

BILL NO. 2867

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR CHESTERFIELD COMMONS SIX, LOT 5 FOR A 4.56 ACRE TRACT OF LAND ZONED "C8" PLANNED COMMERCIAL DISTRICT LOCATED SOUTH OF INTERSTATE 40, WEST OF THE INTERSECTION OF BOONE'S CROSSING AND CHESTERFIELD AIRPORT ROAD.**

**WHEREAS**, Marler Surveying Company, Inc., on behalf of Hhgregg and THF Realty, Inc. has submitted for review and approval the Lot Split for a 4.56 acre tract of land located south of Interstate 40, west of the intersection of Boone's Crossing and Chesterfield Airport Road; and,

**WHEREAS**, the purpose of said Lot Split is to subdivide the parcel of land into a 2.43 acre lot and 2.13 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 Chesterfield Commons Six, Lot 5, 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.

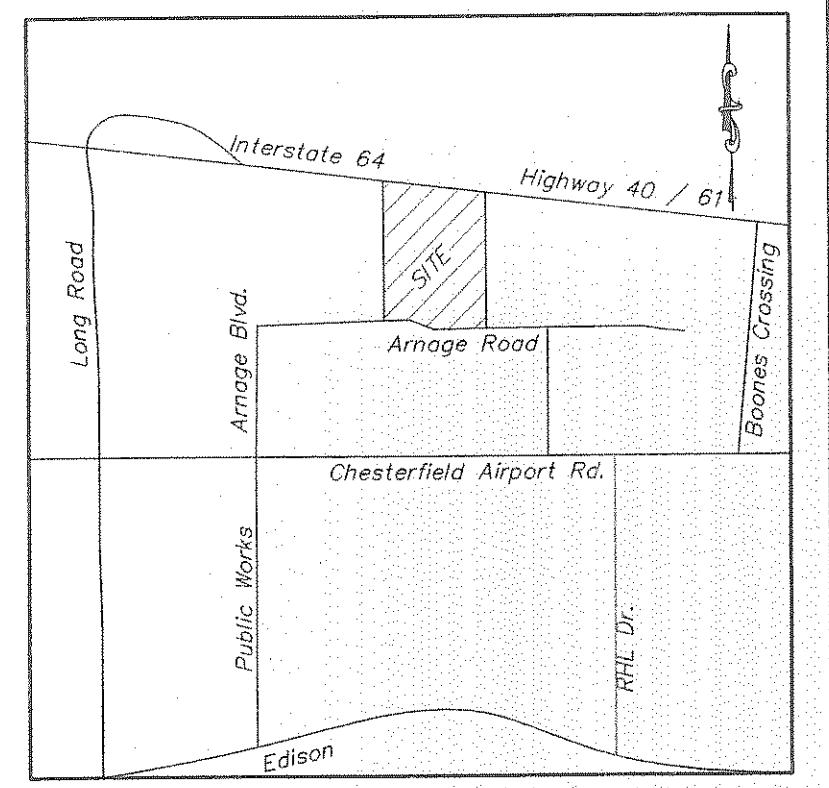
Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
MAYOR

ATTEST:

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

VICINITY MAP  
NOT TO SCALE



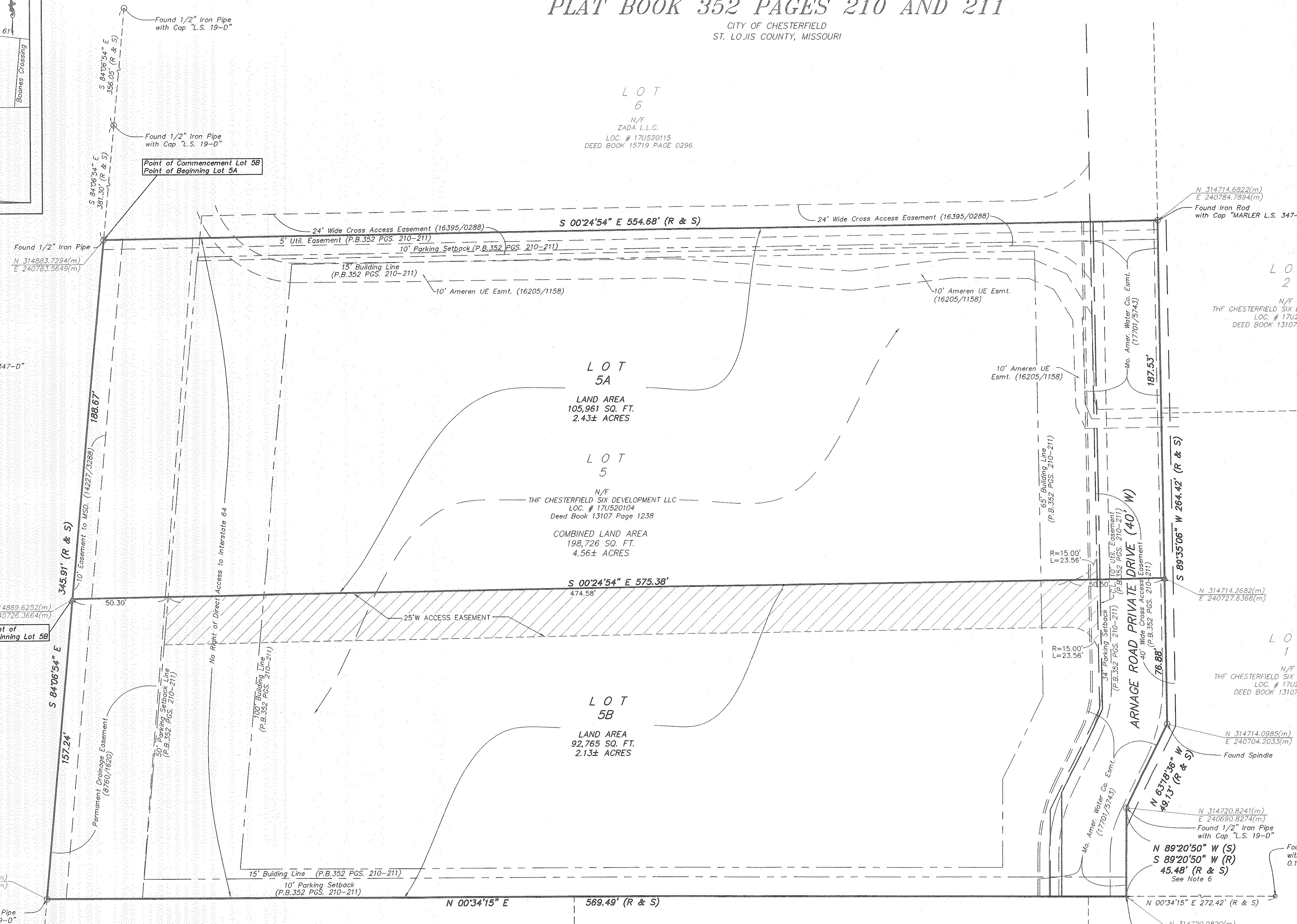
# LOT 5A AND LOT 5B

## A LOT SPLIT OF LOT 5 OF CHESTERFIELD COMMONS SIX

### PLAT BOOK 352 PAGES 210 AND 211

CITY OF CHESTERFIELD  
ST. LOUIS COUNTY, MISSOURI

LOT 6  
N/F  
ZADA L.L.C.  
LOC. # 17U520115  
DEED BOOK 15719 PAGE 0296



SCALE:  
1 inch = 30 ft.  
Basis of Bearing:  
Plat Book 352 Page 210-211

▲ - Denotes Set 5/8" x 24" Rebar with Aluminum cap stamped "Marler L.S.-347-D"  
○ - Denotes Found 1/2" Iron Pipe Unless Noted Otherwise

ORIGINAL TRACT (LOT 5)  
Lot 5 of CHESTERFIELD COMMONS SIX, according to the plat thereof recorded in Plat Book 352 pages 210 and 211 of the St. Louis County Records.

End of description  
**Lot 5A**  
A tract of land being part of Lot 5 of CHESTERFIELD COMMONS SIX, according to the plat thereof recorded in Plat Book 352 pages 210 and 211 of the St. Louis County Land Records Office in St. Louis County Missouri and being more particularly described as follows:

Beginning at a found 1/2" iron pipe at the intersection of the South line of Interstate 64 Highway 40/61 (Variable Width) and the East line of Lot 5 of said CHESTERFIELD COMMONS SIX;  
Thence along the East line of said Lot 5 South 00 degrees 24 minutes 54 seconds East, 554.68 feet to a found iron rod with cap stamped "MARLER L.S. 347-D" at the intersection of said Southeast corner of said Lot 5 and the North line of Lot 2 of said CHESTERFIELD COMMONS SIX;  
Thence leaving the Southeast corner of said Lot 5 along the North line of said Lot 2 and Lot 1 South 89 degrees 35 minutes 06 seconds West, 187.53 feet to a set iron rod with cap stamped "Marler L.S. 347-D" (typical);  
Thence leaving the North line of said Lot 1 through the aforementioned Lot 5 North 00 degrees 24 minutes 54 seconds West, 575.38 feet to a set iron rod on the South Right of Way line of the aforementioned Interstate 64 Highway 40/61;

End of description  
**Lot 5B**  
A tract of land being part of Lot 5 of CHESTERFIELD COMMONS SIX, according to the plat thereof recorded in Plat Book 352 pages 210 and 211 of the St. Louis County Land Records Office in St. Louis County Missouri and being more particularly described as follows:

Commencing at a found 1/2" iron pipe at the intersection of the South Right of Way line of Interstate 64 Highway 40/61 (Variable Width) and the East line of Lot 5 of said CHESTERFIELD COMMONS SIX;  
Thence along said Right of Way South line North 84 degrees 06 minutes 54 seconds West, 188.67 feet to the point of beginning of the herein described tract of land;  
Thence leaving said South line through the aforementioned Lot 5 South 00 degrees 24 minutes 54 seconds East, 575.38 feet to a set iron rod with cap stamped "Marler L.S. 347-D" (typical), said point being on the North line of Lot 1 of said CHESTERFIELD COMMONS SIX;  
Thence along the North line of said Lot 1 the following courses and distances: South 89 degrees 35 minutes 06 seconds West, 79.68 feet to a set spindle;  
Thence North 63 degrees 18 minutes 36 seconds West, 49.13 feet to a found 1/2" iron pipe with cap stamped "L.S. 19-D";  
Thence North 89 degrees 20 minutes 50 seconds West, 45.48 feet to a found cross, said point being the intersection of the Southwest corner of said Lot 5 and the East line of Lot 3 of REPLAT OF TRACT-E OF THE FINAL PLAT OF RIVER CROSSINGS as recorded in plat book 350 page 746 of said recorders office, said point also being the Southeast corner of "Tract-D" now or formerly Bank of Washington as recorded in deed book 19507 page 1302 of said recorders office;

Thence along the East line of said Lot 3 and "Tract-D" and "Tract B" of FINAL PLAT OF RIVER CROSSINGS as recorded in plat book 350 page 205 of said recorders office North 00 degrees 34 minutes 15 seconds East, 569.49 feet to a found 1/2" iron pipe with cap stamped "L.S. 19-D", said point being on the South Right of Way line Interstate 64 Highway 40/61 (variable width);  
Thence along said South Right of Way line South 84 degrees 06 minutes 54 seconds East, 157.24 feet to the point of beginning and containing 92,765 square feet or 2.13 acres more or less.  
End of description

**OWNER CERTIFICATION**  
The undersigned owner(s) of the tract of land described in the surveyor's certificate have caused said tract of land to be divided in the manner shown, and said tract of land shall hereafter be known as "LOT 5A AND LOT 5B A LOT SPLIT OF LOT 5 OF CHESTERFIELD COMMONS SIX".  
The 25-foot wide access easement, which for better identification is show hatched, is hereby established for the benefit and the exclusive use of Lots 5A and 5B for ingress and egress. Said 25-foot wide access easement shall be perpetual and shall run with Lots 5A and 5B forever.  
THF Chesterfield Six Development, L.L.C.

Michael H. Staenberg, Manager

State of Missouri )  
County of St. Louis )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Michael H. Staenberg, known to me to be the person who executed this Lot Split Plat in behalf of said Limited Liability Company and acknowledged to me that he executed the same for the purposes therein stated.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and year first above written.

my commission expires: \_\_\_\_\_

notary public

**LIEN HOLDER SCRIPT**

The undersigned holder or legal owner of notes secured by deed in book 13107 page 1252 of the St. Louis county land records joins in and approves in every detail this lot split of "LOT 5A AND LOT 5B A LOT SPLIT OF LOT 5 OF CHESTERFIELD COMMONS SIX".

In witness whereof, we have hereunto set our hand and affixed our corporate seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

First National Bank of St. Louis

(printed name)

(signature)

State of Missouri )  
County of St. Louis )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_ to me personally known, who, being by me duly sworn, did say that he is the owner of FIRST NATIONAL BANK OF ST. LOUIS, organized and existing under the laws of the United States of America, and that said instrument was signed and sealed in behalf of said association, by authority of its Board of Directors and \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said association.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and year first above written.

my commission expires: \_\_\_\_\_

notary public

- GENERAL NOTES**
- The basis of bearing of this survey is Plat Book 352 Page 210-211 of the St. Louis County Land Records.
  - The Property has a total area of 198,726 square feet or 4.56± acres of land.
  - The property is designated by St. Louis County parcel # 17U520104.
  - Source of deed reference is Deed Book 13107 Page 1238.
  - R = Record and S = Surveyed, P.B. = Plat Book and PG = Page.
  - The bearing on this line as plotted causes the lot not to close by 1.04 feet. In conversation with Rich Norvel of Volz Engineering Inc. on 08/09/2011, he said the bearing was transposed and should match the bearing on the north side of the easement adjacent thereto using that bearing the lot does mathematically close.

TRACT - B  
N/F  
BENTLEY HOLDINGS L.L.C.  
LOC. # 17U520193  
DEED BOOK 13796 PAGE 1877

FINAL PLAT OF RIVER CROSSINGS  
PLAT BOOK 350 PAGE 205

TRACT - D  
N/F  
BANK OF WASHINGTON  
LOC. # 195070272  
DEED BOOK 19507 PAGE 1302

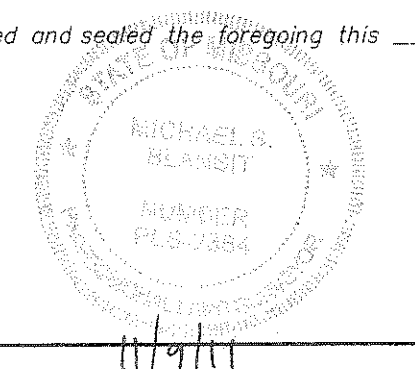
**OWNER INFORMATION**  
THF Chesterfield Six Development, LLC  
2127 Inverhall Business Center Drive, Suite 200  
St. Louis, Missouri 63114  
Phone: 314-429-0900, Fax: 314-429-0899

**SURVEYOR'S STATEMENT**

This is to certify that the request of Summit Realty Leasing & Management Corp., we have during the month of August 2011, performed a boundary retracement and improvement location survey on Lot 5 of Chesterfield Commons Six, a subdivision recorded in plat book 352 pages 210-211 in the St. Louis County Land Records Office in St. Louis County, Missouri and have caused the same to be divided in the manner shown on this plat and shall be hereafter known hereafter as "LOT 5A AND LOT 5B A LOT SPLIT OF LOT 5 OF CHESTERFIELD COMMONS SIX"; that the said survey was executed in the field by personnel under my direct supervision and meets or exceeds the current minimum standards for property boundary surveys as set forth by the Missouri Department of Natural Resources Division of Geology and Land Survey (20 CSR 2030-16.070), and the Missouri Board for Architects, Professional Engineers and Land Surveyors (20 CSR 2030-16.070), effective 12/30/94, and last revised April of 2011. (urban class property)

In witness whereof, I have signed and sealed the foregoing this 9 day of NOVEMBER, 2011.

Bruce Geiger, Mayor  
Judy Naggor, City Clerk



MARLER SURVEYING COMPANY INC.  
MISSOURI CORP. NO. L.S. 347-D  
By: Michael S. Blansit  
MICHAEL S. BLANSIT  
MISSOURI P.L.S. 2364

REPLAT OF TRACT-E OF THE FINAL PLAT OF RIVER CROSSINGS  
PLAT BOOK 350 PAGE 746

LOT 3  
N/F  
LATHAM RONICK L.L.C.  
LOC. # 17U240088  
DEED BOOK 14578 PAGE 0445

THIS PLAT CONTAINS 4.56 AC.

DATE	REVISION	DATES
10/04/2011		
11/07/11	11/07/11	city comments
11/09/11	11/09/11	CDP comments

PROJECT NAME: 17383 Chesterfield Airport Road  
ADDRESS: 17383 Chesterfield Airport Road  
PROJECT NO.: 1107-074  
ST. LOUIS COUNTY, MISSOURI

**MARLER SURVEYING COMPANY, INC.**  
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX  
110 WEST MAIN STREET, SULLIVAN, MO (573) 488-4884 PH. (573) 860-8606 FAX  
email: marler@marlersurveying.net