

**BILL NO. 2804**

**ORDINANCE NO.**

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR 200 VALLEY VIEW DRIVE FOR A 7.95 ACRE TRACT OF LAND ZONED "NU" NON URBAN DISTRICT LOCATED ON THE SOUTHEAST SIDE OF EATHERTON ROAD, SOUTH OF THE CENTRAL MIDLAND RAILROAD.**

**WHEREAS**, AMS, Inc., on behalf of Scott Meader, has submitted for review and approval the Lot Split for a 7.95 acre tract of land located on the southeast side of Eatherton, south of the Central Midland Railroad; and,

**WHEREAS**, the purpose of said Lot Split is to subdivide the parcel of land into a 4.2880 acre lot and a 3.6625 acre lot; and,

**WHEREAS**, the City of Chesterfield has reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has 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 200 Valley View Drive, 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 Lot Split 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

VALLEY VIEW LOT SPLIT PLAT

PARCEL DESCRIPTION ORIGINAL BEFORE LOT SPLIT AS RECORDED IN DEED BOOK 17512, PAGE 3905 (GENERAL WARRANTY DEED)

A TRACT OF LAND PARTLY IN U.S. SURVEY 132 AND PARTLY IN U.S. SURVEY 362 TOWNSHIP 45 NORTH RANGE 3 EAST AND DESCRIBED AS: BEGINNING AT A STONE OF LAND CONVEYED TO WILLIAM RICHARD, JR. BY DEED RECORDED IN BOOK 125 PAGE 168, FROM WHICH THE NORTH EAST CORNER BEARS NORTH 72° 30' EAST 454.3 FEET;

PARCEL DESCRIPTION PROPOSED PARCEL A (AFTER LOT SPLIT): A TRACT OF LAND IN U.S. SURVEY 132, TOWNSHIP 45 NORTH RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, BEING THE WEST PORTION OF THAT TRACT DESCRIBED IN INSTRUMENT RECORDED IN BOOK 17512 PAGE 3905 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS:

INGRESS AND EGRESS EASEMENT DESCRIPTION FOR A 20' WIDE EXISTING PRIVATE GRAVEL ROAD: A STRIP OF LAND 20 FEET WIDE, PARTLY IN U.S. SURVEY 132 AND PARTLY IN U.S. SURVEY 362, TOWNSHIP 45 NORTH RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, LOCATED IN TRACT DESCRIBED IN INSTRUMENT RECORDED IN BOOK 17512 PAGE 3905 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND THE CENTERLINE OF THIS STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS:

General Notes

1. ALL REBAR TO BE SET WILL HAVE CAPS READING 15 2001474  
2. URBAN CLASS SURVEY AS DEFINED BY THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

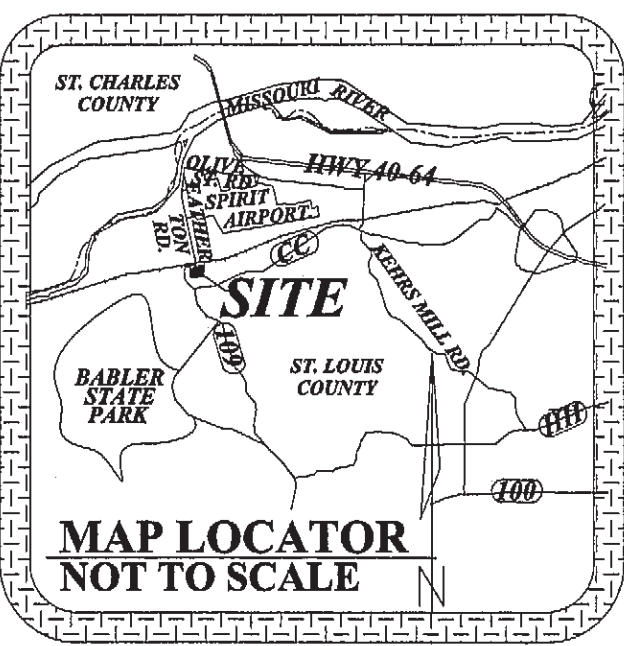
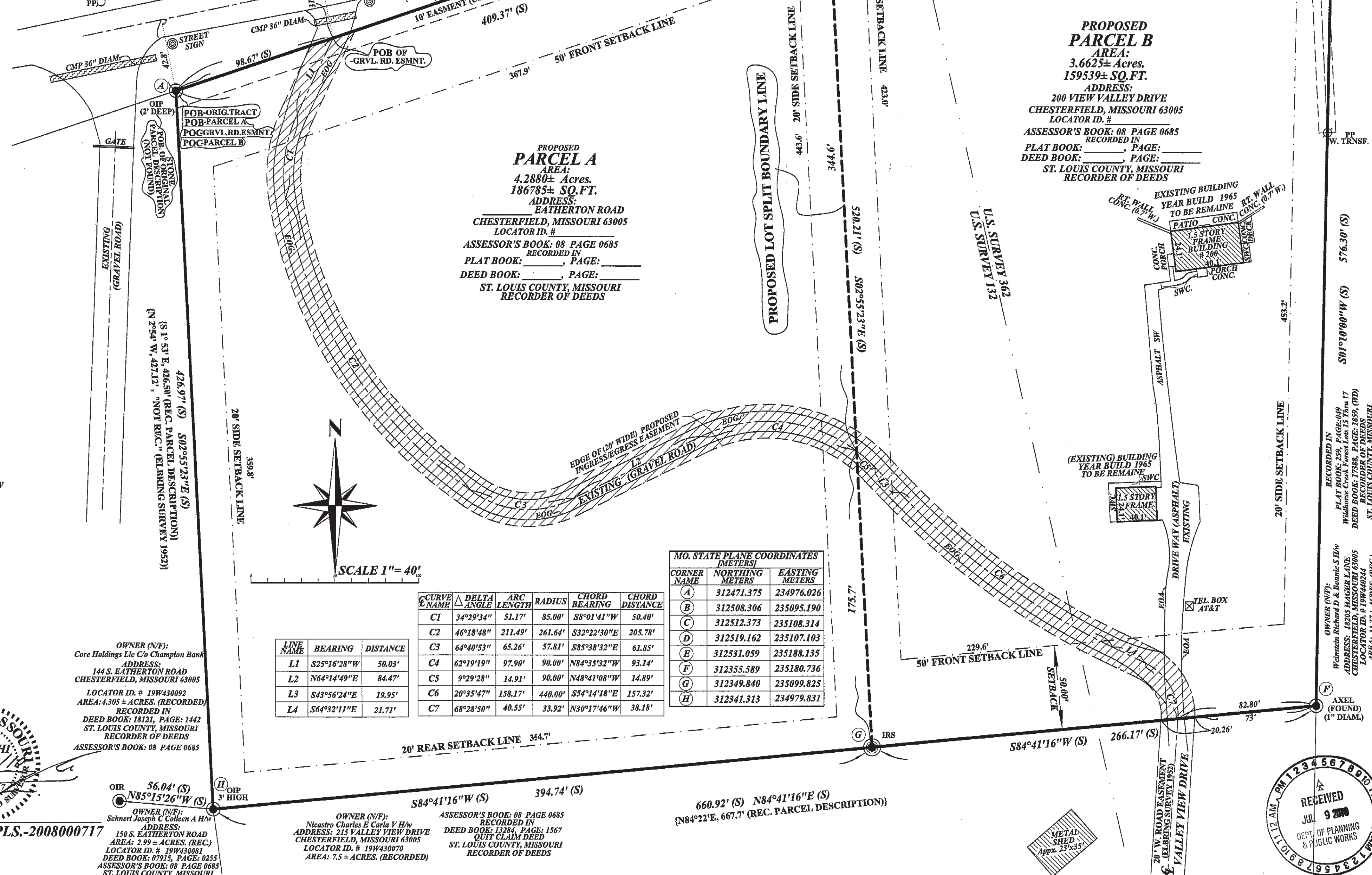
SUBJECT PROPERTY ADDRESS: 200 VALLEY VIEW DRIVE SCOTT W. MEADER, TRUSTEE OF CHESTERFIELD, MO. 63005

- SERVICE PROVIDERS LIST: A. SCHOOL.....ROCKWOOD R-6 B. FIRE.....MONARCH C. SEWER.....PRIVATE SEPTIC SYSTEM D. WATER.....PRIVATE WELL E. GAS.....LACLEDE GAS CO. F. PHONE.....AT&T G. ELECTRIC.....AMEREN U.E. H. ZIP CODE.....63005 CHESTERFIELD I. FLOOD MAP PANEL.....29189C0120H(8.29) J. WATERSHED.....MISSOURI RIVER K. CABLE.....N/A

ELEVATION BENCHMARK DEPT. OF HIGHWAYS & TRAFFIC, ST. LOUIS COUNTY IL-109 -> 'SL-41 MONUMENT' ELEVATION = 461.36 (U.S.G.S. - NAD 1983 DATUM)

CA. 99% OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE (NOT SHADDED 'X'). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. CA. 1% OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE (SHADDED 'X').

LEGEND table with symbols for POWER POLE, FOUND COTTON PICKER SPINDLE, IRON ROD, IRON PIPE, IRON ROD WITH PLASTIC CAP, etc.



STATEMENT OF STATE PLANE COORDINATES MISSOURI DNR. MONUMENT 1W, 45N, R3E, SECTION US84 362 NAME: SL-41 PID: 448882 USGS QUAD: WELDON SPRINGS, FIRST ORDER ZONE EAST, DATE OF ADJUSTMENT: 2001

I, THE UNDERSIGNED OWNER OF A TRACT OF LAND AS SHOWN HEREON AND HELD BY DEED RECORDED IN BOOK 17512, PAGE 3905 OF ST. LOUIS COUNTY RECORDS, BEING PART OF U.S. SURVEYS 132 AND 362 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH MERIDIAN, ST. LOUIS COUNTY, MISSOURI, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL BE KNOWN AS: 'VALLEY VIEW'

THE AREA SHOWN "MATCHED" ON THIS PLAT, IS HEREBY ESTABLISHED AS A CROSS-ACCESS AND INGRESS/EGRESS EASEMENT, RESERVED BY THE PRESENT AND FUTURE OWNERS OF PARCELS A AND B AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THEIR TENANTS, SUB-TENANTS, LESSEES, AND THEIR RESPECTIVE OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, INVITEES, FOR THE EXCLUSIVE RIGHTS AND PRIVILEGE FOR INGRESS AND EGRESS BY PEDESTRIAN, AUTOMOBILES, PASSENGER VEHICLES, AND TRUCKS.

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, AMEREN U.E. D/B/A UNION ELECTRIC COMPANY, AT&T OF MISSOURI, D/B/A SBC MISSOURI, THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE COMPANY, MONARCH-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.

IN TESTIMONY WHEREOF, I HAVE HERETO SET OUR HAND ON THIS DAY OF 2010.

ADDRESS: 1537 HIGHLAND VALLEY CIRCLE CHESTERFIELD, MO. 63005

SCOTT W. MEADER, TRUSTEE OF SCOTT W. MEADER LIVING TRUST, (OWNER) STATE OF MISSOURI, ) ) ) COUNTY OF ST. LOUIS )

ON THIS DAY OF 2010, BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND

ACKNOWLEDGED THAT EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: NOTARY PUBLIC PRINTED NAME

This is to certify that the Record Plat of "VALLEY VIEW" was approved by the City Council for the City of Chesterfield 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 Judith Naggiar, City Clerk

TWO (2) PERMANENT MONUMENTS FOR EACH BLOCK CREATED, AND SEMI-PERMANENT MONUMENTS AT ALL LOT CORNERS WILL BE SET WITHIN TWELVE (12) MONTHS AFTER RECORDING OF THIS SUBDIVISION PLAT, IN ACCORDANCE WITH 20 CSR 200.0-15 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.

SURVEYORS CERTIFICATION THIS IS TO STATE THAT AT THE REQUEST OF MR. SCOTT MEADER, AMS, ACCURATE MEASUREMENT SERVICES, INC. HAS PERFORMED, DURING THE MONTH OF APRIL, 2010, A BOUNDARY AND LOTSPLIT SURVEY OF 200 VALLEY VIEW DRIVE, CHESTERFIELD MISSOURI, 63005, A TRACT OF LAND CONVEYED BY INSTRUMENTS RECORDED IN BOOK 17512 PAGE 3905 OF THE ST. LOUIS COUNTY RECORDS, MISSOURI. THE RESULTS OF THIS SURVEY AND SUBDIVISION WERE EXECUTED WITHIN THE MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AS SET BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THAT THE RESULTS ARE SHOWN HEREON.



MAX ESHRAGHI PLS.-2008000717

AMS, ACCURATE MEASUREMENT SERVICES, INC. LS 2001021874

MO. STATE PLANE COORDINATES (METERS) table with columns for CORNER NAME, NORTHING METERS, EASTING METERS.

LINE BEARING DISTANCE table with columns for LINE, BEARING, DISTANCE.

OWNER (N/E): Core Holdings Llc C/o Champion Bank ADDRESS: 144 S. EATHERTON ROAD CHESTERFIELD, MISSOURI 63005

OWNER (N/E): Schmitt Joseph C Colleen A H/w ADDRESS: 150 S. EATHERTON ROAD AREA: 1.99 ± ACRES. (REC.)

OWNER (N/E): Nicastro Charles E Carla V H/w ADDRESS: 215 VALLEY VIEW DRIVE CHESTERFIELD, MISSOURI 63005

ASSESSOR'S BOOK: 08 PAGE 0685 DEED BOOK: 1294, PAGE: 1567 ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS

Revision/Issue table with columns for No., Revision/Issue, Date.

FIRM NAME & ADDRESS AMS Inc. Accurate Measurement Services, Inc. 2329 Hunters Crest Drive Wildwood, MO. 63038

PROPERTY ADDRESS: 200 VALLEY VIEW DRIVE CHESTERFIELD, MO. 63005 A TRACT OF LAND PARTLY IN U.S. SURVEY 132 AND PARTLY IN U.S. SURVEY 362 TOWNSHIP 45 NORTH, RANGE 3 EAST 5TH PRINCIPAL MERIDIAN

AMS-Project # LOTSPLIT 0XXXB2010 Date: 06.07.2010 07.09.2010 05.26.2010 Scale: 1" = 40' RECEIVED JUN 9 2010 DEPT. OF PLANNING & PUBLIC WORKS