**BILL NO.** 3060 **ORDINANCE NO.** 2876

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS A AND B OF CHESTERFIELD VILLAGE FOR A 3.6 ACRE TRACT OF LAND ZONED "UC" URBAN CORE DISTRICT AND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND JUSTUS POST ROAD (19S430579 & 19S431691).**

**WHEREAS**, Stock and Associates Consulting Engineers, Inc., on behalf of the property owner, Chesterfield Mtbb Corp., has submitted for review and approval a Boundary Adjustment Plat for the above referenced property located southeast of the intersection of Chesterfield Parkway West and Justus Post Road; and,

**WHEREAS,** the purpose of said Boundary Adjustment Plat is to consolidate two lots into one lot; and,

**WHEREAS,** the Department of Public Services has reviewed the Boundary Adjustment 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 Boundary Adjustment Plat to the City Council; and,

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

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

Section 1. The Boundary Adjustment Plat 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 Boundary Adjustment Plat 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 November, 2015

Bob Nation
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

# THE GROVE IN CHESTERFIELD

## A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING
## LOT A AND PART OF LOT B OF CHESTERFIELD VILLAGE AS RECORDED IN PLAT BOOK 183, PAGE 95
## LOCATED IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
## CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**ABBREVIATIONS**

| | |
|---|---|
| C.O. | CLEANOUT |
| DB. | DEED BOOK |
| E | ELECTRIC |
| FL | FLOWLINE |
| FT | FEET |
| FND. | FOUND |
| G | GAS |
| M.H. | MANHOLE |
| N/F | NOW OR FORMERLY |
| PB. | PLAT BOOK |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.V.C. | POLYVINYL CHLORIDE PIPE |
| R.C.P. | REINFORCED CONCRETE PIPE |
| SQ. | SQUARE |
| T | TELEPHONE CABLE |
| V.C.P. | VETRIFIED CLAY PIPE |
| W | WATER |
| (55'W) | RIGHT-OF-WAY WIDTH |
| M.B. | MAIL BOX |

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

**LEGEND**

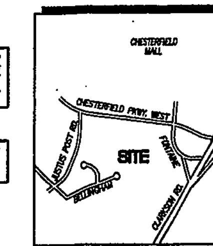
| | |
|---|---|
| BENCH MARK | FIRE HYDRANT |
| FOUND IRON ROD | FIRE DEPARTMENT CONNECTION |
| FOUND IRON PIPE | WATER MANHOLE |
| RIGHT OF WAY MARKER | WATER METER |
| UTILITY POLE | WATER VALVE |
| SUPPORT POLE | POST INDICATOR VALVE |
| UTILITY POLE WITH LIGHT | CLEAN OUT |
| LIGHT STANDARD | STORM MANHOLE |
| ELECTRIC METER | GRATED MANHOLE |
| ELECTRIC MANHOLE | STORMWATER INLET |
| ELECTRIC PEDESTAL | GRATED STORMWATER INLET |
| ELECTRIC SPLICE BOX | SANITARY MANHOLE |
| GAS DRIP | TREE |
| GAS METER | BUSH |
| GAS VALVE | TRAFFIC SIGNAL |
| TELEPHONE MANHOLE | PARKING METER |
| TELEPHONE PEDESTAL | STREET SIGN |
| TELEPHONE SPLICE BOX | SPRINKLER |
| CABLE TV PEDESTAL | MAIL BOX |

**ST. LOUIS COUNTY BENCHMARK**

12-195 – ELEV. 548.98 "STANDARD ALUMINUM DISK" STAMPED SL-31, SET ALONG THE WEST SIDE OF ELDRIDGE DRIVE ACROSS THE NORTH DRIVE OF FIRST NATIONAL BANK, APPROX. 100' SOUTH OF STRECKER RD. & MCBRIDE POINTE DR.

**SITE BENCHMARK**

CUT CROSS IN TRAFFIC SIGNAL MEDIAN AT S.W. QUADRANT OF CHESTERFIELD PARKWAY WEST AND HIGHWAY 340 ON RAMP, AS SHOWN HEREON.




**LOCATION MAP**

GENERAL NOTES:

1.) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% chance (500-year) annual chance floodplain) according to the National Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas Map Number 29189C0184 K with an Effective Date of August 2, 1995, last revised February 4, 2015.

2.) Subject property is Zoned UC "Urban Core" per Ordinance No. 2861.
Setbacks:

1. Structure Setbacks
No building or structure, other than: a freestanding project identification sign, light standards, retaining walls or flag poles will be located within the following setbacks:

a. 35 feet from the right-of-way Chesterfield Parkway on the north boundary of this Urban Core (UC) District.

b. 35 feet from the right-of-way of Justus Post Road on the west boundary of this UC District.

c. 35 feet from the south boundary of this UC District.

d. 35 feet from the right-of-way of Missouri State Route 340 on the east boundary of this UC District.

2. Parking Setbacks
No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

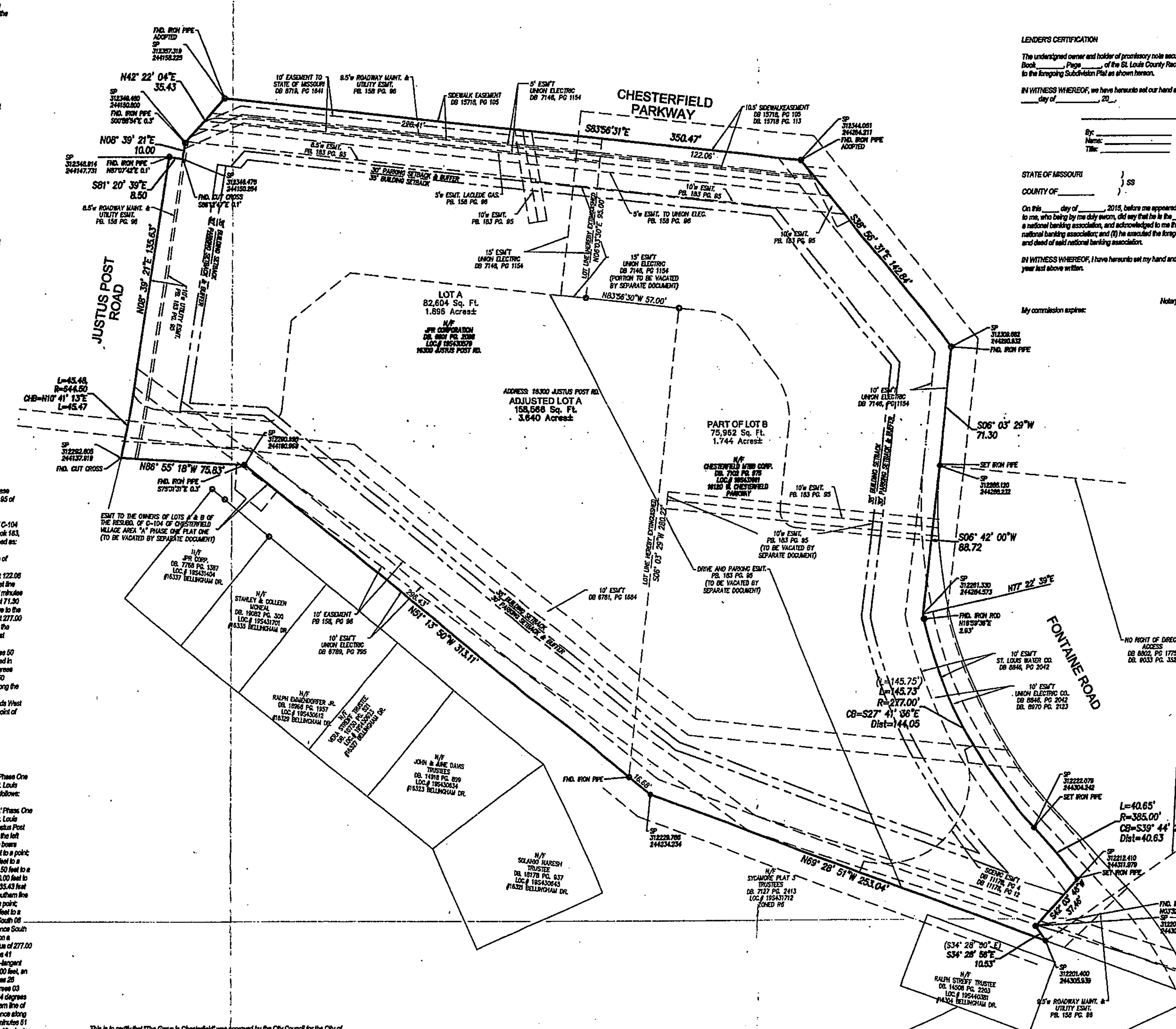
a. 30 feet from the right-of-way of Chesterfield Parkway on the north boundary of the Urban Core (UC) District.

b. 30 feet from the right-of-way of Justus Post Road on the west boundary of this UC District.

c. 30 feet from the south boundary of this UC District.

d. 30 feet from the right-of-way of Missouri State Route 340 on the east boundary of this UC District.

3.) Basis of Bearings Adopted from PB. 183, PG 95.




**LENDER'S CERTIFICATION**

The undersigned owner and holder of promissory note secured by Deed of Trust, recorded in Book_______, Page_____, of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____day of__________, 20__.

______________________

By: ______________
Name: ______________
Title: ______________

STATE OF MISSOURI )
) SS
COUNTY OF________ )

On this____ day of______, 2015, before me appeared__________, personally known to me, who being by me duly sworn, did say that he is the__________ of__________, a national banking association, and acknowledged to me that (i) he has the authority to bind said national banking association; and (ii) he executed the foregoing Subdivision Plat as the free act and deed of said national banking association.

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:

**OWNER'S CERTIFICATION**

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:

"THE GROVE IN CHESTERFIELD"

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

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 BOUNDARY ADJUSTMENT 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.

IN WITNESS THEREOF, I have hereunto set my hand this____ day of___________, 20___.

Brinkmann Holdings, LLC

By:____________________

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

On this____ day of______, 20__, before me appeared__________, personally known to me, who being by me duly sworn, did say that he is the__________ of Brinkmann Holdings, LLC, a Missouri limited liability company, and the foregoing instrument was signed and sealed on behalf of said limited liability company and he executed said instrument as the free act and deed of said limited liability company.

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: ______________

**Record Description:**

Parcel 1: Lot A of Resubdivision of C-104 of Chesterfield Village Area "A" Phase One Plat One, according to the plat thereof recorded in Plat Book 183, Page 95 of the St. Louis County Records.

Parcel 2: Parcel 2: A tract of land being part of Lot B of the "Resubdivision of C-104 of Chesterfield Village Area 'A' Phase One - Plat One" as recorded in Plat Book 183, Page 95 of the St. Louis County Records and being more particularly described as:

Beginning at the intersection of the West line of said Lot B and the South line of Chesterfield Village Parkway, 73 feet wide; thence along said South line of Chesterfield Village Parkway, South 83 degrees 56 minutes 31 seconds East 122.06 feet to the West line of Fontaine Road (varying width); thence along said West line of Fontaine Road, the following courses and distances: South 38 degrees 56 minutes 31 seconds East 142.84 feet, South 06 degrees 03 minutes 29 seconds West 71.30 feet, South 06 degrees 42 minutes 00 seconds West 88.71 feet, along a curve to the right whose radius point bears North 77 degrees 22 minutes 39 seconds East 277.00 feet from the last mentioned point a distance of 145.75 feet, along a curve to the right whose radius point bears South 47 degrees 14 minutes 06 seconds West 385.00 feet from the last mentioned point, a distance of 40.65 feet, South 42 degrees 03 minutes 48 seconds West 37.48 feet South 34 degrees 28 minutes 50 seconds East 10.53 feet to the North line of "Sycamore Plat No. 3" as recorded in Plat Book 187, Page 99 of the St. Louis County records; thence North 69 degrees 28 minutes 51 seconds West 253.04 feet and North 51 degrees 13 minutes 50 seconds West 16.69 feet to the West line of aforementioned Lot B; thence along the West line of Lot B, the following courses and distances: North 06 degrees 03 minutes 29 seconds East 280.22 feet North 83 degrees 56 minutes 30 seconds West 57.00 feet, North 06 degrees 03 minutes 30 seconds East 95.00 feet to the point of beginning according to a survey by Volz, Inc., during May, 1997.

**PROPERTY DESCRIPTION**

A tract of land being Lot A and Part of Lot B of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot A of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office, said point being on the Eastern line of Justus Post Road, thence in a northerly direction along said Eastern line along a curve to the left having a radius of 541.50 feet, an arc length of 45.48 feet, the chord of which bears North 10 degrees 41 minutes 13 seconds East, a chord distance of 45.47 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 135.63 feet to a point; thence South 81 degrees 20 minutes 39 seconds East, a distance of 8.50 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 10.00 feet to a point; thence North 42 degrees 22 minutes 04 seconds East, a distance of 35.43 feet to a point on the Southern line of Chesterfield Parkway; thence along said Southern line South 83 degrees 56 minutes 31 seconds East, a distance of 350.47 feet to a point; thence South 38 degrees 56 minutes 31 seconds East, a distance of 142.84 feet to a point on the Western line of Fontaine Road; thence along said Western line South 06 degrees 03 minutes 29 seconds West, a distance of 71.30 feet to a point; thence South 06 degrees 42 minutes 00 seconds West, a distance of 88.72 feet to a point on a non-tangent curve to the left; thence along said curve to the left having a radius of 277.00 feet, and arc length of 145.73 feet, the chord of which bears South 27 degrees 41 minutes 36 seconds East, a chord distance of 144.05 feet to a point on a non-tangent curve to the right; thence along said curve to the right having a radius of 385.00 feet, an arc length of 40.65 feet, the chord of which bears South 39 degrees 44 minutes 26 seconds East, a chord distance of 40.63 feet to a point; thence South 42 degrees 03 minutes 48 seconds West, a distance of 37.48 feet to a point; thence South 34 degrees 28 minutes 58 seconds East, a distance of 10.53 feet to a point on the Southern line of Lot B of the aforesaid "Chesterfield Village Area 'A' Phase One Plat One"; thence along the Southern line of said Lot B and the aforesaid Lot A North 69 degrees 28 minutes 51 seconds West, a distance of 253.04 feet to a point; thence North 51 degrees 13 minutes 50 seconds West, a distance of 313.11 feet to a point; thence North 86 degrees 55 minutes 18 seconds West, a distance of 75.83 feet to the point of beginning and containing 3.6 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during February, 2014.

This is to certify that "The Grove in Chesterfield" 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 Boundary Adjustment Plat with the office of the St. Louis County Recorder of Deeds.

______________ Bob Nation, Mayor
______________ Vickie Hass, City Clerk

**STATEMENT OF STATE PLANE COORDINATE TIE:**

STATION: SL-31
GRID FACTOR = 0.99990765
NORTH (Y) = 312625.342
EAST (X) = 244719.740

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

STATION: SL-31, ADJUSTED IN 2012

Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds.

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during 2015 using Trimble GPS receivers, 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 183, Page 95. The grid bearing along the North line on this plat is found to be South 82 degrees 51 minutes 51 seconds East. The measured bearing labeled along the same line is South 83 degrees 56 minutes 31 seconds East 350.47 feet. The grid bearing from SL-31 to the most Northwest corner is South 64 degrees 29 minutes 02 seconds West 622.202 meters with the scale factor applied.

**SURVEYOR'S CERTIFICATION**

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during August, 2015, by order of and for the use of Brinkmann Holdings, LLC, executed a Property Boundary Survey and Boundary Adjustment Plat of a tract of land being Lots A and B of the "Resubdivision of C-104 of Chesterfield Village Area 'A' Phase One, Plat One" as recorded in Plat Book 183, Page 95 of the St. Louis County Records, located in U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Boundary Adjustment 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] 10/26/15
Daniel Ehlmann, Missouri P.L.S. No. 2215

**CITY OF CHESTERFIELD**

**EXHIBIT 1**

RECEIVED
City of Chesterfield
OCT 27 2015
Department of Public Services

**PREPARED FOR:**
BRINKMANN CONSTRUCTORS
16650 CHESTERFIELD GROVE RD. STE. 100
CHESTERFIELD, MO. 63005
PHONE: (636) 537-9700

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

BOUNDARY ADJUSTMENT PLAT

THE GROVE IN CHESTERFIELD

16300 JUSTUS POST ROAD
CITY OF CHESTERFIELD, MISSOURI

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

[signature] 10/26/15
DANIEL EHLMANN
MISSOURI P.L.S. NO. 2215
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

| | |
|---|---|
| 1 | 10/12/15 CITY COMMENTS |

| | |
|---|---|
| DRAWN BY: J.K. | CHECKED BY: D.M.E. |
| DATE: 03/11/2014 | JOB NO: 213-5215 |
| M.S.D. P #: P-XXXXX-XX | BASE MAP #: 19S |
| S.L.C. H&T #: XXXX | H&T SUP. #: XX-XXX-XX |
| M.D.N.R. #: MO-XXXXXXX | |

SHEET TITLE: BOUNDARY ADJUSTMENT PLAT

SHEET NO.: SHEET 1