

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR KRAMER COMMERCE CENTER FOR AN APPROXIMATELY 19.8 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT, LOCATED NORTH OF THE INTERSECTION OF SPIRIT DRIVE NORTH AND CHESTERFIELD AIRPORT ROAD, SOUTH OF I-64/ U.S. 40-61, AND WEST OF TRADE CENTER BOULEVARD.**

**WHEREAS**, Stock and Associates, on behalf Kramer Asset Group, LLC. has submitted for review and approval the Record Plat for Kramer Commerce Center located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/ U.S. 40-61, and west of Trade Center Boulevard; and,

**WHEREAS**, The purpose of the Record Plat is to subdivide a 19.8 acre tract of land into 3 lots and to dedicate the right of way for Long Road Crossing Drive for public use; and,

**WHEREAS**, the Planning Commission 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 for Kramer Commerce Center, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the Record Plat.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat 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.

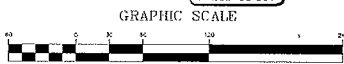
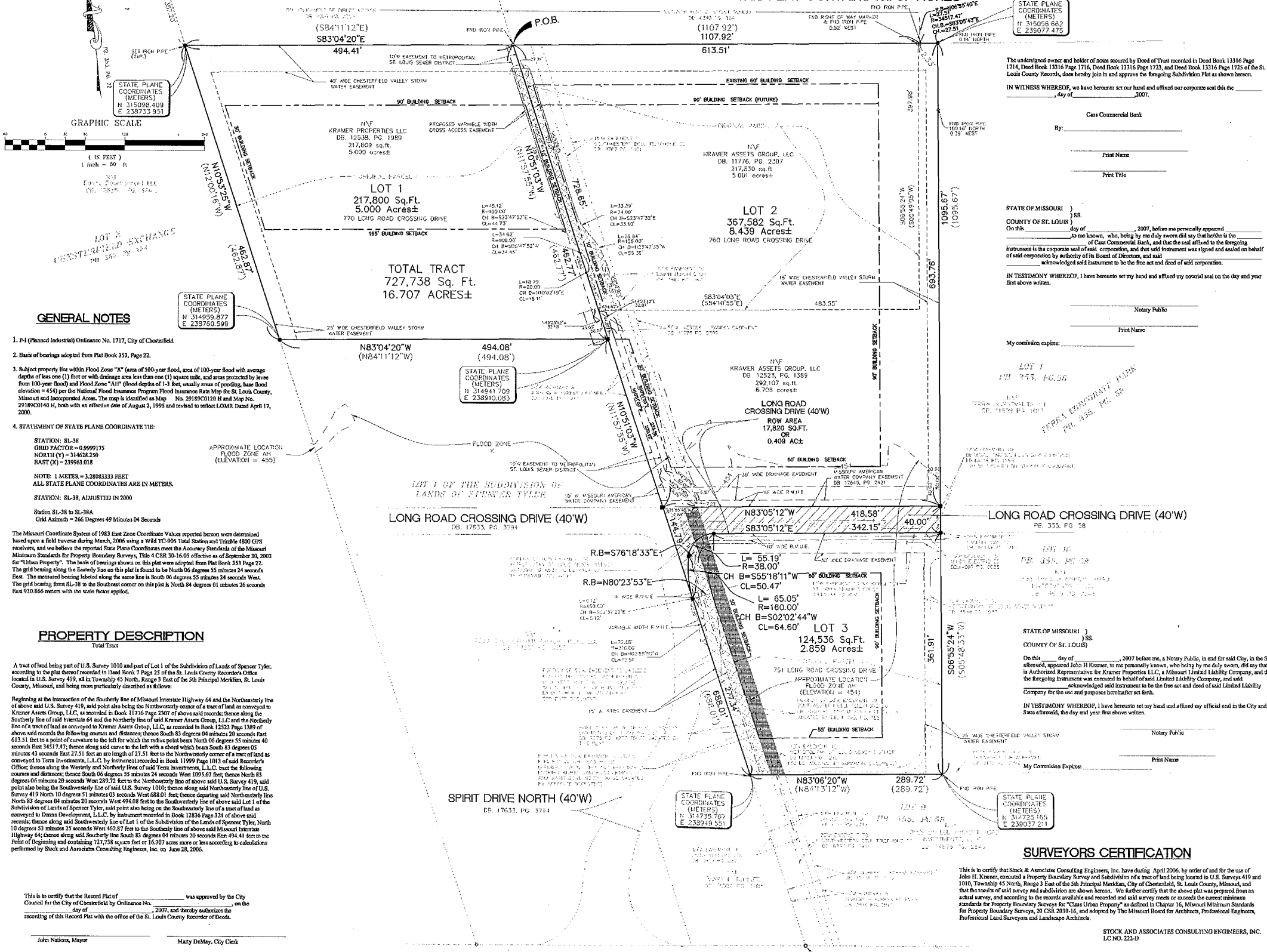
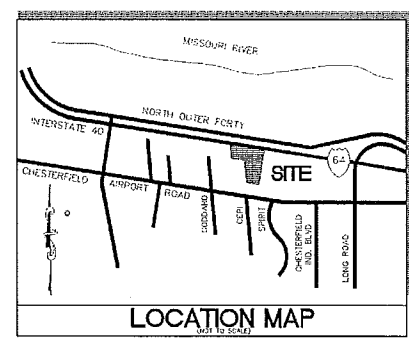
\_\_\_\_\_  
MAYOR

ATTEST:

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

# KRAMER COMMERCE CENTER

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010 AND PART OF  
LOT 1 OF THE SUBDIVISION OF SPENCER TYLER ESTATE IN U.S. SURVEY 419  
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN  
ST. LOUIS COUNTY, MISSOURI  
THIS PLAT CONTAINS 16.707 ACRES ±



### GENERAL NOTES

1. Plat (Planned Industrial) Ordinance No. 1717, City of Chesterfield.
2. Basis of bearings adopted from Plat Book 351, Page 22.
3. Subject property lies within Flood Zone "X" (area of 500-year flood, area of 100-year flood with average depth of less than one (1) foot or with drainage area less than one (1) square mile, and areas protected by levee from 100-year flood) and Flood Zone "A1" (flood depth of 1-3 feet, usually areas of ponding, base flood elevation = 454) per the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29180C0120 N and Map No. 29180C0140 N, both with an effective date of August 2, 1995 and revised to reflect LOMR Dated April 17, 2000.
4. STATEMENT OF STATE PLANE COORDINATE SYSTEM:
  - STATION: SL-38
  - GRID FACTOR = 0.9999175
  - NORTH (Y) = 314628.250
  - EAST (X) = 219963.018

### PROPERTY DESCRIPTION

A tract of land being part of U.S. Survey 1010 and part of Lot 1 of the Subdivision of Lands of Spencer Tyler, according to the plat recorded in Deed Book 7 Page 25 of the St. Louis County Recorder's Office located in U.S. Survey 419, all in Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Southern line of Missouri Interstate Highway 64 and the Northwesterly line of above said U.S. Survey 419, said point also being the Northwesterly corner of a tract of land conveyed to Kramer Assets Group, LLC, as recorded in Book 11716 Page 2307 of above said records; thence along the Southern line of said Interstate 64 and the Northern line of said Kramer Assets Group, LLC, as recorded in Book 12522 Page 1349 of above said records the following courses and distances: thence South 83 degrees 04 minutes 20 seconds East 613.51 feet to a point of curvature to the left for which the radius bears North 06 degrees 55 minutes 40 seconds East 3517.47 feet; thence along said curve to the left with a chord which bears South 83 degrees 05 minutes 43 seconds East 27.51 feet to an end length of 71.51 feet to the Northwesterly corner of a tract of land conveyed to Terra Investments, L.L.C. by instrument recorded in Book 11999 Page 1013 of said Recorder's Office; thence along the Westerly and Northern lines of said Terra Investments, L.L.C. tract the following courses and distances: thence South 06 degrees 51 minutes 03 seconds West 109.67 feet; thence North 83 degrees 06 minutes 20 seconds West 289.72 feet to the Northwesterly line of above said U.S. Survey 419, said point also being the Southwesterly line of said U.S. Survey 1010; thence along said Northwesterly line of U.S. Survey 419 North 10 degrees 51 minutes 03 seconds West 680.01 feet; thence departing said Northwesterly line North 83 degrees 04 minutes 20 seconds West 494.08 feet to the Southwesterly line of above said Lot 1 of the Subdivision of Lands of Spencer Tyler, said point also being on the Southwesterly line of a tract of land conveyed to Inness Development, L.L.C. by instrument recorded in Book 12836 Page 324 of above said records; thence along said Southwesterly line of Lot 1 of the Subdivision of the Lands of Spencer Tyler, North 10 degrees 53 minutes 23 seconds West 462.87 feet to the Southwesterly line of above said Missouri Interstate Highway 64; thence along said Southwesterly line South 83 degrees 04 minutes 20 seconds East 494.41 feet to the Point of Beginning and containing 727,738 square feet or 16.707 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on June 28, 2006.

This is to certify that the Record Plat of \_\_\_\_\_ was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

John Nations, Mayor  
Mary DeMay, City Clerk

**PREPARED FOR:**  
CAMBRIDGE ENGINEERING  
#17825 CHESTERFIELD AIRPORT RD  
CHESTERFIELD, MO 63006  
PHONE: (636) 532-2233  
FAX: (636) 530-6133

LEGEND	ABBREVIATIONS
FOUND 1/2" IRON PIPE	EA. - EASY ACCESS
SET IRON PIPE	FF - FEE
FOUND REBAR/SIDE	FP - FOP
FOUND PROSS	FR - ROW OR FORCEFULLY
FOUND STONE	FB - BUILT BOD
CONCRETE RECORD INFORMATION	PC - PACE
SET 3/8" DIA IRON ROD	SO - SQUARE
2" X 2" ALUMINUM CAP	RM.U.E. - ROADWAY MAINTENANCE & UTILITY EASEMENT
	(E.P.S.) - RIGHT-OF-WAY WIDTH

STATE PLANE COORDINATES (METERS)  
N 315096.409  
E 238733.951

STATE PLANE COORDINATES (METERS)  
N 1107.92  
E 613.51

STATE PLANE COORDINATES (METERS)  
N 1095.67  
E 238707.475

The undersigned owner and holder of notes secured by Deed of Trust recorded in Deed Book 13316 Page 1714, Deed Book 13316 Page 1716, Deed Book 13316 Page 1723, and Deed Book 13316 Page 1725 of the St. Louis County Records, do 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Case Commercial Bank  
By: \_\_\_\_\_  
Print Name  
Print Title

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me personally appeared \_\_\_\_\_, to me known, who, being by me duly sworn, did say that he/she is the \_\_\_\_\_ of Case Commercial Bank, 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 TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

Notary Public  
Print Name

My Commission Expires: \_\_\_\_\_

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2007 before me, a Notary Public, in and for said City, in the State of Missouri, appeared John H. Kramer, to me personally known, who being by me duly sworn, did say that he is Authorized Representative for Kramer Properties LLC, a Missouri Limited Liability Company, and that the foregoing instrument was executed in behalf of said Limited Liability Company, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said Limited Liability Company for the use and purposes hereinafter set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public  
Print Name

My Commission Expires: \_\_\_\_\_

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2007 before me, a Notary Public, in and for said City, in the State of Missouri, appeared John H. Kramer, to me personally known, who being by me duly sworn, did say that he is Authorized Representative for Kramer Assets Group LLC, a Missouri Limited Liability Company, and that the foregoing instrument was executed in behalf of said Limited Liability Company, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said Limited Liability Company for the use and purposes hereinafter set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public  
Print Name

My Commission Expires: \_\_\_\_\_

**SURVEYORS CERTIFICATION**

This is to certify that Stock & Associates Consulting Engineers, Inc. have during April 2006, by order of and for the use of John H. Kramer, executed a Property Boundary Survey and Subdivision of a tract of land being located in U.S. Surveys 419 and 1010, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and subdivision are shown herein. We further certify that the above plat was prepared from an actual survey, and 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 16, Missouri Minimum Standards for Property Boundary Surveys, 20 CSR 203.16, 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-I

By: Daniel Robinson, Missouri P.L.S. No. 2215

**OWNERS CERTIFICATION**

We, the undersigned owners of tracts of land as shown herein and held by deeds recorded in Book 7173, Page 361, Book 8665 Page 1239, and Book 11776 Page 2307 of the St. Louis County Records, being part of U.S. Survey 1010 and part of Lot 1 of the Subdivision of Spencer Tyler Estate, according to the plat thereof recorded in Deed Book 7 Page 25 in U.S. Survey 419, Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County Missouri, have caused this same to be surveyed and subdivided in the manner shown on this plat, which plat shall hereafter be known as:

"KRAMER COMMERCE CENTER"

Long Road Crossing Drive, 40' wide, and all roadways as shown "HATCHED" on this plat, is hereby dedicated to the City of Chesterfield, St. Louis County, Missouri for public use hereof.

The area, which for better identification is shown "cross hatched" on this plat is hereby established as a cross-access and ingress/egress easement, reserved by the present and future owners of Lots 1 and 2 and their respective successors and assigns, their tenants, sub-tenants, licensees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive rights and privilege for ingress and egress by pedestrians, automobiles, passenger vehicles, and trucks. The owners of Lot 1 and 2 agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and usable on their property leading to and from the aforesaid cross-access and ingress/egress easement. No such roadway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lot 1 and 2, and the easement hereby established shall apply fully to such aforesaid access, and said easement shall be perpetual and further shall run with the real estate.

The area, which for better identification is shown "cross hatched" on this plat is hereby established as an Egress Easement as established by Book 11776, Page 2307 and 7076, Page 1977, located on Lot 3 and within Long Road Crossing Drive, 40 feet wide and Spirit Drive North, 40 feet wide shall be vacated by this plat.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, Missouri American Water Company, American Gas Company, AmeriGas, Union Electric Company, Southern Bell Telephone Company d/b/a SBC Missouri, The Metropolitan St. Louis Sewer District, the relevant cable company, their successors and assigns as their interest may appear for the purpose of installing, constructing, maintaining, and repairing public utilities and sewer and drainage facilities, with a right of temporary use of adjacent ground not occupied for improvement for excavation and storage of materials during installation, repair or replacement of said utilities, sewers, and drainage facilities.

The area shown as 30' feet wide shown on this plat is hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the channels, drainage facilities and sewer lines. The property owner(s) shall be responsible for maintaining the channels, drainage facilities and sewer lines, located within the easement, as well as the portion of the easement located on the Missouri Department of Transportation's right-of-way, 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 dry-wet 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 owners of said property for 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 sixty (60) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

The Chesterfield Valley Storm Water Easement shown on this plat is hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the dry-wet basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry-wet basins, channels, drainage facilities and sewer lines, located within the easement, as well as the portion of the easement located on the Missouri Department of Transportation's right-of-way, 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 dry-wet 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 owners of said property for 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 sixty (60) days said sum 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 Easement shall be subordinate to the Chesterfield Valley Storm Water Easement.

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 203.16 of the Department of Insurance, Financial Institutions and Professional Regulation. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

Kramer Assets Group, LLC  
By: \_\_\_\_\_  
Print Name  
Print Title

Kramer Properties LLC  
By: \_\_\_\_\_  
Print Name  
Print Title

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2007 before me, a Notary Public, in and for said City, in the State of Missouri, appeared John H. Kramer, to me personally known, who being by me duly sworn, did say that he is Authorized Representative for Kramer Assets Group LLC, a Missouri Limited Liability Company, and that the foregoing instrument was executed in behalf of said Limited Liability Company, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said Limited Liability Company for the use and purposes hereinafter set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public  
Print Name

My Commission Expires: \_\_\_\_\_

**RECORD PLAT**

**KRAMER COMMERCE CENTER**

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-8100  
FAX: (636) 530-8100  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

By: D.K.R. 6/27/06 D.W.T. 6/27/06 99-1990.04 1 of 1

