

BILL NO. 2895

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR CHESTERFIELD BLUE VALLEY FOR A 191.350 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT AND "FP" FLOOD PLAIN DISTRICT LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD, WEST OF ITS INTERSECTION WITH CHESTERFIELD AIRPORT ROAD.

WHEREAS, Stock and Associates Consulting Engineers Inc., on behalf of Chesterfield Blue, LLC., have submitted for review and approval a Record Plat for Chesterfield Blue Valley; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 23 acre tract of land into six (6) commercial lots; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval thereof; and,

WHEREAS, the Department of Public Services has reviewed the Record 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 Record 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 Record Plat and escrow for Chesterfield Blue Valley, which is made part hereof and attached hereto as Exhibit 1 and Escrow Agreements, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the Record Plat. 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 Record 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 _____, 2012.

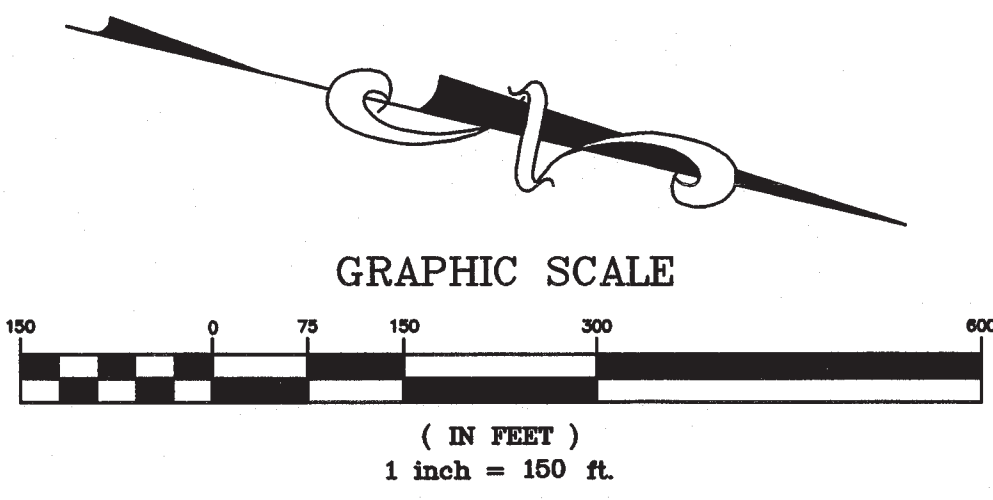
MAYOR

ATTEST:

CITY CLERK

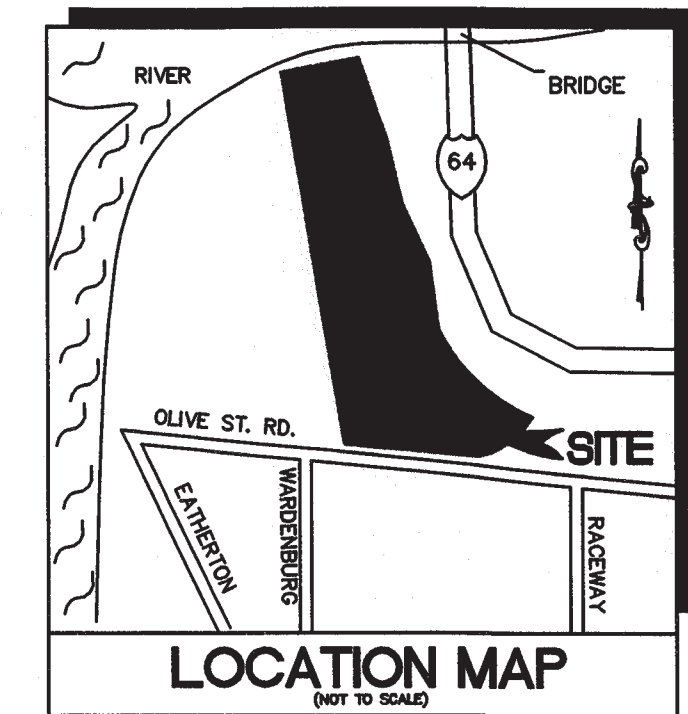
CHESTERFIELD BLUE VALLEY PLAT ONE

A TRACT OF LAND BEING ALL OF THE "BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF MCGRATH PLAZA" AS RECORDED IN PLAT BOOK 358, PAGE 273
 LOTS 1 THROUGH 8 OF THE PARTITION IN THE ESTATE OF CONRAD KROENUNG
 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 THIS PLAT CONTAINS 191.350 ACRES±

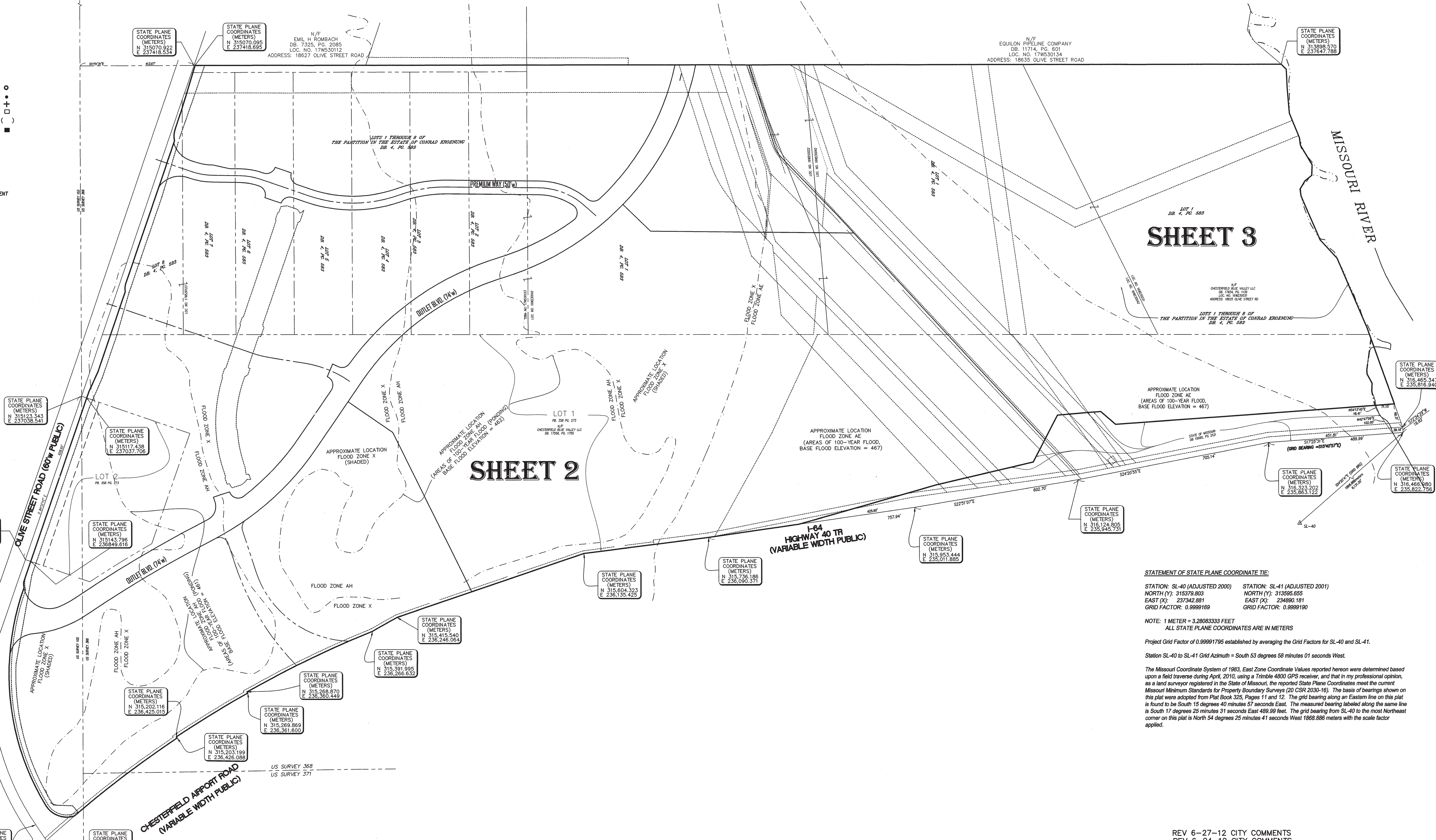


SITE BENCHMARK
 RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD FENCE AND DECK COMPANY; 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD, ST. LOUIS COUNTY ELEV.=464.46 DNR ELEV.=464.21

DNR BENCHMARK
 11-10B ALUMINUM DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD, STL. CO. ELEV.=486.82 DNR ELEV.=486.55



- LEGEND**
- FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - NOTES RECORD INFORMATION
 - SET PERMANENT MONUMENT
- 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
 - (86'W) RIGHT-OF-WAY WIDTH



STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-40 (ADJUSTED 2000)	STATION: SL-41 (ADJUSTED 2001)
NORTH (Y): 315379.803	NORTH (Y): 315395.655
EAST (X): 233242.891	EAST (X): 234891.191
GRID FACTOR: 0.9999169	GRID FACTOR: 0.9999190

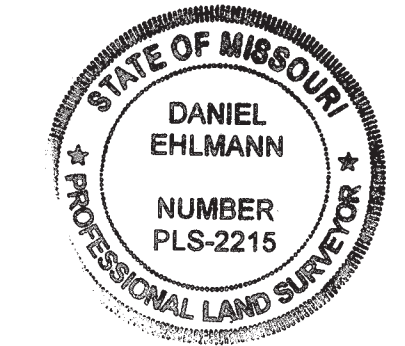
NOTE: 1 METER = 3.28083333 FEET
 ALL STATE PLANE COORDINATES ARE IN METERS

Project Grid Factor of 0.99991795 established by averaging the Grid Factors for SL-40 and SL-41.

Station SL-40 to SL-41 Grid Azimuth = South 53 degrees 59 minutes 01 seconds West.

The Missouri Coordinate System of 1983, East Zone Coordinate Values reported hereon were determined based upon a field traverse during April, 2010, using a Trimble 4800 GPS receiver, 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 325, Pages 11 and 12. The grid bearing along an Eastern line on this plat is found to be South 15 degrees 40 minutes 57 seconds East. The measured bearing labeled along the same line is South 17 degrees 25 minutes 31 seconds East 489.59 feet. The grid bearing from SL-40 to the most Northeast corner on this plat is North 54 degrees 25 minutes 41 seconds West 1868.886 meters with the scale factor applied.

PREPARED FOR:
 CHESTERFIELD BLUE VALLEY, L.L.C.
 7711 Bonhomme Avenue, Suite 901
 CLAYTON, MISSOURI 63105
 ATTN: MR. DEAN WOLFE



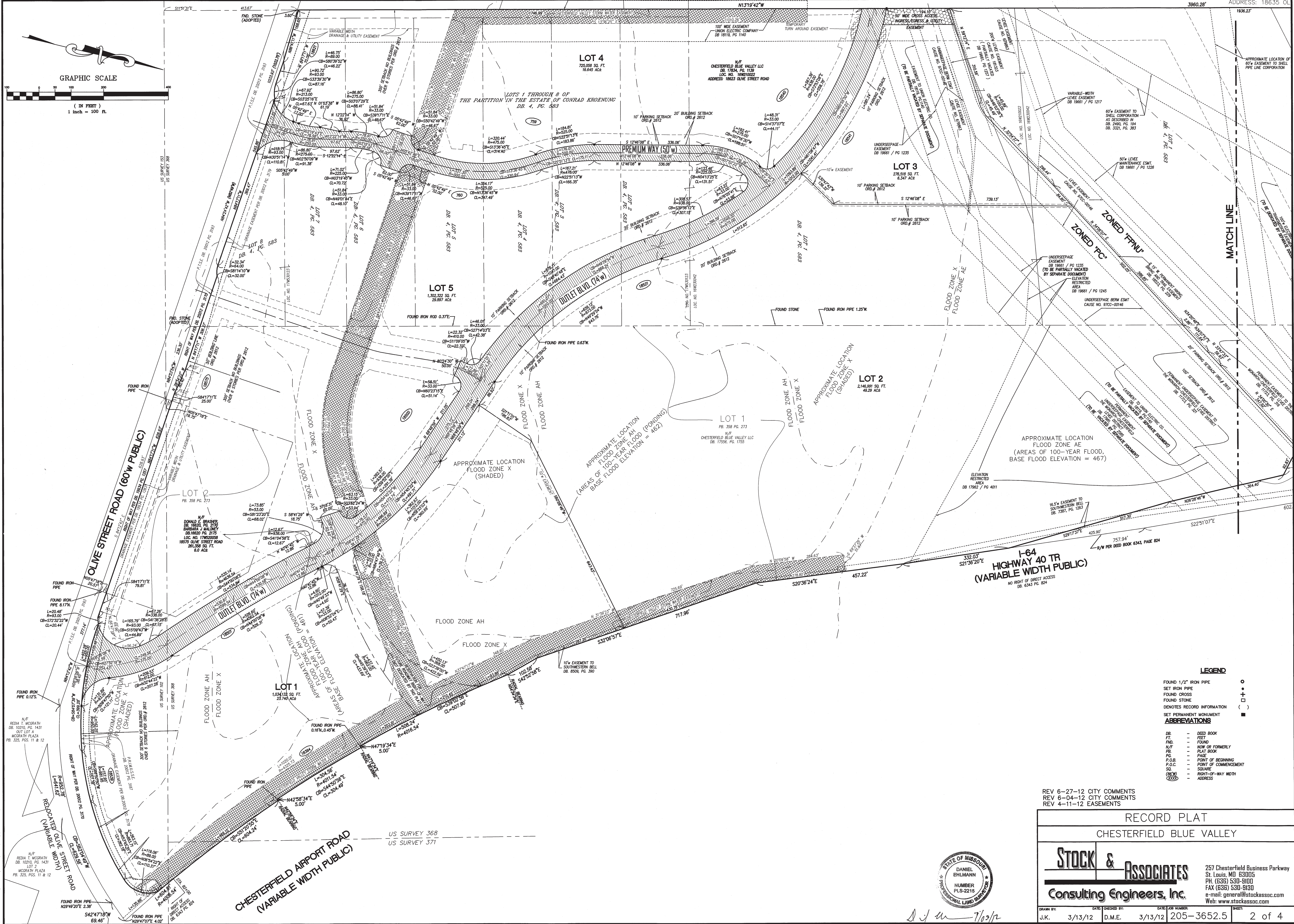
REV 6-27-12 CITY COMMENTS
 REV 6-04-12 CITY COMMENTS
 REV 4-11-12 EASEMENTS

RECORD PLAT
 CHESTERFIELD BLUE VALLEY PLAT ONE

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

DRAWN BY: J.K. DATE: 3/13/12 CHECKED BY: D.M.E. DATE: 3/13/12 DATE: 205-3652.5 SHEET: 1 of 4



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

ADDRESS: 18635 OLIVE STREET

ZONED TFNU
ZONED PC

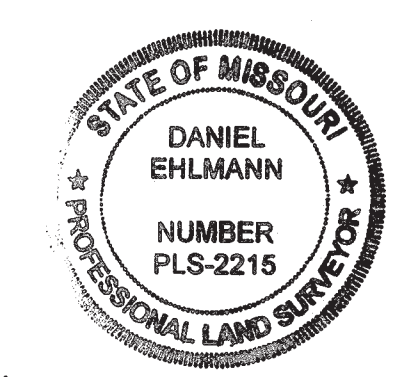
I-64
HIGHWAY 40 TR
(VARIABLE WIDTH PUBLIC)

CHESTERFIELD AIRPORT ROAD
(VARIABLE WIDTH PUBLIC)

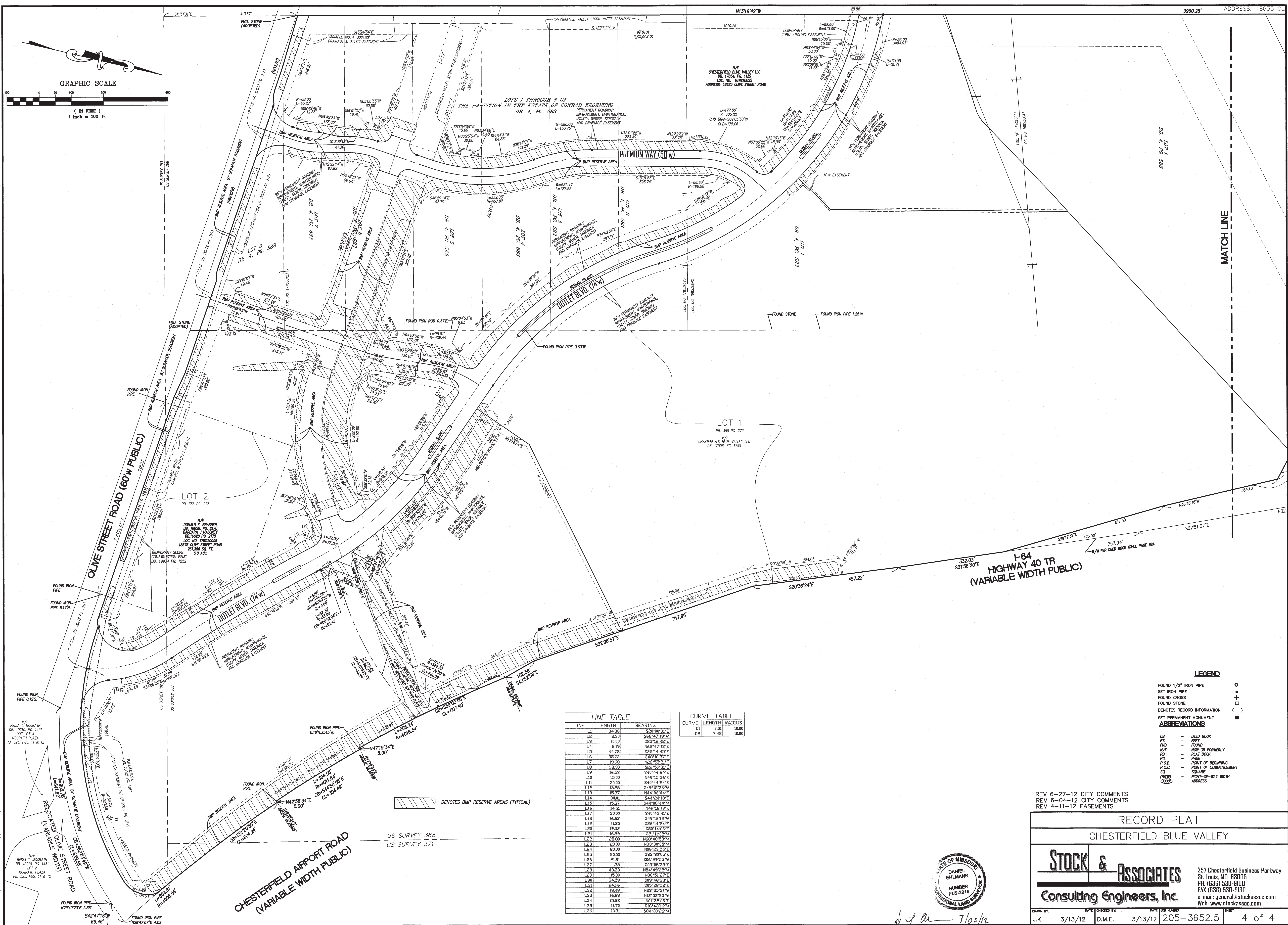
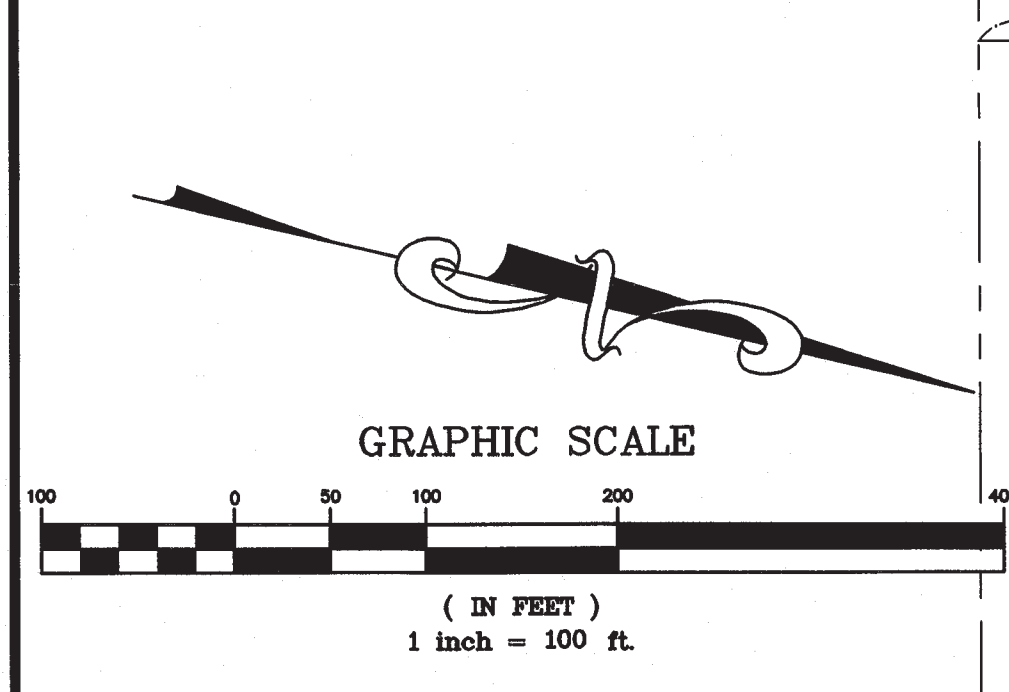
- LEGEND**
- FOUND 1/2" IRON PIPE
 - ⊕ SET IRON PIPE
 - ⊕ FOUND CROSS
 - ⊕ FOUND STONE
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 - ⊕ SET PERMANENT MONUMENT
- ABBREVIATIONS**
- DB. = DEED BOOK
 - FT. = FEET
 - FO. = FOUND
 - N/F. = NOW OR FORMERLY
 - PL. = PLAT BOOK
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - SO. = SQUARE
 - (80'W) = RIGHT-OF-WAY WIDTH ADDRESS

REV 6-27-12 CITY COMMENTS
REV 6-04-12 CITY COMMENTS
REV 4-11-12 EASEMENTS

RECORD PLAT CHESTERFIELD BLUE VALLEY	
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	DRAWN BY: J.K. DATE: 3/13/12 CHECKED BY: D.M.E. DATE: 3/13/12 JOB NUMBER: 205-3652.5 SHEET: 2 of 4



D. J. W. 7/03/12



LINE TABLE

LINE	LENGTH	BEARING
L1	34.38	S20°08'21"E
L2	13.90	S66°47'18"W
L3	10.00	S23°12'42"E
L4	8.19	N65°47'18"E
L5	44.78	S23°14'43"E
L6	35.72	S48°10'37"E
L7	19.68	N25°38'21"E
L8	38.30	S22°59'24"E
L9	16.53	S46°44'24"E
L10	15.00	N49°18'36"E
L11	30.00	S49°44'24"E
L12	13.28	S49°18'36"E
L13	15.37	N44°05'44"E
L14	30.01	S44°24'18"E
L15	15.37	S44°05'44"W
L16	14.51	N49°18'36"E
L17	30.00	S49°43'41"E
L18	15.62	S49°18'36"E
L19	11.80	S26°14'24"E
L20	19.52	S80°14'06"E
L21	16.59	S21°10'28"E
L22	28.80	N64°48'28"W
L23	20.00	N83°30'03"W
L24	20.00	N06°29'33"E
L25	20.00	S23°30'03"E
L26	61.81	S06°29'33"W
L27	1.38	S03°08'33"E
L28	43.23	N54°49'28"W
L29	15.00	N84°19'27"E
L30	34.59	S09°48'33"E
L31	24.96	S05°28'32"E
L32	15.48	N23°31'14"W
L33	16.28	N12°32'23"W
L34	15.63	N01°22'06"E
L35	11.70	S16°43'14"W
L36	10.31	S84°30'26"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	7.01	10.00
C2	7.48	10.00

- LEGEND**
- FOUND 1/2" IRON PIPE ○
 - SET IRON PIPE ●
 - FOUND CROSS +
 - FOUND STONE ⊕
 - SET PERMANENT MONUMENT ()
 - ABBREVIATIONS ■
- ABBREVIATIONS**
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 - P.O.C. - POINT OF COMMENCEMENT
 - SQ - SQUARE
 - (86'W) - RIGHT-OF-WAY WIDTH
 - (255) - ADDRESS

REV 6-27-12 CITY COMMENTS
 REV 6-04-12 CITY COMMENTS
 REV 4-11-12 EASEMENTS

RECORD PLAT
CHESTERFIELD BLUE VALLEY

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DRAWN BY: J.K. DATE: 3/13/12 CHECKED BY: D.M.E. DATE: 3/13/12 DATE JOB NUMBER: 205-3652.5 SHEET: 4 of 4

DRAWING FILE: C:\WORK\2012\201203\20120303\20120303-PLAT-18635-OL-12.dwg PLOTTED: 03/13/12 10:58:58 AM PLOTTED BY: daniel.ehlmann
 N/F REZA T. MCCRATH DB: 10270, PG. 1431 OUT LOT A MCCORATH PLAZA PG. 325, POS. 11 & 12
 N/F REZA T. MCCRATH DB: 10270, PG. 1431 LOT 2 MCCORATH PLAZA PG. 325, POS. 11 & 12
 N/F DONALD E. BRASHER DB: 18620, PG. 2170 BARBARA J. MURPHY DB: 18620, PG. 2170 LOC. NO. 178620008 18675 OLIVE STREET ROAD 281,858 SQ. FT. 6.0 ACRES TEMPORARY SLOPE CONSTRUCTION ESMY. DB: 12634, PG. 1232
 N/F CHESTERFIELD BLUE VALLEY LLC DB: 17834, PG. 1139 LOC. NO. 169620022 ADDRESS: 18623 OLIVE STREET ROAD
 N/F CHESTERFIELD BLUE VALLEY LLC DB: 17556, PG. 1755
 US SURVEY 368
 US SURVEY 371
 US SURVEY 353
 US SURVEY 358
 US SURVEY 369
 US SURVEY 370
 US SURVEY 371
 US SURVEY 372
 US SURVEY 373
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