**BILL NO.** 3061 **ORDINANCE NO.** 2877

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR LONG ROAD CROSSING LOT A, FOR A 2.9 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED WEST OF LONG ROAD CROSSING DRIVE, NORTH OF CHESTERFIELD AIRPORT ROAD (17U140225 & 17U410236).**

**WHEREAS**, Zahner & Associates, Inc., on behalf of Ameren Missouri, has submitted for review and approval a Lot Split for the above referenced property located west of Long Road Crossing Drive, north of Chesterfield Airport Road; and,

**WHEREAS,** the purpose of said Lot Split is to subdivide a 2.9 acre tract of land into two (2) lots to be known as Lot 1 and Lot 2; 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 November, 2015

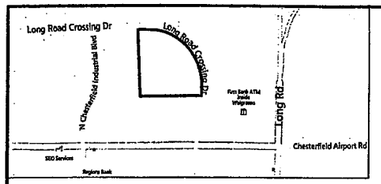
Bob Nation
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

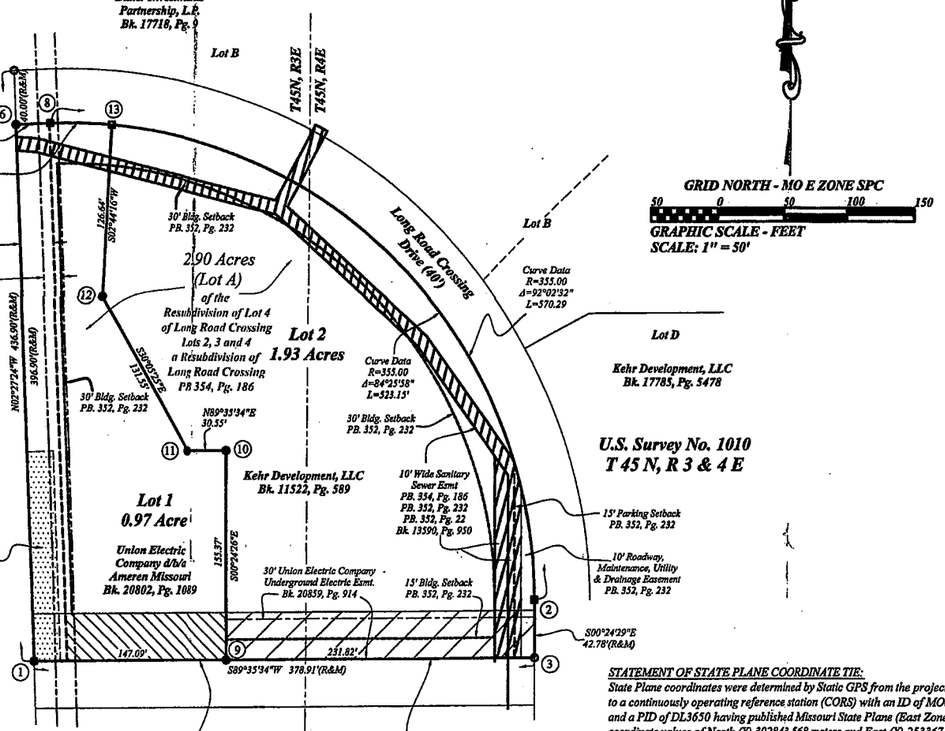
# A Lot Split Plat of Lot A being a Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing

**Being part of U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian**




*Vicinity Map (Not to Scale)*

**LEGEND**
- ● = Set Iron Pin
- ○ = Found Iron Pin
- ■ = Found Cotton Picker Spindle
- ■ = Found Iron Pipe
- (R) = Record Bearing or Distance
- (M) = Measured Bearing or Distance
- (1) = State Plane Coordinate Point Number




*ZONING INFORMATION:*

*Zone P.C. (Planned Commercial)*
*30' front setback*
*15' side setback*
*30' rear setback*

*Flood Insurance Rate Map Information:*

*Map No. 29189C0140H*
*Panel No. 0140H*
*Effective Date of Map: January 6, 1998*
*Revised Date of Map: April 17, 2000*
*Zone: AH (Flood depths of one (1) to three (3) feet. Usually areas of ponding; Base flood elevation determined (Elevation 454').)*
*Zone: Shaded X areas of 500-year flood; Areas of 10-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and protected from the 100-year flood. This area protected from the (1%) annual chance (100-year) flood by levee, dike, or other structure subject to possible failure or overtopping during larger floods.*

*SURVEYOR'S NOTE:*

*This survey is based on current available public records and does not constitute a title search by the surveyor. No investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence or other facts that an accurate and current title search may disclose has been made.*

*I hereby certify that during the month of July, 2014, by order of Ameren Missouri, a survey was completed under my supervision and that this plat is an accurate representation of the data obtained during said survey to my best knowledge and belief. I further certify that said survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys for Suburban Class Property.*

10-6-15
*Michael D. Zahner*
*Missouri Land Surveyor No. 2294*
*Zahner & Associates, Inc.*

*The North 35' of a 70' Chesterfield Valley Storm Water Easement PB. 352, Pg. 232 To be vacated by a separate document*

*Lot 1*
*Long Road Crossing*
*PB. 352, Pg. 232*

*Kehr Development, LLC*
*Bk. 17785, Pg. 5478*

*STATEMENT OF STATE PLANE COORDINATE TIE:*

*State Plane coordinates were determined by Static GPS from the project site to a continuously operating reference station (CORS) with an ID of MOSI and a PID of DL3650 having published Missouri State Plane (East Zone) coordinate values of North (Y) 302843.568 meters and East (X) 253367.391 meters. The relative positional tolerance of the coordinates on this property relative to said reference station is 0.02 meters Northing and 0.02 meters Easting. Combined grid factor = 0.99991787 (1 meter = 3.28083333 feet.)*

| Point Number | Northing | Easting |
|---|---|---|
| 1 | 314719.460 | 239487.960 |
| 2 | 314733.320 | 239603.356 |
| 3 | 314720.281 | 239603.449 |
| 6 | 314840.325 | 239482.774 |
| 8 | 314840.656 | 239490.530 |
| 9 | 314719.779 | 239532.792 |
| 10 | 314767.135 | 239532.455 |
| 11 | 314767.068 | 239523.144 |
| 12 | 314801.761 | 239503.041 |
| 13 | 314840.317 | 239504.885 |

*OWNER'S CERTIFICATE*

*We the undersigned, Kehr Development, LLC, a Missouri Limited Liability Company, are the owners of the land shown hereon and further described, and have caused the same to be surveyed and adjusted in the manner shown on this plat which shall hereafter be known as "A Lot Split Plat of Lot A being a Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing."*

*IN WITNESS WHEREOF, I have set my hand on this ____ day of _____, 2015.*

*Kehr Development, LLC*

*By: _____*
*Chris Kehr, Manager*

*STATE OF MISSOURI )*
*)*
*COUNTY OF _____)*

*On this ____ day of _____, 2015, before me personally appeared Chris Kehr, to me known, who, being by me duly sworn, did say that he is the Manager of Kehr Development, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of said Company and that they executed the same as the free act and deed of said Limited Liability Company.*

*IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal at my office in _____, Missouri, the day and year first above written.*

*My term expires: _____* *_____ Notary Public*

## Outboundary

*All of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian and being more particularly described as follows: Commencing at an iron pin at the intersection of the Northeast line of Long Road Crossing Drive with the East line of a tract of land conveyed to Lipton Realty, Inc. by deed recorded in Book 8193, Page 629 in the St. Louis County, Missouri land records, said iron pin being the most West Southwest corner of Lot B of the aforesaid Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing; Thence South 02°27'24" East along said East line a distance of 40.00 feet to an iron pin at the intersection of said East line with the Southwest line of aforesaid Long Road Crossing Drive, said iron pin being the Northwest corner of aforesaid Lot A and being the beginning of the tract herein described; Thence along and with said Southwest line of Long Road Crossing Drive as follows: North 87°33'02" East a distance of 25.47 feet to a cotton picker spindle at a point of curvature; Easterly and Southeasterly along the arc of a curve to the right having a radius of 355.00 feet and a central angle of 92°02'32" a distance of 570.29 feet (chord bearing and distance = South 46°25'42" East, 510.91 feet) to an iron pipe at a point of tangent; South 00°24'29" East a distance of 42.78 feet to an iron pin at the Northeast corner of Lot 1 of Long Road Crossing per plat on file in Plat Book 352, Page 232 in the St. Louis County, Missouri land records, said iron pin being the Southeast corner of aforesaid Lot A; Thence South 89°35'34" West along the North line of said Lot 1 of Long Road Crossing a distance of 378.91 feet to an iron pin on the aforesaid East line of the aforesaid Lipton Realty, Inc. tract at the Northwest corner of said Lot 1; Thence North 02°27'24" West along said East line a distance of 396.90 feet to the beginning containing 2.90 acres and subject to any easements, reservations or restrictions on record or now in effect.*

*This description is based on a survey prepared by Zahner and Associates, Inc., completed July, 2014.*

## Lot 1

*Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian and being more particularly described as follows: Commencing at an iron pin at the intersection of the North line of Long Road Crossing Drive with the East line of a tract of land conveyed to Lipton Realty, Inc. by deed recorded in Book 8193, Page 629 in the St. Louis County, Missouri land records, said iron pin being the most West Southwest corner of Lot B of the aforesaid Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing; Thence South 02°27'24" East along said East line a distance of 40.00 feet to an iron pin at the intersection of said East line with the South line of aforesaid Long Road Crossing Drive, said iron pin being the Northwest corner of aforesaid Lot A and being the beginning of the tract herein described; Thence along and with said South line of Long Road Crossing Drive as follows: North 87°33'02" East a distance of 25.47 feet to a cotton picker spindle; Easterly along a curve to the right having a radius of 355.00 feet and a central angle of 07°36'31" a distance of 47.14 feet (chord bearing and distance = South 88°38'43" East, 47.11 feet) to a cotton picker spindle; Thence leaving said South line South 02°44'16" West a distance of 126.64 feet to an iron pin; Thence South 30°05'25" East a distance of 131.55 feet to an iron pin; Thence North 89°35'34" East a distance of 30.55 feet to an iron pin; Thence South 00°24'26" East a distance of 155.37 feet to an iron pin on the North line of Lot 1 of Long Road Crossing per plat on file in Plat Book 352, Page 232 in the St. Louis County, Missouri land records; Thence South 89°35'34" West along said North line a distance of 147.09 feet to an iron pin on the aforesaid East line of Lipton Realty, Inc. tract at the Northwest corner of said Lot 1; Thence North 02°27'24" West along said East line a distance of 396.90 feet to the beginning containing 0.97 acre and subject to any easements, reservations or restrictions on record or now in effect.*

*This description is based on a survey prepared by Zahner and Associates, Inc., completed December, 2013.*

## Lot 2

*Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian and being more particularly described as follows: Beginning at a cotton picker spindle on the Southwest line of Long Road Crossing Drive at the Northeast corner of a tract of land conveyed to Union Electric Company d/b/a Ameren Missouri by deed recorded in Book 20802, Page 1089 in the St. Louis County, Missouri land records; Thence along and with said Southwest line of Long Road Crossing Drive as follows: Easterly and Southeasterly along the arc of a curve to the right having a radius of 355.00 feet and a central angle of 84°25'58" a distance of 523.15 feet (chord bearing and distance = South 42°37'26" East, 477.08 feet) to an iron pipe at a point of tangent; South 00°24'29" East a distance of 42.78 feet to an iron pin at the Northeast corner of Lot 1 of Long Road Crossing per plat on file in Plat Book 352, Page 232 in the St. Louis County, Missouri land records, said iron pin being the Southeast corner of aforesaid Lot A; Thence South 89°35'34" West along the North line of said Lot 1 of Long Road Crossing a distance of 231.82 feet to an iron pin at the Southeast corner of the aforesaid Union Electric Company d/b/a Ameren Missouri tract; Thence along and with the Eastern boundary line of said Union Electric Company d/b/a Ameren Missouri tract as follows: North 00°24'26" West a distance of 155.37 feet to an iron pin; South 89°35'34" West a distance of 30.55 feet to an iron pin; North 30°05'25" West a distance of 131.55 feet to an iron pin; North 02°44'16" East a distance of 126.64 feet to the beginning containing 1.93 acres and subject to any easements, reservations or restrictions on record or now in effect.*

*This description is based on a survey prepared by Zahner and Associates, Inc., completed July, 2014.*

*OWNER'S CERTIFICATE*

*We the undersigned, Union Electric Company of Missouri and Union Electric Company d/b/a AmerenUE, are the owners of the land shown hereon and further described, and have caused the same to be surveyed and adjusted in the manner shown on this plat which shall hereafter be known as "A Lot Split Plat of Lot A being a Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing."*

*IN WITNESS WHEREOF, we have set our hands on this ____ day of _____, 2015.*

*Union Electric Company of Missouri*
*and*
*Union Electric Company d/b/a AmerenUE*

*By: _____*
*Dennis W. Weisenborn, Vice President*

*STATE OF MISSOURI )*
*)*
*COUNTY OF _____)*

*On this ____ day of _____, 2015, before me personally appeared Dennis W. Weisenborn, to me known, who, being by me duly sworn, did say that he is the Vice President of Union Electric Company of Missouri and Union Electric Company d/b/a AmerenUE, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of it's Board of Directors and Dennis W. Weisenborn acknowledged said instrument to be the free act and deed of said Corporation.*

*IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal at my office in _____, Missouri, the day and year first above written.*

*My term expires: _____* *_____ Notary Public*

*This is to certify that this plat of "A Lot Split plat of Lot A being a Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing" was approved by the city council of the City of Chesterfield by Ordinance No. _____ on _____, 2015, and hereby authorized the recording of this plat with the office of the St. Louis County Recorder of Deeds.*

*_____*
*Mayor*

*_____*
*City Clerk*

**CITY OF CHESTERFIELD**

**EXHIBIT 1**

**RECEIVED**
City of Chesterfield
OCT - 9 2015
Department of Public Service


Zahner & Associates, Inc.
Professional Land Surveyors
Michael D. Zahner, LS2294
36 North Jackson Street
Pacific, Missouri 63069
(573) 547-1771
zahner@zahnerinc.com
Missouri Corporation Certificate of Authority No. 00355250


STATE OF MISSOURI MICHAEL D. ZAHNER LS-2294 REGISTERED LAND SURVEYOR

| Date | By | Notes |
|---|---|---|
| 07/08/2014 | GH | Initial Release |
| 08/05/2014 | GH | Revised - Added legal Descriptions |
| 08/18/2014 | GH | Revised - 10' Sanitary Sewer Esmt & added Parking Setback & 10' Maintenance, Util. & Drainage Esmt |
| 03/13/2015 | | Revised - Vicinity Map, correct Lot 2 legal, add SPC data |
| 04/15/2015 | | Revised - Changed plat title, added SPC, updated to current year, removed P & Z hearing |
| 10/06/2015 | | |

**Prepared for:**
**Ameren Missouri**
Being part of U.S. Survey No. 1010, T 45 N, R 3 & 4 E of the Fifth Principal Meridian

Job No.: AM13359 Lot Split
File No.: AM13359
Drawn By: GH
Reviewed By: DM
Parcel No: 17U130583
County: St. Louis