

BILL NO. 2543

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

**AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR ADJUSTED LOT B OF A TRACT OF LAND BEING PART OF LOT 5 OF THE SUBDIVISION OF R.H. STEVENS FARM AND ADJUSTED LOT 4A OF SPIRIT 40 PARK, KNOWN AS TRACTS OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, the owners Duke Realty Corporation and the Economic Council of St. Louis have proposed a Boundary Adjustment Plat for the aforementioned tracts. The petitioners propose to remove the boundary line between Adjusted Lot B of Lot 5 of the Subdivision of R.H. Stevens Farm and Adjusted Lot 4A of Spirit 40 Park, and add a new property line between said lots.

**WHEREAS**, the purpose of this Boundary Adjustment Plat is to add an acre of land to the Adjusted Lot 4A of Spirit 40 Park; and,

**WHEREAS**, the Department of Planning and Department of Public Works have reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and have 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, which is attached hereto as Exhibit "A" and made part hereof as fully set out herein, 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 said Boundary Adjustment Plat 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 from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
MAYOR

ATTEST:

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

# BOUNDARY ADJUSTMENT PLAT

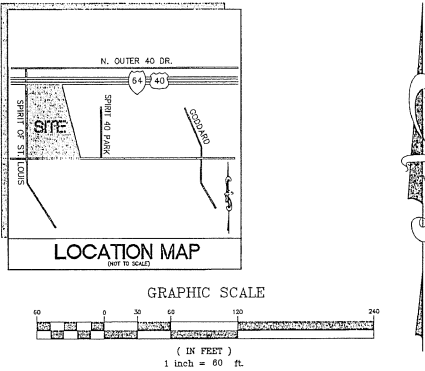
A TRACT OF LAND BEING PART OF ADJUSTED LOT B OF 'LOT SPLIT PLAT OF A TRACT OF LAND BEING PART OF LOT 5 OF RH STEVENS FARM' AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND ADJUSTED LOT 4 OF 'BOUNDARY ADJUSTMENT PLAT OF LOT 4 OF SPIRIT 40 PARK AND ADJUSTED LOT 3 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 1, 2 & 3 OF SPIRIT 40 PARK' AS RECORDED IN PLAT BOOK 337, PAGE 32 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION - ORIGINAL LOT B  
A tract of land being Lot B of 'Lot Split Plat of 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 \_\_\_\_\_ on Page \_\_\_\_\_ of the St. Louis County Records.

PROPERTY DESCRIPTION - ADJUSTED LOT B  
A tract of land being part of Lot B of 'Lot Split Plat of a Tract of Land Being Part of Lot 5 of R.H. Stevens Farm' as recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ in the St. Louis County, Missouri Records 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 40 Park' according to the plat thereof recorded in Plat Book 337, Page 32 of the St. Louis County Records, said point also being on the north line of Chesterfield Airport Road, 170 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 38 seconds West, 87.00 feet; on a distance of 170.23 feet, the chord of which bears North 44 degrees 21 minutes 51 seconds East, 108.58 feet; thence South 84 degrees 14 minutes 40 seconds East, 8.00 feet; thence North 05 degrees 45 minutes 20 seconds East, 32.49 feet to a point of curvature; thence along a curve to the left whose radius point bears North 03 degrees 46 minutes 48 seconds West, 31.48 feet to a point of tangency; thence North 13 degrees 18 minutes 18 seconds West, 101.35 feet; thence North 5 degrees 19 minutes 43 seconds West, 78.74 feet; thence North 13 degrees 18 minutes 18 seconds West, 259.42 feet; thence North 84 degrees 03 minutes 49 seconds East, 1075.60 feet to the east line of Spirit of St. Louis Boulevard, thence along said east line the following courses and distances: North 14 degrees 58 minutes 35 seconds East, 145.58 feet; North 07 degrees 40 minutes 12 seconds East, 203.16 feet; North 12 degrees 15 minutes 30 seconds East, 402.40 feet to the south line of Missouri Interstate Route 64; thence leaving said east line and along said south line, South 84 degrees 07 minutes 04 seconds East, 732.07 feet; thence leaving said south line, South 12 degrees 08 minutes 00 seconds East, 606.14 feet; thence North 77 degrees 54 minutes 00 seconds East, 73.36 feet; thence South 12 degrees 06 minutes 00 seconds East, 753.59 feet to the point of beginning and contains 707,644 square feet, or 16,245 acres, more or less.

PROPERTY DESCRIPTION - ORIGINAL ADJUSTED LOT 4  
A tract of land being Adjusted Lot 4 of 'Boundary Adjustment Plat of a Tract of Land Being Part of Lot 5 of R.H. Stevens Farm' according to the plat thereof recorded in Plat Book 337 on Page 32 of the St. Louis County Records.

PROPERTY DESCRIPTION - ADJUSTED LOT 4A  
A tract of land being part of Lot B of 'Lot Split Plat of a Tract of Land Being Part of Lot 5 of R.H. Stevens Farm' as recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ in the St. Louis County, Missouri Records and all of Adjusted Lot 4 of 'Boundary Adjustment Plat of Lot 4 of Spirit 40 Park' and Adjusted Lot 3 of the Boundary Adjustment Plat of Lots 1, 2, and 3 of Spirit 40 Park' as recorded in Plat Book 337, Page 32 of the St. Louis County Records and being more particularly described as follows:  
Beginning at the northwest corner of Lot 4 of 'Spirit 40 Park' according to the plat thereof recorded in Plat Book 266, Page 73 of the St. Louis County Records; thence along the west line of said Lot 5, South 12 degrees 08 minutes 49 seconds East, 333.35 feet to a point on the right-of-way of Spirit 40 Park Drive, 40 feet wide; thence along said right-of-way, along a curve to the left, whose radius point bears South 12 degrees 08 minutes 49 seconds East, 60.00 feet, on a distance of 143.89 feet; thence along said right-of-way, along a curve to the right, whose radius point bears South 24 degrees 46 minutes 21 seconds West, 40.00 feet, on a distance of 34.87 feet; thence South 77 degrees 54 minutes 00 seconds East, 33.77 feet; thence leaving said right-of-way, South 77 degrees 54 minutes 00 seconds West, 395.68 feet; thence North 12 degrees 08 minutes 00 seconds West, 606.14 feet to the south line of Missouri Interstate Route 64; thence South 84 degrees 07 minutes 04 seconds East, 0.15 feet; South 84 degrees 07 minutes 31 seconds East, 217.77 feet to the point of beginning and contains 217,773 square feet, or 5,000 acres, more or less.



OWNER'S CERTIFICATION  
We, the undersigned owners of the tract of land plotted and further described in the foregoing surveyor's certification have caused the same to be surveyed and adjusted in land area in the manner shown on this plat.

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

DUKE REALTY CORPORATION  
By: \_\_\_\_\_  
(Print Name & Title)

ECONOMIC COUNCIL OF ST. LOUIS COUNTY  
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 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: \_\_\_\_\_

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 ECONOMIC COUNCIL OF ST. LOUIS COUNTY, and that said instrument was signed and sealed in behalf of said council, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said council.

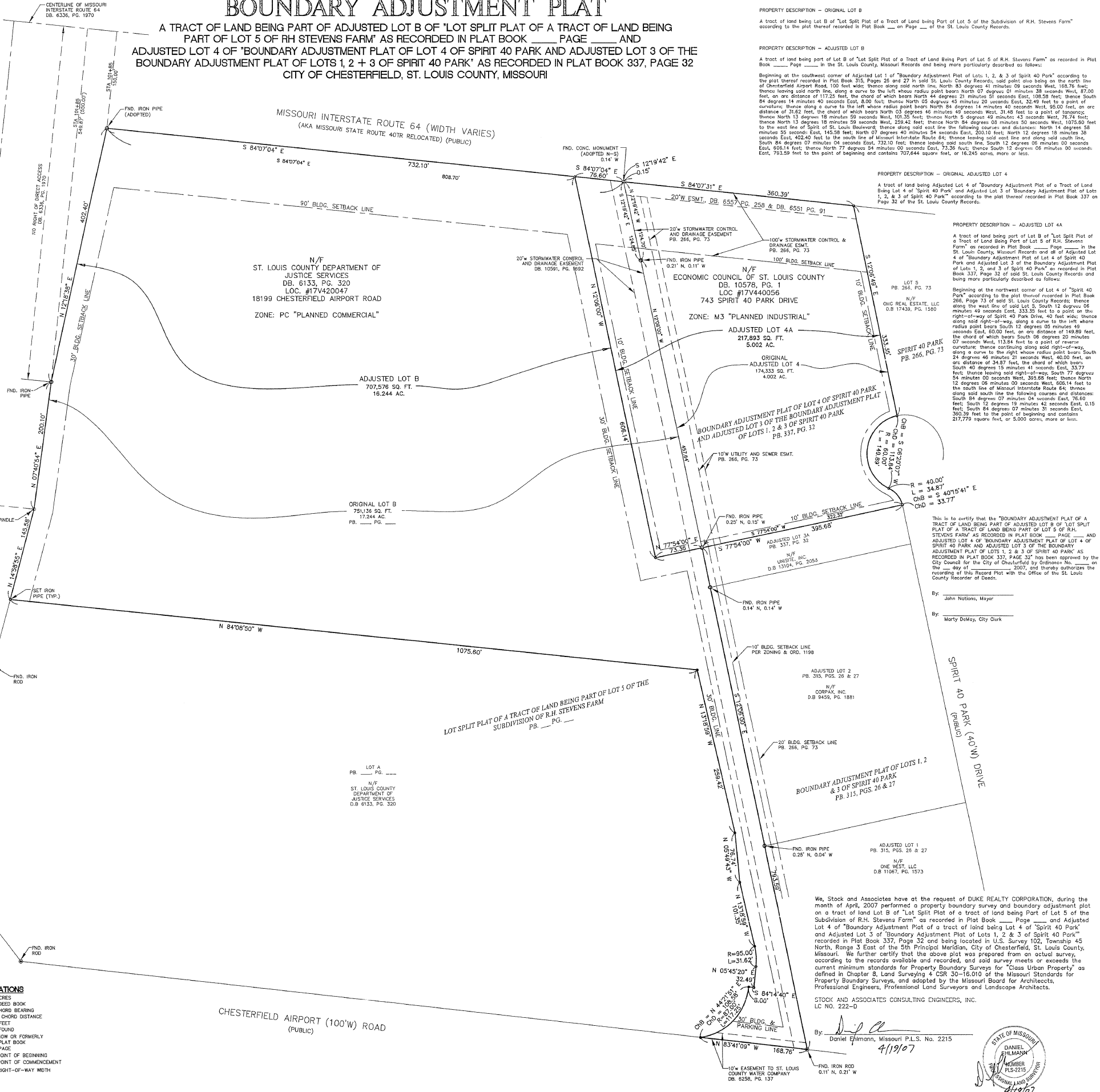
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal of the day and year last above written.

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

NOTES:

- 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. and Boundary Adjustment Plat recorded in Plat Book 337 on Page 32 of the St. Louis County Records
- Basis of Bearings: DB. 6133, Pg. 320
- 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. Z9189C020 H with an effective date of August 2, 1995 revised to reflect LOMR dated April 17, 2000.
- Current Zoning (City of Chesterfield):  
Lot B: "PC" Planned Commercial Development  
LOT B Setbacks:  
Building: 30' on all sides, except adjacent to Interstate 64.  
90' on north side adjacent to Interstate 64.  
Parking: 30' on all sides.  
Adjusted Lot 4: "M3" Flood Plain Planned Industrial  
ADJUSTED LOT 4 Setbacks:  
Building: 10' from property lines.  
100' on north side adjacent to Interstate 64.  
Parking: 5' from property lines  
50' on north side adjacent to Interstate 64.

5) 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 with the curb line. The survey monuments will be set within twelve months of the recording of this plat.



LEGEND

○	FOUND COTTON PICKER SPINDLE
●	FOUND IRON REBAR
○	SET IRON PIPE
○	FOUND CROSS
○	FOUND CONCRETE MONUMENT
( )	DENOTES RECORD INFORMATION
⊗	FIRE HYDRANT
⊕	WATER VALVE
⊖	WATER MANHOLE

ABBREVIATIONS

AC.	- ACRES
DB.	- DEED BOOK
Ch.B.	- CHORD BEARING
Ch.D.	- CHORD DISTANCE
FT.	- FEET
FND.	- FOUND
N/F	- NOW OR FORMERLY
PL.	- PLAT BOOK
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
(R/W)	- RIGHT-OF-WAY WIDTH

We, Stock and Associates have at the request of DUKE REALTY CORPORATION, during the month of April, 2007 performed a property boundary survey and boundary adjustment plat on a tract of land being Lot B of 'Lot Split Plat of a Tract of Land Being Part of Lot 5 of the Subdivision of R.H. Stevens Farm' as recorded in Plat Book \_\_\_\_\_ and Adjusted Lot 4 of 'Boundary Adjustment Plat of a Tract of Land Being Lot 4 of 'Spirit 40 Park' and Adjusted Lot 3 of 'Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit 40 Park' recorded in Plat Book 337, Page 32 and being located in U.S. Survey 102, Township 45 North, Range 3 East of the 6th Principal Meridian, City of Chesterfield, St. Louis County, Missouri. 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 of 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

STATE OF MISSOURI  
DANIEL EHLMANN  
PLS-2215  
4/19/07

**Duke**  
REALTY CORPORATION  
520 Maryville Centre Drive  
Suite 200  
St. Louis, MO 63141  
Phone: (314) 514-6700  
Fax: (314) 514-6993

**Stock & Associates**  
Consulting Engineers, Inc.  
201 Dismal Business Parkway  
St. Louis, MO 63050  
Phone: (314) 514-2300  
Fax: (314) 514-2300  
E-mail: gerald@stockand.com  
Web: www.stockand.com

Residence: 1 - 4/16/07 Added City Certification  
2 - 4/19/07 Revised per City Comments

Scale: 1" = 80'

Drawn: 4/19/07  
Checked: V.L.W.  
D.M.E.

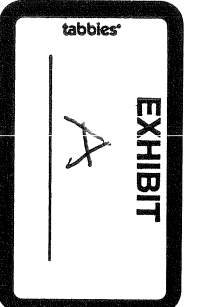
Spirit of St. Louis Corporate Center  
18199 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MISSOURI 63017

BOUNDARY ADJUSTMENT PLAT

Certified By: \_\_\_\_\_

DANIEL EHLMANN, MO PLS-2215  
Drawing Number: \_\_\_\_\_

1 of 1 Sheets  
Duke Job Number: \_\_\_\_\_  
A/E Job Number: \_\_\_\_\_  
206-3799.1



PREPARED FOR: Duke Realty Corporation, 520 Maryville Centre Drive, Suite 200, St. Louis, MO 63141, Phone: (314) 514-6700, Fax: (314) 514-6993.