

BILL NO. 2881

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 9 AND 10 OF SPIRIT VALLEY BUSINESS PARK FOR A 5.682 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED AT 608 AND 612 SPIRIT VALLEY EAST DR. (17W230054 AND 17W230065).**

**WHEREAS**, Stock and Associates Consulting Engineers, Inc., has submitted for review and approval the Boundary Adjustment Plat for a 5.682 acre tract of land zoned "PI" Planned Industrial District located at 608 Spirit Valley East Drive and 612 Spirit Valley East Drive; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to adjust the lot sizes; and,

**WHEREAS**, the Department of Planning, Public Works and Parks has reviewed the Boundary Adjustment Plat in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment 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 Boundary Adjustment Plat for a tract of land being Lots 9 and 10 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 Boundary Adjustment 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 \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
MAYOR

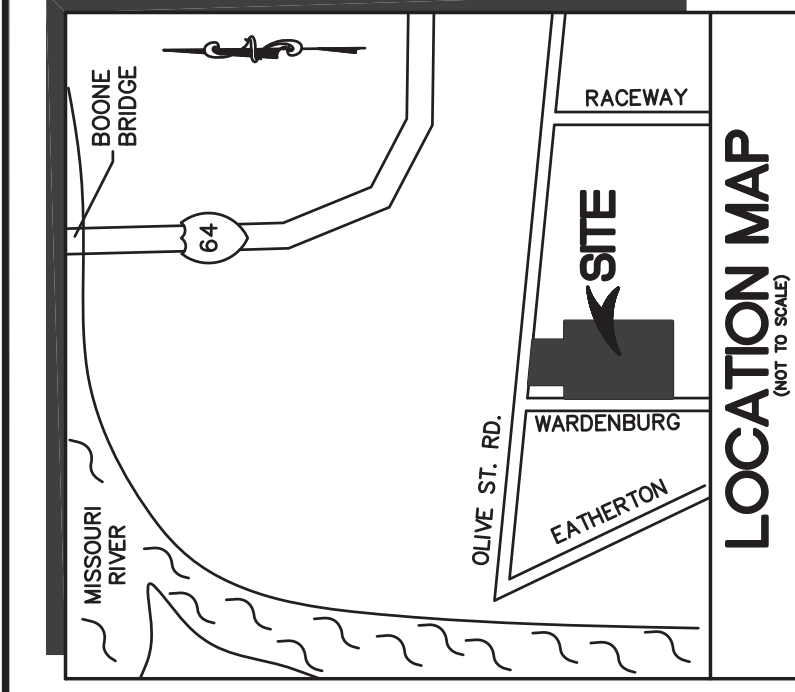
ATTEST:

\_\_\_\_\_  
CITY CLERK

# BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF SPIRIT VALLEY BUSINESS PARK

AS RECORDED IN PLAT BOOK 356, PAGE 241

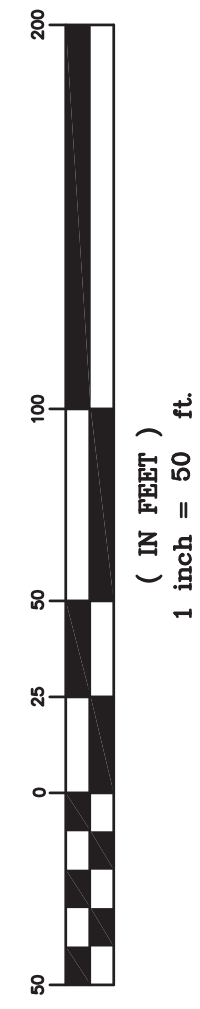
LOCATED IN U.S. SURVEYS 133 AND 153, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
THIS PLAT CONTAINS 5.682 ACRES +/-  
ZONING 'P1' PLANNED INDUSTRIAL, ORD. NO. 2373



LOCATION MAP (NOT TO SCALE)



GRAPHIC SCALE



#### LEGEND

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

#### ABBREVIATIONS

- DB. - DEED BOOK
- FND. - FOUND
- N/F. - NOW OR FORMERLY
- PE. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- (66° W) - RIGHT-OF-WAY WIDTH

#### PROPERTY DESCRIPTION

LOTS 9 & 10

Tracts of land being Lots 9 and 10 of Spirit Valley Business Park, a subdivision filed for record in Plat Book 356, Page 241 of the St. Louis County, Missouri Records, and being part of U.S. Surveys 133 and 153 in Township 45 North, Range 3 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri and being further described as follows:

BEGINNING at the Northwest corner of Lot 10 of Spirit Valley Business Park, a subdivision filed for record in Plat Book 356, Page 241 of the St. Louis County, Missouri Records; thence South 11°24'44" West 161.73 feet to the Northeast corner thereof; thence along the eastern line of said Lot 10 and the Eastern line of Lot 9 South 11 degrees 43 seconds East, a distance of 802.80 feet to the Southeast corner of Lot 9; thence along the Southern line of Lot 9 South 78 degrees 12 minutes 13 seconds West, a distance of 275.01 feet to the Southwest corner of said Lot 9; thence along the Western line of Lot 9 North 11 degrees 24 minutes 43 seconds West, a distance of 367.18 feet and North 62 degrees 39 minutes 08 seconds West, a distance of 142.28 feet to the Eastern line of Spirit Valley East Drive (40 feet wide); thence along said Eastern line of Spirit Valley East Drive which bears North 24 degrees 25 minutes 10 seconds East, a chord distance of 59.32 feet and a chord which bears North 24 degrees 25 minutes 10 seconds East, a distance of 92.17 feet; thence along a curve to the left having a radius of 195.00 feet, an arc length of 59.32 feet and a chord which bears North 24 degrees 25 minutes 10 seconds East, a distance of 92.17 feet; and a chord which bears North 02 degrees 07 minutes 46 seconds East, a short distance of 91.32 feet to a point; thence North 11 degrees 24 minutes 43 seconds West, a distance of 211.67 feet to the Point of Beginning and containing 247,508 square feet or 5.682 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during March, 2012.

This is to certify that this "Boundary Adjustment Plat of Lots 9 and 10 of Spirit Valley Business Park" was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

**PREPARED FOR:**  
MMD PROPERTIES, LLC  
759 Spiceberry Lane  
Midwood, MO 63005  
PHONE: (314) 574-0715

Bruce Geiger, Mayor  
Judy Niagara, City Clerk

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 herein.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Print Corporate Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_  
STATE OF \_\_\_\_\_ ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_, 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.

My commission expires: \_\_\_\_\_  
Notary Public

#### General Notes:

1) Basis of Bearings adopted from Ph. 356 pg. 241.

#### DNR BENCHMARK

SL-40 BRASS BSS STAMPED "52-40 1890" ON THE NORTH SIDE OF NORTH OUTER 40 RD. ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV. = 486.55

#### STATEMENT OF STATE PLANE COORDINATE:

STATION: SL-40 (2000) STATIONS: SL-41 (2001)  
NORTH (Y) = 315379.803(R) NORTH (Y) = 315395.655(R) 313595.682(M)  
EAST (X) = 237342.881(R) EAST (X) = 234890.181(R) 234890.218(M)  
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 0.99991795 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 herein 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 203.0-6). The basis of bearings shown on this plat were adopted from the grid azimuth between SL-40 and SL-41. The grid bearing from SL-40 to SL-41 is South 53 degrees 58 minutes 01 seconds East. The grid bearing from SL-40 to the Southeast corner on this plat is South 59 degrees 54 minutes 17 seconds East 1772.036 meters with the scale factor applied.

#### OWNERS 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 into the several lots shown on this plat and hereby certify that the same are true and correct. BY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF SPIRIT VALLEY BUSINESS PARK.

The Cross Access Egress Easement shown hatched hereon is hereby reserved by the present and future owners of Adjusted Lot 9 and Adjusted Lot 10 and to their perspective successors and assigns, the nonexclusive right, privilege and easement to use for ingress and egress to and from the public roadway (Spirit Valley East 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 created, altered, or discontinued in any way. The easement hereby established shall apply fully to Adjusted Lot 9 and Adjusted Lot 10, 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.

Two (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 203.0-16 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.

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.

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

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SPIRIT VALLEY DEVELOPMENT, L.L.C.,  
a Missouri limited liability company

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

STATE OF MISSOURI ) SS.  
COUNTY OF ST. LOUIS )

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: \_\_\_\_\_

#### SURVEYOR'S CERTIFICATION

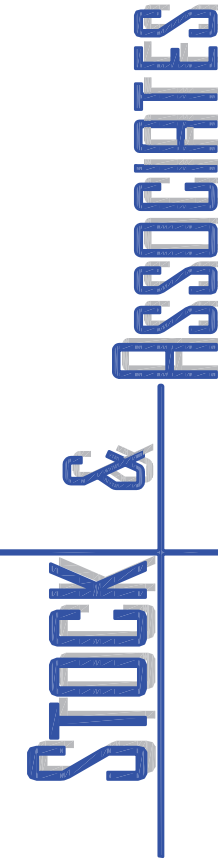
This is to certify that Stock and Associates Consulting Engineers, Inc. have, during March, 2012, by order of and the use of Paragon, executed a Property Boundary Survey and prepared a BOUNDARY ADJUSTMENT PLAT of a tract of land being Lots 9 and 10 of Spirit Valley Business Park, as recorded in Plat Book 356, Page 241 of the St. Louis County Records, 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 203.0-6). The basis of bearings shown on this plat were adopted from the grid azimuth between SL-40 and SL-41. The grid bearing from SL-40 to the Southeast corner on this plat is South 59 degrees 54 minutes 17 seconds East 1772.036 meters with the scale factor applied.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
L.C. No. 222-D

By: \_\_\_\_\_  
Daniel Elhmann, Missouri P.L.S. 2215

## BOUNDARY ADJUSTMENT PLAT

"LOTS 9 AND 10 SPIRIT VALLEY BUSINESS PARK"



257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH. (636) 531-9100  
FAX (636) 531-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

DATE CHECKED BY: DATE JOB NUMBER: 3/15/12 212-4948

DATE PLOTTED BY: 3/15/12

J.K. 3/15/12 D.M.E. 212-4948

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