

BILL NO. 3119

ORDINANCE NO. 2918

AN ORDINANCE VACATING A PORTION OF THE CHESTERFIELD VALLEY STORM WATER EASEMENT ON LOT B OF THE SPIRIT VALLEY BUSINESS PARK SUBDIVISION, AS RECORDED IN BOOK 364, PAGE 445 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, a petition has been filed by Spirit Valley Development, LLC requesting the City to vacate a portion of the Chesterfield Valley Storm Water easement on said tract of land; and,

WHEREAS, Spirit Valley Development, LLC owns the property on which the easement is located and has requested to vacate the easement; and,

WHEREAS, the Department of Public Services has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

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

Section 1. The City Council of the City of Chesterfield hereby approves the easement vacation located on Lot 4B of the Spirit Valley Business Park subdivision as depicted and described in "Exhibit A", which is attached hereto and made part of hereof.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the vacation of this easement by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record these easement vacations with the Saint Louis County Recorder of Deeds Office.

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 7th day of NOVEMBER, 2016.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie Hass
Vickie Hass, CITY CLERK

FIRST READING HELD: 11/07/2016

“Exhibit A”

Legal Description

Part of the Twenty (20) feet wide Chesterfield Valley Storm Water Easement as established by Spirit Valley Business Park according to the plat thereof as recorded in Plat book 356, Page 177, located in Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southwestern corner of Lot 4 of above said Spirit Valley Business Park, said point also being located on the northern right-of-way line of Spirit Valley West Drive, 40 feet wide; thence along the west line of said 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, 20.00 feet to the eastern line of above said Chesterfield Valley Storm Water Easement; thence along said east line, South 12 degrees 22 minutes 59 seconds East, 462.54 feet to the north right-of-way line of above said Spirit Valley West Drive; thence along said north right-of-way line, South 78 degrees 30 minutes 01 seconds West, 20 feet to the Point of Beginning, containing 9,248 square feet according to calculations performed by Stock & Associates Consulting Engineers, Inc. on August 16, 2016.

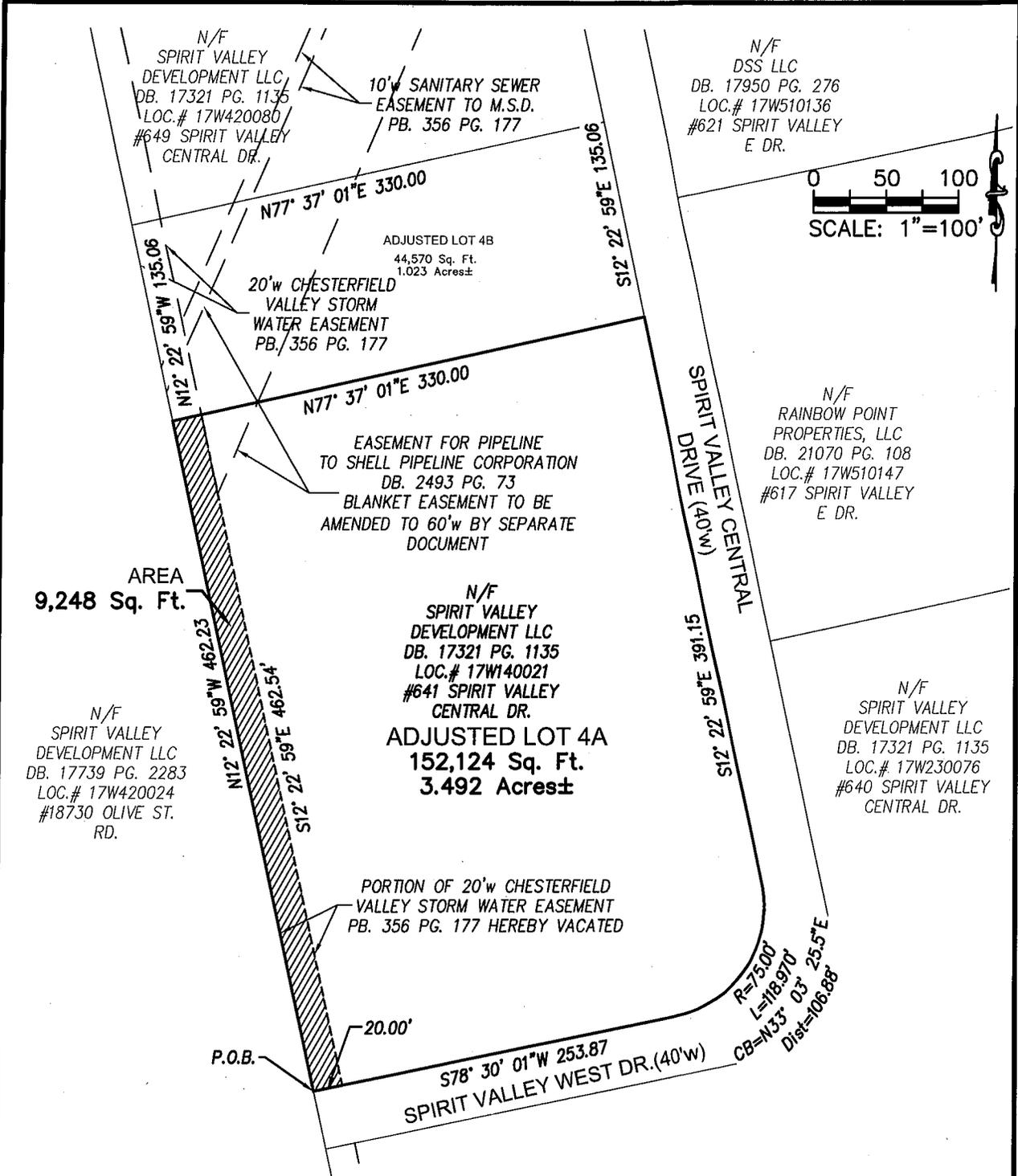


EXHIBIT "A"

EASEMENT VACATION EXHIBIT
 A TRACT OF LAND BEING ADJUSTED LOT 4A OF THE LOT SPLIT PLAT OF
 LOT 4 OF SPIRIT VALLEY BUSINESS PARK AS RECORDED IN P.B. _____, PG. _____
 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE: 9/12/16

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