

Bill No 2066

Ordinance 1840

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE 15.84 ACRE RECORD PLAT, TRUST INDENTURES, WARRANTY DEED AND ESCROW AGREEMENT FOR RIVER CROSSING SUBDIVISION, A "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE CHESTERFIELD AIRPORT ROAD, WEST OF BOONES CROSSING.**

**WHEREAS**, Tom Walker, of Retail Realty Group, has submitted for review and approval the Record Plat for River Crossing Subdivision; and,

**WHEREAS**, the site is authorized for development as "PC" Planned Commercial District via City of Chesterfield Ordinance Number; and,

**WHEREAS**, the 15.84-acre Record Plat proposes a (7) seven lot Commercial District: and,

**WHEREAS**, the Planning Commission on March 11, 2002 having reviewed the same and has recommended approval thereof.


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

Section 1. The Record Plat, Trust Indentures, Warranty Deed and Escrow Agreement for River Crossing Subdivision, which are made a part hereof are hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easements which are dedicated on the Record Plat.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the Record Plat, Trust Indentures, Warranty Deed and Escrow Agreement by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this 15<sup>th</sup> day of April, 2002.

  
MAYOR, John Nations

ATTEST:

  
CITY CLERK, Marty DeMay

LEGAL DESCRIPTION AND BEING PART OF SHARE 1, 2, AND 3 OF THE PARTITION OF THE ESTATE OF PETER ST. SURVEY 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 3RD P.M., ST. LOUIS COUNTY, MISSOURI. SAID PARTITION IS RECORDED IN DEED BOOK 80 PAGE 457, OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND IS DESCRIBED IN DEED RECORDED IN BOOK 7875, PAGE 2117 AND AGAIN IN BOOK 8470, PAGE 878, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AND CAP MARKED COLE 2680 AT THE INTERSECTION OF THE WEST LINE OF SAID SHARE 3 WITH THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD (OLD HIGHWAY 40); THEN IN 0°35'11" E. ALONG THAT WEST LINE, 930.13 FEET TO A FOUND PIN AND CAP MARKED 2080 ON THE SOUTH RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 40 T.R. (I-64); THEN S 84°05'56" E. ALONG THAT SOUTH LINE, 778.55 FEET TO A FOUND PIN AND CAP MARKED 2080 AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE EAST LINE OF SAID SHARE 1; THEN S 00°35'05" E. ALONG THAT EAST LINE, 848.82 FEET TO A FOUND BAR AT THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT-OF-WAY OF THE ABOVE MENTIONED NORTH RIGHT-OF-WAY OF CHESTERFIELD AIRPORT ROAD (OLD HIGHWAY 40); THEN S 89°36'00" W. ALONG THAT NORTH RIGHT-OF-WAY, 773.35 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15.844 ACRES MORE OR LESS

BASIS OF BEARING IS THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD (OLD HIGHWAY 40) AS BEING S 89°36'00" W AS DESCRIBED IN DEED BOOK 7845 PAGE 2117 AND AGAIN IN DEED BOOK 8470 PAGE 828. THIS BEARING WAS USED FOR SIMPLICITY AND CONTINUITY AND WILL DIFFER FROM THE MISSOURI GRID BEARING SYSTEM.

WHEREAS, \_\_\_\_\_ BY A DEED OF TRUST, DATED \_\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE, IN AND FOR THE \_\_\_\_\_ OF \_\_\_\_\_ AND STATE OF MISSOURI, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ CONVEYED TO THE TRUSTEE NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTLY PAID OR SATISFIED.

NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY REMISE, RELEASE AND QUIT-CLAIM UNTO THE PRESENT OWNERS, PART OF THE ESTATE IN SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. LOUIS, AND STATE OF MISSOURI, TO WIT:

ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT, TO HAVE AND TO HOLD THE SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_

THE CHESTERFIELD VALLEY STORM WATER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF THE DRY/NET BASINS, CHANNELS, DRAINAGE FACILITIES AND SEWER LINES IN CONFORMANCE WITH THE CHESTERFIELD VALLEY STORM WATER PLAN. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTAINING THE NET/DRY BASINS, CHANNELS, DRAINAGE FACILITIES AND SEWER LINES IN GOOD WORKING ORDER AND IN GOOD REPAIR AS APPROPRIATE. IN THE EVENT THAT THE PROPERTY OWNER(S) OR ITS SUCCESSORS IN TITLE TO SAID PROPERTY SHALL FAIL TO MAINTAIN THE NET/DRY BASINS, CHANNELS, DRAINAGE FACILITIES AND SEWER LINES IN ACCORDANCE WITH THE APPROVED CHESTERFIELD VALLEY STORM WATER PLAN, THE CITY OF CHESTERFIELD, MISSOURI, THEIR SUCCESSORS AND ASSIGNS SHALL BE PERMITTED TO ENTER ONTO THE PROPERTY AND MAKE THE REPAIRS AND CORRECTIONS AND PERFORM SUCH MAINTENANCE AS IT DEEMS NECESSARY AND BILL THE PROPERTY OWNER(S) OF SAID PROPERTY FOR THE SERVICES PERFORMED. IT IS FURTHER AGREED THAT IN THE EVENT THAT SAID BILL OR CHARGE FOR SERVICES PERFORMED SHALL NOT BE PAID WITHIN A PERIOD OF THIRTY (30) DAYS, SAID BILL SHALL BECOME A LIEN ON THE REAL PROPERTY AND SHALL ACCRUE INTEREST AT A RATE OF EIGHT PERCENT (8%) UNTIL PAID IN FULL.

ALL EASEMENTS THAT OVERLAY THE CHESTERFIELD VALLEY STORM WATER EASEMENTS SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORM WATER EASEMENTS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF CHESTERFIELD, AND THAT I/WE FREELY ADOPT THIS PLAN OF THE SUBDIVISION, I/WE HEREBY DEDICATE TO PUBLIC USE ANY AREAS SHOWN AS EASEMENTS ON THIS PLAT, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED TO PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USES AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE CHESTERFIELD BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF MISSOURI \_\_\_\_\_ COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_ BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO BEING DULY SHOWN DID SAY THAT HE IS THE \_\_\_\_\_ OF 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 ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED, THE FOREGOING THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

This Record Plat of RIVER CROSSINGS was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on \_\_\_\_\_ 200\_\_ and thereby authorizes the recording of this Record Plat with the St. Louis County Recorder of Deeds.

PID AA 8679  
GRID N: 314628.728 (m)  
GRID E: 239963.081 (m)  
GRID FACTOR: 0.9999175  
(COORDINATE VALUES AND GRID FACTOR AS PROVIDED BY CITY OF CHESTERFIELD)

FOUND IRON PIPE W/ CAP 2680  
GRID N: 314617.051 (m)  
GRID E: 240443.504 (m)

FOUND IRON PIPE W/ CAP 2080  
GRID N: 314892.727 (m)  
GRID E: 240678.924 (m)

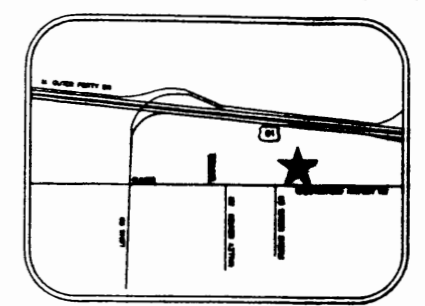
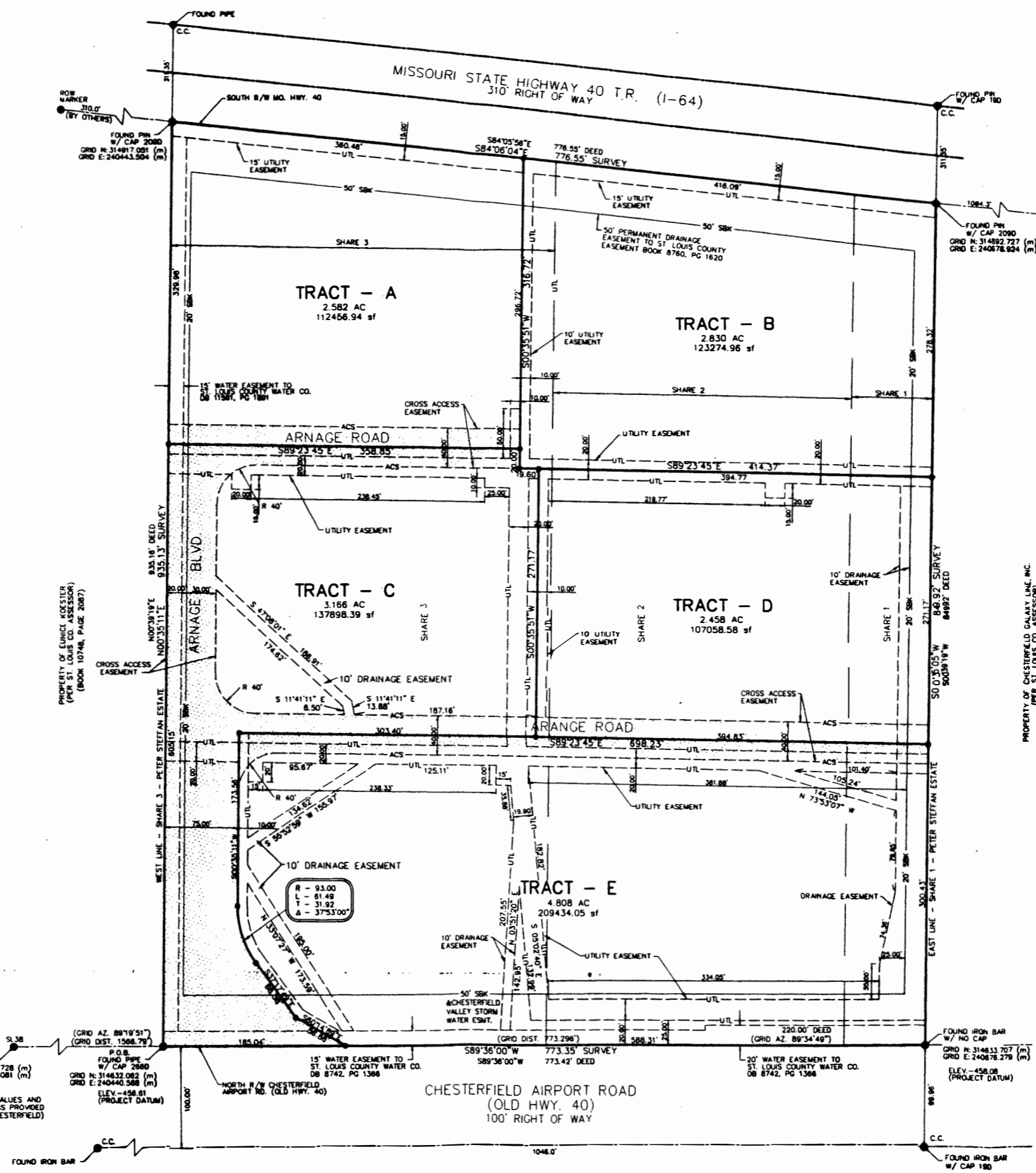
FOUND IRON BAR W/ NO CAP  
GRID N: 314633.707 (m)  
GRID E: 240678.279 (m)  
ELEV. -458.08 (PROJECT DATUM)

FOUND IRON BAR W/ CAP 180

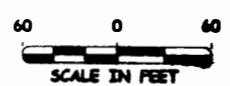
SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT INITIAL POINT SURVEYING, INC. AT THE REQUEST OF RETAIL REALTY GROUP, HAS EXECUTED A BOUNDARY SURVEY PLAT AND SUBDIVIDED SAID PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS FOR URBAN PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD OF SURVEYORS AND SURVEYORS 4 CSR 30-18. THE LOCATIONS OF ALL REQUIRED SURVEY MONUMENTS, INSTALLED OR TO BE INSTALLED, ARE CORRECTLY SHOWN ON THIS PLAT. DATE OF FIELD WORK 08-11-08.

MICHAEL D. MILLON M.D. P.L.S. 2001013284 DATE \_\_\_\_\_



RIVER CROSSINGS  
RETAIL REALTY, LLC  
ZONED: PC - PLANNED COMMERCIAL



LEGEND:

- P.O.B. POINT OF BEGINNING
- C.C. CORNER OF COMMONS
- SET IRON PIPE W/ CAP
- EASEMENT LINE
- LOT LINE
- 50' PERMANENT DRAINAGE EASEMENT TO ST. LOUIS COUNTY EASEMENT BOOK 8760, PG 1620
- 10' UTILITY EASEMENT
- 10' DRAINAGE EASEMENT
- CROSS ACCESS EASEMENT

PROPERTY OF CHESTERFIELD GALAXY LINE, INC. (PER ST. LOUIS CO. ASSESSOR) (BOOK 11779, PAGE 872)

NOTES:

FIELD INVESTIGATION REVEALED EXISTING MONUMENTATION AT ALL EXTERIOR CORNERS OF PROPERTY. DEVIATION FROM DEED INFORMATION WAS MINIMAL AND THE POSITIVE DIFFERENCE OF OTHER EVIDENCE WAS INSUFFICIENT TO DISAGREE WITH FOUND MONUMENTATION. THEREFORE THE EXISTING MONUMENTS WERE ACCEPTED AS FOUND.

PROPERTY WILL BE TRANSFERRED FROM THE "TP M" FLOOD PLAN SUB-DISTRICT DISTRICT TO THE "TP C-B" FLOOD PLAN PLANNED COMMERCIAL DISTRICT AS NOTED IN BOOK 6872 PAGE 2111. APPROVED APRIL 10, 1972.

LIMITED ACCESS TO U.S. HIGHWAY 40-B1, I-64 IS RESTRICTED AS SET FORTH IN DEED BOOK 8343 PAGE 824

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THE SURVEY.

THE TIES TO THE MISSOURI COORDINATE SYSTEM OF 1983 GRID BEARING SYSTEM USED FIRST ORDER MONUMENTS SL38 & SL38A.

COORDINATE AND GRID FACTOR INFORMATION FOR SL38 WAS PROVIDED BY THE CITY OF CHESTERFIELD AND USED TO DETERMINE THE VALUES FOR ALL CORNERS AS SHOWN.

EASEMENT INFORMATION WAS PROVIDED BY U. S. TITLE GUARANTY COMPANY, INC. COMMITMENT NO. D100853 2ND, 3RD & 4TH REVISION.

MAINTENANCE OF ANY AREA SHOWN HEREON MARKED DRAINAGE AND/OR DETENTION EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE SPECIFIC CROSS ACCESS BETWEEN INDIVIDUAL LOTS SHALL BE DETERMINED IN CONJUNCTION WITH SECURING THE NECESSARY SITE PLAN APPROVALS AND BUILDING PERMITS FOR THE APPLICABLE LOTS FROM THE CITY OF CHESTERFIELD.

THE ACCESS EASEMENT IS DEDICATED FOR USE BY ALL LOTS IN THIS DEVELOPMENT, AS WELL AS THE ADJACENT PROPERTIES TO THE EAST AND WEST OF THIS DEVELOPMENT. ALL EASEMENTS WITHIN SUBDIVISION ARE HERE BY DEDICATED AS SHOWN ON THE PLAT.

ALL UTILITY EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, ST. LOUIS COUNTY COMPANY, LACLIDE GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, METROPLUS ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPAIRING PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY APPROVED LOTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

ABOVE OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED OR VERIFIED.

CROSS ACCESS EASEMENT DEFINED UNDER SEPARATE RECORDED DEEDMENT.

# FINAL PLAT OF RIVER CROSSINGS

A SUBDIVISION OF A TRACT OF LAND BEING PART OF SHARES 1, 2, AND 3, OF THE SUBDIVISION OF THE ESTATE OF PETER STEFFAN IN U.S. SURVEYS 125 AND 126 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE

**IPS** INITIAL POINT SURVEYING INC.  
1010 N.W. "J" STREET SUITE "1"  
BENTONVILLE, AR 72712  
PHONE: (801) 284-4088

