BILL NO. 3022 **ORDINANCE NO. 2833**

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE RESUBDIVISION OF CHESTERFIELD BLUE VALLEY PLAT 1, LOT 5, A 29.897 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 5; and,

WHEREAS, the purpose of said Record Plat is to re-subdivide a 29.897 acre tract of land into six (6) 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 Unified Development Code 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; and,

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Record Plat.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIED, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5, which is made part hereof and attached hereto as Exhibit 1; 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 18th day of FEBRUARY, 2015.

Bob Nation
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

A RESUBDIVISION OF LOT 5
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 29.897 AC±

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be known as:

"A RESUBDIVISION OF LOT 5 OF CHESTERFIELD BLUE VALLEY PLAT ONE"

BLUE VALLEY AVENUE, 62' wide and BRASHER STREET, 50' wide, which for better identification shown as hatched ▨ on this plat, together with all roundings located at the street intersections are hereby dedicated to the City of Chesterfield, Missouri for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri American Water Company, Ameren-Missouri Company, Laclede Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communication, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities. It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Certain existing BMP Reserve areas as established by a Maintenance Agreement recorded in Book 20007, Page 1132 and/or Chesterfield Blue Valley Plat One as recorded in Plat Book 360, Pages 256-259 of the St.Louis County records, the extents of which are shown hatched ▨ are eliminated by document recorded Book 21347, page 455 and no longer required for BMPs.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set 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.

The area which for better identification as shown hatched ▨ on this plat is hereby established as a INGRESS/EGRESS, CROSS ACCESS reserved by the present and future owners of Lots 5D-1, 5D-2 and 5D-3 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and usable on their property leading to and from Outlet Boulevard, Premium Way and Brasher Street. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lot 5D-1, 5D-2 and Lot 5D-3, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Chesterfield Blue Valley, which is recorded in Book 20155, Page 2729 of the St. Louis County Missouri real estate records.

This subdivision is also subject to the Tract Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Lots created by Resubdivision of Lot 5 of Chesterfield Blue Valley Plat One which will be recorded contemporaneously with this plat.

Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

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

My commission expires:_____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book 17556, Page 1759, Book 17834, Page 1184 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.

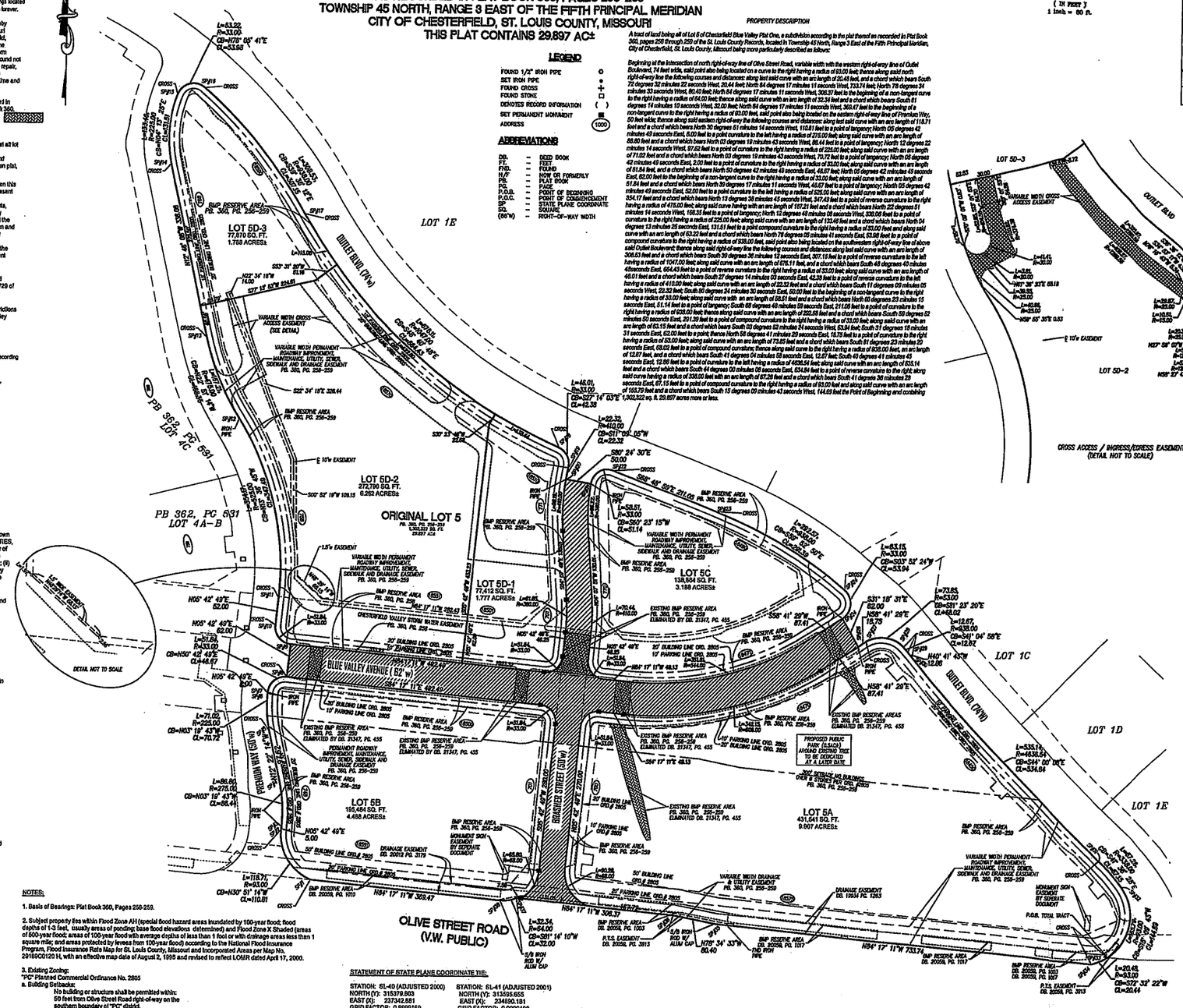
_____
Notary Public

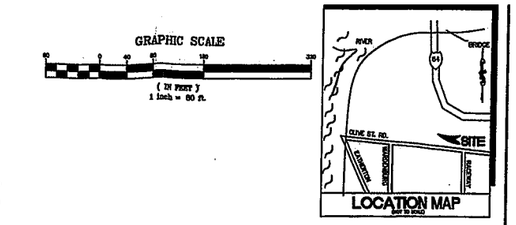
My commission expires:_____

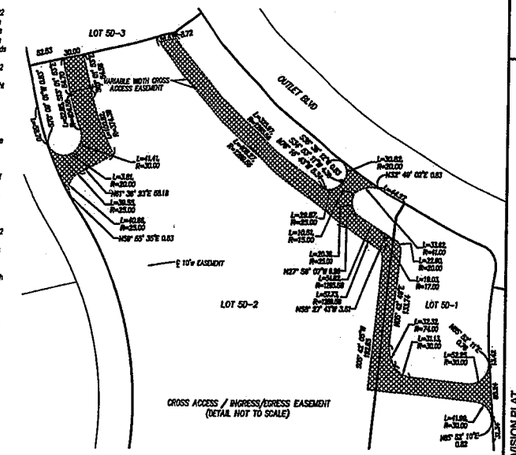
This is to certify that "Chesterfield Blue Valley Plat Two" was approved by the City Council for the City of Chesterfield by Ordinance No._____ on the ____ day of _____, 20__, and thereby authorizes the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deed

_____ _____
Bob Nation, Mayor Vicki Hass, City Clerk

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	▣
ADDRESS	(1000)

ABBREVIATIONS

DB.	=	DEED BOOK
PT.	=	POINT
FND.	=	FOUND
N/F	=	NOW OR FORMERLY
PB.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
SP	=	STATE PLANE COORDINATE
SQ.	=	SQUARE
(60'w)	=	RIGHT-OF-WAY WIDTH

PROPERTY DESCRIPTION

A tract of land being all of Lot 5 of Chesterfield Blue Valley Plat One, a subdivision according to the plat thereof as recorded in Plat Book 360, pages 256 through 259 of the St. Louis County Records, located in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of north right-of-way line of Olive Street Road, variable width with the western right-of-way line of Outlet Boulevard, 74 feet wide, said point also being located on a curve to the right having a radius of 93.00 feet; thence along said north right-of-way line the following courses and distances: along last said curve with an arc length of 20.48 feet, and a chord which bears South 75 degrees 32 minutes 22 seconds West, 20.44 feet; North 84 degrees 17 minutes 11 seconds West, 753.74 feet; North 79 degrees 34 minutes 33 seconds West, 80.40 feet; North 84 degrees 17 minutes 11 seconds West, 306.37 feet to the beginning of a non-tangent curve to the right having a radius of 54.00 feet; thence along said curve with an arc length of 32.34 feet and a chord which bears South 61 degrees 14 minutes 10 seconds West, 32.00 feet; North 84 degrees 17 minutes 11 seconds West, 303.07 feet to the beginning of a non-tangent curve to the right having a radius of 93.00 feet, said point also being located on the eastern right-of-way line of Premium Way, 50 feet wide; thence along said eastern right-of-way the following courses and distances: along last said curve with an arc length of 118.71 feet and a chord which bears North 30 degrees 51 minutes 14 seconds West, 110.81 feet to a point of tangency; North 05 degrees 42 minutes 49 seconds East, 6.00 feet to a point curve to the left having a radius of 275.00 feet; along said curve with an arc length of 88.60 feet and a chord which bears North 03 degrees 19 minutes 43 seconds West, 88.44 feet to a point of tangency; North 12 degrees 22 minutes 14 seconds West, 52.92 feet to a point of curvature to the right having a radius of 225.00 feet; along said curve with an arc length of 71.02 feet and a chord which bears North 03 degrees 19 minutes 43 seconds West, 70.72 feet to a point of tangency; North 05 degrees 42 minutes 49 seconds East, 2.00 feet to a point of curvature 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 North 39 degrees 17 minutes 11 seconds West, 46.67 feet to a point of tangency; North 05 degrees 42 minutes 49 seconds East, 52.00 feet to a point curvature to the left having a radius of 325.00 feet; along said curve with an arc length of 354.17 feet and a chord which bears North 13 degrees 38 minutes 43 seconds West, 337.49 feet to a point of reverse curvature to the right having a radius of 475.00 feet; along said curve having with an arc length of 197.21 feet and a chord which bears North 22 degrees 51 minutes 14 seconds West, 195.83 feet to a point of tangency; North 12 degrees 40 minutes 08 seconds West, 335.06 feet to a point of curvature to the right having a radius of 225.00 feet; along said curve with an arc length of 133.46 feet and a chord which bears North 04 degrees 13 minutes 55 seconds East, 131.51 feet to a point compound curvature to the right having a radius of 33.00 feet and along said curve with an arc length of 53.22 feet and a chord which bears North 78 degrees 05 minutes 41 seconds East, 53.08 feet to a point of compound curvature to the right having a radius of 938.00 feet, said point also being located on the southeastern right-of-way line of above said Outlet Boulevard thence along said right-of-way line the following courses and distances: along last said curve with an arc length of 306.53 feet and a chord which bears South 39 degrees 36 minutes 13 seconds East, 307.15 feet to a point of reverse curvature to the left having a radius of 1017.00 feet; along said curve with an arc length of 676.11 feet, and a chord which bears South 48 degrees 49 minutes 48seconds East, 664.43 feet to a point of reverse curvature to the right having a radius of 33.00 feet; along said curve with an arc length of 48.01 feet and a chord which bears South 27 degrees 14 minutes 03 seconds East, 42.39 feet to a point of reverse curvature to the left having a radius of 410.00 feet; along said curve with an arc length of 22.32 feet and a chord which bears South 11 degrees 09 minutes 05 seconds West, 22.32 feet; South 81 degrees 24 minutes 30 seconds East, 50.00 feet to the beginning of a non-tangent curve to the right having a radius of 33.00 feet; along said curve with an arc length of 58.51 feet and a chord which bears North 60 degrees 23 minutes 15 seconds East, 51.14 feet to a point of tangency; South 69 degrees 48 minutes 59 seconds East, 211.05 feet to a point of curvature to the right having a radius of 938.00 feet; thence along said curve with an arc length of 202.58 feet and a chord which bears South 63 degrees 52 minutes 50 seconds East, 201.39 feet to a point of compound curvature to the right having a radius of 33.00 feet; along said curve with an arc length of 53.15 feet and a chord which bears South 03 degrees 52 minutes 24 seconds West, 53.94 feet; South 31 degrees 18 minutes 31 seconds East, 62.00 feet to a point; thence North 58 degrees 41 minutes 29 seconds East, 16.79 feet to a point of curvature to the right having a radius of 63.00 feet; along said curve with an arc length of 73.85 feet and a chord which bears South 91 degrees 23 minutes 20 seconds East, 69.63 feet to a point of compound curvature; thence along said curve to the right having a radius of 938.00 feet, an arc length of 12.67 feet, and a chord which bears South 41 degrees 04 minutes 58 seconds East, 12.67 feet; South 40 degrees 41 minutes 45 seconds East, 12.86 feet to a point of curvature to the left having a radius of 438.54 feet; along said curve with an arc length of 535.14 feet and a chord which bears South 44 degrees 00 minutes 08 seconds East, 504.94 feet to a point of reverse curvature to the right along said curve having a radius of 338.00 feet with an arc length of 67.28 feet and a chord which bears South 41 degrees 38 minutes 29 seconds East, 67.15 feet to a point of compound curvature to the right having a radius of 93.00 feet and along said curve with an arc length of 165.79 feet and a chord which bears South 15 degrees 09 minutes 43 seconds West, 144.69 feet the Point of Beginning and containing 1,302,322 sq. ft. 29.897 acres more or less.

STATE PLANE COORDINATES (METERS)

1	315062.385	235830.764
2	315091.692	235814.354
3	315093.403	235814.551
4	315119.735	235813.822
5	315148.977	235808.335
6	315170.522	235807.739
7	315171.127	235807.818
8	315179.794	235810.008
9	315189.530	235821.548
10	315209.808	235812.880
11	315225.622	235814.937
12	315329.163	235793.154
13	315378.4509	235774.893
14	315478.990	235755.304
15	315518.853	235759.470
16	315520.320	235776.554
17	315446.414	235833.006
18	315308.145	235980.953
19	315296.490	235986.511
20	315289.859	235984.993
21	315286.864	235999.934
22	315294.150	236013.714
23	315269.093	236072.955
24	315222.214	236148.381
25	315205.852	236146.772
26	315189.417	236156.096
27	315192.236	236161.067
28	315188.511	236161.460
29	315185.525	236163.908
30	315182.477	236186.372
31	315061.855	236285.592
32	315046.126	236309.110
33	315003.934	236296.287
34	315002.247	236290.291
35	315031.269	236058.358
36	315036.848	236044.639
37	315048.965	235952.116
38	315047.773	235942.437

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. 2805
a. Building Setbacks:
No building or structure shall be permitted within:
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.
100 feet from northern boundary of "PC" district.
30 feet from eastern boundary of "PC" district.
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.
20 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
20 feet from western boundary of "PC" district.
20 feet from eastern boundary of "PC" district
20 feet from northern boundary of "PC" district.
0 feet from internal lot lines and shared driveways.
10 feet from the principal internal streets

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-40 (ADJUSTED 2000)
NORTH (Y): 315379.803
EAST (X): 237342.581
GRID FACTOR: 0.9999159

STATION: SL-41 (ADJUSTED 2001)
NORTH (Y): 313595.655
EAST (X): 234850.181
GRID FACTOR: 0.9999190

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

Project Grid Factor of 0.99991785 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 using Trimble 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 360, Pages 256-259. The grid bearing along a Southerly line on this plat is found to be North 82 degrees 32 minutes 38 seconds West. The measured bearing labeled along the same line is North 84 degrees 17 minutes 11 seconds West 753.74 feet. The grid bearing from SL-40 to the most Southeast corner on this plat is South 70 degrees 16 minutes 03 seconds West 1119.255 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2013, by order of and for the use of Chesterfield Blue Valley, L.L.C., executed a Property Boundary Survey and Record Plat of a tract of land being Lot 5 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 122, 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: _____ 7/20/15
Daniel Ehlmann, Missouri P.L.S. No. 2215

CITY OF CHESTERFIELD

EXHIBIT 1

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
207 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636)
636-530-9100 FAX (636) 530-9103
E-Mail: stock@stockassociates.com
Web: www.stockassociates.com

RESUBDIVISION PLAT

LOT 5 CHESTERFIELD BLUE VALLEY PLAT ONE

18575 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2215
PROFESSIONAL LAND SURVEYOR
7/20/15
Daniel Ehlmann
MO. P.L.S. # 2215
CERTIFICATE OF AUTHORITY LC-222-D

REVISIONS:
1 12/30/2015- REVISED BMP AREAS PER MSD COMMENTS
2 1/20/2016- REVISED SCRIPT PER CLIENT COMMENTS

DRAWN BY: W.J.P.	CHECKED BY: D.M.E.
DATE: 10/29/2014	JOB NO.: 214-0280
SCALE: 1" = 60' P-2437-01	SHEET SIZE: 18"x24" & 17"x11"
SCALE: VERT. # XXXX	SHEET SIZE: X XX-XXX-XX
SCALE: X # MO-XXXXXXX	
SHEET TITLE: RESUBDIVISION PLAT	
SHEET NO.: 1 OF 1	