

BILL NO. 2701

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RESUBDIVISION PLAT FOR SPIRIT OF ST. LOUIS AIRPORT, LOT 11-B, FOR A 4.369 ACRE TRACT OF LAND ZONED "M-3" PLANNED INDUSTRIAL DISTRICT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF EDISON AVENUE AND NORTH BELL AVENUE.

WHEREAS, Stock and Associates Consulting Engineers, Inc. on behalf of St. Louis County, have submitted for review and approval the Resubdivision for a 4.369 acre tract of land located northwest corner of the intersection of Edison Avenue and North Bell Avenue; and,

WHEREAS, the purpose of said Resubdivision is to subdivide the 4.369 acre parcel of land into 1.197 acre parcel, 1.169 acre parcel and 2.002 acre parcel; and,

WHEREAS, the City of Chesterfield has reviewed the Resubdivision 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 Resubdivision to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS, MISSOURI, AS FOLLOWS:

Section 1. The Resubdivision for the Spirit of St. Louis Airport, Lot 11-B, which 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 Resubdivision by affixing their signatures and the official seal of 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 _____, 2009.

MAYOR

ATTEST:

CITY CLERK

SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1 RESUBDIVISION OF LOT 11-B

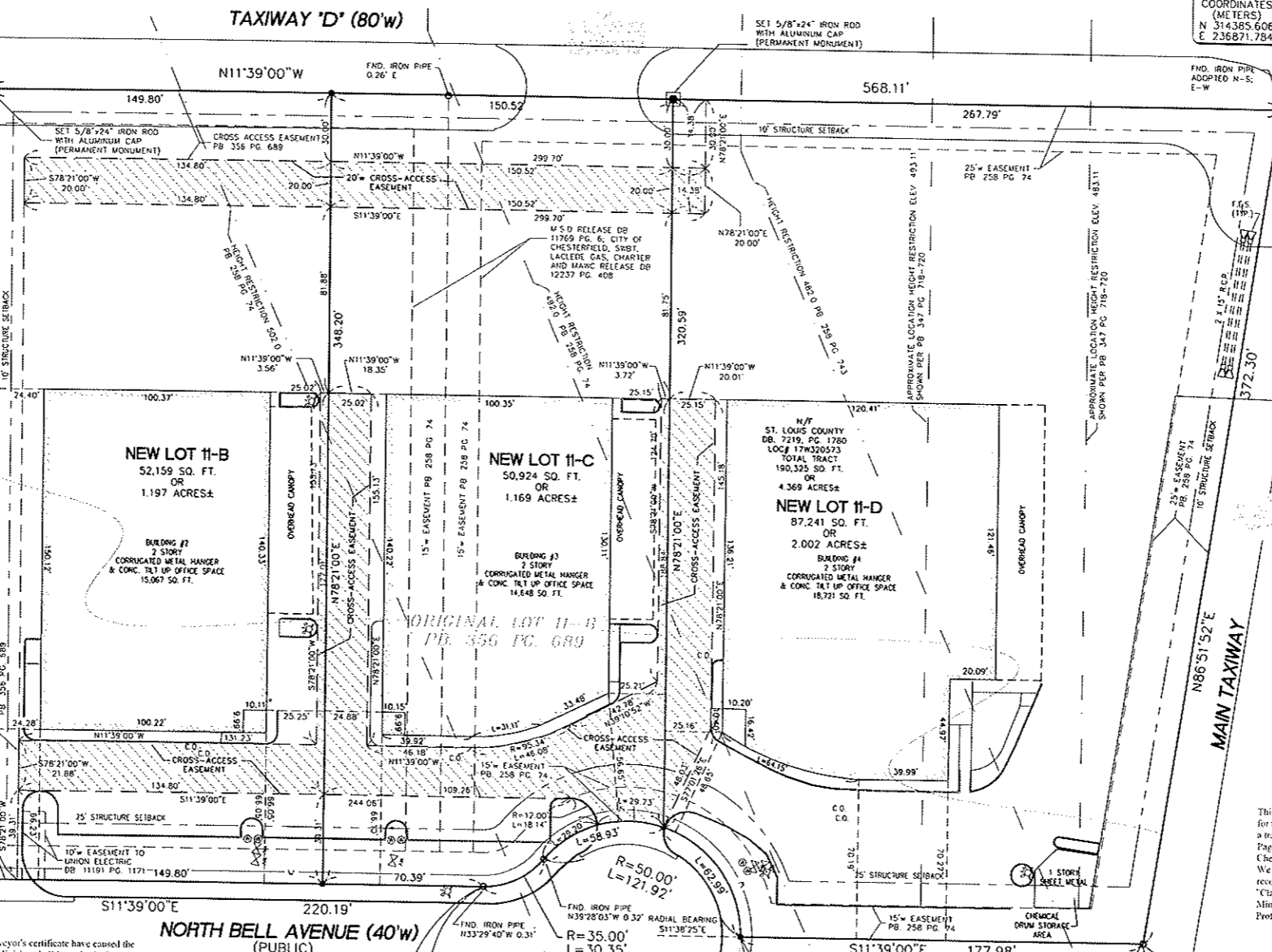
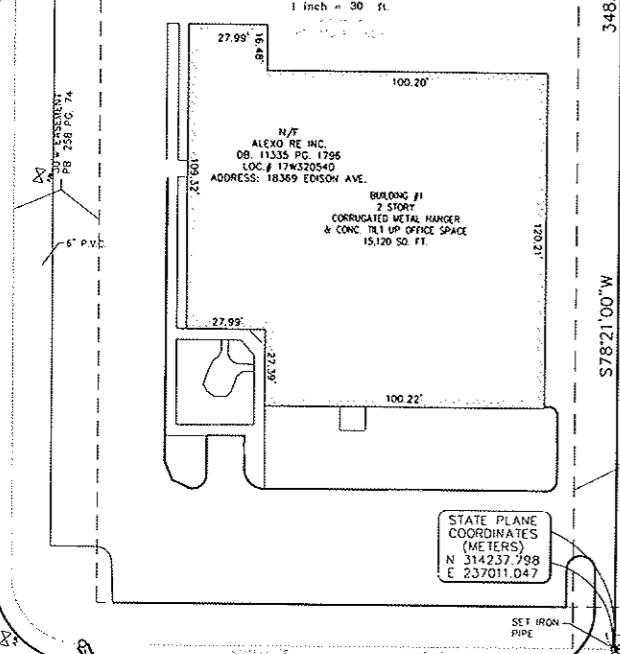
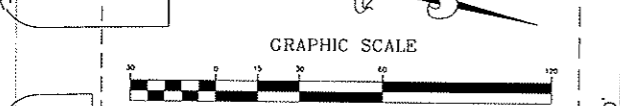
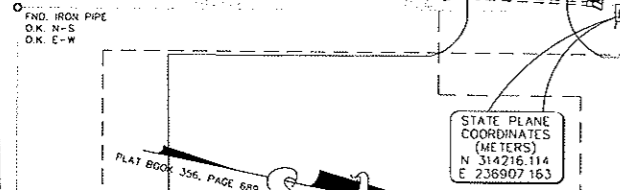
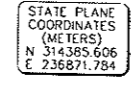
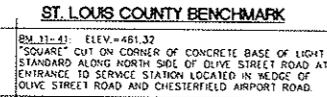
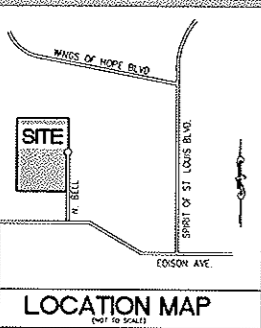
A TRACT OF LAND BEING LOT 11-B OF "LEASE LOT SPLIT OF ADJUSTED LOT 11",
AS RECORDED IN PLAT BOOK 356, PAGE 689,
LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 190,325 SQ. FT. OR 4.369 ACRES±

STATEMENT OF STATE PLANE COORDINATE THE:
STATION: SL-38 (1995) STATION: SL-41 (1995)
NORTH (Y) = 314628.728 NORTH (Y) = 315596.139
EAST (X) = 239863.081 EAST (X) = 254890.244
GRID FACTOR: 0.9999175 GRID FACTOR: 0.9999190

NOTE: 1 METER = 3.2808333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS.

Project Grid Factor of 0.9999182 established by averaging the Grid Factor for
SL-38 and SL-41.
Station SL-38 to SL-41 Grid Azimuth = South 78 Degrees 29 Minutes 40 Seconds West

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported herein were determined based upon a field traverse during February, 2009 using Trimble 5800 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 356, Page 689. The grid bearing along the Northern line on this plat is found to be North 86 degrees 43 minutes 22 seconds East. The labeled bearing along the same line is North 86 degrees 51 minutes 52 seconds East. The grid bearing from SL-38 to the Northeast corner on this plat is South 85 degrees 27 minutes 24 seconds West 2987.403 meters with the scale factor applied.



PROPERTY DESCRIPTION
Total Tract
A tract of land being Lot 11-B of the "Lease Lot Split of Adjusted Lot 11", as recorded in Plat Book 356, Page 689, located in U.S. Survey 102, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:
Beginning at a point on the North line of North Bell Avenue, 40 feet wide, said point also being the Southeast corner of said Lot 11-B; thence along the Southern line of said Lot 11-B South 78 degrees 21 minutes 00 seconds West 348.20 feet to the Southwest corner of said Lot 11-B; thence along the Western line of said Lot 11-B North 11 degrees 39 minutes 00 seconds West 568.11 feet to the Northwest corner of said Lot 11-B; thence along the Northern line of said Lot 11-B North 86 degrees 52 minutes 22 seconds East 372.30 feet to the Northeast corner of said Lot 11-B; thence along the Eastern line of said Lot 11-B South 11 degrees 39 minutes 00 seconds East 177.98 feet to a point on the Northern line of North Bell Avenue, 40 feet wide, thence along said Northern line the following courses and distances: along a curve to the left having a radius of 50.00 feet, an arc length of 121.92 feet, and a chord which bears South 08 degrees 30 minutes 29 seconds West, a chord distance of 93.88 feet to a point of reverse curvature to the right having a radius of 35.00 feet, an arc length of 30.35 feet, and a chord which bears South 36 degrees 29 minutes 30 seconds East, a chord distance of 29.41 feet to a point of tangency and South 11 degrees 39 minutes 00 seconds East, 230.19 feet to the Point of Beginning and containing 190,325 square feet or 4.369 acres, more or less.

CITY CERTIFICATE
This is to certify that the "SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1 RESUBDIVISION OF LOT 11-B" plat was approved by the City Council of the City of Chesterfield, Missouri by Ordinance No. _____ on the _____ day of _____, 2009, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

John Nations, Mayor
Judy Niggart, City Clerk

SURVEYOR'S CERTIFICATION
This is to certify that Stock & Associates Consulting Engineers, Inc., have during February, 2009, by order and for the use of THE STOLAR PARTNERSHIP, performed a Property Boundary Survey and Resubdivision Plat on a tract of land being Lot 11-B of "Lease Lot Split of Adjusted Lot 11", a plat thereof recorded in Plat Book 356, Page 689, located in U.S. Survey 102, 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 resubdivision are shown herein. We further certify that the above plat was prepared from an actual survey, 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, Land Surveying 20 CSR 2030-16.040 of the Missouri Minimum 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.
LC NO. 222-D
By: Daniel Fihmann, Missouri P.L.S. No. 22115

OWNER'S CERTIFICATION
We, the undersigned owners of the tract of land described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown hereon and said subdivision shall hereafter be known as:

"SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1 RESUBDIVISION OF LOT 11-B".
The cross-access easements, shown "hatched" on the plat, are hereby established as a Cross-Access Easement, reserved to the present and future lease holders of New Lot 11-B, New Lot 11-C and New Lot 11-D, and to their prospective successors and assigns, their tenants, subtenants, lessees, customers and invitees, for the non-exclusive right and privilege of vehicular and pedestrian ingress and egress to and from Edison Avenue, North Bell Avenue and Taxiway "D". The lease holders of New Lot 11-B, New Lot 11-C and New Lot 11-D agree not to obstruct the foregoing easement by means useable on their property. No such access way shall be relocated, narrowed or otherwise altered without the approval of the present and future lease holders of New Lot 11-B, New Lot 11-C and New Lot 11-D 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.

Two (2) permanent monuments for each block created, and semi-permanent monuments on all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-16.090 of the Missouri Minimum Standards for Property Boundary Surveys. In addition, other survey monuments required by the City of Chesterfield, Missouri, as indicated on this plat, will be set.
IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2009.

ST. COUNTY, MISSOURI
By: _____
Print Name: _____
Print Title: _____

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

On this _____ Day of _____, 20____, before me, a Notary Public in and for said county and state, personally appeared _____, Director of Aviation of St. Louis County, Missouri, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and on oath acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person or entity authorized by which he/she executed the instrument.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal of the day and year last above written.

Notary Public _____
Print Name _____
My commission expires: _____

- NOTES:**
- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Stewart Title Guaranty Company, Commitment No. 20081404, with an effective date of December 2, 2008 at 8:00 a.m. for research of easements and encroachments. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - (2) Present Zoning: M-3 Planned Industrial District
According to Ordinance No. 1430 Structure Setbacks shall conform to M-1 Industrial District Regulations, M-1 Setbacks:
(a) Front Yard 30 feet
(b) Side and Rear Yard 10 Feet
 - (3) Subject Property lies within Shaded Zone X areas of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas Map Number 29189C/0120H with an effective date of August 2, 1995 and revised to reflect LDMR dated April 17, 2008.
 - (4) Basis of Bearings: Bearing System adopted from Plat Book 356 Page 689.
 - (5) State Plane coordinates were calculated from 1995 values in order to be consistent with surveys provided to the Spirit of St. Louis Airport.

- LEGEND**
- SET 5/8"x24" IRON ROD WITH ALUMINUM CAP (PERMANENT MONUMENT)
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - DENOTES RECORDED INFORMATION
- ABBREVIATIONS**
- DR - DEED BOOK
 - FT - FEET
 - FND - FOUND
 - N/T - NOW OR FORMERLY
 - PB - PLAT BOOK
 - PAGE - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - SO - SQUARE
 - (60W) - RIGHT-OF-WAY WIDTH

PREPARED FOR:
THE STOLAR PARTNERSHIP LLP
C/O MR. CHRISTOPHER M. BLANTON
911 WASHINGTON AVE.
ST. LOUIS, MO 63101
PHONE: 314-231-2800

REV 3-31-09 PER CITY COMMENTS

SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1 RESUBDIVISION LOT 11-B
RESUBDIVISION PLAT

Stock & Associates
Consulting Engineers, Inc.

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St. Louis, MO 63085
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FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY: R.S.B. DATE: 2/17/09 CHECKED BY: D.M.E. DATE: 2/17/09 JOB NUMBER: 209-4390 SHEET: 1 of 1

