

BILL NO. 3111

ORDINANCE NO. 2912

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR LOT 5B OF THE CHESTERFIELD BLUE VALLEY DEVELOPMENT TO CREATE A 2.316 ACRE TRACT OF LAND AND A 2.171 ACRE TRACT OF LAND, BOTH ZONED "PC" PLANNED COMMERCIAL DISTRICT AND LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD BETWEEN PREMIUM WAY AND BRASHER STREET (17W530222).

WHEREAS, Stock & Associates Consulting Engineers, Inc., on behalf of Chesterfield Blue Valley, LLC, has submitted for review and approval a Lot Split Plat for a parcel totaling 4.488 acres, zoned "PC" Planned Commercial District, and located at 18500 Blue Valley Avenue; and,

WHEREAS, the purpose of said Lot Split Plat is to create a Lot 5B-1 and a Lot 5B-2 and to establish cross access and other easements to serve the lots; and,

WHEREAS, the Department of Public Services has reviewed the Lot Split 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 Lot Split Plat to the City Council.

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 Plat for Lot 5B of Chesterfield Blue Valley, which is made part hereof and attached hereto as Exhibit 1, 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 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 19TH day of SEPTEMBER 2016.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

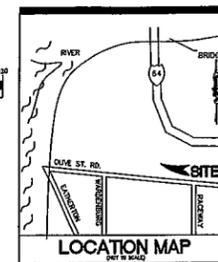
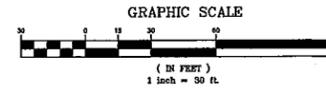
ATTEST:

Vickie Hass
Vickie Hass, CITY CLERK

FIRST READING HELD: 9/19/2016

LOT SPLIT PLAT OF LOT 5B OF RESUBDIVISION OF LOT 5 CHESTERFIELD BLUE VALLEY PLAT ONE

AS RECORDED IN PLAT BOOK 363, PAGE 107
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 4.488 AC±



- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- DENOTES RECORD INFORMATION
- SET PERMANENT MONUMENT
- ADDRESS

- DB. - DEED BOOK
- FB. - FIND
- FO. - FOUND
- FW. - HOW OR FORMERLY
- PL. - PLAT BOOK
- P.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- SP. - STATE PLANE COORDINATE
- SO. - SQUARE
- (80 W) - RIGHT-OF-WAY WIDTH

CITY OF CHESTERFIELD
EXHIBIT 1

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 a subdivision of a resubdivision of Lot 5 of Chesterfield Blue Valley Plat One.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri American Water Company, American 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.

This (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 an INGRESS/EGRESS, CROSS ACCESS reserved by the present and future owners of Lots 5B-1 and 5B-2 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, automobile, 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 useable 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 5B-1, and Lot 5B-2, 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 2720 of the St. Louis County Missouri real estate records.

This subdivision is also subject to the Trust 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 loss 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 WHEREOF, 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)
COUNTY OF ST. LOUIS) SS

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 company; (ii) the foregoing instrument was signed and sealed on behalf of said limited liability company by authority of the respective operating agreements of said limited liability company; and (iii) 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.

My commission expires: _____
Notary Public

LENDER'S CERTIFICATION
The undersigned owner and holder of promissory note secured by Deed of Trust, Security Agreement and Fixture Filing, recorded in Book 17834, Page 1147, as amended in Book 18340, Page 413; Book 18903, Page 1057; and Book 19236, Page 3854 of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, Heartland Bank has executed these presents this ___ day of 20__.

HEARTLAND BANK
By: _____
Name: _____
Title: _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

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 HEARTLAND BANK, a _____ and acknowledged to me that (i) he has the authority to bind said _____ and (ii) he executed the foregoing Subdivision Plat as the free act and deed of said _____.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires: _____
Notary Public

The undersigned owner and holder of promissory note secured by Deed of Trust, Security Agreement and Fixture Filing, recorded in Book 17834, Page 1147, as amended in Book 17834, Page 1174; Book 18345, Page 2835; Book 18838, Page 1660; and Book 19154, Page 3033 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__.

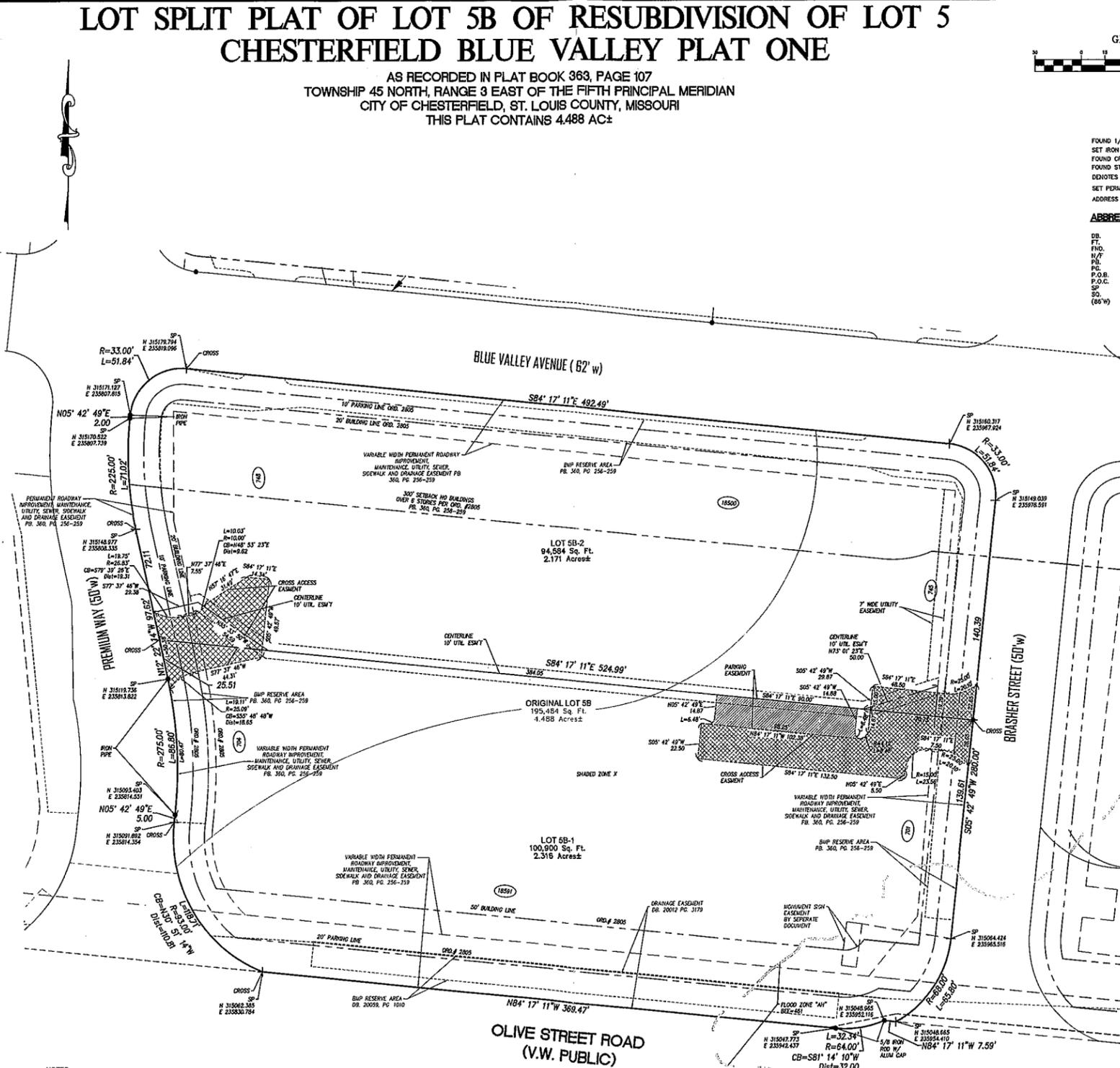
MONTGOMERY BANK, NA
By: _____
Name: _____
Title: _____

STATE OF MISSOURI)
COUNTY OF _____) SS

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 MONTGOMERY BANK, NA, 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.

My commission expires: _____
Notary Public



- NOTES:**
1. Basis of Bearings: Plat Book 363, Page 107.
 2. Subject property lies within Flood Zone X Shaded (areas of 0.2% annual chance flood; annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood and Flood Zone A1 (91E) Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined, according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas per Map No. 29189C0145 K, with an effective map date of 10/04/2015.
 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:
STATION: SL-40 (ADJUSTED 2000) STATION: SL-41 (ADJUSTED 2001)
NORTH (Y): 315370.803 NORTH (Y): 315360.859
EAST (X): 23242.881 EAST (X): 24869.191
GRID FACTOR: 0.9999169 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 was adopted from Plat Book 360, Pages 296-299. The grid bearing along a Southernly line on this plat is found to be South 52 degrees 32 minutes 39 seconds West. The measured bearing labeled along the same line is North 84 degrees 17 minutes 11 seconds West 733.74 feet. The grid bearing from SL-40 to the most Southeast corner on this plat is South 76 degrees 39 minutes 43 seconds West 1439.27 meters with the scale factor applied.

This is to certify that Lot Split of Lot 5B of a Resubdivision of Lot 5 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 authorized the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deeds

Bob Nelson, Mayor
Vickie Hass, City Clerk

SURVEYOR'S CERTIFICATION
This is to certify that Stock and Associates Consulting Engineers, Inc. has, during October, 2015, 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 296 through 299 of the St. Louis County Records, located in U.S. Surveys 102, 380, and 371, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri. And that the result of said survey and Resubdivision Plat as 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 18, Division 2030 Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LOT NO. 222-D
By: Daniel E. Johnson, Missouri P.L.S. No. 2275
PREPARED FOR
CHESTERFIELD BLUE VALLEY, L.L.C.
7711 Bonhomme Avenue, Suite 901
CLAYTON, MISSOURI 63105
ATTN: MR. DEAN WOLFE
PH: (314) 862-8120

257 Chesterfield Business Parkway
St. Louis, MO 63103
314-862-8120
FAX: 314-862-8120
E-mail: general@stockand.com
Web: www.stockand.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:
LOT SPLIT PLAT
LOT 5B CHESTERFIELD BLUE VALLEY
18501 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI

REVISIONS:
1. 02/04/16 REVISION PER CITY COUNCIL LETTER 1610-16

DATE: 02/04/16
BY: Daniel E. Johnson
CHECKED BY: Vickie Hass
DATE: 02/04/16
BY: Vickie Hass
SCALE: AS SHOWN
SHEET NO. 1 OF 1