

BILL NO. 2828

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR CHESTERFIELD VALLEY ATHLETIC COMPLEX DEVELOPMENT FOR A 165.056 ACRE TRACT OF LAND ZONED “PS” PARK AND SCENIC DISTRICT, “PI” PLANNED INDUSTRIAL DISTRICT, “C8” PLANNED COMMERCIAL DISTRICT, AND “M3” PLANNED INDUSTRIAL DISTRICT LOCATED AT 17927 NORTH OUTER 40 ROAD, 17925 NORTH OUTER 40 ROAD, 17891 NORTH OUTER 40 ROAD, 17867 NORTH OUTER 40 ROAD, AND 17851 NORTH OUTER 40 ROAD (16V110088, 16V210067, 16V220044, 17V630060 & 17V630026).

WHEREAS, the Department of Planning, Public Works and Parks has submitted for review and approval the Boundary Adjustment Plat for a 165.056 acre tract of land zoned “PS” Park and Scenic District, “PI” Planned Industrial District, “C8” Planned Commercial District, and “M3” Planned Industrial District located at 17927 North Outer 40 Road, 17925 North Outer 40 Road, 17891 North Outer 40 Road, 17867 North Outer 40 Road, and 17851 North Outer 40 Road; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to remove lot lines to consolidate the property into one parcel; and,

WHEREAS, the Department of Planning, Public Works and Parks has reviewed the Boundary Adjustment Plat 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 Boundary Adjustment Plat 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 Boundary Adjustment Plat for Chesterfield Valley Athletic Complex, which is made 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. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2011.

ACTING MAYOR

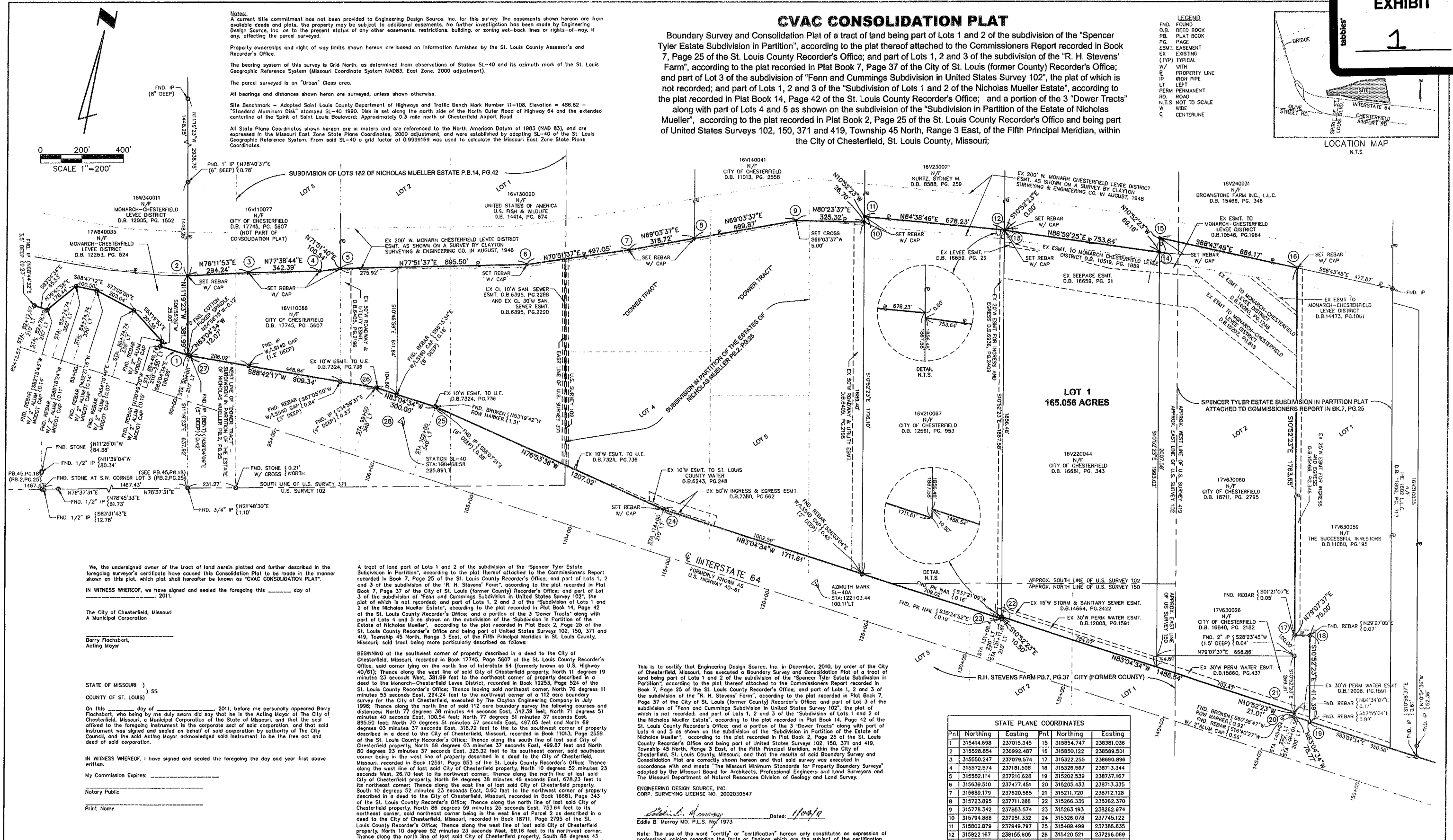
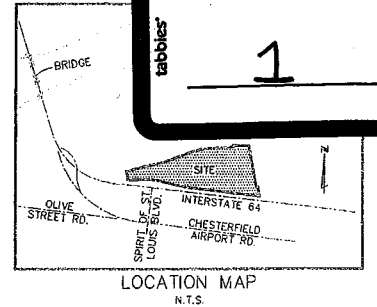
ATTEST:

CITY CLERK

CVAC CONSOLIDATION PLAT

Boundary Survey and Consolidation Plat of a tract of land being part of Lots 1 and 2 of the subdivision of the "Spencer Tyler Estate Subdivision in Partition", according to the plat thereof attached to the Commissioners Report recorded in Book 7, Page 25 of the St. Louis County Recorder's Office; and part of Lots 1, 2 and 3 of the subdivision of the "R. H. Stevens Farm", according to the plat recorded in Plat Book 7, Page 37 of the City of St. Louis (former County) Recorder's Office; and part of Lot 3 of the subdivision of "Fenn and Cummings Subdivision in United States Survey 102", the plat of which is not recorded; and part of Lots 1, 2 and 3 of the "Subdivision of Lots 1 and 2 of the Nicholas Mueller Estate", according to the plat recorded in Plat Book 14, Page 42 of the St. Louis County Recorder's Office; and a portion of the 3 "Dower Tracts" along with part of Lots 4 and 5 as shown on the subdivision of the "Subdivision in Partition of the Estate of Nicholas Mueller", according to the plat recorded in Plat Book 2, Page 25 of the St. Louis County Recorder's Office and being part of United States Surveys 102, 150, 371 and 419, Township 45 North, Range 3 East, of the Fifth Principal Meridian, within the City of Chesterfield, St. Louis County, Missouri;

- LEGEND
- FND. FOUND
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - EX. EASEMENT
 - EX. EXISTING
 - (1"IP) TYPICAL
 - W. WITH
 - P. PROPERTY LINE
 - IP. IRON PIPE
 - LT. LEFT
 - PERM. PERMANENT
 - R.D. ROAD
 - N.T.S. NOT TO SCALE
 - W. WIDE
 - C. CENTERLINE



We, the undersigned owner of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused this Consolidation Plat to be made in the manner shown on this plat, which plat shall hereafter be known as "CVAC CONSOLIDATION PLAT".

IN WITNESS WHEREOF, we have signed and sealed the foregoing this _____ day of _____ 2011.

The City of Chesterfield, Missouri
A Municipal Corporation

Barry Flachsborn,
Acting Mayor

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS

On this _____ day of _____ 2011, before me personally appeared Barry Flachsborn, who being by me duly sworn did say that he is the Acting Mayor of the City of Chesterfield, Missouri, a Municipal Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of the City Council, and the said Acting Mayor acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

Print Name

This is to certify that the plat of "CVAC Consolidation Plat", was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on the _____ day of _____ 2011.

Barry Flachsborn,
Acting Mayor

ATTEST: _____
) Jody Nagglor, City Clerk

A tract of land part of Lots 1 and 2 of the subdivision of the "Spencer Tyler Estate Subdivision in Partition", according to the plat thereof attached to the Commissioners Report recorded in Book 7, Page 25 of the St. Louis County Recorder's Office; and part of Lots 1, 2 and 3 of the subdivision of the "R. H. Stevens Farm", according to the plat recorded in Plat Book 7, Page 37 of the City of St. Louis (former County) Recorder's Office; and part of Lot 3 of the subdivision of "Fenn and Cummings Subdivision in United States Survey 102", the plat of which is not recorded; and part of Lots 1, 2 and 3 of the "Subdivision of Lots 1 and 2 of the Nicholas Mueller Estate", according to the plat recorded in Plat Book 14, Page 42 of the St. Louis County Recorder's Office; and a portion of the 3 "Dower Tracts" along with part of Lots 4 and 5 as shown on the subdivision of the "Subdivision in Partition of the Estate of Nicholas Mueller", according to the plat recorded in Plat Book 2, Page 25 of the St. Louis County Recorder's Office and being part of United States Surveys 102, 150, 371 and 419, Township 45 North, Range 3 East, of the Fifth Principal Meridian in St. Louis County, Missouri; said tract being more particularly described as follows:

BEGINNING at the southwest corner of property described in a deed to the City of Chesterfield, Missouri, recorded in Book 17745, Page 5607 of the St. Louis County Recorder's Office, said corner lying on the north line of Interstate 64 (formerly known as U.S. Highway 40-91); Thence along the west line of said City of Chesterfield property, North 11 degrees 19 minutes 23 seconds East, 284.24 feet to the northwest corner of a 112 acre boundary survey for the City of Chesterfield, executed by the Clayton Engineering Company in July 1998; Thence along the north line of said 112 acre boundary survey the following courses and distances: North 77 degrees 38 minutes 44 seconds East, 342.39 feet; North 71 degrees 51 minutes 40 seconds East, 100.54 feet; North 77 degrees 51 minutes 37 seconds East, 895.50 feet; North 70 degrees 51 minutes 37 seconds East, 497.05 feet and North 69 degrees 03 minutes 37 seconds East, 318.72 feet to the southwest corner of property described in a deed to the City of Chesterfield, Missouri, recorded in Book 16881, Page 2585 of the St. Louis County Recorder's Office; Thence along the south line of last said City of Chesterfield property, North 69 degrees 03 minutes 37 seconds East, 499.87 feet and North 80 degrees 25 minutes 37 seconds East, 325.32 feet to its southeast corner, said southeast corner being in the west line of property described in a deed to the City of Chesterfield, Missouri, recorded in Book 12561, Page 853 of the St. Louis County Recorder's Office; Thence along the west line of last said City of Chesterfield property, North 10 degrees 52 minutes 23 seconds West, 75.70 feet to its northwest corner; Thence along the north line of last said City of Chesterfield property, North 84 degrees 38 minutes 46 seconds East, 678.23 feet to its northeast corner; Thence along the east line of last said City of Chesterfield property, South 10 degrees 52 minutes 23 seconds East, 0.60 feet to the northwest corner of property described in a deed to the City of Chesterfield, Missouri, recorded in Book 16881, Page 2585 of the St. Louis County Recorder's Office; Thence along the north line of last said City of Chesterfield property, North 86 degrees 59 minutes 25 seconds East, 753.64 feet to its northeast corner; Thence along the west line of Parcel 2 as described in a deed to the City of Chesterfield, Missouri, recorded in Book 18711, Page 2795 of the St. Louis County Recorder's Office; Thence along the west line of last said City of Chesterfield property, North 10 degrees 52 minutes 23 seconds West, 69.16 feet to its northwest corner; Thence along the north line of last said City of Chesterfield property, South 88 degrees 43 minutes 45 seconds East, 684.17 feet to its northeast corner; Thence along the east line of last said City of Chesterfield property, South 10 degrees 52 minutes 23 seconds East, 1.763.65 feet to the northwest corner of Parcel 1 in said Book 18711, Page 2795; Thence along the north line of last said City of Chesterfield property, North 78 degrees 07 minutes 37 seconds East, 75.00 feet to its northeast corner; Thence along the east line of last said City of Chesterfield property, South 10 degrees 52 minutes 23 seconds East, 414.39 feet to its southeast corner; Thence along the north line of said Interstate 64 the following courses and distances: North 83 degrees 04 minutes 34 seconds West, 78.77 feet; North 10 degrees 52 minutes 23 seconds West, 21.01 feet; North 83 degrees 04 minutes 34 seconds West, 1,485.54 feet; South 10 degrees 52 minutes 23 seconds East, 10.50 feet; North 83 degrees 04 minutes 34 seconds West, 1,711.61 feet; North 76 degrees 53 minutes 36 seconds West, 1,207.02 feet; North 83 degrees 04 minutes 34 seconds West, 300.00 feet; South 88 degrees 42 minutes 17 seconds West, 809.34 feet and North 83 degrees 04 minutes 34 seconds West, 12.07 feet; to the point of beginning, and containing 165.056 acres, according to a surveying executed by Engineering Design Source, Inc. in December, 2010.

This is to certify that Engineering Design Source, Inc. in December, 2010, by order of the City of Chesterfield, Missouri, has executed a Boundary Survey and Consolidation Plat of a tract of land being part of Lots 1 and 2 of the subdivision of the "Spencer Tyler Estate Subdivision in Partition", according to the plat thereof attached to the Commissioners Report recorded in Book 7, Page 25 of the St. Louis County Recorder's Office; and part of Lots 1, 2 and 3 of the subdivision of the "R. H. Stevens Farm", according to the plat recorded in Plat Book 7, Page 37 of the City of St. Louis (former County) Recorder's Office; and part of Lot 3 of the subdivision of "Fenn and Cummings Subdivision in United States Survey 102", the plat of which is not recorded; and part of Lots 1, 2 and 3 of the "Subdivision of Lots 1 and 2 of the Nicholas Mueller Estate", according to the plat recorded in Plat Book 14, Page 42 of the St. Louis County Recorder's Office; and a portion of the 3 "Dower Tracts" along with part of Lots 4 and 5 as shown on the subdivision of the "Subdivision in Partition of the Estate of Nicholas Mueller", according to the plat recorded in Plat Book 2, Page 25 of the St. Louis County Recorder's Office and being part of United States Surveys 102, 150, 371 and 419, Township 45 North, Range 3 East, of the Fifth Principal Meridian, within the City of Chesterfield, St. Louis County, Missouri; and that the results of said Boundary Survey and Consolidation Plat are correctly shown hereon and that said survey was executed in accordance with and meets "The Missouri Minimum Standards for Property Boundary Surveys" adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources Division of Geology and Land Survey.

ENGINEERING DESIGN SOURCE, INC.
CORP. SURVEYING LICENSE NO. 2002030547

Eddie B. Murray NO. P.L.S. No. 1973

Date: 11/02/11

Note: The use of the word "certify" or "certification" hereon only constitutes an expression of professional opinion regarding the facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.



EDSI
ENGINEERING DESIGN SOURCE, INC.
16141 SWINGLEY RIDGE RD.
CHESTERFIELD, MO. 63017
SUITE 300
(636) 537-5585

PREPARED FOR: CITY OF CHESTERFIELD

EDSI PROJECT NO.: S-05009

DESIGNED: _____

DRAWN: E.J.S.

CHECKED: E.B.M.

DATE: 01/04/2011

SHEET NO: 1 OF 1