 256 through 259 of the St. Louis County Records, located in U.S. Surveys 102, 368, and 371, 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 Resubdivision 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 for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: [signature] 9/13/14
Daniel Ehrmann, Missouri P.L.S. No. 2215

RECEIVED
City of Chesterfield
SEP 15 2014
Department of Public Services

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

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

LOT SPLIT PLAT

LOT SPLIT OF LOT 4 OF CHESTERFIELD BLUE VALLEY PLAT ONE
18491 OUTLET BOULEVARD
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE

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

[signature] 9/13/14
DANIEL EHRMANN
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
NUMBER 2215

REVISIONS:

| | |
|---|---|
| 1 | 8/27/13 REVISED PER ORD. NO. 2605 |

| | |
|---|---|
| DRAWN BY: JK | CHECKED BY: DME |
| DATE: 7/23/13 | JOB NO.: 213-5154 |
| ALTA #: - | PAGE/SHEET #: - |
| LLC NO #: - | MSTR/ID #: - |
| ALTA #: MD-03 | |

SHEET TITLE:
LOT SPLIT PLAT

SHEET NO.:
1 OF 1