BILL NO. 3023 **ORDINANCE NO.** 2840

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR BOONE'S CROSSING NE INTERCHANGE LOT 1, FOR A 4.167 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED NORTH OF US HIGHWAY 40/INTERSTATE 64 AND IMMEDIATELY EAST OF ITS INTERSECTION WITH BOONE'S CROSSING (17U620172).

WHEREAS, Grimes Consulting, Inc., on behalf of Midwest Regional Bank, has submitted for review and approval a Lot Split for the above referenced property located north of US Highway 40/Interstate 64 and immediately east of its intersection with Boone's Crossing; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 4.167 acre tract of land into two (2) lots to be known as Lot 1A and Lot 1B; and,

WHEREAS, the Department of Public Services has reviewed the Lot Split 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 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 16th day of March, 2015

Bob Nation
MAYOR

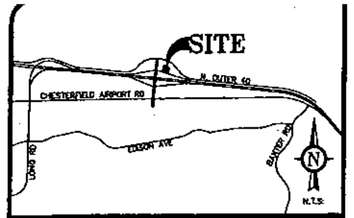
ATTEST:

Vickie Hass
CITY CLERK

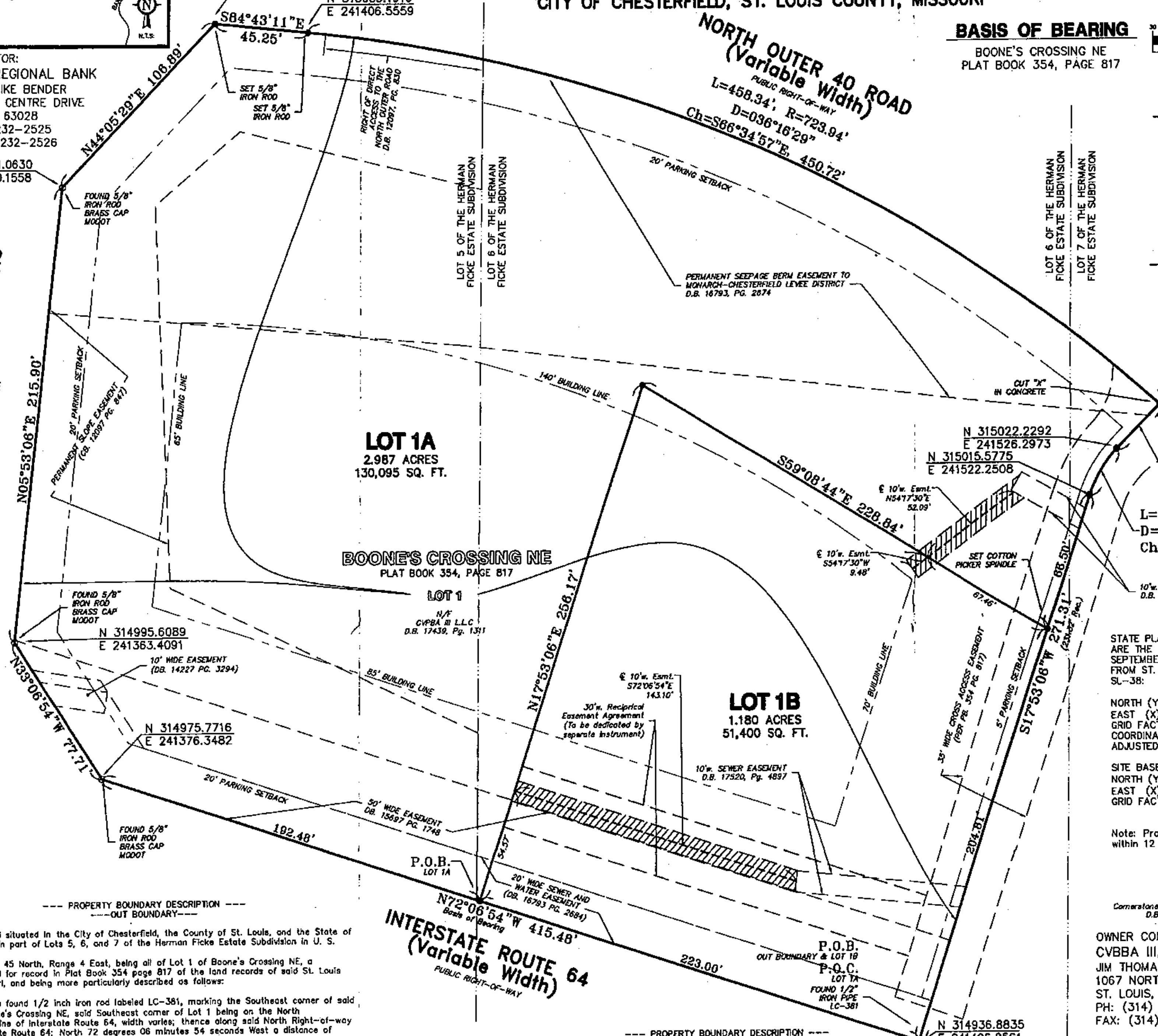
CITY OF CHESTERFIELD
EXHIBIT 1

LOT 1 OF BOONE'S CROSSING NE,
A LOT SPLIT PLAT

ALL OF LOT 1 OF BOONES CROSSING NE, PLAT BOOK 354, PAGE 817
LYING IN PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PREPARED FOR:
MIDWEST REGIONAL BANK
CONTACT: MIKE BENDER
363 FESTUS CENTRE DRIVE
FESTUS, MO 63028
PH: (636) 232-2525
FAX: (636) 232-2526



BASIS OF BEARING

BOONE'S CROSSING NE
PLAT BOOK 354, PAGE 817

(IN FEET)
1 inch = 30 ft.

LEGEND

○	FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
⊙	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
⊕	FOUND CUT CROSS
●	FOUND COTTON PICKER SPINDLE
●	SET 1/2" IRON ROD UNLESS OTHERWISE NOTED

ABBREVIATIONS

N/F	NOW OR FORMERLY
D.B.	DEED BOOK
P.B.	PLAT BOOK
Pg.	PAGE
(TYP.)	TYPICAL
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
ESMT.	EASEMENT

STATE PLANE COORDINATES SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY IN SEPTEMBER 2014, USING STATIC GPS TIES FROM ST. LOUIS COUNTY GRS MONUMENT SL-38:

NORTH (Y): 314628.240
EAST (X): 239963.055
GRID FACTOR: 0.99991748
COORDINATES ARE FROM NAD 83 AS ADJUSTED IN 2011.

SITE BASE COORDINATE POINT
NORTH (Y): 314997.450
EAST (X): 241355.317
GRID FACTOR: 0.99991633

Note: Project monumentation will be set within 12 months of approval of the plat.

LOT 2
N/F
Cornerstone Property Advisors 2 LLC
D.B. 19672, Pg. 144

OWNER CONTACT INFO
CVBBA III, LLC
JIM THOMAS
1067 NORTH MASON, SUITE 7
ST. LOUIS, MO 63141
PH: (314) 576-1350 X3562
FAX: (314) 576-9650

--- PROPERTY BOUNDARY DESCRIPTION ---
---OUT BOUNDARY---

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of Lots 5, 6, and 7 of the Herman Ficke Estate Subdivision in U. S. Survey 2031, Township 45 North, Range 4 East, being all of Lot 1 of Boone's Crossing NE, a subdivision filed for record in Plat Book 354 page 817 of the land records of said St. Louis County, Missouri, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod labeled LC-381, marking the Southeast corner of said Lot 1 of Boone's Crossing NE, said Southeast corner of Lot 1 being on the North Right-of-way line of Interstate Route 64, width varies; thence along said North Right-of-way line of Interstate Route 64; North 72 degrees 06 minutes 54 seconds West a distance of 415.48 feet to a found 5/8 inch iron rod with Brass Cap labeled MoDOT; thence continuing along said North Right-of-way line of Interstate Route 64, North 33 degrees 06 minutes 54 seconds West a distance of 77.71 feet to a found 5/8 inch iron rod with Brass Cap labeled MoDOT on the East Right-of-way line of Boone's Crossing, width varies; thence leaving said North Right-of-way line of Interstate Route 64 along said East Right-of-way line of Boone's Crossing, North 05 degrees 53 minutes 06 seconds East a distance of 215.90 feet to a found 5/8 inch iron rod with Brass Cap labeled MoDOT; thence continuing along said East Right-of-way line of Boone's Crossing, North 44 degrees 05 minutes 29 seconds East a distance of 106.89 feet to a Set 5/8 inch iron rod on the South Right-of-way line of the North Outer Roadway of said Interstate Route 64 (a.k.a. North Outer Forty Road), width varies; thence leaving said East Right-of-way line of Boone's Crossing along said South Right-of-way line of the North Outer Roadway, South 84 degrees 43 minutes 11 seconds East a distance of 45.25 feet to a set 5/8 inch iron rod marking a point of curvature; thence continuing along said South Right-of-way line of the North Outer Roadway, 458.34 feet along the arc of a curve to the right, having a radius of 723.94 feet, through a central angle of 36 degrees 16 minutes 29 seconds, with a chord that bears South 66 degrees 34 minutes 57 seconds East a distance of 450.72 feet to a Cut "X" in Concrete marking the Northwest corner of Lot 2 of said Boone's Crossing NE Subdivision; thence leaving said South Right-of-way line of the North Outer Roadway along the West line of said Lot 2, South 44 degrees 44 minutes 34 seconds West a distance of 29.42 feet to a found Cotton Picker Spindle marking a point of curvature; thence continuing along said West line of said Lot 2, 25.78 feet along the arc of a curve to the left, having a radius of 55.00 feet, through a central angle of 26 degrees 51 minutes 28 seconds, with a chord that bears South 31 degrees 18 minutes 50 seconds West a distance of 25.55 feet to a found Cotton Picker Spindle marking a point of tangency; thence continuing along said West line of said Lot 2, South 17 degrees 53 minutes 06 seconds West a distance of 271.31 feet to the point of beginning.

Containing 4.167 Acres (181,495 Square Feet), according to Survey by Grimes Consulting dated February 2015.

--- PROPERTY BOUNDARY DESCRIPTION ---
---LOT 1A---

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of Lots 5, 6, and 7 of the Herman Ficke Estate Subdivision in U. S. Survey 2031, Township 45 North, Range 4 East, being part of Lot 1 of Boone's Crossing NE, a subdivision filed for record in Plat Book 354 page 817 of the land records of said St. Louis County, Missouri, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod labeled LC-381, marking the Southeast corner of said Lot 1 of Boone's Crossing NE, said Southeast corner of Lot 1 being on the North Right-of-way line of Interstate Route 64, width varies; thence along said North Right-of-way line of Interstate Route 64, North 72 degrees 06 minutes 54 seconds West a distance of 223.00 feet to a set 1/2 inch iron rod marking THE TRUE POINT OF BEGINNING of the tract herein described; thence continue along said North Right-of-way line of Interstate Route 64, North 72 degrees 06 minutes 54 seconds West a distance of 192.48 feet to a found 5/8 inch iron rod with Brass Cap labeled MoDOT; thence continuing along said North Right-of-way line of Interstate Route 64, North 33 degrees 06 minutes 54 seconds West a distance of 77.71 feet to a found 5/8 inch iron rod with Brass Cap labeled MoDOT on the East Right-of-way line of Boone's Crossing, width varies; thence leaving said North Right-of-way line of Interstate Route 64 along said East Right-of-way line of Boone's Crossing, North 05 degrees 53 minutes 06 seconds East a distance of 215.90 feet to a found 5/8 inch iron rod with Brass Cap labeled MoDOT; thence continuing along said East Right-of-way line of Boone's Crossing, North 44 degrees 05 minutes 29 seconds East a distance of 106.89 feet to a Set 5/8 inch iron rod on the South Right-of-way line of the North Outer Roadway of said Interstate Route 64 (a.k.a. North Outer Forty Road), width varies; thence leaving said East Right-of-way line of Boone's Crossing along said South Right-of-way line of the North Outer Roadway, South 84 degrees 43 minutes 11 seconds East a distance of 45.25 feet to a set 5/8 inch iron rod marking a point of curvature; thence continuing along said South Right-of-way line of the North Outer Roadway, 458.34 feet along the arc of a curve to the right, having a radius of 723.94 feet, through a central angle of 36 degrees 16 minutes 29 seconds, with a chord that bears South 66 degrees 34 minutes 57 seconds East a distance of 450.72 feet to a Cut "X" in Concrete marking the Northwest corner of Lot 2 of said Boone's Crossing NE Subdivision; thence leaving said South Right-of-way line of the North Outer Roadway along the West line of said Lot 2, South 44 degrees 44 minutes 34 seconds West a distance of 29.42 feet to a found Cotton Picker Spindle marking a point of curvature; thence continuing along said West line of Lot 2, 25.78 feet along the arc of a curve to the left, having a radius of 55.00 feet, through a central angle of 26 degrees 51 minutes 28 seconds, with a chord that bears South 31 degrees 18 minutes 50 seconds West a distance of 25.55 feet to a found Cotton Picker Spindle marking a point of tangency; thence continuing along said West line of said Lot 2, South 17 degrees 53 minutes 06 seconds West a distance of 66.50 feet to a set Cotton Picker Spindle; thence leaving said West line of lot 2, North 59 degrees 08 minutes 44 seconds West a distance of 228.84 feet to a set 1/2 inch iron rod; thence South 17 degrees 53 minutes 06 seconds West a distance of 256.17 feet to the point of beginning.

Containing 2.987 Acres (130,095 Square Feet), according to Survey by Grimes Consulting dated February 2015.

--- PROPERTY BOUNDARY DESCRIPTION ---
---LOT 1B---

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of Lot 6 of the Herman Ficke Estate Subdivision in U. S. Survey 2031, Township 45 North, Range 4 East, being part of Lot 1 of Boone's Crossing NE, a subdivision filed for record in Plat Book 354 page 817 of the land records of said St. Louis County, Missouri, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod labeled LC-381, marking the Southeast corner of said Lot 1 of Boone's Crossing NE, said Southeast corner of Lot 1 being on the North Right-of-way line of Interstate Route 64, width varies; thence along said North Right-of-way line of Interstate Route 64, North 72 degrees 06 minutes 54 seconds West a distance of 223.00 feet to a set 1/2 inch iron rod; thence leaving said North Right-of-way line of Interstate Route 64, North 17 degrees 53 minutes 06 seconds East a distance of 256.17 feet to a set 1/2 inch iron rod; thence South 59 degrees 08 minutes 44 seconds East a distance of 228.84 feet to a Cotton Picker Spindle set on the West line of Lot 2 of said Boone's Crossing NE Subdivision; thence along said West line of Lot 2, South 17 degrees 53 minutes 06 seconds West a distance of 204.81 feet to the point of beginning.

Containing 1.180 Acres (51,400 Square Feet), according to Survey by Grimes Consulting dated February 2015.

--- Owner's Certification ---

(I or We) the undersigned owner(s) of land hereupon platted and further described in the foregoing description, have caused these lots to be subdivided in land area in the manner shown on this plat, which subdivision shall hereafter be known as the "LOT 1 OF BOONE'S CROSSING NE, A LOT SPLIT PLAT".

This subdivision is subject to the conditions and restrictions contained in an instrument filed for record in Book ________ Page ________, in the land records of St. Louis County, Missouri.

The 10' wide easements as shown hachured ▨, are hereby dedicated to the current and future owners of Lot 1A and Lot 1B of said LOT 1 OF BOONE'S CROSSING NE, A LOT SPLIT PLAT; City of Chesterfield, Missouri; Metropolitan St. Louis Sewer District; their successors and assigns as their interest may appear for the purpose of constructing, maintaining, and repairing of sewers and stormwater facilities, and to use such additional space adjacent to the easement(s) so granted as may be required for working room during construction, reconstruction, maintenance, or repair of the aforementioned sewers, and stormwater facilities. All recipients of said easements may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid sewers or stormwater facilities, and may assign its right to the state, county, or other political subdivisions of the state. The easements hereby granted are irrevocable and shall continue forever.

The building lines shown hereon are hereby established.

All taxes due and payable against this property have been paid in full.

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 whereof, I have herewith set my hand this ________ day of ________________ 2015.

CVPBA III, L.L.C.,
A Missouri limited liability company

________________________ ________________________
Signature Print Name, Title

State of Missouri)
)SS.
County of St. Louis)

On this ________ day of ________________ 2015 before me did appear ________________ who being by me duly sworn did say that he is the ________________ of CVPBA, III L.L.C, a limited liability company in the State of Missouri and that said instrument was signed on behalf of said limited liability company and that said ________________ acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.

________________________ My commission expires: ________
Notary Public

--- Lien Holder's Certificate ---

The undersigned holder or legal owner of notes secured by deed recorded in Book ________, Page ________ of, the St. Louis County records, for the tract of land described hereon joins in and approves in every detail this lot split plat.

In witness whereof, I have herewith set my hand this ________ day of ________________ 2015.

Bank:

________________________ ________________________
Print name, Title

State of Missouri)
)SS.
County of St. Louis)

On this ________ day of ________________, 2015 before me did appear ________________ who being by me duly sworn did say that he is the ________________ of ________________, a corporation in the State of Missouri and that said instrument was signed on behalf of said corporation and that said ________________ acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.

________________________ My commission expires: ________
Notary Public

--- City Certification ---

This is to certify that the Record Plat of "LOT 1 OF BOONE'S CROSSING NE, A LOT SPLIT PLAT" was approved by the City Council for the City of Chesterfield by Ordinance No. ________, on the ______ day of ________________, 2015, and thereby authorizes the recording of this Record Plat with the St. Louis County Recorder of Deeds.

________________________ ________________________
Bob Nation, Mayor Vickie Haas, City Clerk

RECEIVED
City of Chesterfield
FEB 2 5 2015
Department of Public Services

--- Surveyor's Certification ---

This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of Mike Bender of Midwest Regional Bank, during the month of February, 2015, prepared a lot split plat, based on field information obtained from field personnel under my direction of a tract of land situated in the City of Chesterfield, St. Louis County, Missouri, and being all of Lot 1 of Boone's Crossing NE, a subdivision filed for record in Plat Bok 354 page 817 of the land records of said St. Louis County, Missouri, and have subdivided said tract in the manner shown hereon.

I declare that under my supervision and to the best of my ability and professional judgment that the results shown hereon are made in accordance with the current minimum standards for property boundary surveys for urban class property as set forth by the Missouri Department of Natural Resources, Division of Geology and Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers, and Land Surveyors effective November 30, 2007.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 24th day of February, 2015.

GRIMES CONSULTING, INC. LS-343-D

By [signature]
EARL E. GRAHAM, PLS-2262
MISSOURI PROFESSIONAL LAND SURVEYOR

STATE OF MISSOURI — EARL E. GRAHAM — NUMBER PLS-2262 — PROFESSIONAL LAND SURVEYOR

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
GRIMES CONSULTING, INC. PROFESSIONAL ENGINEER CORPORATION, E-1470-D PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D
12300 OLD TESSON ROAD SUITE 300D ST. LOUIS, MO 63128 PH. (314) 849-6100 FAX (314) 849-6010 www.grimesconsulting.com

REV. NO.	REMARKS	DATE
1	Easement dedications and lot revision.	02/10/15
2	Revised owner certificate per comment.	02/12/15
3	Revised per City comment.	02/24/15

LOT 1 OF BOONE'S CROSSING NE
17295 NORTH OUTER 40 ROAD, CHESTERFIELD, MO

SHEET TITLE: LOT SPLIT PLAT

JOB NUMBER: 2768
DRAWN BY: RCS/JJH
DATE: 02/03/15
CHECKED BY: EEG
DATE: 02/03/15
SHEET: 1 of 1

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\\GCDC01\Drawings\2768\Survey\2768_Lot Split.dwg 2/24/2015 3:20 PM Cory Spence