

**BILL NO. 2659**

**ORDINANCE NO.**

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A MINOR SUBDIVISION FOR LOT A OF TOWER CENTER SUBDIVISION, AN 2.778 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT, LOCATED NORTH OF EDISON AVENUE, EAST OF CHESTERFIELD BUSINESS PARKWAY AND WEST OF LONG ROAD (TOWER CENTER, LOT "A" (17701 EDISON AVENUE)).**

**WHEREAS**, Stock and Associates, on behalf of GHH Investments, LLC, has submitted for review and approval the Minor Subdivision Plat for Lot A of Tower Center Subdivision an 2.778 acre parcel, located north of Edison Avenue, east of Chesterfield Business Parkway, and west of Long Road; and,

**WHEREAS**, the purpose of said Minor Subdivision Plat is to subdivide the 2.778 acre parcel of land into a 2.013 acre parcel and a 0.765 acre parcel; 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 Lot A of Tower Center Subdivision, 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

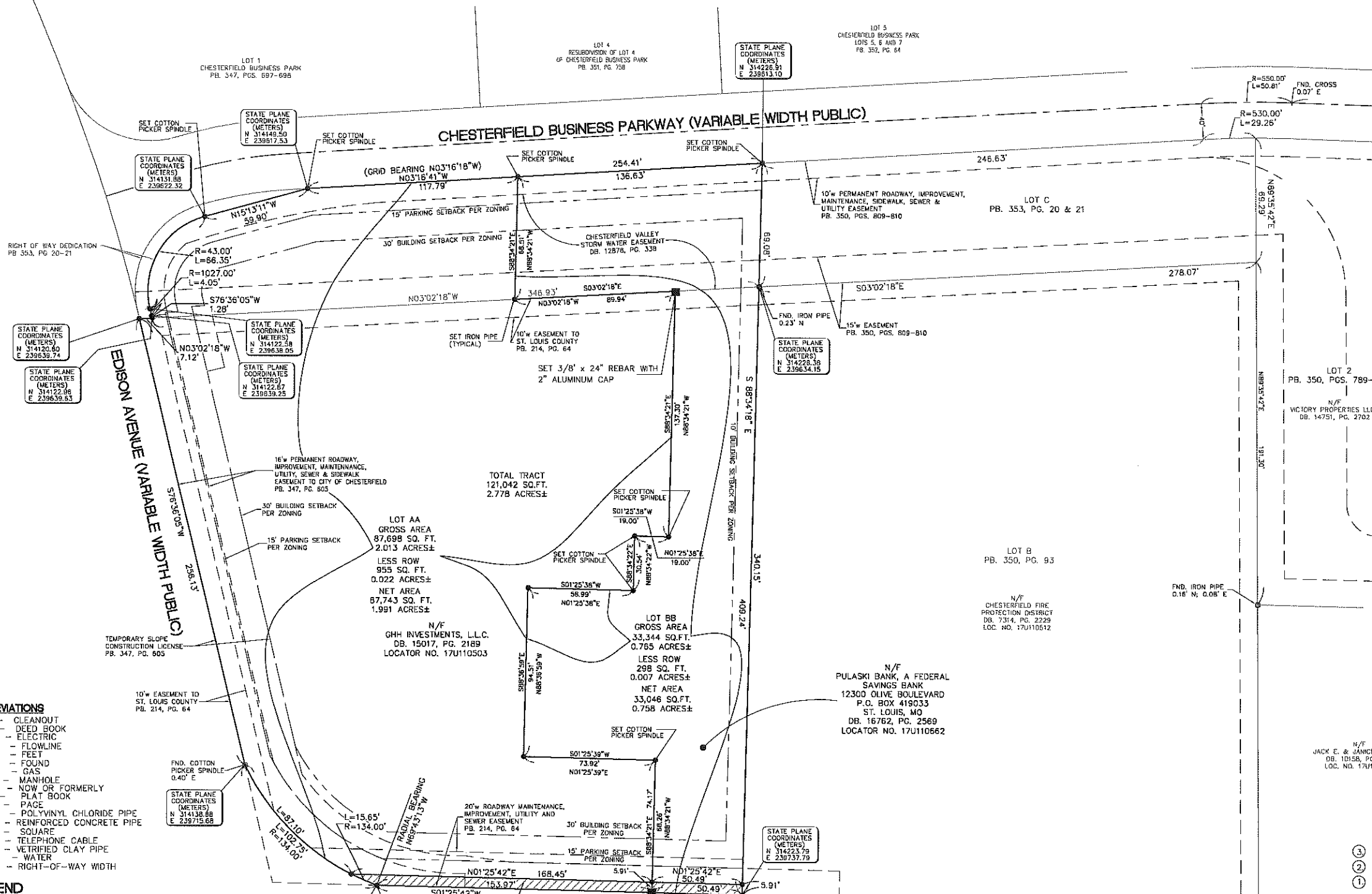
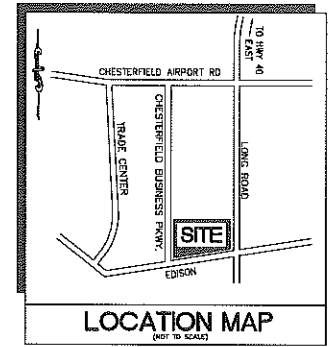
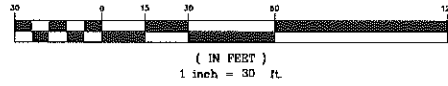
# RESUBDIVISION

## OF " LOT A OF TOWER CENTER LOT A AND PART OF OUTLOT B "

AS RECORDED IN PLAT BOOK 353, PAGES 20 AND 21  
 LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
 CURRENT ZONING: P.C. "PLANNED COMMERCIAL" PER ORDINANCE 2227  
 THIS PLAT CONTAINS 2.778 ACRES±

PB. 353, PGS. 20 & 21

GRAPHIC SCALE



NOTES:  
 (1) Basis of bearings adopted from Plat Book 353 Pages 20 AND 21 of the St. Louis County Records.  
 (2) Subject property lies within Flood Zone "X" (areas of 500-year flood; areas of 100-year flood, with average depths of less than one (1) foot, or with drainage areas less than one (1) square mile, and areas protected by levees from 100-year flood), Flood Zone "AH" (flood depths of one (1) to three (3) feet) (usually areas of ponding) base flood elevation determined (Elevation 456) according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C0140 H with an effective date of January 6, 1998, and revised to reflect LOMR dated April 17, 2000.  
 (3) Existing Zoning: P.I. (Planned Commercial) Ordinance No. 1677

STATE PLANE:  
 STATE PLANE COORDINATES FROM STATION SL-38, ADJUSTED IN 2000  
 GRID FACTOR = 0.9999175 - N. 314628.250' E. 239983.018  
 (NOTE: 1 METER = 3.28083333 FEET)  
 NOTE: ALL STATE PLANE COORDINATES ARE IN METERS.  
 STATION: SL-38  
 Station SL-38 to SL-38A  
 Grid Azimuth = 266 degrees 49 minutes 04 seconds

STATEMENT OF STATE PLANE COORDINATE TIE:  
 The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse in June, 2004 using a Wild T-1500 Total Station and a Di-1000 EDM and Trimble 4800 Receivers, and we believe the reported State Plane Coordinates meet the Accuracy Standards of the Missouri Minimum Standards for Property Boundary Surveys 4, CSR 30-16.040 effective as of September 30, 2003 for "Urban Property". The basis of bearings shown on this plat were adopted from Plat Book 350 Page 809 and 810. The grid bearing along the Eastern line of Chesterfield Business Parkway is found to be North 03 degrees 16 minutes 18 seconds West. The plot bearing along the same line is North 03 degrees 16 minutes 41 seconds West. The grid bearing from SL-38 to the North Westerly property corner as shown on this plat is South 48 degrees 09 minutes 35 seconds West 475.80 meters with the scale factor applied.

- ABBREVIATIONS**
- C.O. - CLEANOUT
  - DB. - DEED BOOK
  - E. - ELECTRIC
  - FL - FLOWLINE
  - FT - FEET
  - FND. - FOUND
  - G. - GAS
  - M.H. - MANHOLE
  - N/F - NOW OR FORMERLY
  - P.B. - PLAT BOOK
  - PG. - PAGE
  - P.V.C. - POLYVINYL CHLORIDE PIPE
  - R.C.P. - REINFORCED CONCRETE PIPE
  - SQ. - SQUARE
  - T. - TELEPHONE CABLE
  - V.C.P. - VETRIFIED CLAY PIPE
  - W. - WATER
  - (86'W) - RIGHT-OF-WAY WIDTH

- LEGEND**
- FOUND 1/2" IRON PIPE ○
  - SET IRON PIPE ●
  - 3/8" x 24" REBAR WITH 2" ALUMINUM CAP ■
  - FOUND CROSS +
  - FOUND STONE □
  - DENOTES RECORD INFORMATION ( )

**PREPARED FOR:**  
 GH INVESTMENT, L.L.C.  
 2458 OLD DORSETT ROAD, STE. 110  
 ST. LOUIS, MISSOURI 63043  
 ATTN: MR. MIKE HEJNA  
 PHONE: (314) 298-5100

- ③ 8/11/08 ADDED LOT DESCRIPTIONS
- ② 7/24/08 UPDATE TITLE INFORMATION.
- ① 2/24/06 REVISED TO ADD ROADWAY DEDICATION TO ST. LOUIS COUNTY

**"RESUBDIVISION PLAT"**  
 LOT A

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

257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH. (636) 530-8100  
 FAX (636) 530-9130  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

DRAWN BY: J.P.	DATE CHECKED BY: D.M.E. 7/24/08	DATE JOB NUMBER: 204-3293	SHEET: 1 of 2
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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 subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "RESUBDIVISION of Lot A of Tower Center Lot A and Part of Out Lot B".

No new easements have been created.

Building lines as shown on this plot are hereby established.

This Subdivision shall be governed by Cross Access and Parking agreement as recorded in Book 1669B, Page 109B of the St. Louis County Records.

This subdivision shall be governed by Maintenance Agreement as recorded in Book 1669B, Page 110B of above said records.

Permanent and/or semi-permanent monuments will be set at all lot corners as required, with the exception that the front lot corners may be monumented by notches or crosses cut in the concrete pavement on the prolongation of the lot lines within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

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

IN WITNESS WHEREOF, the parties have hereunto set their hand this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

GHH INVESTMENT, LLC, a Missouri Limited Liability Company

By \_\_\_\_\_

Print Name

Print Title

PULASKI BANK, a Federal Savings Bank

By \_\_\_\_\_

Print Name

Print Title

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, before me personally appeared \_\_\_\_\_ and \_\_\_\_\_, who being by me duly sworn, did say they are the \_\_\_\_\_ and \_\_\_\_\_, respectively of GHH Investment, LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company, and that said \_\_\_\_\_ and \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: \_\_\_\_\_

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, before me personally appeared \_\_\_\_\_, who being by me duly sworn, did say he/she is the \_\_\_\_\_ of PULASKI BANK, a Federal Savings Bank, a corporation in the State of Missouri, and the seal affixed on the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on 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 signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: \_\_\_\_\_

PREPARED FOR:  
GHH INVESTMENT, L.L.C.  
2458 OLD DORSETT ROAD, STE. 110  
ST. LOUIS, MISSOURI 63043  
ATTN: MR. MIKE HEJNA  
PHONE: (314) 298-5100

# RESUBDIVISION

OF " LOT A OF TOWER CENTER LOT A AND PART OF OUTLOT B"  
AS RECORDED IN PLAT BOOK 353, PAGES 20 AND 21  
LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
CURRENT ZONING: P.C. "PLANNED COMMERCIAL" PER ORDINANCE 2227  
THIS PLAT CONTAINS 2.778 ACRES±

The undersigned owner and holder of notes secured by Deed of Trust recorded in Deed Book 16476, Page 2936 of the St. Louis County Records, does hereby join in and approve the foregoing RESUBDIVISION/CONDOMINIUM OF "Lot A of Tower Center Lot A and Part of Outlot B" as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

First National Bank of St. Louis

By \_\_\_\_\_

Print Name

Print Title

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2005, before me personally appeared \_\_\_\_\_, to me known, who, being by me duly sworn did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on 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 notarial seal on the day and year first above written.

Notary Public

Print Name

My commission expires: \_\_\_\_\_

This is to certify that this plat of the "RESUBDIVISION/CONDOMINIUM of Lot A of Tower Center Lot A and Part of Outlot B" was approved by the City Council of the City of Chesterfield by Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2005, and hereby authorized the recording this plat with the Office of the St. Louis County Recorder of Deeds.

By \_\_\_\_\_

John Nations  
Mayor

By \_\_\_\_\_

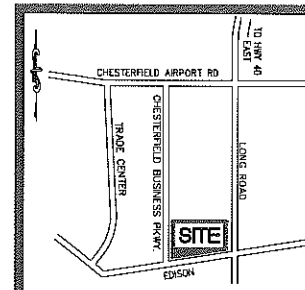
Marty DeMay  
City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have during June 2005, by order of and for the use of GHH Investment, L.L.C. executed a Property Boundary Survey and Subdivision of a tract of land being Lot A of Tower Center Lot A and Part of Outlot B as recorded in Plat Book 353 Page 20 and 21 of the Recorder of Deed's Office in St. Louis County, Missouri, located in U.S. Survey 1010, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and subdivision 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 Chapter 8, Land Surveying 4 CSR 30-16.010 of the Missouri Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LIC. NO. 222-D

By \_\_\_\_\_  
Daniel Ehlmann, Missouri P.L.S. No. 2215



LOCATION MAP  
(NOT TO SCALE)

PROPERTY DESCRIPTION

Lot A of Tower Center Lot A and Part of Outlot B as recorded in the Plat Book 353, Pages 20 and 21 of the Recorder of Deeds Office of St. Louis County Missouri, and being located in U.S. Survey 1010, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

PROPERTY DESCRIPTION  
LOT AA

A tract of land being Part of Adjusted Lot A of Tower Center Lot A and Part of Outlot B, a subdivision as recorded in Plat Book 353 Page 20 and 21 of the Recorder of Deed's Office in St. Louis County, Missouri, located in U.S. Survey 1010, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the Northeast corner of above said Adjusted Lot A, said point also being located on the Westerly line of Long Road, (variable width); thence along last said Westerly line South 01 degrees 25 minutes 42 seconds West 50.49 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said Westerly line the following courses and distances; thence South 01 degrees 25 minutes 42 seconds West 153.97 feet to a point on a non-tangent curve to the right for which the radius point bears North 89 degrees 43 minutes 13 seconds West 134.00 feet; thence along said curve with a chord for which bears South 42 degrees 14 minutes 48 seconds West 100.25 feet on an arc length of 102.75 feet to a point on the Northerly line of Edison Avenue (variable width); thence along last said Northerly line South 76 degrees 36 minutes 05 seconds West a distance of 256.13 feet to a point on the Easterly line of Chesterfield Business Parkway, (variable width); thence along said Easterly line the following courses and distances: North 03 degrees 02 minutes 18 seconds West a distance of 7.12 feet; South 76 degrees 36 minutes 05 seconds West a distance of 1.28 feet to a point of curvature to the left for which the radius point bears South 13 degrees 23 minutes 55 seconds East 1027.00 feet; thence along said curve with a chord which bears South 78 degrees 29 minutes 19 seconds West 4.05 feet on an arc length of 4.05 feet to a point of reverse curvature to the right for which the radius point bears North 13 degrees 37 minutes 28 seconds West 43.00 feet; thence along said curve with a chord which bears North 59 degrees 25 minutes 19 seconds West 59.96 feet on an arc length of 59.96 feet to a point of tangency; North 15 degrees 13 minutes 11 seconds West a distance of 59.90 feet; North 03 degrees 16 minutes 41 seconds West a distance of 117.79 feet; thence departing last said Easterly line the following courses and distances: South 88 degrees 34 minutes 21 seconds East 68.51 feet; North 03 degrees 02 minutes 18 seconds West 89.94 feet; South 88 degrees 34 minutes 21 seconds East 137.30 feet; South 01 degrees 25 minutes 36 seconds West 19.00 feet; South 88 degrees 34 minutes 22 seconds East 30.54 feet; South 01 degrees 25 minutes 36 seconds West 58.99 feet; South 88 degrees 36 minutes 59 seconds East 94.51 feet; North 01 degrees 25 minutes 39 seconds East 73.92 feet and South 88 degrees 34 minutes 21 seconds East 74.17 feet to the POINT OF BEGINNING and containing 87,698 square feet or 2.013 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 21, 2005.

PROPERTY DESCRIPTION  
LOT BB

A tract of land being Part of Adjusted Lot A of Tower Center Lot A and Part of Outlot B, a subdivision as recorded in Plat Book 353 Page 20 and 21 of the Recorder of Deed's Office in St. Louis County, Missouri, located in U.S. Survey 1010, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northeast corner of above said Adjusted Lot A, said point also being located on the Westerly line of Long Road, (variable width); thence along last said Westerly line South 01 degrees 25 minutes 42 seconds West 50.49 feet; thence departing last said Westerly line the following courses and distances: North 88 degrees 34 minutes 21 seconds West 74.17 feet; South 01 degrees 25 minutes 39 seconds West 73.92 feet; North 88 degrees 36 minutes 59 seconds West 94.51 feet; North 01 degrees 25 minutes 36 seconds East 58.99 feet; North 88 degrees 34 minutes 22 seconds West 30.54 feet; North 01 degrees 25 minutes 36 seconds East 19.00 feet; North 88 degrees 34 minutes 21 seconds West 137.30 feet; South 03 degrees 02 minutes 18 seconds East 89.94 feet and North 88 degrees 34 minutes 21 seconds West 68.51 feet to a point on the Easterly line of Chesterfield Business Parkway, (variable width); thence along last said Easterly line North 03 degrees 16 minutes 41 seconds West 117.79 feet to the Northwest corner of above said Adjusted Lot A; thence along the Northerly line of said Adjusted Lot A South 88 degrees 34 minutes 18 seconds East 409.24 feet to the POINT OF BEGINNING and containing 33,344 square feet or 0.765 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 21, 2005.

- 3 8/11/08 ADDED LOT DESCRIPTIONS
- 2 7/24/08 UPDATE TITLE INFORMATION.
- 1 2/24/05 REVISED TO ADD ROADWAY DEDICATION TO ST. LOUIS COUNTY

"RESUBDIVISION PLAT"

LOT A

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

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St. Louis, MO 63005  
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Web: www.stockassoc.com

DRAWN BY: J.P. DATE CHECKED BY: D.M.E. DATE JOB NUMBER: 204-3293 SHEET: 2 of 2