

BILL NO. 2627

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE MINOR SUBDIVISION PLAT FOR RIVER CROSSINGS DEVELOPMENT LOTS 6, 7, AND 8, A 5.412 ACRE TRACT OF LAND, ZONED "PC" PLANNED COMMERCIAL DISTRICT, LOCATED NORTH OF ARNAGE DRIVE AND EAST OF LONG ROAD.

WHEREAS, Stock and Associates Consulting Engineers Inc., on behalf of Bentley Holdings, LLC, has submitted for review and approval the Minor Subdivision Plat for River Crossings Development Lots 6, 7, and 8, located north of Arnage Drive and east of Long Road; and,

WHEREAS, the purpose of said Minor Subdivision Plat is to subdivide a 5.412 acre tract of land into three (3) lots; and,

WHEREAS, the City of Chesterfield has reviewed the Minor Subdivision Plat 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 Minor Subdivision 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 Minor Subdivision Plat for River Crossings Development Lots 6, 7, and 8, which is made a part hereof and attached hereto as Exhibit 1, are hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easements which are dedicated on the Minor Subdivision Plat.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Minor Subdivision 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 _____, 2008.

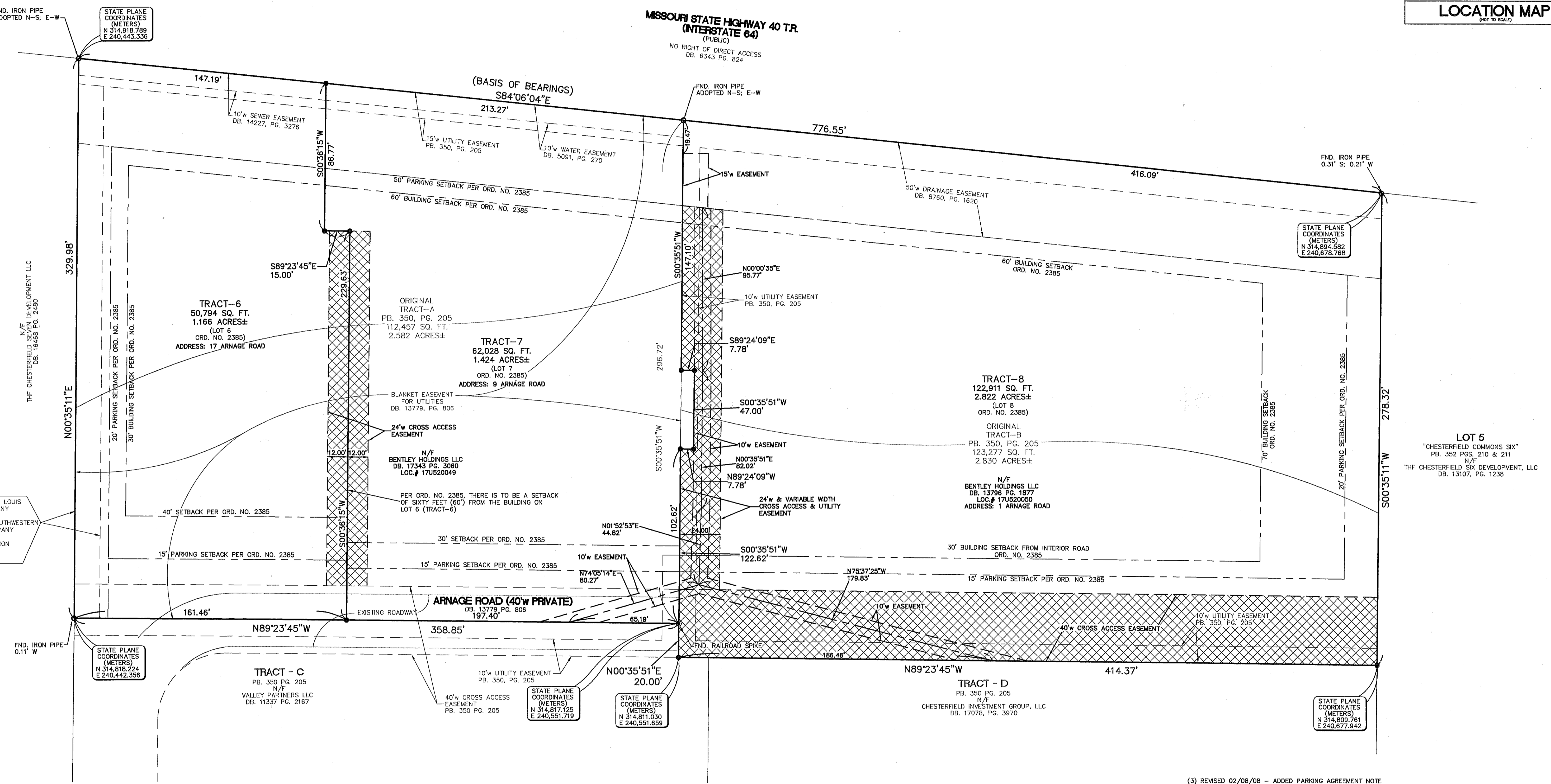
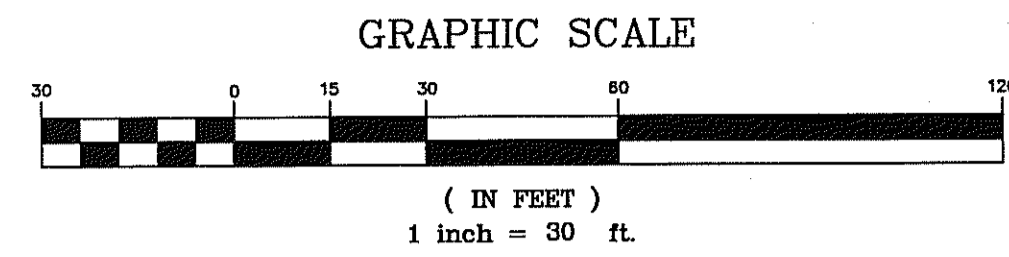
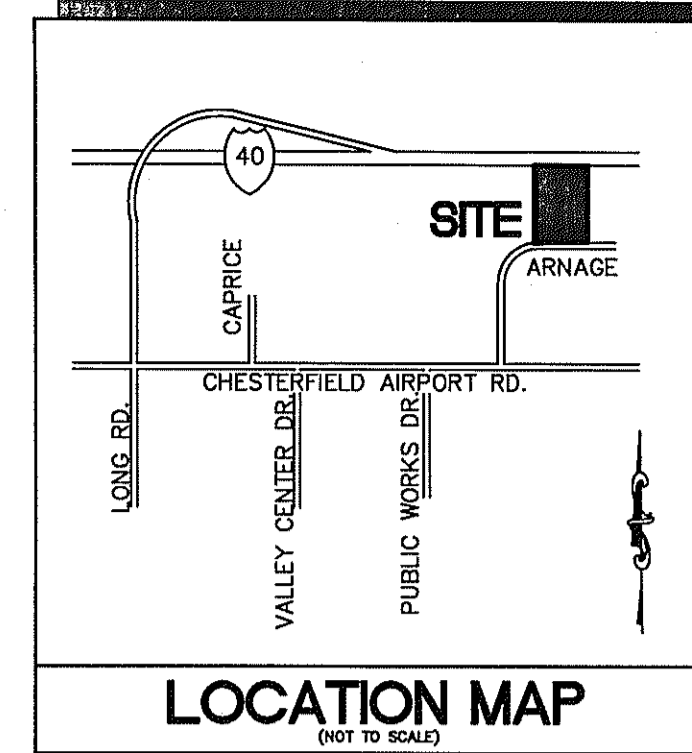
MAYOR

ATTEST:

CITY CLERK

"RESUBDIVISION OF TRACT-A AND TRACT-B OF RIVER CROSSINGS"

AS RECORDED IN PLAT BOOK 350, PAGE 205 AND LOCATED IN
 U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 THIS PLAT CONTAINS: 235,733 SQ. FT. OR 5.412 ACRES±
 EXISTING ZONING: "PC" PLANNED COMMERCIAL DISTRICT, ORD. NO. 2385



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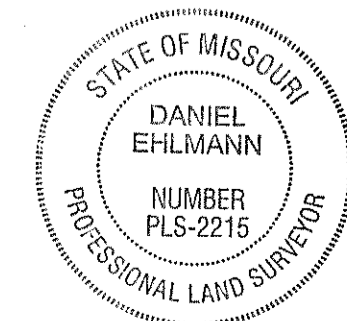
PREPARED FOR:
 ARCO CONSTRUCTION CO., INC.
 1750 S. BRENTWOOD BLVD, SUITE 701
 ST. LOUIS, MO 63144
 PHONE: (314) 963-0715
 FAX: (314) 963-0714

LEGEND

FOUND 1/2" IRON PIPE	○
SET IRON PIPE	●
FOUND CROSS	+
FOUND STONE	□
DENOTES RECORD INFORMATION	()

ABBREVIATIONS

DB.	- DEED BOOK
FT	- FEET
FND.	- FOUND
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
SQ.	- SQUARE
(86'W)	- RIGHT-OF-WAY WIDTH



D. J. A. 2/8/08

- (3) REVISED 02/08/08 - ADDED PARKING AGREEMENT NOTE
- (2) REVISED 12/03/07 - CITY COMMENTS
- (1) REVISED 10/31/07 - CITY COMMENTS

RESUBDIVISION PLAT			
TRACT-A AND TRACT-B OF RIVER CROSSINGS			
Stock & Associates		257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com	
Consulting Engineers, Inc.			
DRAWN BY:	DATE:	CHECKED BY:	DATE:
D.S.H.	10/15/07	D.M.E.	10/15/07
JOB NUMBER:		SHEET:	
207-4076		1 of 2	

OWNER'S 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 in the manner shown on this plat, which subdivision shall hereafter be known as "RESUBDIVISION OF TRACT-A AND TRACT-B OF RIVER CROSSINGS".

The Cross Access Easements, which for better identification are shown cross hatched on this plat, are hereby dedicated to the present and future owners of Tract-6, Tract-7 and Tract-8, Tract-C and Tract-D of River Crossings, and Lots 1, 2 and 3 of Replat of Tract E of the Final Plat of River Crossings, and their prospective successors and assigns, their tenants, sub-tenants, lessees, and their prospective officers, employees, agents, representatives, customers, and invitees, for the non-exclusive right and privilege of cross access across above said Tracts, by pedestrians, automobiles, passenger vehicles, and trucks. The owners of Tract-6, Tract 7, Tract 8, Tract-C and Tract-D of River Crossings, and Lots 1, 2 and 3 of Replat of Tract E of the Final Plat of River Crossings agree not to obstruct the foregoing easements by means of a fence or other barrier, and further to keep said easements open and useable on their property. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the present owners of Tract-6, Tract-7, Tract-8, Tract-C and Tract-D of River Crossings, and Lots 1, 2 and 3 of Replat of Tract E of the Final Plat of River Crossings, and the easements hereby established shall apply fully to such altered access way, and said easements shall be perpetual, and further shall run with the real estate.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, St. Louis County, Missouri, Missouri-American Water Company, Laclede Gas Company, AmerenUE, AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

Two (2) Permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set, that will aid in later recovery, within twelve months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 20 CSR 2030-16.090 of the Missouri Department of Economic Development.

Building Lines as shown on this plat are hereby established.

This plat subject to a shared parking agreement for Lots 7 and 8 to be recorded simultaneously with this plat.

This subdivision is hereby subject to the Restrictions and Conditions of River Crossings as recorded in Deed Book 13799, Page 806, and amended by Deed Book 14414, Page 2016 and Deed Book 14621, Page 1394.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of _____, 2008.

BENTLEY HOLDINGS, L.L.C.

By: _____

Print Name: _____

Print Title: _____

State of Missouri)
) SS.
County of St. Louis)

On this ____ day of _____, 2008, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of Bentley Holdings, L.L.C., a Limited Liability Company of the State of Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the 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 in the County and State aforesaid, the day and year first above written.

Notary Public

Print Name

My commission expires: _____

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 hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this ____ day of _____, 2008.

State of Missouri)
) SS.
County of St. Louis)

On this ____ day of _____, 2008, before me, _____, a Notary Public in and for said state, personally appeared _____, the _____ of _____, known to me to be the person who executed the within instrument in behalf of said _____, and acknowledged to me that _____ executed the 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

Print Name

My commission expires: _____

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 _____, 2008, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

John Nations, Mayor

Judy Naggier, City Clerk

"RESUBDIVISION OF TRACT-A AND TRACT-B OF RIVER CROSSINGS"

AS RECORDED IN PLAT BOOK 350, PAGE 205 AND LOCATED IN
U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS: 235,733 SQ. FT. OR 5.412 ACRES±
EXISTING ZONING: "PC" PLANNED COMMERCIAL DISTRICT, ORD. NO. 2385

PROPERTY DESCRIPTION
(New Lots)

Tract-6

A tract of land being part of Tract A of "River Crossings" as recorded in Plat Book 350, Page 205 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

BEGINNING at an iron pipe at the Northwest corner of above said Tract A, said point being on the Southerly line of Missouri State Highway 40 T.R. (Interstate 64), thence along said Southerly line South 84 degrees 06 minutes 04 seconds East 147.19 feet; thence departing last said Southerly line the following courses and distances: thence South 00 degrees 36 minutes 15 seconds West 86.77 feet; thence South 89 degrees 23 minutes 45 seconds East 15.00 feet; thence South 00 degrees 36 minutes 15 seconds West 229.63 feet to the Northerly line of Tract C of above said "River Crossings"; thence along said Northerly line North 89 degrees 23 minutes 45 seconds West 161.46 feet to the Northwest corner of said Tract C, said point also being in the Easterly line of a tract of land as conveyed to THF Chesterfield Development Seven, LLC by instrument recorded in Deed Book 16468, Page 2480 of the above said Records, said line also being the Westerly line of above said Tract A; thence along the dividing line of said THF Chesterfield Development Seven tract and said Tract A North 00 degrees 35 minutes 11 seconds East 329.98 feet to the POINT OF BEGINNING and containing 50,794 square feet or 1.166 acres, more or less, according to calculations performed by Stock and Associates Consulting Engineers, Inc. during December 3, 2007.

Tract-7

A tract of land being part of Tract A and Tract B of "River Crossings" as recorded in Plat Book 350, Page 205 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

COMMENCING at an iron pipe at the Northwest corner of above said Tract A, said point being on the Southerly line of Missouri State Highway 40 T.R. (Interstate 64), thence along said Southerly line South 84 degrees 06 minutes 04 seconds East 147.19 feet to the POINT OF BEGINNING; thence continuing along said line South 84 degrees 06 minutes 04 seconds East 213.27 feet to an iron pipe at the Northwest corner of said Tract A, said point being the Northwest corner of above said Tract B; thence along said common line of said Tract A and Tract B South 00 degrees 35 minutes 51 seconds West 147.10 feet; thence departing said line the following courses and distances: thence South 89 degrees 24 minutes 09 seconds East 7.78 feet; thence South 00 degrees 35 minutes 51 seconds West 47.00 feet; thence North 89 degrees 24 minutes 09 seconds West 7.78 feet to the common line of above said Tract A and Tract B; thence along said common line South 00 degrees 35 minutes 51 seconds West 102.62 feet to a railroad spike marking the Southeast corner of said Tract A, said point being in the North line of Tract C of above said "River Crossings"; thence along the common line of Tract A and Tract C North 89 degrees 23 minutes 45 seconds West 197.40 feet; thence departing last said line the following courses and distances: thence North 00 degrees 36 minutes 15 seconds East 229.63 feet; thence North 89 degrees 23 minutes 45 seconds West 15.00 feet; thence North 00 degrees 36 minutes 15 seconds East 86.77 feet to the POINT OF BEGINNING and containing 62,028 square feet or 1.424 acres, more or less, according to calculations performed by Stock and Associates Consulting Engineers, Inc. during December 3, 2007.

Tract-8

A tract of land being part of Tract B of "River Crossings" as recorded in Plat Book 350, Page 205 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

COMMENCING at an iron pipe at the Northwest corner of above said Tract A, said point being on the Southerly line of Missouri State Highway 40 T.R. (Interstate 64), thence along said Southerly line South 84 degrees 06 minutes 04 seconds East 360.46 feet to an iron pipe marking the Northwest corner of above said Tract B, said point being the POINT OF BEGINNING of the herein described tract; thence continuing along said Southerly line South 84 degrees 06 minutes 04 seconds East 416.09 feet to the Northeast corner of above said Tract B, said point also being the Northwest corner of Lot 5 of "Chesterfield Commons Six" as recorded in Plat Book 352, Pages 210 and 211 of the above said Records; thence along the common line of said Tract B and Lot 5 South 00 degrees 35 minutes 11 seconds West 278.32 feet to the Southeast corner of above said Tract B, said point also being the Northeast corner of Tract D of above said "River Crossings"; thence along the South line of above said Tract B North 89 degrees 23 minutes 45 seconds West 414.37 feet to Southwest corner of above said Tract B; thence along the West line of above said Tract B and the East line of Tract A of above said "River Crossings" North 00 degrees 35 minutes 51 seconds East 122.62 feet; thence departing last said line the following courses and distances: thence South 89 degrees 24 minutes 09 seconds East 7.78 feet; thence North 00 degrees 35 minutes 51 seconds East 47.00 feet; thence North 89 degrees 24 minutes 09 seconds West 7.78 feet to the common line of above said Tract A and Tract B; thence along said common line North 00 degrees 35 minutes 51 seconds East 147.10 feet to the POINT OF BEGINNING and containing 122,911 square feet or 2.822 acres, more or less, according to calculations performed by Stock and Associates Consulting Engineers, Inc. during December 3, 2007.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-38
GRID FACTOR = 0.9999175
NORTH (Y) = 314628.250
EAST (X) = 239963.018

NOTE: 1 METER = 3.28083333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-38 ADJUSTED IN 2000

Station SL-38 to SL-38A grid Azimuth = 266 Degrees 49 Minutes 04 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during October, 2007 using a Trimble 5600 Total Station and 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 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 350 Page 205. The grid bearing along the Northerly line on this plat is found to be South 84 degrees 07 minutes 46 seconds East. The measured bearing labeled along the same line is South 84 degrees 06 minutes 04 seconds East. The grid bearing from SL-38 to the most Northwest corner on this plat is North 58 degrees 49 minutes 51 seconds East 561.354 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc., have, during October, 2007, by order of and for the exclusive use of Arco Construction Company, Inc. and Bentley Holdings, L.L.C., have executed a Property Boundary Survey and Resubdivision Plat of Tract-A and Tract-B of River Crossings, as recorded in Plat Book 350, Page 205 and located in U.S. Surveys 125 and 126, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16 - Missouri Minimum Standards for Property Boundary Surveys as 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: D. J. A. 2/8/08
Daniel Ehlmann, Missouri PLS No. 2215

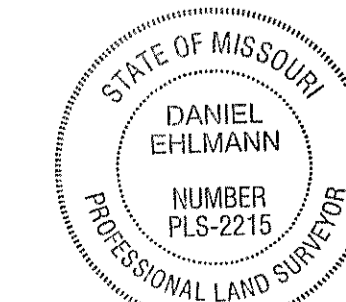
- (3) REVISED 02/08/08 - ADDED PARKING AGREEMENT NOTE
- (2) REVISED 12/03/07 - CITY COMMENTS
- (1) REVISED 10/31/07 - CITY COMMENTS

RESUBDIVISION PLAT
TRACT-A AND TRACT-B OF RIVER CROSSINGS

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY: D.S.H. DATE: 10/15/07 CHECKED BY: D.M.E. DATE: 10/15/07 JOB NUMBER: 207-4076 SHEET: 2 of 2



D. J. A. 2/8/08

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PREPARED FOR:
ARCO CONSTRUCTION CO., INC.
1750 S. BRENTWOOD BLVD, SUITE 701
ST. LOUIS, MO 63144
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FAX: (314) 963-0714