

BILL NO. 2847

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR SPIRIT TRADE CENTER LOTS 12A & 12D ZONED “M3” PLANNED INDUSTRIAL DISTRICT LOCATED A HALF MILE SOUTHWEST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND TRADE CENTER BOULEVARD.

WHEREAS, Stock and Associates on behalf of Pets and Company, LLC and GHH Investments, LLC, has proposed a Boundary Adjustment Plat for the aforementioned tracts; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate the two (2) parcels of land; and,

WHEREAS, the Department of Planning and Public Works has reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinances and forwarded said Boundary Adjustment Plat to the City Council; and,

WHEREAS, the City Council, having considered said request, recommended approval of the Boundary Adjustment Plat.

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 Spirit Trade Center Lot 12A and Spirit Trade Center Lot 12D which is attached hereto as Exhibit 1 and made part hereof as is fully set out herein 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 said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

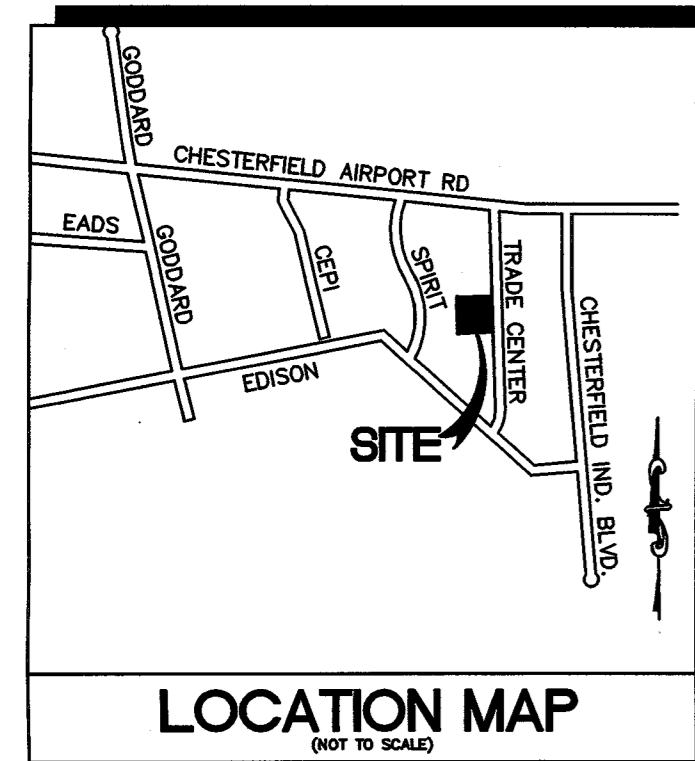
Section 3. The Ordinance shall be in full force and effect from and after its passage and approvals.

Passed and approved this _____ day of _____, 2011

MAYOR

ATTEST:

CITY CLERK



LEGEND

DENOTES RECORD INFORMATION
 FOUND 1/2" IRON PIPE
 SET IRON PIPE
 FOUND CROSS
 FOUND STONE
 SET 5/8" IRON ROD WITH 24" ALUMINUM CAP

ABBREVIATIONS

DB. - DEED BOOK
 FT. - FEET
 FND. - FOUND
 N/F - NOW OR FORMERLY
 PL. - PLAT BOOK
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 SQ. - SQUARE
 W. - WIDE

LOT 5
 PB. 320 PG. 44 & 45
 N/F
 LONG ROAD LAND L.L.C.
 DB. 12366 PG. 1139
 LOC# 17V340033

LOT 6
 PB. 320 PG. 44 & 45
 N/F
 CHESTERFIELD INDUSTRIAL INVESTORS
 DB. 7128 PG. 2498
 LOC# 17V340044

ST. LOUIS COUNTY BENCHMARK

11-59: ELEV-461.50
 "U" ON BACK OF ROLLED CURB, 107' SOUTH OF CL OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF CL OF GODDARD AVENUE

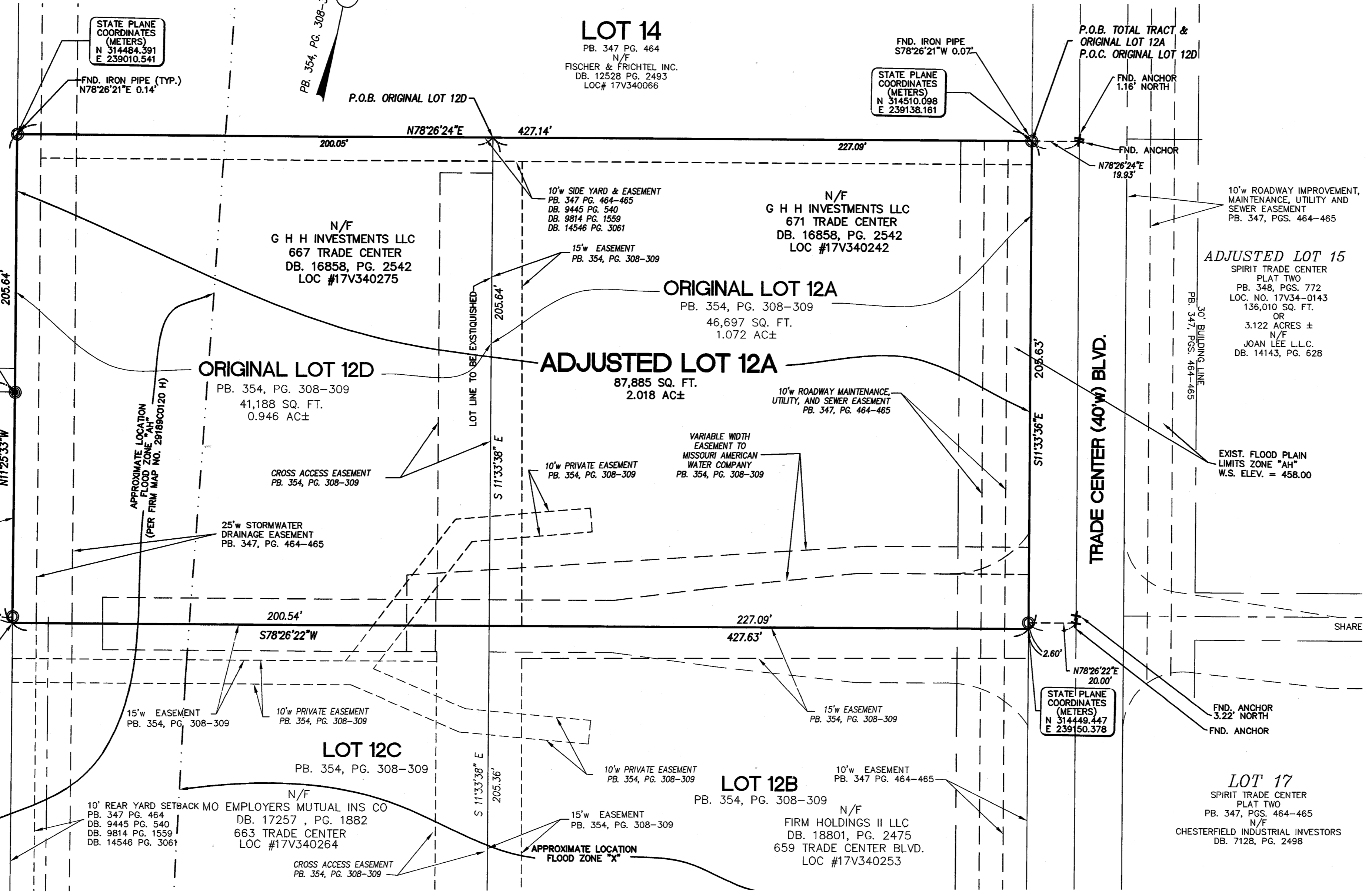
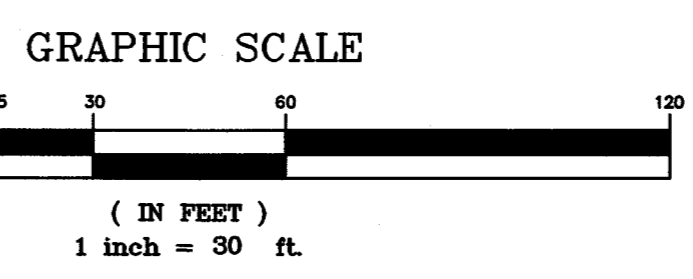
SITE BENCHMARK

ELEV-461.06
 "RAILROAD SPIKE" IN TELEPHONE POLE 75' SOUTH OF CHESTERFIELD AIRPORT ROAD AND BETWEEN SPIRIT DRIVE AND TRADE CENTER DRIVE

BOUNDARY ADJUSTMENT PLAT

OF LOTS 12A AND 12D OF THE RESUBDIVISION PLAT OF LOT 12 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 12 AND 13 OF SPIRIT TRADE CENTER PLAT TWO AS RECORDED IN PLAT BOOK 354, PAGES 308-309 LOCATED IN U.S. SURVEY 419 AND 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

THIS PLAT CONTAINS 2.018 ACRES



NOTES:

(1) Subject property lies within Flood Zone "X" (areas of 500-year flood, areas of 100-year flood, with average depths of less than one (1) foot or with drainage areas less than one (1) square mile, areas protected by levees from 10-year floodplain, and in Flood Zone "AH" (flood depths of from one (1) to three (3) feet) (usually areas of ponding), with a base flood elevation of 458.00 feet according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. This map is identified as Map No. 29188C0120 H with an effective date of August 23, 2000, LOMR April 17, 2000.

(2) Basis of bearing: Bearing system adopted from Plat Book 349 Page 389 of the St. Louis County Records.

(3) STATE PLANE COORDINATE TIES:

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported herein are based upon the calculated State Plane Coordinate Values by Volz Incorporated, per plat of "Spirit Trade Center Plat Two", recorded in Plat Book 347, Page 464 and 465 of St. Louis County Records. Note 8 of said plat reads as follows: "COORDINATES SHOWN ARE STATE PLANE COORDINATES ESTABLISHED FROM ST. LOUIS GEOGRAPHIC REFERENCE SYSTEM (1991) STATION SL-38 GRID FACTOR=0.9989175". The grid bearing along the Eastern line of this Resubdivision Plat is found to be North 11 degrees 23 minutes 20 seconds West. The plat bearing is North 11 degrees 33 minutes 36 seconds West. The state plane coordinates shown on this Boundary Adjustment Plat have been adjusted to the Missouri Department of Natural Resources 2000 adjustment of control Station SL-38. The grid bearing and distance from the control station to the Northeast corner of Adjusted Lot 12A on this Boundary Adjustment Plat is South 81 degrees 50 minutes 54 seconds West 833.276 meters with the grid factor applied.

SL-38 N=314628.250m E=239863.018m
 1 meter = 3.28083333 feet
 Grid Factor 0.9989175

PROPERTY DESCRIPTION

A tract of land being Lots 12A and 12D of the Resubdivision Plat of Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 354, Pages 308 and 309 located in U.S. Survey 419 and 1010, 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 the intersection of the west line of Trade Center Boulevard, 40' wide with the south line of Lot 14 of Spirit Trade Center Plat Two, a subdivision according to the plat thereof recorded in Plat Book 347, page 464 of above said records, said point also being the northeastern corner of above said Lot 12A, from which a found iron pipe bears, South 78 degrees 26 minutes 21 seconds East, 205.63 feet; thence southwardly along said west line, South 11 degrees 33 minutes 36 seconds East, 205.63 feet to the northeastern corner of Lot 12B of above said Resubdivision Plat; thence along the north line of Lots 12B and 12C of said Resubdivision Plat, South 78 degrees 26 minutes 22 seconds West, 427.63 feet to the east line of Lot 6 of Spirit Trade Center Plat One, a subdivision according to the plat thereof recorded in Plat Book 320, Pages 44 and 45 of above said records; thence along the east line of Lots 6 and 5 of said Spirit Trade Center Plat One, North 11 degrees 23 minutes 33 seconds West, 205.64 feet, to the northwestern corner of above said Lot 12D, from which a found iron pipe bears North 78 degrees 26 minutes 21 seconds East, 0.14 feet, said point also being located on the south line of the aforementioned Lot 14 of Spirit Trade Center Plat Two of the above said records; thence along said south line North 78 degrees 26 minutes 24 seconds East, 427.14 feet to the Point of Beginning and containing 87,885 square feet or 2.018 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on July 27, 2011.

This is to certify that this "BOUNDARY ADJUSTMENT PLAT of Lots 12A and 12D of the Resubdivision Plat of Adjusted Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two" was approved by the City Council of the City of Chesterfield, St. Louis County, Missouri, on _____, 2011, and hereby authorized the recording this plat with the Office of the St. Louis County Recorder of Deeds.

By: _____
 Bruce Geiger, Mayor

By: _____
 Judith Naggiar - City Clerk

OWNER'S CERTIFICATION

We, the undersigned owners of Adjusted Lot 12A and 12D of The Resubdivision plat of Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 354, Pages 308 & 309 of the St. Louis County Records, held by deed recorded in Book _____, Page _____ of said St. Louis County Records, have caused the same to be surveyed and consolidated in land area in the manner shown on this plat, which plat shall hereafter be known as:

"BOUNDARY ADJUSTMENT PLAT of Lots 12A and 12D of Resubdivision of Adjusted Lot 12 of The Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two".

No new public right-of-ways have been created.

Building lines to be established by zoning.

Permanent and/or semi-permanent monuments as required will be set at all lot corners within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-16 of the Missouri Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments as required by the Subdivision Ordinance of the City of Chesterfield, Missouri will also be set.

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.

IN WITNESS WHEREOF, the parties have hereunto set their hand this _____ day of _____, 2011.

Pets and Company, LLC,
 a Missouri Limited Liability Company

By: _____
 PRINT NAME

 PRINT TITLE

STATE OF MISSOURI)
) SS
 COUNTY OF ST. LOUIS)
 On this _____ day of _____, 2011, before me personally appeared _____ who being by me duly sworn, did say he/she is the _____, respectively of Pets and Company, LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company, and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

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

 Notary Public

 Print Name

My commission expires: _____

The undersigned Owner and Holder of Notes as secured by Deed of Trust recorded in Book _____ Page _____ of the St. Louis County Records, does hereby join in and approve, in every detail, the foregoing "BOUNDARY ADJUSTMENT PLAT of Lots 12A and 12D of the Resubdivision of Adjusted Lot 12 of The Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two".

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____ day of _____, 2011.

By: _____
 Print Name

 Print Title

STATE OF MISSOURI)
) SS
 COUNTY OF ST. LOUIS)
 On this _____ day of _____, 2011, before me appeared _____ to me known, and who being by me duly sworn, did say that he/she is the _____, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

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

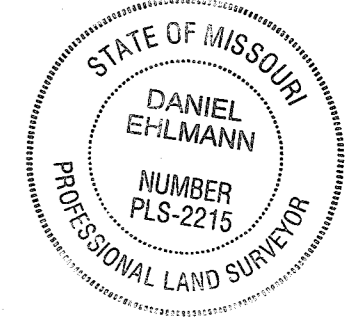
My commission expires: _____

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during July, 2011, by order of and the use of Pets and Company, LLC, a Missouri Limited Liability Company, executed a Property Boundary Survey and prepared a BOUNDARY ADJUSTMENT PLAT of a tract of land being "Lots 12A and 12D of the Resubdivision of Adjusted Lot 12 of The Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 354 Pages 308 and 309" located in U.S. Survey 419 and 1010 Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and consolidation plat are shown hereon. We further certify that 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 of the Missouri Minimum Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC. No. 222-D

By: _____
 Daniel Ehlmann, Missouri P.L.S. 2215



① 8/04/11 REVISED PER CITY COMMENTS
 ① 8/03/11 REVISED PER CITY COMMENTS DATED: 8/02/11

BOUNDARY ADJUSTMENT PLAT
 LOTS 12A AND 12D

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

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 St. Louis, MO 63005
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 FAX (636) 530-9130
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

DRAWN BY: W.J.P. DATE: 7/27/11 CHECKED BY: D.M.E. DATE: 7/27/11 JOB NUMBER: 211-4810 SHEET: 1 of 1

DRAWING FILE: C:\WORKING\2114810\4810-349.dwg LAYOUT: 4810.dwg PLOTTED: Aug 04, 2011 4:40pm PLOTTED BY: jwh