

BILL NO. 2582

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR A TRACT OF LAND BEING LOT A OF RESUBDIVISION OF LOT 270 OF TRAILS WEST SECTION OF GREEN TRAILS SUBDIVISION, IN U.S. SURVEY 1911, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI, FOR A 1.81 ACRE TRACT OF LAND ZONED “C-8” PLANNED COMMERCIAL DISTRICT (SUBDIVISION OF LOT A OF RESUBDIVISION OF LOT 270 OF TRAILS WEST SECTION OF GREEN TRAILS SUBDIVISION.)

WHEREAS, Clayton Engineering on behalf of Maisha LLC has submitted for review and approval a lot split for Lot A of Resubdivision of Lot 270 of Trails West Section of Green Trails Subdivision ; and,

WHEREAS, the purpose of this Lot Split is to subdivide a 1.81 acre tract of land into 2 lots; and,

WHEREAS, the Departments have reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and found it to be in compliance with all applicable ordinances and 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 A of Resubdivision of Lot 270 of Trails West Section of Green Trails Subdivision, which is attached hereto as Exhibit “A” and made part hereof as if 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 Lot Split 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.

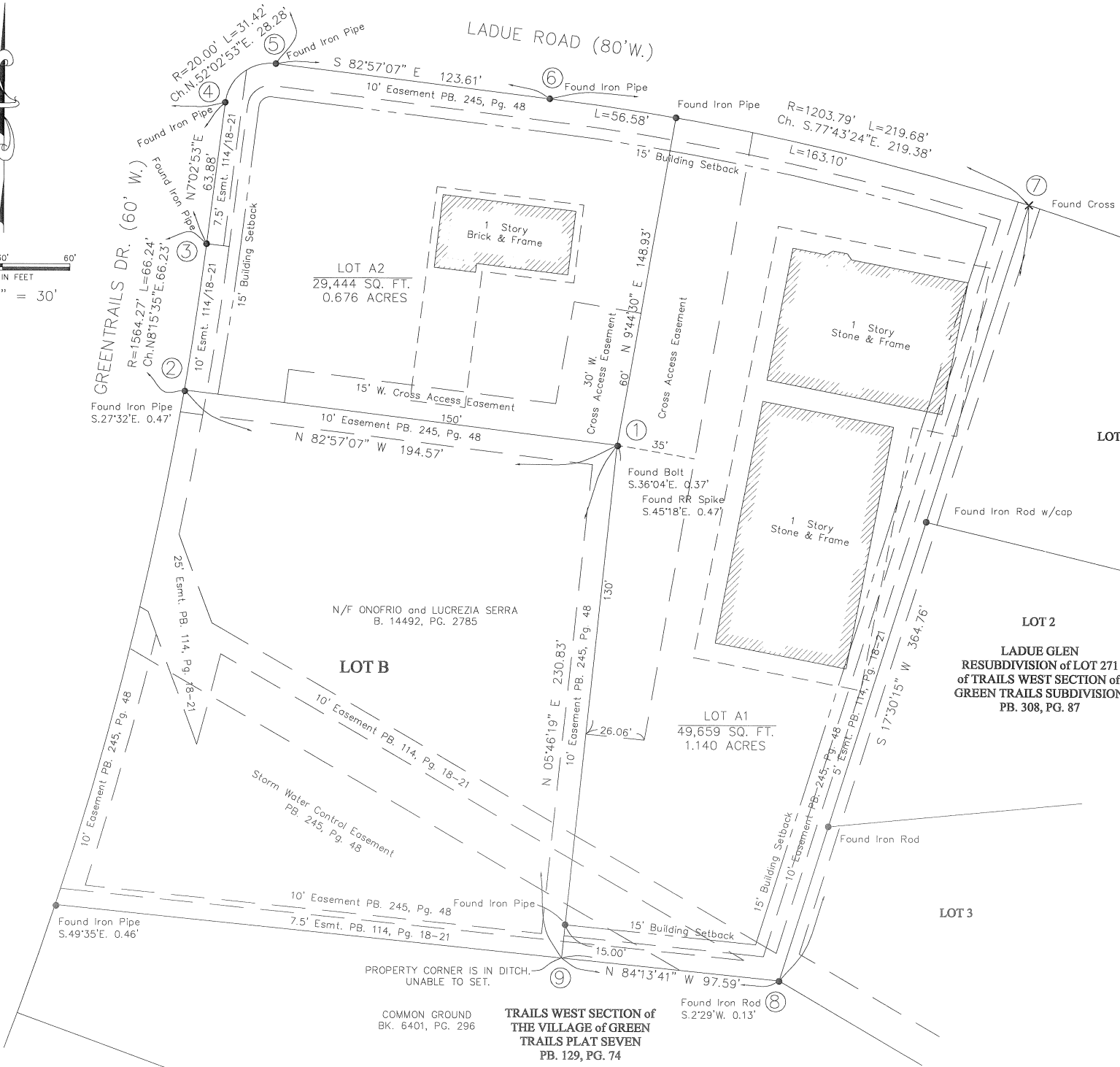
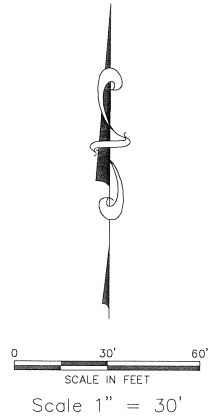
Passed and approved this _____ day of _____, 2007.

MAYOR

ATTEST:

CITY CLERK

SUBDIVISION of LOT A of RESUBDIVISION of LOT 270 of TRAILS WEST SECTION of GREEN TRAILS SUBDIVISION U.S. SURVEY 1911, TOWNSHIP 45 NORTH, RANGE 4 EAST ST. LOUIS COUNTY, MISSOURI

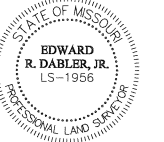


THE CLAYTON ENGINEERING COMPANY
11920 Westline Industrial Drive
St. Louis, MO 63146

This is to certify that we have during the month of July, 2006, by order of Kanu Patel, made a survey and subdivision of a tract of Lot A of the RESUBDIVISION OF LOT 270 OF TRAILS WEST SECTION OF GREEN TRAILS SUBDIVISION, according to the plat thereof recorded in Plat Book 245, Page 48 of the St. Louis County records. This survey and subdivision have been prepared in accordance with the current Missouri Minimum Standards for Property Boundary Surveys for an Urban Class survey. The basis of bearings is said RESUBDIVISION OF LOT 270 OF TRAILS WEST SECTION OF GREEN TRAILS SUBDIVISION.

THE CLAYTON ENGINEERING COMPANY

Edward R. Dabler, Jr. MO PLS 1956



We the undersigned owners of the tract of land hereon platted and further described in the foregoing Surveyors Certificate have caused the same to be surveyed and subdivided in the manner shown on this plat.

The Cross Access Easement dedicated by this plat shall be for vehicular and pedestrian ingress and egress use and benefit of all lot owners including the owners of Lot B of the RESUBDIVISION OF LOT 270 OF TRAILS WEST SECTION OF GREEN TRAILS SUBDIVISION. Maintenance expense of the pavement within this easement area shall be shared equally by all lot owners.

IN WITNESS WHEREOF, we have set our hand this ____ day of _____, 2007.

MAISHA, LLC

Kanu Patel, Managing Member

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }SS

On this ____ day of _____, 2007, before me personally appeared Kanu Patel to me known, being by me duly sworn did say that he is the managing member of MAISHA, LLC, a limited liability corporation in the State of Missouri, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors as the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.
My Commission expires: _____

Notary Public

This subdivision plat was approved by the City of Chesterfield by Ordinance No. _____ on _____, 2007 and thereby authorizes the recording of this plat into the St. Louis County records.
CITY OF CHESTERFIELD, MISSOURI

John Nations, Mayor

Marty DeMay, City Clerk

Metes and Bounds Descriptions:

Lot A1
Beginning at the Northeast corner of Lot B of Resubdivision of Lot 270 of Trails West Section of Green Trails Subdivision Book 245, Page 48, U.S. Survey 1911, Township 45 North, Range 4 East St. Louis County Missouri; thence North 9 degrees 44 minutes 30 seconds East, 148.93 feet to a point; thence along a curve to the right having a radius of 1203.79 feet and an arc distance of 163.10 feet to a point; thence South 17 degrees 30 minutes 15 seconds West, 364.76 feet to a point; thence North 84 degrees 13 minutes 41 seconds West, 97.59 feet to a point; thence North 5 degrees 46 minutes 19 seconds East, 230.83 feet to the point of beginning and containing 1.140 Acres (49,659 Square Feet).

Lot A2
Beginning at the Northeast corner of Lot B of Resubdivision of Lot 270 of Trails West Section of Green Trails Subdivision Book 245, Page 48, U.S. Survey 1911, Township 45 North, Range 4 East St. Louis County Missouri; thence North 82 degrees 57 minutes 07 seconds West, 194.57 feet to a point; thence along a curve to the left having a radius of 1564.27 feet and an arc distance of 66.24 feet to a point; thence North 7 degrees 02 minutes 53 seconds East, 63.88 feet to a point; thence along a curve to the right having a radius of 20.00 feet and an arc distance of 31.42 feet to a point; thence South 82 degrees 57 minutes 07 seconds East, 123.61 feet to a point; thence along a curve to the right having a radius of 1203.79 feet and an arc distance of 56.58 feet to a point; thence South 9 degrees 44 minutes 30 seconds West, 148.93 feet to the point of beginning and containing 0.676 Acres (29,444 Square Feet).

STATE PLAN COORDINATES		
POINT	NORTHING	EASTING
1	314214.130	248275.273
2	314234.104	248278.181
3	314253.425	248280.577
4	314258.725	248287.376
5	314254.088	248324.763
6	314239.847	248390.088
7	314133.838	248356.612
8	314136.840	248327.022
9	314206.831	248334.122

GENERAL NOTES:

No title commitment has been provided to the surveyor at the time of this survey.

Locator #17R320383. MAISHA, LLC; BK. 14895, PG. 2254

Total area of the site = 1.816 acres comprised of two lots.

STATEMENT OF STATE PLANE COORDINATE TIE:

State Plane Coordinates were determined on April 27, 2007 using two Trimble Real Time Kinematic GPS receivers. Data was collected by RTK method and post processed using Trimble software, St. Louis County Geographic Reference Monument SL-24, SL-29 and SL-33 were fixed in the adjustment. Site grid azimuth and combined site grid factor were calculated by using the Trimble post processing software. The published values for said Monuments are:

SL-24
NORTH (y) = 316,216.008 Meters EAST (x) = 251,684.411 Meters
SL-29
NORTH (y) = 315,441.749 Meters EAST (x) = 246,397.651 Meters
SL-33
NORTH (y) = 312,491.326 Meters EAST (x) = 247,831.634 Meters

In order to put this plat on the Missouri State Plane Coordinate East Zone (NAD-83) Grid North, it would be necessary to rotate the published plot bearings Clockwise 00°01'16"

Average Combined Site Scale Factor = 0.999909 (1 meter = 3.28083333 feet)

