

BILL NO. 2542

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR A TRACT OF LAND BEING PART OF LOT 5 OF THE SUBDIVISION OF R.H. STEVENS FARM, FOR A 32.244 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT OF ST. LOUIS BOULEVARD.

WHEREAS, Duke Realty Corporation has submitted for review and approval the Lot Split for Lot 5 of the Subdivision of R.H. Stevens Farm, located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 32.244 acre tract of land into two (2) lots for the sale of one (1) lot; and,

WHEREAS, the Department of Planning and Department of Public Works have reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and have found it to be in compliance with all applicable ordinances and has forwarded said Lot Split 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 for Lot 5 of the Subdivision of R.H. Stevens Farm, which is made a 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 by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

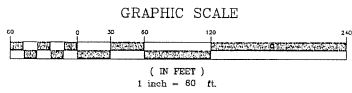
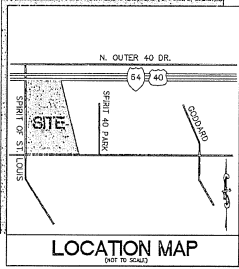
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2007.

MAYOR

ATTEST:

CITY CLERK



OWNER'S CERTIFICATION

We, the undersigned owner of the tract of land plotted and further described in the foregoing surveyor's certification have caused the same to be surveyed and subdivided in the manner shown on this plat, which lot split shall hereinafter be known as "Lot Split Plat of a tract of land being Part of Lot 6 of the Subdivision of R.H. Stevens Farm".

Building lines shown on this plat are per zoning.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of _____, 2007.

DUKE REALTY CORPORATION

By: _____

(Print Name & Title)

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

On this ____ day of _____, 2007, before me appeared _____ to me known and who being by me duly sworn, did say that he/she is the _____ of DUKE REALTY CORPORATION, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal of the day and year last above written.

Notary Public _____

Print Name _____

My commission expires: _____

NOTES:

- 1) Source of Title and Easements: Title Commitment No. 6-30541 issued by U.S. Title Guaranty Company, agent for Chicago Title Insurance Company with an effective date of March 20, 2007 at 8:00 A.M.
2) Basis of Bearings: DB. 6133, Pg. 320
3) Subject property lies within Flood Zone "AH" (Areas with Flood Depths of 1 to 3 feet, usually areas of ponding; Base Flood Elevations 457 feet) and Flood Zone "X" Shaded (Areas of 500-year flood; Areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than one square mile and areas protected by levees from 100-year flood) according to the National Flood Insurance Program, Flood Insurance Rate Map for the St. Louis County, Missouri and Incorporated Areas. This map is identified as Map No. 22188C032D H with an effective date of August 2, 1995 revised to reflect LOMR dated April 17, 2000.
4) Current Zoning (City of Chesterfield): "PC" Planned Commercial Development
Setbacks:
Building: 30' on all sides, except adjacent to Interstate 64. 90' on north side adjacent to Interstate 64.
Parking: 30' on all sides.
5) Building and utility locations are based on field survey performed in September, 2006.
6) 1/2" Iron Pipes with surveyor caps will be set at the lot corners. Crosses will be cut on the curbs where the lot lines intersect the curb line. The survey monuments will be set within twelve months of the recording of this plat.

ABBREVIATIONS

- AC. - ACRES
DB. - DEED BOOK
DBR. - DEED BEARING
OD. - CHORD DISTANCE
FT. - FEET
FND. - FOUND
N/W. - NOW OR FORMERLY
PB. - PLAT BOOK
P.S. - PLAT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
(86°) - RIGHT-OF-WAY WIDTH

LEGEND

- FOUND COTTON PICKER SPINDLE
FOUND IRON REBAR
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND CONCRETE MONUMENT
DENOTES RECORD INFORMATION
FIRE HYDRANT
WATER VALVE
WATER MANHOLE

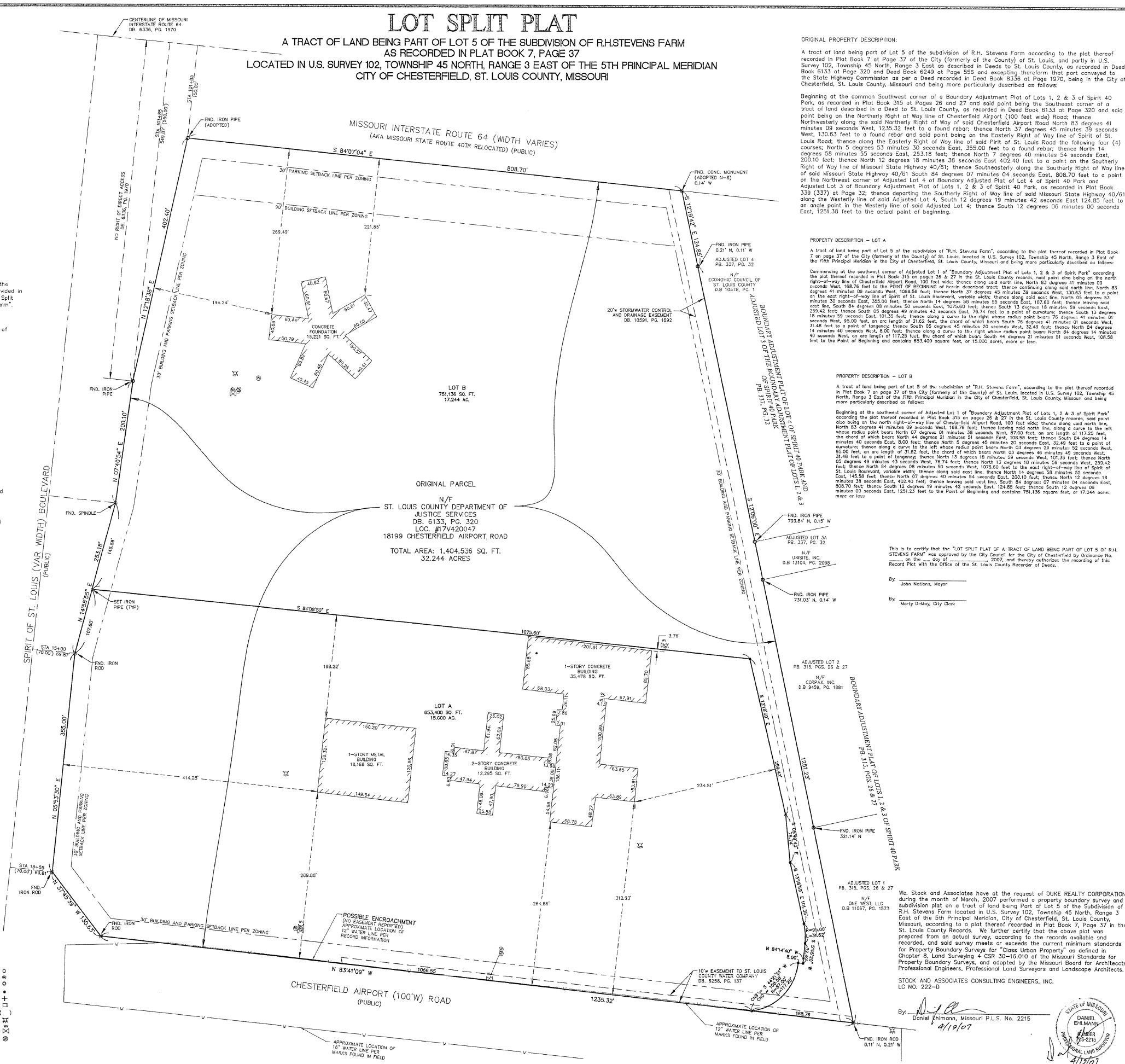
PREPARED FOR:



520 Maryville Centre Drive
Suite 200
St. Louis, MO 63141
Phone: (314) 514-6700
Fax: (314) 514-0993

LOT SPLIT PLAT

A TRACT OF LAND BEING PART OF LOT 5 OF THE SUBDIVISION OF R.H. STEVENS FARM AS RECORDED IN PLAT BOOK 7, PAGE 37 LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ORIGINAL PROPERTY DESCRIPTION:

A tract of land being part of Lot 5 of the subdivision of R.H. Stevens Farm according to the plat thereof recorded in Plat Book 7 on page 37 of the City (formerly of the County) of St. Louis, and partly in U.S. Survey 102, Township 45 North, Range 3 East as described in Deeds to St. Louis County, as recorded in Deed Book 6133 at Page 320 and Deed Book 6249 at Page 555 and excepting therefrom that part conveyed to the State Highway Commission as per a Deed recorded in Deed Book 8336 at Page 1970, being in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the common Southwest corner of a Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit 40 Park, as recorded in Plat Book 315 at Pages 26 and 27 and said point being the Southeast corner of a tract of land described in a Deed to St. Louis County, as recorded in Deed Book 6133 at Page 320 and said point being on the Northern Right of Way line of Chesterfield Airport (100 feet wide) Road; thence Northwesterly along the said Northern Right of Way line of said Chesterfield Airport Road North 83 degrees 41 minutes 09 seconds West, 1235.32 feet to a found rebar; thence North 37 degrees 45 minutes 59 seconds West, 130.63 feet to a found rebar and said point being on the Easterly Right of Way line of Spirit of St. Louis Road; thence along the Easterly Right of Way line of said Spirit of St. Louis Road the following four (4) courses; North 5 degrees 03 minutes 30 seconds East, 355.00 feet to a found rebar; thence North 14 degrees 58 minutes 55 seconds East, 253.16 feet; thence North 7 degrees 40 minutes 54 seconds East, 200.10 feet; thence North 12 degrees 18 minutes 38 seconds East 402.40 feet to a point on the Southerly Right of Way line of Missouri State Highway 40/61; thence Southeasterly along the Southerly Right of Way line of said Missouri State Highway 40/61 South 84 degrees 07 minutes 04 seconds East, 808.70 feet to a point on the Northwest corner of Adjusted Lot 4 of Boundary Adjusted Plat of Lot 4 of Spirit 40 Park and Adjusted Lot 3 of Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit 40 Park, as recorded in Plat Book 339 (337) at Page 32; thence departing the Southerly Right of Way line of said Missouri State Highway 40/61 along the Westerly line of said Adjusted Lot 4, South 12 degrees 19 minutes 42 seconds East 124.85 feet to an angle point in the Westerly line of said Adjusted Lot 4; thence South 12 degrees 06 minutes 00 seconds East, 1251.35 feet to the actual point of beginning.

PROPERTY DESCRIPTION - LOT A

A tract of land being part of Lot 5 of the subdivision of "R.H. Stevens Farm", according to the plat thereof recorded in Plat Book 7 on page 37 of the City (formerly of the County) of St. Louis, located in U.S. Survey 102, Township 45 North, Range 3 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Commencing at the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof recorded in Plat Book 315 on pages 26 & 27 in the St. Louis County records, said point also being the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north line, North 83 degrees 41 minutes 09 seconds West, 168.76 feet to the POINT OF BEGINNING of herein described tract; thence continuing along said north line, North 83 degrees 41 minutes 09 seconds West, 108.58 feet; thence North 14 degrees 58 minutes 55 seconds East, 107.60 feet; thence leaving said east line, South 84 degrees 08 minutes 50 seconds East, 1075.60 feet; thence South 13 degrees 13 minutes 13 seconds West, 181.88 feet; thence South 05 degrees 49 minutes 49 seconds East, 32.49 feet to a point of curvature; thence South 13 degrees 13 minutes 13 seconds West, 101.55 feet; thence along a curve to the right whose radius point bears 76 degrees 41 minutes 01 seconds West, 93.00 feet, on an arc length of 31.62 feet, the chord of which bears South 76 degrees 41 minutes 01 seconds West, 31.48 feet to a point of tangency; thence South 05 degrees 45 minutes 20 seconds West, 32.49 feet; thence North 84 degrees 40 seconds West, on an arc length of 117.25 feet, the chord of which bears South 44 degrees 21 minutes 51 seconds West, 108.58 feet to the Point of Beginning and contains 653,400 square feet, or 15,000 acres, more or less.

PROPERTY DESCRIPTION - LOT B

A tract of land being part of Lot 5 of the subdivision of "R.H. Stevens Farm", according to the plat thereof recorded in Plat Book 7 on page 37 of the City (formerly of the County) of St. Louis, located in U.S. Survey 102, Township 45 North, Range 3 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Beginning at the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof recorded in Plat Book 315 on pages 26 & 27 in the St. Louis County records, said point also being the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north line, North 83 degrees 41 minutes 09 seconds West, 168.76 feet; thence leaving said north line, along a curve to the left whose radius point bears North 07 degrees 01 minutes 39 seconds West, 87.00 feet, on an arc length of 117.25 feet, the chord of which bears North 07 degrees 01 minutes 39 seconds East, 108.58 feet; thence South 84 degrees 40 seconds West, 32.49 feet to a point of curvature; thence North 13 degrees 13 minutes 13 seconds West, 93.00 feet, on an arc length of 31.62 feet, the chord of which bears North 03 degrees 46 minutes 49 seconds West, 31.48 feet to a point of tangency; thence North 13 degrees 13 minutes 13 seconds West, 32.49 feet; thence North 05 degrees 49 minutes 43 seconds West, 76.74 feet; thence North 13 degrees 13 minutes 13 seconds West, 259.42 feet; thence North 84 degrees 08 minutes 50 seconds West, 1075.60 feet to the east right-of-way line of Spirit of St. Louis Boulevard, variable width; thence along said east line, thence North 14 degrees 58 minutes 55 seconds East, 145.88 feet; thence North 07 degrees 01 minutes 39 seconds East, 200.10 feet; thence North 12 degrees 18 minutes 38 seconds East, 402.40 feet; thence along the curve to the right whose radius point bears North 84 degrees 14 minutes 00 seconds East, 1251.35 feet to the Point of Beginning and contains 781,136 square feet, or 17,244 acres, more or less.

This is to certify that the "LOT SPLIT PLAT OF A TRACT OF LAND BEING PART OF LOT 5 OF R.H. STEVENS FARM" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the ____ day of _____, 2007, and thereby authorize the recording of this Record Plat with the Office of the St. Louis County Recorder of Deeds.

By: John Nations, Mayor
By: Marty Delray, City Clerk

ADJUSTED LOT 2
PB. 315, PGS. 26 & 27
N/W. UNSITE, INC.
D.B. 9459, PG. 1881

ADJUSTED LOT 3A
PB. 337, PG. 32
N/W. UNSITE, INC.
D.B. 13104, PG. 2098

ADJUSTED LOT 1
PB. 315, PGS. 26 & 27
N/W. UNSITE, LLC
D.B. 11087, PG. 1573

We, Stock and Associates have at the request of DUKE REALTY CORPORATION, during the month of March, 2007 performed a property boundary survey and recorded one (1) plat of land being part of Lot 5 of the Subdivision of R.H. Stevens Farm located in U.S. Survey 102, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, according to a plat thereof recorded in Plat Book 7, Page 37 in the St. Louis County Records. 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 8, Land Surveying 4 CSR 30-16.010 of the Missouri Standards for Property Boundary Surveys, and 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
4/19/07



STOCK & ASSOCIATES
Consulting Engineers, Inc.
277 Dismal Business Parkway
St. Louis, MO 63141
Phone: (314) 514-6700
Fax: (314) 514-0993

Table with columns: Provision, Date, and Description. Includes entries for City Certification and Review per City Comments.

Spirit of St. Louis Corporate Center
18199 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63017

Certified By:
Duke Job Number:
A/E Job Number:
206-3799.1

1 of 1 Sheets
Date Job Number:
A/E Job Number:
206-3799.1

