

BILL NO. 3115

ORDINANCE NO. 2914

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR LOT 4 OF THE SPIRIT VALLEY BUSINESS PARK DEVELOPMENT TO CREATE A 3.492 ACRE TRACT OF LAND AND A 1.023 ACRE TRACT OF LAND, BOTH ZONED "PI" PLANNED INDUSTRIAL DISTRICT AND LOCATED ON THE WEST SIDE OF SPIRIT VALLEY CENTRAL DRIVE NORTH OF SPIRIT VALLEY WEST DRIVE (17W140021).

WHEREAS, Stock & Associates Consulting Engineers, Inc., on behalf of Spirit Valley Development, LLC, has submitted for review and approval a Lot Split Plat for a parcel totaling 4.515 acres, zoned "PI" Planned Industrial District, and located at 641 Spirit Valley Central Drive; and,

WHEREAS, the purpose of said Lot Split Plat is to create a Lot 4A and a Lot 4B 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 4 of Spirit Valley Business Park, 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 5TH day of October, 2016.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie Hass
Vickie Hass, CITY CLERK

FIRST READING HELD: 10/5/2016

OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as:

"LOT SPLIT PLAT LOT 4 OF SPIRIT VALLEY BUSINESS PARK"

Building lines as shown on this plat are hereby established.

The Cross Access Ingress/Egress Easement shown hatched hereon is hereby reserved by the present and future owners of Adjusted Lot 4A and Adjusted Lot 4B and to their respective successors and assigns, the nonexclusive right, privilege and easement to use for ingress and egress to and from the public roadway (Spirit Valley Central Drive). Said owners agree not to obstruct the aforesaid easement by means of a fence or other barrier, and further, to keep said easement open and usable on their property leading to and from the aforesaid public road so that there will be continuing access to the public road through the aforesaid lots. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Adjusted Lot 4A and Adjusted Lot 4B, and the easement hereby established shall apply fully to such altered access way, and said easement shall be perpetual, and further shall run with the real estate.

Permanent and/or semi permanent monuments, as required, shall be set at all lot corners within twelve (12) months after the recording of this Lot Split 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 plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

Maintenance of all sidewalks located within this subdivision, including those sidewalks within and adjacent to the roadway improvement, maintenance, utility, and sewer easement shall be the responsibility of the property owner of the property on which the sidewalk is located. The City of Chesterfield is not responsible for maintenance of said sidewalks.

Maintenance of the roadside culvert located within the Cross Access Ingress/Egress Easement shall be the responsibility of the property owner of the property on which the culvert is located. The City of Chesterfield is not responsible for maintenance of said culvert.

This subdivision is hereby subject to the Restrictions and Conditions of Spirit Valley Business Park, as recorded in Deed Book 17946, Page 177.

IN WITNESS THEREOF, I have hereunto set my hand this ___ day of _____, 20__.

Spirit Valley Development, L.L.C., a Missouri limited liability company

By: _____ Print Name: _____ Title: _____

STATE OF MISSOURI) COUNTY OF ST. LOUIS) SS

On this ___ day of _____, 20__, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the DEVELOPMENT, L.L.C., a Missouri limited liability company and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company, and the said instrument was signed and sealed in behalf of said limited liability company, by authority of its Board of Directors; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

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: _____ The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book _____ Page _____ 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__.

Print Corporate Name

By: _____ Print Name: _____ Print Title: _____

STATE OF) COUNTY OF) SS

On this ___ day of _____, 20__, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of _____, 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: _____

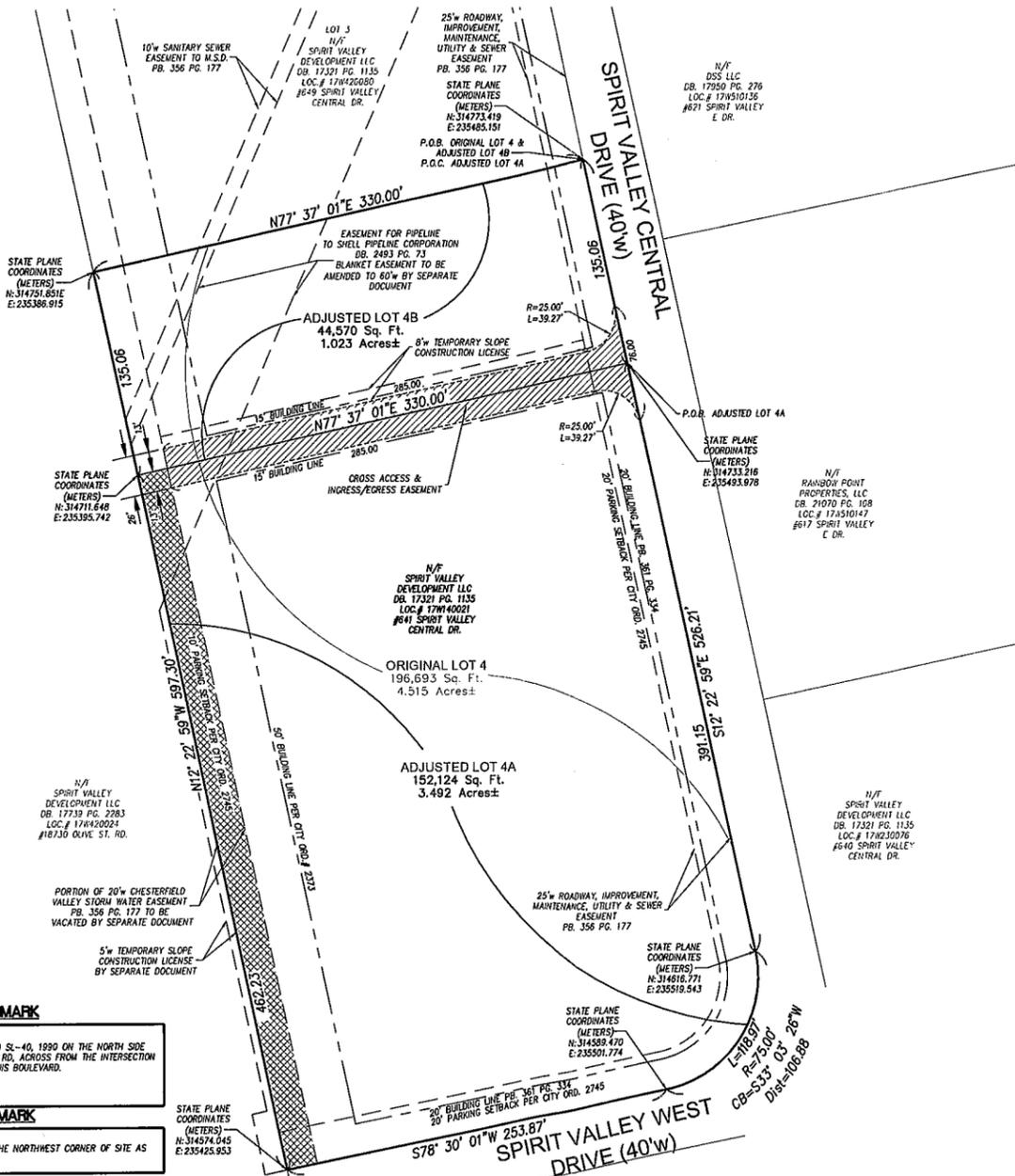
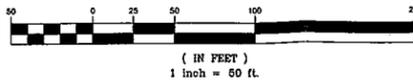
GENERAL NOTES:

- 1) Subject property is Zoned PI Planned Industrial District. The above Zoning was provided by the City of Chesterfield, and to verify the client should obtain a zoning endorsement from their title company.
2) Subject property lies within Flood Zone Shaded X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/04/2015.
3) Basis of bearings: Plat Book 356, Page 241

LOT SPLIT PLAT

LOT 4 OF SPIRIT VALLEY BUSINESS PARK AS RECORDED IN PLAT BOOK 356, PAGE 177 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI THIS PLAT CONTAINS 4.515 AC± ZONING "PI" PLANNED INDUSTRIAL, ORD. NO. 2475

GRAPHIC SCALE



DNR BENCHMARK: BENCHMARK SL-40 BRASS DISC STAMPED SL-40, 1990 ON THE NORTH SIDE OF NORTH OUTER 40 RD, ACROSS FROM THE INTERSECTION OF SPIRIT VALLEY BOULEVARD. ELEV=486.55
SITE BENCHMARK: ELEV=461.90 FND. IRON PIPE AT THE NORTHWEST CORNER OF SITE AS SHOWN HEREON.

ABBREVIATIONS

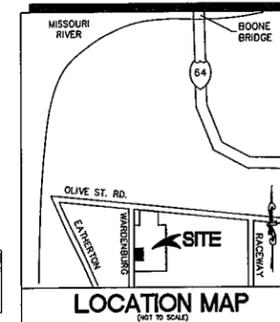
- DB - DEED BOOK
FT - FEET
C - FOUND
N/F - NOW OR FORMERLY
PB - PLAT BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
SQ. - SQUARE
(86'W) - RIGHT-OF-WAY WIDTH

LEGEND

- BENCH MARK
FOUND IRON ROD
FOUND IRON PIPE
RIGHT OF WAY MARKER

CITY OF CHESTERFIELD

EXHIBIT 1



ORIGINAL LOT 4

A tract of land being Original Lot 4 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 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 northeast corner of said Original Lot 4, said point also being located on the western right-of-way line of Spirit Valley Central Drive, 40 feet wide; thence along said right-of-way line, South 12 degrees 22 minutes 59 seconds East, 526.21 feet to the beginning of a curve to the right having a radius of 75.00 feet and along said curve with an arc length of 118.97 feet and a chord which bears South 33 degrees 03 minutes 26 seconds West, 106.88 feet to a point of tangency, said point being located on the northern right-of-way line of Spirit Valley West Drive, 40 feet wide; thence along said right-of-way line, South 78 degrees 30 minutes 01 seconds West, 253.87 feet to the southwest corner of said Original Lot 4; thence along the western line of said Original Lot 4, North 12 degrees 22 minutes 59 seconds West, 597.30 feet to the northwest corner thereof; thence along the northern line of said Lot, North 77 degrees 37 minutes 01 seconds East, 330.00 feet to the Point of Beginning, containing 196,693 square feet or 4.515 acres more or less.

ADJUSTED LOT 4A

A tract of land being part of Original Lot 4 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the northeast corner of above said Original Lot 4; said point also being located on the western right-of-way line of Spirit Valley Central Drive, 40 feet wide; thence along said right-of-way line, South 12 degrees 22 minutes 59 seconds East, 135.06 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line, South 12 degrees 22 minutes 59 seconds East, 391.15 feet to the beginning of a curve to the right having a radius of 75.00 feet and along said curve with an arc length of 118.97 feet and a chord which bears South 33 degrees 03 minutes 26 seconds West, 106.88 feet to a point of tangency, said point being located on the northern right-of-way line of Spirit Valley West Drive, 40 feet wide; thence along said right-of-way line, South 78 degrees 30 minutes 01 seconds West, 253.87 feet to the southwest corner of said Original Lot 4; thence along the western line of Original Lot 4, North 12 degrees 22 minutes 59 seconds West, 462.23 feet; thence departing said west line, North 77 degrees 37 minutes 01 seconds East, 330.00 feet to the Point of Beginning, containing 152,124 square feet or 3.492 acres more or less.

ADJUSTED LOT 4B

A tract of land being part of Original Lot 4 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 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 northeast corner of said Original Lot 4, said point also being located on the western right-of-way line of Spirit Valley Central Drive, 40 feet wide; thence along said right-of-way line, South 12 degrees 22 minutes 59 seconds East, 135.06 feet, thence departing said right-of-way line, South 77 degrees 37 minutes 01 seconds West, 330.00 feet to the west line of said Original Lot 4, thence along said west line North 12 degrees 22 minutes 59 seconds West, 135.06 feet to the northwest corner of said Original Lot 4; thence along the north line of Original Lot 4, North 77 degrees 37 minutes 01 seconds East, 330.00 feet to the Point of Beginning, containing 44,570 square feet or 1.023 acres more or less.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-40 (2000) NORTH (Y) = 313579.803(R) EAST (X) = 237342.881(R) GRID FACTOR: 0.9999169
STATION: SL-41 (2001) NORTH (Y) = 313595.655(R) EAST (X) = 234890.181(R) GRID FACTOR: 0.9999190

NOTE: 1 METER = 3.2808333 FEET ALL STATE PLANE COORDINATES ARE IN METERS.

Project Grid Factor of 0.99991795 established by averaging the Grid Factor 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 August, 2007 using a Trimble 4800 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 the grid azimuth between SL-40 and SL-41. The grid bearing along the Easterly line on this plat is found to be South 11 degrees 24 minutes 44 seconds East. The grid bearing from SL-40 to the Northeast corner on this plat is South 71 degrees 55 minutes 22 seconds East 1954.191 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during June, 2016, by order and for the use of Spirit Valley Development, L.L.C. executed a property Boundary Survey and Lot Split Plat of Lot 4 of Spirit Valley Business Park, as recorded in Plat Book 356, Page 177 of the St. Louis County Records, located in U.S. Surveys 133 and 153, 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 Lot Split 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: Daniel Ehlmann, Missouri P.L.S. No. 2215

Bob Naylor, Mayor

Vickie Hass, City Clerk

PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc. 257 Chesterfield Business Parkway St. Louis, MO 63105 PH: (636) 530-9100 FAX: (636) 530-9130 e-mail: general@stockandassoc.com Web: www.stockandassoc.com

LOT SPLIT PLAT LOT 4 641 SPIRIT VALLEY CENTRAL DRIVE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DANIEL EHLMANN P.L.S. NO. P.L.S. # 2215 CERTIFICATE OF AUTHORITY LC222-D

REVISIONS: 1. 8/24/16 REVISED PER CITY COMMENT LETTER DATED 7/15/16

Table with columns: DRAWN BY, CHECKED BY, DATE, JOB NO., W.S.D. P.#, BASE MAP #, S.L.C. HMT #, HMT S.U.P.#, W.D.N.R.#, M.O.XXXXXXX

LOT SPLIT PLAT SHEET 1

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. 257 CHESTERFIELD BUSINESS PARKWAY, ST. LOUIS, MO 63105