

BILL NO. 2712

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR PRECISION PLAZA FOR A 14.28 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF WINGS CORPORATE DRIVE AND EATHERTON ROAD.

WHEREAS, LDC Engineering Inc., on behalf of Precision Properties LLC., has submitted for review and approval the Record Plat for Precision Plaza, located on the northeast corner of the intersection of Wings Corporate Drive and Eatherton Road; and,

WHEREAS, the purpose of said Record Plat is to subdivide the 14.28 acre parcel of land into three (3) lots to be known as Precision Plaza; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval there of.

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

Section 1 The Record Plat for Precision Plaza, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

Section 2 The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat 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 _____, 2009.

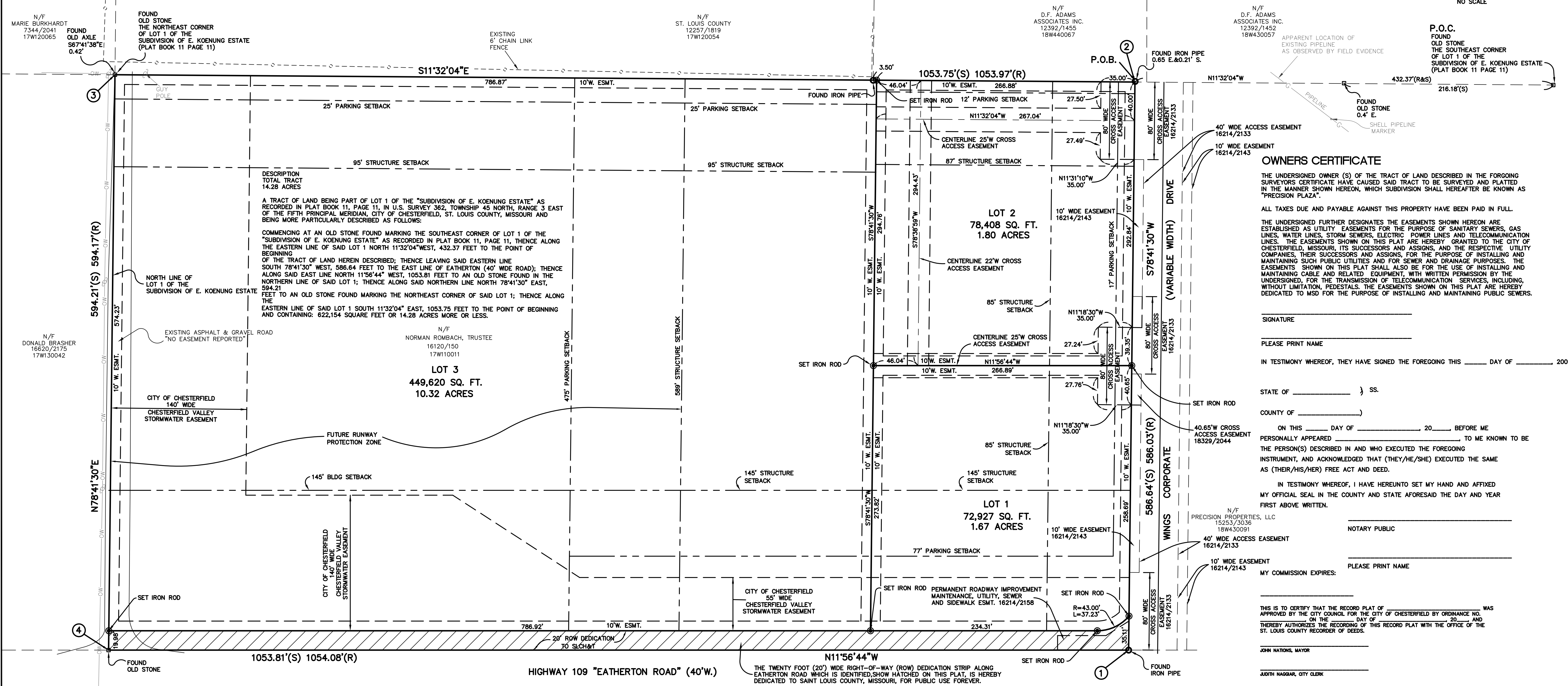
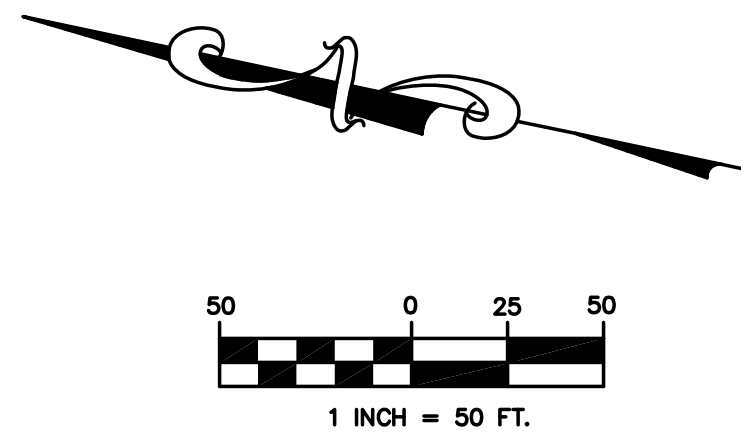
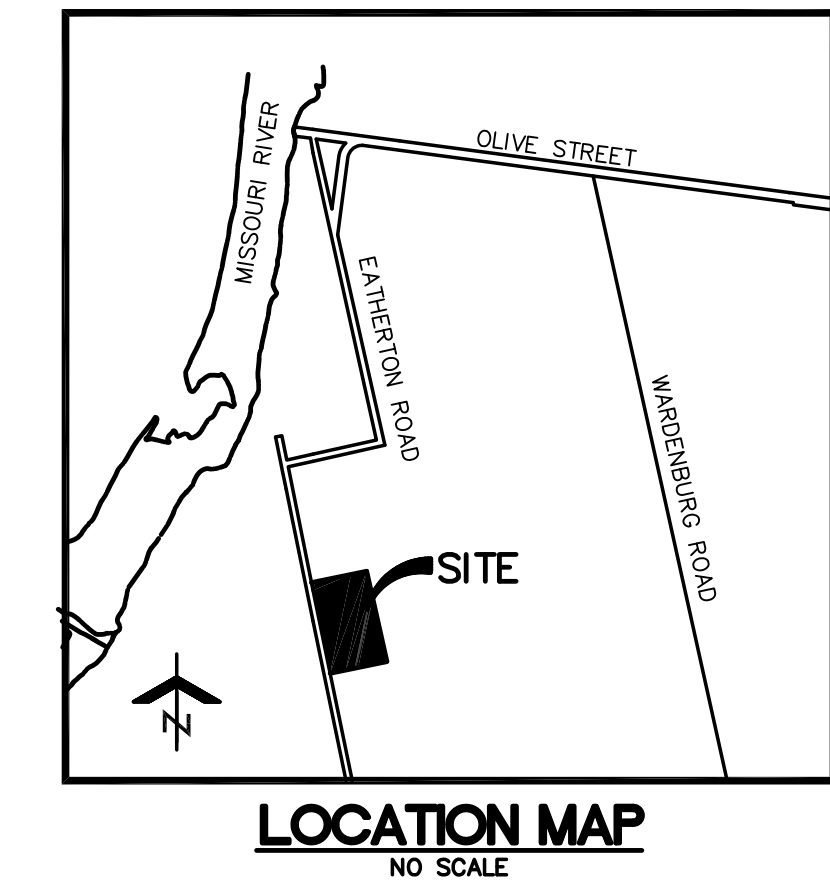
MAYOR

ATTEST:

CITY CLERK

PRECISION PLAZA

A TRACT OF LAND BEING PART OF LOT 1
OF E. KROENUNG ESTATE IN U.S. SURVEY 362,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



DESCRIPTION
TOTAL TRACT
14.28 ACRES

A TRACT OF LAND BEING PART OF LOT 1 OF THE "SUBDIVISION OF E. KOENUNG ESTATE" AS RECORDED IN PLAT BOOK 11, PAGE 11, IN U.S. SURVEY 362, 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:

COMMENCING AT AN OLD STONE FOUND MARKING THE SOUTHEAST CORNER OF LOT 1 OF THE "SUBDIVISION OF E. KOENUNG ESTATE" AS RECORDED IN PLAT BOOK 11, PAGE 11, THENCE ALONG THE EASTERN LINE OF SAID LOT 1 NORTH 11°32'04"W, 432.37 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID EASTERN LINE SOUTH 78°41'30" WEST, 586.64 FEET TO THE EAST LINE OF EATHERTON ROAD (40' WIDE ROAD); THENCE ALONG SAID EAST LINE NORTH 11°56'44" WEST, 1053.81 FEET TO AN OLD STONE FOUND IN THE NORTHERN LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERN LINE NORTH 78°41'30" EAST, 584.21 FEET TO AN OLD STONE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EASTERN LINE OF SAID LOT 1 SOUTH 11°32'04" EAST, 1053.75 FEET TO THE POINT OF BEGINNING AND CONTAINING: 622,154 SQUARE FEET OR 14.28 ACRES MORE OR LESS.

N/F
NORMAN ROMBACH, TRUSTEE
16120/150
17W110011

LOT 3
449,620 SQ. FT.
10.32 ACRES

N/F
PRECISION PROPERTIES, LLC
15253/3036
18W430091

LOT 2
78,408 SQ. FT.
1.80 ACRES

N/F
D.F. ADAMS ASSOCIATES INC.
12392/1452
18W440067

LOT 1
72,927 SQ. FT.
1.67 ACRES

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER (S) OF THE TRACT OF LAND DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACT TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "PRECISION PLAZA".

ALL TAXES DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

THE UNDERSIGNED FURTHER DESIGNATES THE EASEMENTS SHOWN HEREON ARE ESTABLISHED AS UTILITY EASEMENTS FOR THE PURPOSE OF SANITARY SEWERS, GAS LINES, WATER LINES, STORM SEWERS, ELECTRIC POWER LINES AND TELECOMMUNICATION LINES. THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI, ITS SUCCESSORS AND ASSIGNS, AND THE RESPECTIVE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLING AND MAINTAINING SUCH PUBLIC UTILITIES AND FOR SEWER AND DRAINAGE PURPOSES. THE EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE FOR THE USE OF INSTALLING AND MAINTAINING CABLE AND RELATED EQUIPMENT, WITH WRITTEN PERMISSION BY THE UNDERSIGNED, FOR THE TRANSMISSION OF TELECOMMUNICATION SERVICES, INCLUDING, WITHOUT LIMITATION, PEDESTALS. THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO MSD FOR THE PURPOSE OF INSTALLING AND MAINTAINING PUBLIC SEWERS.

SIGNATURE _____

PLEASE PRINT NAME _____

IN TESTIMONY WHEREOF, THEY HAVE SIGNED THE FOREGOING THIS ____ DAY OF _____, 2009.

STATE OF _____ } SS.

COUNTY OF _____ }

ON THIS ____ DAY OF _____, 20____ BEFORE ME

PERSONALLY APPEARED _____ TO ME KNOWN TO BE

THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY/HE/SHE EXECUTED THE SAME AS (THEIR/HIS/HER) FREE ACT AND DEED.

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 _____

PLEASE 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 _____, 20____ AND THEREBY AUTHORIZED THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

JOHN NATONS, MAYOR

JUDITH HAGGAR, CITY CLERK

NOTE :

1. THE SITE IS GOVERNED UNDER CITY OF CHESTERFIELD ORDINANCE 2331.
2. ZONING DISTRICT : PI

WE, LAND DEVELOPMENT CONSULTANTS, INC. HAVE, AT THE REQUEST OF PRECISION PROPERTIES, LLC, DURING THE MONTH OF JULY, 2009, PREPARED THIS PLAT FOR A TRACT OF LAND BEING PART OF LOT 1 OF THE SUBDIVISION OF E. KOENUNG ESTATE IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI, AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY BOUNDARY SURVEYS, 10 CSR 30.2 AND MEETS THE REQUIREMENTS FOR AN URBAN CLASS SURVEY.

LDC, INC'S
CORPORATE REGISTRATION NO. LS-367-D

By: MORRIS DANE COLBERT, P.L.S. #2457
STATE OF MISSOURI

POINT	NORTH (METERS)	EAST (METERS)
1	313,848.7695	234,837.8353
2	313,882.9769	235,013.3258
3	314,197.9568	234,950.6378
4	314,163.3082	234,772.8842

STATE PLANE COORDINATES CORRESPOND TO THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE (MCS 83).

SAID COORDINATES WERE ESTABLISHED BY GPS OBSERVATION TIES TO STATION SL-40 AND SL 41
AVERAGE SITE GRID FACTOR = 0.9999178

CROSS ACCESS EASEMENT

THE CROSS ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE OWNERS OF LOTS 1, 2, 3 AND TO THE PROPERTY OWNER ADJACENT TO & EAST OF LOT 2, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THEIR TENANTS, SUBTENANTS, LICENSEES, AND THE RESPECTIVE OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, CUSTOMERS AND INVITEES, THE NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT TO USE DRIVES AND ROADS AS MAY NOW OR FROM TIME TO TIME HEREAFTER BE SITUATED ON THE PROPERTY FOR INGRESS AND EGRESS TO THE PROPERTY, AND TO THE PUBLIC ROAD BY AUTOMOBILE OR OTHER PASSENGER VEHICLE. SAID EASEMENT SHALL BE PERPETUAL, AND FURTHER, SHALL RUN WITH THE REAL ESTATE. THE OWNERS AGREE NOT TO OBSTRUCT THE AFORESAID ROADWAY BY MEANS OF A FENCE OR OTHER BARRIER, AND FURTHER, TO KEEP THE ROAD OPEN AND USABLE ON THEIR PROPERTY LEADING FROM THE AFORESAID ROADWAY TO THE PUBLIC ROAD SO THERE WILL BE CONTINUING ACCESS TO THE PUBLIC ROAD THROUGH THE REAL ESTATE.

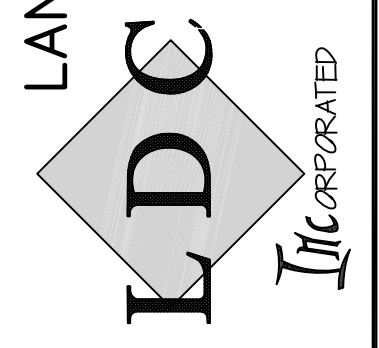
THE CHESTERFIELD VALLEY STORM WATER EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPAIR OF THE DRY/WET BASINS, CHANNELS, DRAINAGE FACILITIES AND SEWER LINES IN CONFORMANCE WITH CHESTERFIELD VALLEY STORM WATER PLAN. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTAINING THE DRY/WET BASINS, CHANNELS, DRAINAGE FACILITIES AND SEWER LINES LOCATED WITHIN THE EASEMENT, AS WELL AS THE PORTION OF THE RESERVOIR LOCATED ON THE MISSOURI DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY, IN GOOD WORKING ORDER AND IN GOOD REPAIR AS APPROPRIATE. IN THE EVENT THAT THE PROPERTY OWNER(S) OR ITS SUCCESSORS IN TITLE TO SAID PROPERTY SHALL FAIL TO MAINTAIN THE DRY/WET BASINS, CHANNELS, DRAINAGE FACILITIES AND SEWER LINES IN ACCORDANCE WITH THE APPROVED CHESTERFIELD VALLEY STORM WATER PLAN, THE CITY OF CHESTERFIELD, MISSOURI, THEIR SUCCESSORS AND ASSIGNS SHALL BE PERMITTED TO ENTER ONTO THE PROPERTY AND MAKE THE REPAIRS AND CORRECTIONS AND PERFORM SUCH MAINTENANCE AS IT DEEMS NECESSARY AND BILL THE PROPERTY OWNER(S) OF SAID PROPERTY FOR THE SERVICES PERFORMED. IT IS FURTHER AGREED THAT IN THE EVENT THAT SAID BILL OR CHARGE FOR SERVICES PERFORMED SHALL NOT BE PAID WITHIN A PERIOD OF THIRTY (30) DAYS, SAID SUM SHALL BECOME A LIEN ON THE REAL PROPERTY AND SHALL ACCRUE INTEREST AT A RATE OF EIGHT PERCENT (8%) UNTIL PAID IN FULL.

ALL EASEMENTS THAT OVERLAY THE CHESTERFIELD VALLEY STORM WATER EASEMENTS SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORM WATER EASEMENTS.

PREPARED FOR:
PRECISION PROPERTIES LLC
2516 HWY 109
WILDWOOD, MO. 63040
PH: 636-458-5565

LAND PLANNING • LAND SURVEYING
CIVIL ENGINEERING

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ST. PETERS, MISSOURI 63376
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FAX: (636) 441-8686



PRECISION PLAZA
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PROJECT	PRECISION PLAZA
DRAWN BY	MDC
CHECKED BY	JPT
DATE	5 MAY 2009
JOB NO.	06.290
SCALE	1"=50'
FB	34