

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A MINOR SUBDIVISION FOR SPIRIT WEST INDUSTRIAL PARK LOT AL, FOR A 2.0 ACRE TRACT OF LAND ZONED "M3" PLANNED INDUSTRIAL DISTRICT LOCATED NORTH OF EDISON AVENUE AND WEST OF SPIRIT OF ST. LOUIS BOULEVARD.

WHEREAS, Fischer and Frichtel, have submitted for review and approval the Minor Subdivision for a 2.0 acre tract of land located north of Edison Avenue and west of Spirit of St. Louis Boulevard; and,

WHEREAS, the purpose of said Minor Subdivision is to subdivide the 2.0 acre parcel of land into a 1.08 acre parcel and a 0.92 acre parcel; and,

WHEREAS, the City of Chesterfield has reviewed the Minor Subdivision 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 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 for Spirit West Industrial Airpark Lot AL, 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 Minor Subdivision by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

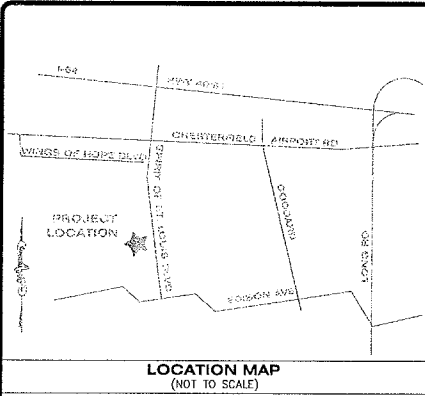
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2008.

MAYOR

ATTEST:

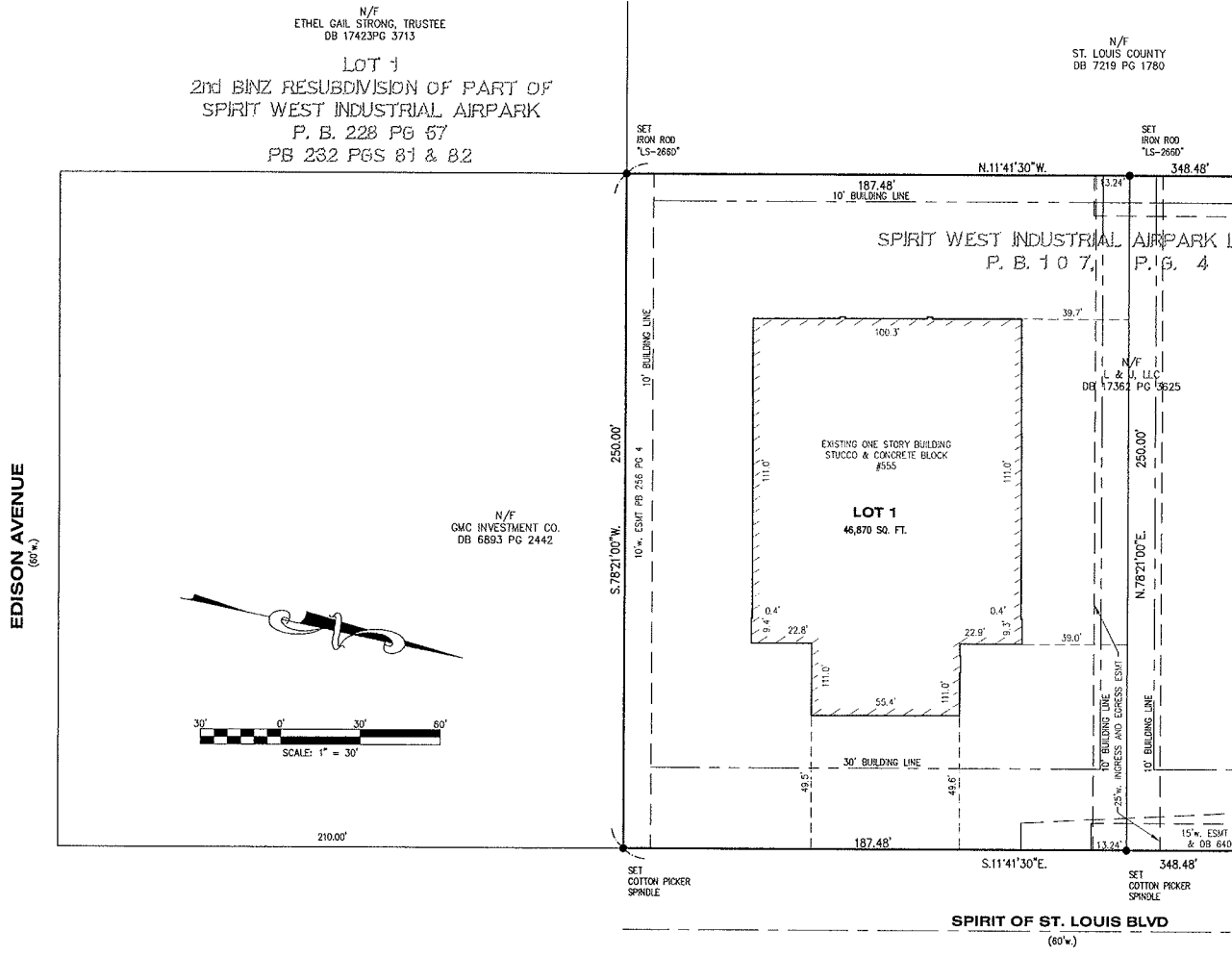
CITY CLERK



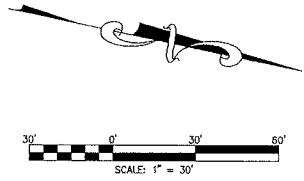
SPIRIT WEST INDUSTRIAL AIRPARK RE

PART OF U.S. SURVEY 102, TOWNSHIP 45 N
CITY OF CHESTERFIELD, ST. LOUIS CO

ZONED "M-3" - PLANNED INDUSTRIAL DISTRICT, CITY C



EDISON AVENUE
(60'w)



LAND DESCRIPTION

LOT (AL) OF SPIRIT WEST INDUSTRIAL AIRPARK LOT (AL) BOUNDARY ADJ., A BOUNDARY ADJUSTMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 256 PAGE 4 OF THE ST. LOUIS COUNTY RECORDS, SITUATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

GENERAL NOTES

- SOURCE OF TITLE COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER GR3071, DATED OCTOBER 10, 2006. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. EASEMENTS AND RESTRICTIONS OCCURRING AFTER THE ABOVE MENTIONED DATE ARE CONSIDERED UNKNOWN TO THE SURVEYOR.
- BASIS OF BEARING: SPIRIT WEST INDUSTRIAL AIRPARK LOT (AL) BOUNDARY DJ., A BOUNDARY ADJUSTMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 256 PAGE 4 OF THE ST. LOUIS COUNTY RECORDS.
- THIS TRACT IS SUBJECT TO THE PROTECTIVE COVENANTS OF ST. LOUIS AIR PARK AS RECORDED IN DEED BOOK 5154 PAGE 177 OF THE ST. LOUIS COUNTY RECORDS AS MENTIONED IN DEED BOOK 6401 PAGE 1114.
- TOTAL AREA OF BOUNDARY= 2.00 ACRES OR 87,120 SQ. FT.

LOT 1 DESCRIPTION

A TRACT OF LAND BEING PART OF LOT "AL" OF SPIRIT WEST INDUSTRIAL AIRPARK LOT (AL) BOUNDARY ADJ., A BOUNDARY ADJUSTMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 256 PAGE 4 OF THE ST. LOUIS COUNTY RECORDS, SITUATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

BEGINNING AT A POINT ON THE WEST LINE OF SPIRIT OF ST. LOUIS BOULEVARD, 60 FEET WIDE, AT THE SOUTHEAST CORNER OF LOT (AL), AS AFOREMENTIONED;
 THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT, SOUTH 78 DEGREES 21 MINUTES 00 SECONDS WEST, 250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT;
 THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 11 DEGREES 41 MINUTES 30 SECONDS WEST, 187.48 FEET;
 THENCE DEPARTING SAID WEST LINE, NORTH 78 DEGREES 21 MINUTES 00 SECONDS EAST, 250.00 FEET TO THE WEST LINE OF SPIRIT OF ST. LOUIS BOULEVARD, AS AFOREMENTIONED;
 THENCE ALONG SAID WEST LINE, SOUTH 11 DEGREES 41 MINUTES 30 SECONDS EAST, 187.48 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 46,870 SQUARE FEET IS BASED UPON A BOUNDARY SURVEY COMPLETED BY COLE & ASSOCIATES INC. DURING THE MONTH OF FEBRUARY, 2008 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS IF ANY.

LAYOUT: Layout1
 DATE: Jul 23, 2008 - 1:28pm
 DRAWN BY: John Anderson (108-6029) (CSD-ONE) - J-Hawk (L-ENR) - 08-0029.dwg