

BILL NO. 2667 _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A LOT SPLIT FOR A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE 5TH PRICIPAL MERIDIAN, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI.

WHEREAS, Stock and Associates Consulting Engineers Inc., on behalf of Mark Andy Inc., has submitted for review and approval a Lot Split for Mark Andy Industrial Park located on the north side of Chesterfield Airport Road, between Spirit of St. Louis Boulevard and Goddard Avenue,

WHEREAS, the purpose of this Lot Split is to subdivide a 23 acre tract of land into two (2) lots, to be known as Lot A and Lot B.

WHEREAS, the Department of Planning and Public Works has reviewed the Lot Split in accordance with the subdivision regulations 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 Mark Andy Industrial Park which is attached hereto as Exhibit "1" 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 Boundary Adjustment 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.

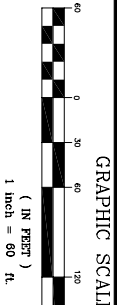
MAYOR

ATTEST:

CITY CLERK

MARK ANDY INDUSTRIAL PARK

A TRACT OF LAND BEING LOCATED IN
U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 23,002 ACRES+
ST. LOUIS COUNTY BENCHMARK



- This site is zoned "I-1P" per the City of Chesterfield Ordinance No. 2437
- Best of bearings adopted from Deed Book 7200, Page 850.
- Subject property lies within Flood Zone "A1" (areas with 1-3 feet flood depths, ponding) and Flood Zone "Shaded X" (areas of 300-year flood, with average depths of less than 1 foot or with drainage areas less than 1 square mile; areas protected by levees from 100-year flood according to the National Flood Insurance Rate map for the St. Louis County, Missouri and Incorporated areas Map Number 29189C0120 H with an effective date of August 2, 1995 and Revised to Rebert LOMR dated April 17, 2000.

4. STATEMENT OF STATE PLANE COORDINATE THE:

STATION: SL-40
GRID FACTOR = 0.9999169
NORTH (Y) = 31579.803
EAST (X) = 237342.881

NOTE: 1 METER = 3,2808333 FEET

ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-40, ADJUSTED N: 2000

STATION: SL-40 to SL-40a, Grid Azimuth = 100 Degrees 17 Minutes 44 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during February, 2008, 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 Deed Book 7200 Page 850. The grid bearing along the Northernly line on this plat is found to South 83 degrees 04 minutes 07 seconds East. The measured bearing labeled along the same line is South 84 degrees 09 minutes 06 seconds East. The grid bearing from SL-40 to the Northwest corner on this plat is South 70 degrees 51 minutes 23 seconds East 526,810 meters with the scale factor applied.

A tract of land being part of U.S. Survey 122 and U.S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Property Description

BEGINNING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly Highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds West, a distance of 1392.11 feet to the point of intersection with the southern right-of-way line of Missouri State Highway 40-61; thence along said southern right-of-way line South 84 degrees 09 minutes 06 seconds East, a distance of 756.87 feet to the northwest corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 740, Page 44 of the Missouri State Recorder's Office; thence along the western line of said Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 316, Page 56 of said recorder's office, South 11 degrees 56 minutes 11 seconds East, a distance of 1397.14 feet to the point of intersection with the adjoined northern right-of-way line of Chesterfield Airport Road; thence along said northern right-of-way line North 83 degrees 42 minutes 40 seconds West, a distance of 754.80 feet to the Point of Beginning and containing 1,002,000 square feet or 23,002 acres more or less as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of February, 2007.

CHESTERFIELD VALLEY CENTER PLAT ONE

CHESTERFIELD VALLEY CENTER PLAT ONE

CHESTERFIELD VALLEY CENTER PLAT THREE

CHESTERFIELD VALLEY CENTER PLAT THREE

CHESTERFIELD VALLEY CENTER PLAT THREE

CHESTERFIELD VALLEY CENTER PLAT THREE

MISSOURI INTERSTATE 64
U.S. HIGHWAY 40 / 61
(PUBLIC)

STATE PLANE COORDINATES N 31579.803 E 237342.881

PREPARED FOR:
MARK ANDY, INC.
18081 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63305
PHONE: (636) 532-4433
FAX: (636) 519-3502

STATIONING OF ST. LOUIS, INC. COORDINATES N 31579.803 E 237342.881

This is to certify that the Lot Split Plat of Mark Andy Industrial Park was approved by the City Council for the City of Chesterfield by Ordinance No. 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 Nagler, City Clerk

U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN

CHESTERFIELD VALLEY CENTER PLAT ONE

CHESTERFIELD VALLEY CENTER PLAT ONE

CHESTERFIELD VALLEY CENTER PLAT THREE

CHESTERFIELD VALLEY CENTER PLAT THREE

CHESTERFIELD VALLEY CENTER PLAT THREE

CHESTERFIELD VALLEY CENTER PLAT THREE

STATE PLANE COORDINATES N 31476.510 E 238149.728

STATE PLANE COORDINATES N 31492.769 E 238109.284

STATE PLANE COORDINATES N 31522.418 E 237876.481

STATE PLANE COORDINATES N 31502.248 E 237916.581

LOT B
555,890 SQ. FT.
12.761 ACRES

A tract of land being part of U.S. Survey 122 and U.S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:
BEGINNING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly Highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds East, a distance of 774.98 feet to the intersection with the southern right-of-way line of Missouri State Highway 40-61; thence along said southern right-of-way line South 84 degrees 09 minutes 06 seconds East, a distance of 756.87 feet to the northern corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 740, Page 44 of the Missouri State Recorder's Office; thence along the western line of said Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 316, Page 56 of said recorder's office, South 11 degrees 56 minutes 11 seconds East, a distance of 1397.14 feet to the point of intersection with the adjoined northern right-of-way line of Chesterfield Airport Road; thence along said northern right-of-way line North 83 degrees 42 minutes 40 seconds West, a distance of 754.80 feet to the Point of Beginning and containing 555,890 sq. ft. or 12.761 acres as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of December, 2006.

STATE OF MISSOURI)
(COUNTY OF ST. LOUIS)
I, _____, Clerk of said County, do hereby certify that the foregoing instrument is the correct and true copy as the same appears from the original thereof, 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

MARK ANDY INDUSTRIAL PARK

STOCK & ASSOCIATES Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 580-9100
FAX: (636) 580-9100
E-mail: jennifer@stockand.com
Web: www.stockand.com

The area, which for better identification is shown "hatched" on this plat is hereby established as a cross-access and ingress/egress easement and utility easement, reserved by the present and future owners of Lots A and B 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 pedestrian, automobiles, passenger vehicles, and trucks. The owners of Lots A and B 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 address cross-access and ingress/egress easement. No such accessory shall be retained, removed, or otherwise altered without the approval of the present and future owners of Lots A and B. The easement shall be shown by the hatched area on this plat. No such intended easements, and said easements shall be perpetual and forever shall run with the said estate.

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, Laclede Gas Company, Amerent Elba Union Electric Company, AT&T of Missouri, d/b/a SBC Missouri, The Metropolitan St. Louis Sewer District, the relevant cable company, Menard-Chesterfield Levee District, their successors and assigns as their interest may appear for the purpose of improving, constructing, maintaining, and repairing public utilities and sewers 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.

Two (2) permanent monuments for each block created, and some 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 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

Print Name
Print Title
State of)
County of)
On this _____ day of _____, 2008, before me, _____, who is the _____, a Notary Public in and for said state, personally appeared _____, who is the _____ of _____, _____, known to me to be the person who executed this plat in said corporation, _____, known to me to be the person who executed this plat in behalf of said corporation and actions lodged to me that he executed the same for the purposes therein stated. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year first above written.

My commission expires: _____

Print Name
Print Title
By: _____
Print Name
Print Title
By: _____
Print Name
Print Title

3. REVISED 9/9/08. REVISED PER CITY COMMENTS
2. REVISED 9/9/08. REVISED PER CITY COMMENTS
1. REVISED 4/10/08. REVISED PER CLIENT COMMENTS