

**BILL NO. 2790**

**ORDINANCE NO.**

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR SPIRIT OF ST. LOUIS AIRPORT, LOT 11-B, LOT 11-C AND LOT 11-D, 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 Boundary Adjustment Plat for a 4.369 acre tract of land located on the northwest corner of the intersection of Edison Avenue and North Bell Avenue; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to amend the property lines for Lot 11-B, 11-C, and 11-D for separate leasing of the lots; and,

**WHEREAS**, the City of Chesterfield has reviewed the Boundary Adjustment 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 Boundary Adjustment Plat 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 Boundary Adjustment Plat for the Spirit of St. Louis Airport, Lot 11-B, Lot 11-C, and Lot 11-D 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 Boundary Adjustment 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 \_\_\_\_\_, 2010.

\_\_\_\_\_  
MAYOR

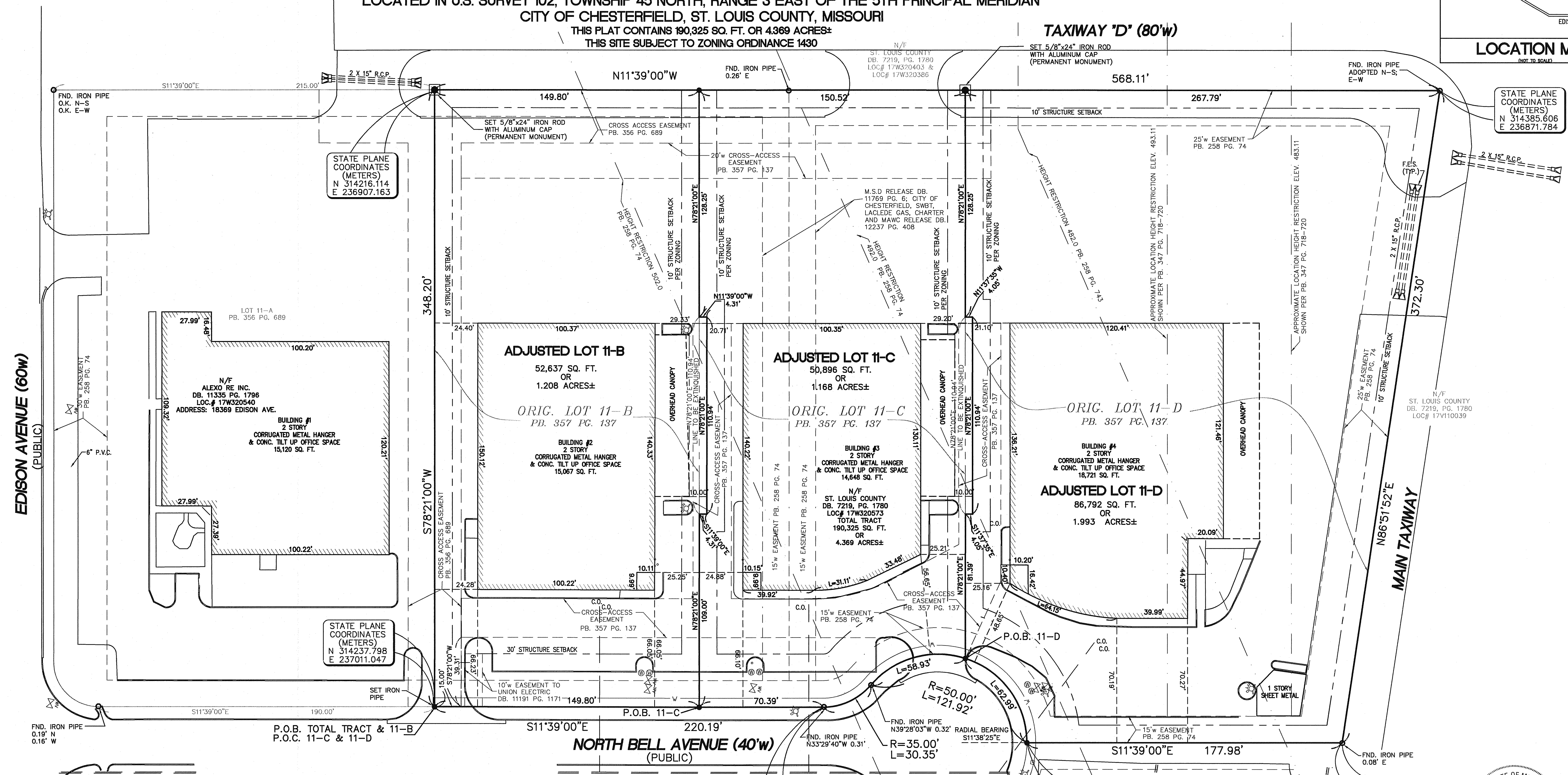
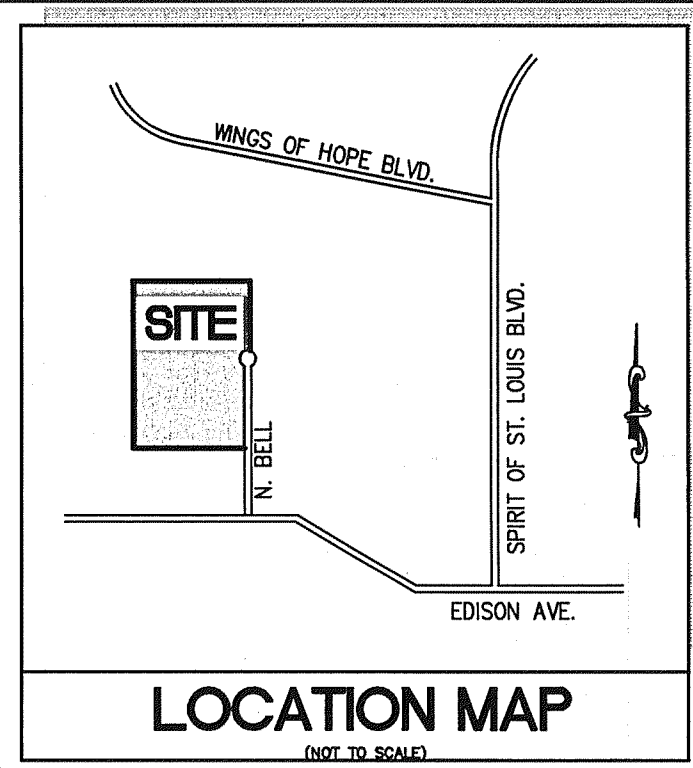
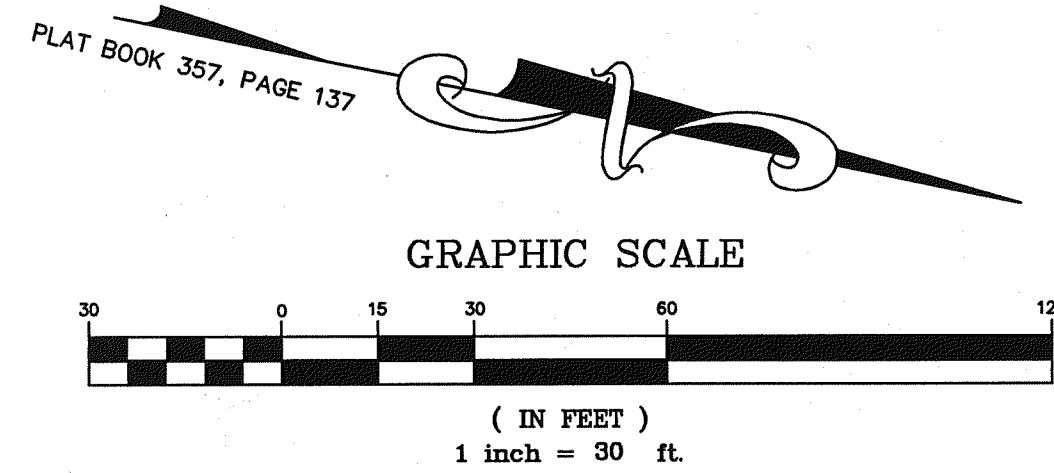
ATTEST:

\_\_\_\_\_  
CITY CLERK

# BOUNDARY ADJUSTMENT PLAT

## OF LOTS 11-B, 11-C AND 11-D OF THE RESUBDIVISION OF LOT 11-B OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1

A TRACT OF LAND BEING LOTS 11-B, 11-C, AND 11-D OF "RESUBDIVISION OF LOT 11-B OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1 AS RECORDED IN PLAT BOOK 357, PAGE 137, 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± THIS SITE SUBJECT TO ZONING ORDINANCE 1430



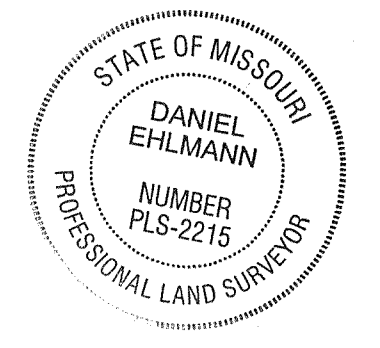
STATE PLANE COORDINATES (METERS)  
N 314216.114  
E 236907.163

STATE PLANE COORDINATES (METERS)  
N 314237.798  
E 237011.047

STATE PLANE COORDINATES (METERS)  
N 314303.490  
E 236997.335

STATE PLANE COORDINATES (METERS)  
N 314338.991  
E 236996.150

STATE PLANE COORDINATES (METERS)  
N 314392.090  
E 236985.067



### 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 RECORD INFORMATION

### ABBREVIATIONS

- DB - DEED BOOK
- FT - FEET
- FND. - FOUND
- N/F - NOW OR FORMERLY
- PB. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- SQ. - SQUARE
- (86'W) - RIGHT-OF-WAY WIDTH

### STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-38 (1995) STATION: SL-41 (1995)  
 NORTH (Y) = 314828.728 NORTH (Y) = 313598.139  
 EAST (X) = 239963.081 EAST (X) = 234890.244  
 GRID FACTOR: 0.9999175 GRID FACTOR: 0.9999190

NOTE: 1 METER = 3.28083333 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 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 Plat Book 356, Page 689. The grid bearing along the Northerly line on this plat is found to be North 86 degrees 43 minutes 27 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 2987.401 meters with the scale factor applied.

### NOTES:

- 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 encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- 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
- 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 29189C0120 H with an effective date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.
- Basis of Bearings: Bearing System adopted from Plat Book 357 Page 137.
- State Plane coordinates were calculated from 1995 values in order to be consistent with surveys provided to the Spirit of St. Louis Airport.

### ST. LOUIS COUNTY BENCHMARK

BM 11-41: ELEV.=461.32  
 "SQUARE" CUT ON CORNER OF CONCRETE BASE OF LIGHT STANDARD ALONG NORTH SIDE OF OLIVE STREET ROAD AT ENTRANCE TO SERVICE STATION LOCATED IN WEDGE OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD.

1.) REVISED 4/23/10: REVISED PER CITY COMMENTS  
 LOTS 11-B, 11-C & 11-D OF THE RESUBDIVISION OF LOT 11-B

### BOUNDARY ADJUSTMENT PLAT

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

257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH. (636) 530-9100  
 FAX (636) 530-9130  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

PREPARED FOR:  
 DUGGAN CONTRACTING CORP.  
 1130 MID RIVERS INDUSTRIAL DR.  
 ST. PETERS, MO. 63376



# BOUNDARY ADJUSTMENT PLAT OF LOTS 11-B, 11-C AND 11-D OF THE RESUBDIVISION OF LOT 11-B OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1

A TRACT OF LAND BEING LOTS 11-B, 11-C, AND 11-D OF "RESUBDIVISION OF LOT 11-B OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1  
AS RECORDED IN PLAT BOOK 357, PAGE 137,  
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 SITE SUBJECT TO ZONING ORDINANCE 1430

PROPERTY DESCRIPTION

TOTAL TRACT

A tract of land being all of Lots 11-B, 11-c and 11-d of the Resubdivision of Lot 11-B of the Spirit of St. Louis Airport Lease Lots Plat 1 as recorded in Plat Book 357, Page 137, of the St. Louis County Records, located in U.S. Survey 101, 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 western 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 Westerly 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 Northerly line of said Lot 11-B North 86 degrees 51 minutes 52 seconds East 372.30 feet to the Northeast corner of said Lot 11-B; thence along the Easterly line of said Lot 11-B South 11 degrees 39 minutes 00 seconds East, 177.98 feet to a point on the Northerly line of North Bell Avenue, 40 feet wide; thence along last said Northerly line the following courses and distances: along a curve to the left having a radius of 50.00 feet, an arc length of 121.91 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, 220.19 feet to the Point of Beginning and containing 190,325 square feet or 4.369 acres, more or less.

ADJUSTED LOT 11-B

A tract of land being all of Lot 11-B and part of Lot 11-C of the Resubdivision of Lot 11-B of the Spirit of St. Louis Airport Lease Lots Plat 1 as recorded in Plat Book 357, Page 137, of the St. Louis County Records, located in U.S. Survey 101, 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 western 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 Westerly line of said Lot 11-B North 11 degrees 39 minutes 00 seconds West, 149.80 feet to the southern line of above said Lot 11-C; thence along said southern line North 78 degrees 21 minutes 00 seconds East, 128.25 feet; thence departing last said southern line the following courses and distances: North 11 degrees 39 minutes 00 seconds West, 4.31 feet; North 78 degrees 21 minutes 00 seconds East, 110.94 feet and South 11 degrees 39 minutes 00 seconds East, 4.31 feet to last said southern line of Lot 11-C; thence along said southern line North 78 degrees 21 minutes 00 seconds East, 109.00 feet to the western line of above said North Bell Avenue; thence along said western line South 11 degrees 39 minutes 00 seconds East, 149.80 feet to the Point of Beginning and containing 52,637 square feet or 1.208 acres, more or less.

ADJUSTED LOT 11-C

A tract of land being part of Lot 11-D and part of Lot 11-C of the Resubdivision of Lot 11-B of the Spirit of St. Louis Airport Lease Lots Plat 1 as recorded in Plat Book 357, Page 137, of the St. Louis County Records, located in U.S. Survey 101, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the western line of North Bell Avenue, 40 feet wide, said point also being the southeast corner of said Lot 11-B; thence along said western line North 11 degrees 39 minutes 00 seconds West, 149.80 feet to the southeast corner of above said Lot 11-C, said point also being the Point of Beginning of the herein described tract, thence along the southern line of said Lot 11-C, South 78 degrees 21 minutes 00 seconds West, 109.00 feet; thence departing last said southern line the following courses and distances: North 11 degrees 39 minutes 00 seconds West, 4.31 feet; South 78 degrees 21 minutes 00 seconds West, 110.94 feet and South 11 degrees 39 minutes 00 seconds East, 4.31 feet to the southern line of said Lot 11-C; thence along said southern line South 78 degrees 21 minutes 00 seconds West, 128.25 feet to the southwest corner of said Lot 11-C; thence along the western line of said Lot 11-C, North 11 degrees 39 minutes 00 seconds West, 150.52 feet to the northwest corner of said Lot 11-C; thence along the northern line of said Lot 11-C, North 78 degrees 21 minutes 00 seconds East, 128.25 feet; thence departing last said northern line the following courses and distances: North 11 degrees 37 minutes 35 seconds West, 4.05 feet; North 78 degrees 21 minutes 00 seconds East, 110.94 feet and South 11 degrees 37 minutes 35 seconds East, 4.05 feet to the northern line of said Lot 11-C; thence along said northern line North 78 degrees 21 minutes 00 seconds East, 81.39 feet to the western line of above said North Bell Avenue, said point also being located on a non-tangent curve to the left for which the radius point bears South 83 degrees 49 minutes 11 seconds East 50.00 feet; thence along said western line the following courses and distances: along last said curve with a chord which bears South 27 degrees 34 minutes 54 seconds East, 55.57 feet, an arc length of 58.93 feet to the beginning of a curve to the left for which the radius point bears South 28 degrees 39 minutes 53 seconds East, 35.00 feet; along said curve with a chord which bears South 36 degrees 29 minutes 30 seconds East, 29.41 feet, an arc length of 30.35 feet and South 11 degrees 39 minutes 00 seconds East, 70.39 feet to the Point of Beginning and containing 50,896 square feet or 1.168 acres, more or less.

ADJUSTED LOT 11-D

A tract of land being part of Lots 11-D of the Resubdivision of Lot 11-B of the Spirit of St. Louis Airport Lease Lots Plat 1 as recorded in Plat Book 357, Page 137, of the St. Louis County Records, located in U.S. Survey 101, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the western line of North Bell Avenue, 40 feet wide, said point also being the southeast corner of said Lot 11-B; thence along said western line the following courses and distances: North 11 degrees 39 minutes 00 seconds West, 220.19 feet to the beginning of a curve to the left for which the radius point bears South 78 degrees 21 minutes 07 seconds West, 35.00 feet; thence along said curve with a chord which bears North 36 degrees 29 minutes 30 seconds West, 29.41 feet, an arc length of 30.35 feet to the beginning of a curve to the right for which the radius point bears North 28 degrees 39 minutes 23 seconds East, 50.00 feet and along said curve with a chord which bears North 27 degrees 34 minutes 54 seconds West, 55.57 feet, an arc length of 58.93 feet to the southeast corner of above said Lot 11-D, said point also being the POINT OF BEGINNING of the herein described tract; thence along the southern line of said Lot 11-D, South 78 degrees 21 minutes 00 seconds West, 81.39 feet; thence departing last said southern line the following courses and distances: North 11 degrees 37 minutes 35 seconds West, 4.05 feet; South 78 degrees 21 minutes 00 seconds West, 110.94 feet and South 11 degrees 37 minutes 35 seconds East, 4.05 feet to the southern line of above said Lot 11-D; thence along said southern line South 78 degrees 21 minutes 00 seconds West, 128.25 feet to the southwest corner of said Lot 11-D; thence along the western line of said Lot 11-D, North 11 degrees 39 minutes 00 seconds West, 267.79 feet to the northwest corner of said Lot 11-D; thence along the northern line of said Lot 11-D, North 86 degrees 51 minutes 52 seconds East, 372.30 feet to the northeast corner of said Lot 11-D; thence along the eastern line of said Lot 11-D, South 11 degrees 39 minutes 00 seconds East, 177.98 feet to the beginning of a curve to the left for which the radius point bears South 11 degrees 38 minutes 25 seconds East 50.00 feet, said point also being located on the northern line of above said North Bell Avenue; thence along said northern line and last said curve with a chord which bears South 42 degrees 16 minutes 12 seconds West, 58.91 feet, an arc length of 62.99 feet to the southwest corner of above said Lot 11-D to the Point of Beginning and containing 86,792 square feet or 1.993 acres more or less.

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:

"BOUNDARY ADJUSTMENT PLAT OF LOTS 11-B, 11-C AND 11-D OF RESUBDIVISION OF LOT 11-B OF THE SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1"

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.

All taxes that are due and payable against this property have been paid in full.

Permanent and/or semi-permanent monuments, as required, shall be set at all lot corners 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 \_\_\_\_\_, 2010.

ST. LOUIS 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: \_\_\_\_\_

- SET 5/8" x 24" IRON ROD WITH ALUMINUM CAP (PERMANENT MONUMENT)
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- DENOTES RECORD INFORMATION ( )

- ABBREVIATIONS**
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  - N/F - NOW OR FORMERLY
  - PB. - PLAT BOOK
  - PG. - PAGE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - SQ. - SQUARE
  - (86'W) - RIGHT-OF-WAY WIDTH

PREPARED FOR:  
DUGGAN CONTRACTING CORP.  
1130 MID RIVERS INDUSTRIAL DR.  
ST. PETERS, MO. 63376

CITY CERTIFICATE

This is to certify that the BOUNDARY ADJUSTMENT PLAT OF LOTS 11-B, 11-C AND 11-D OF RESUBDIVISION OF LOT 11-B OF THE SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1" was approved by the City Council of the City of Chesterfield, Missouri by Ordinance No. \_\_\_\_\_, on the \_\_\_\_ day of \_\_\_\_\_, 2010, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

\_\_\_\_\_  
John Nations, Mayor

\_\_\_\_\_  
Judy Naggiar, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc., have during April, 2010, by order and for the use of THE STOLAR PARTNERSHIP, performed a Property Boundary Survey and Boundary Adjustment Plat OF LOTS 11-B, 11-C AND 11-D OF RESUBDIVISION OF LOT 11-B OF THE SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1 a plat thereof recorded in Plat Book 357, Page 137 of the St. Louis County Records, 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 boundary adjustments are shown hereon. 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: D. J. Ehlmann 4/23/10  
Daniel Ehlmann, Missouri P.L.S. No. 2215



1.) REVISED 4/23/10; REVISED PER CITY COMMENTS

LOTS 11-B, 11-C & 11-D OF THE RESUBDIVISION OF LOT 11-B			
BOUNDARY ADJUSTMENT PLAT			
<b>STOCK &amp; ASSOCIATES</b>		257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com	
<b>Consulting Engineers, Inc.</b>			
DRAWN BY:	DATE:	CHECKED BY:	DATE:
W.J.P.	4/16/10	D.M.E.	4/16/10
JOB NUMBER:		SHEET:	
209-4588		2 of 2	