

BILL NO. \_\_\_\_\_

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

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR SPIRIT VALLEY BUSINESS PARK LOT 9, FOR A 4.568 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED EAST OF SPIRIT VALLEY EAST DRIVE, SOUTH OF OLIVE STREET ROAD (17W230098).**

**WHEREAS**, Stock and Associates Consulting Engineers, Inc., on behalf of Spirit Valley Development LLC., has submitted for review and approval a Lot Split for the above referenced property located east of Spirit Valley East Drive, south of Olive Street Road; and,

**WHEREAS**, the purpose of said Lot Split is to subdivide a 4.568 acre tract of land into two (2) lots to be known as Lot 9A and Lot 9B; and,

**WHEREAS**, the Department of Public Services 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; and,

**WHEREAS**, the City Council of the City of Chesterfield having considered the request, voted to approve said Lot Split.

**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 which is attached hereto as Exhibit "1" and made part hereof as if 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 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 \_\_\_\_\_, 2013

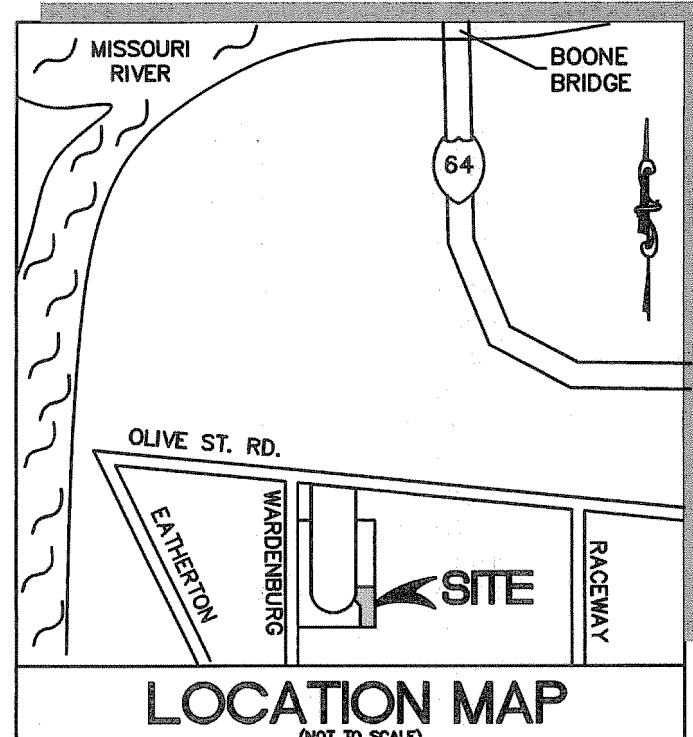
\_\_\_\_\_  
MAYOR

ATTEST:

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

# LOT SPLIT PLAT

OF ADJUSTED LOT 9 OF BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF SPIRIT VALLEY BUSINESS PARK AS RECORDED IN PLAT BOOK 360, PAGE 165 LOCATED IN U.S. SURVEYS 133 AND 153, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONING "P1" ORDINANCE 2745



STOCK & ASSOCIATES Consulting Engineers, Inc. 257 Chesterfield Business Parkway St. Louis, MO 63005 Ph: (636) 530-9100 Fax: (636) 530-9100 e-mail: general@stockandassoc.com Web: www.stockandassoc.com

LOT SPLIT PLAT LOT 9 #608 SPIRIT VALLEY EAST DRIVE CITY OF CHESTERFIELD STATE OF MISSOURI

### OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "LOT SPLIT PLAT OF ADJUSTED LOT 9 OF BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF SPIRIT VALLEY BUSINESS PARK".

The Cross Access Ingress/Egress Easement shown hatched hereon is hereby reserved by the present and future owners of Lot 9A and Lot 9B and to their respective successors and assigns, the nonexclusive right, privilege and easement to use for ingress and egress to and from the public roadway (Spirit Valley East Drive). Said owners agree not to obstruct the aforesaid easment by means of a fence or other barrier, and further, to keep said easement open and usable on their property leading to and from the aforesaid public road so that there will be continuing access to the public road through the aforesaid Lots. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lot 9A and Lot 9B, and the easement hereby established shall apply fully to such altered access way, and said easement shall be perpetual, and further shall run with the real estate.

Permanent and/or semi-permanent monuments will be set at all lot corners within twelve (12) months after the recording of this Boundary Adjustment Plat, in accordance with 20 CSR 2030-16 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.

Maintenance of all sidewalks located within this subdivision, including those sidewalks within and adjacent to the roadway improvement, maintenance, utility, and sewer easement shall be the responsibility of the property owner of the property on which the sidewalk is located. The City of Chesterfield is not responsible for maintenance of said sidewalks.

This subdivision is hereby subject to the Restrictions and Conditions of Spirit Valley Business Park, as recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_.

IN WITNESS THEREOF, I have hereto set my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SPIRIT VALLEY DEVELOPMENT, L.L.C., a Missouri limited liability company

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

STATE OF MISSOURI ) ) SS. 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 \_\_\_\_\_ of SPIRIT VALLEY DEVELOPMENT, L.L.C., a Missouri limited liability company and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company, and the said instrument was signed and sealed in behalf of said limited liability company, by authority of its Board of Directors; and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires: \_\_\_\_\_

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereto set out hand and affixed our corporate seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Print Corporate Name

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

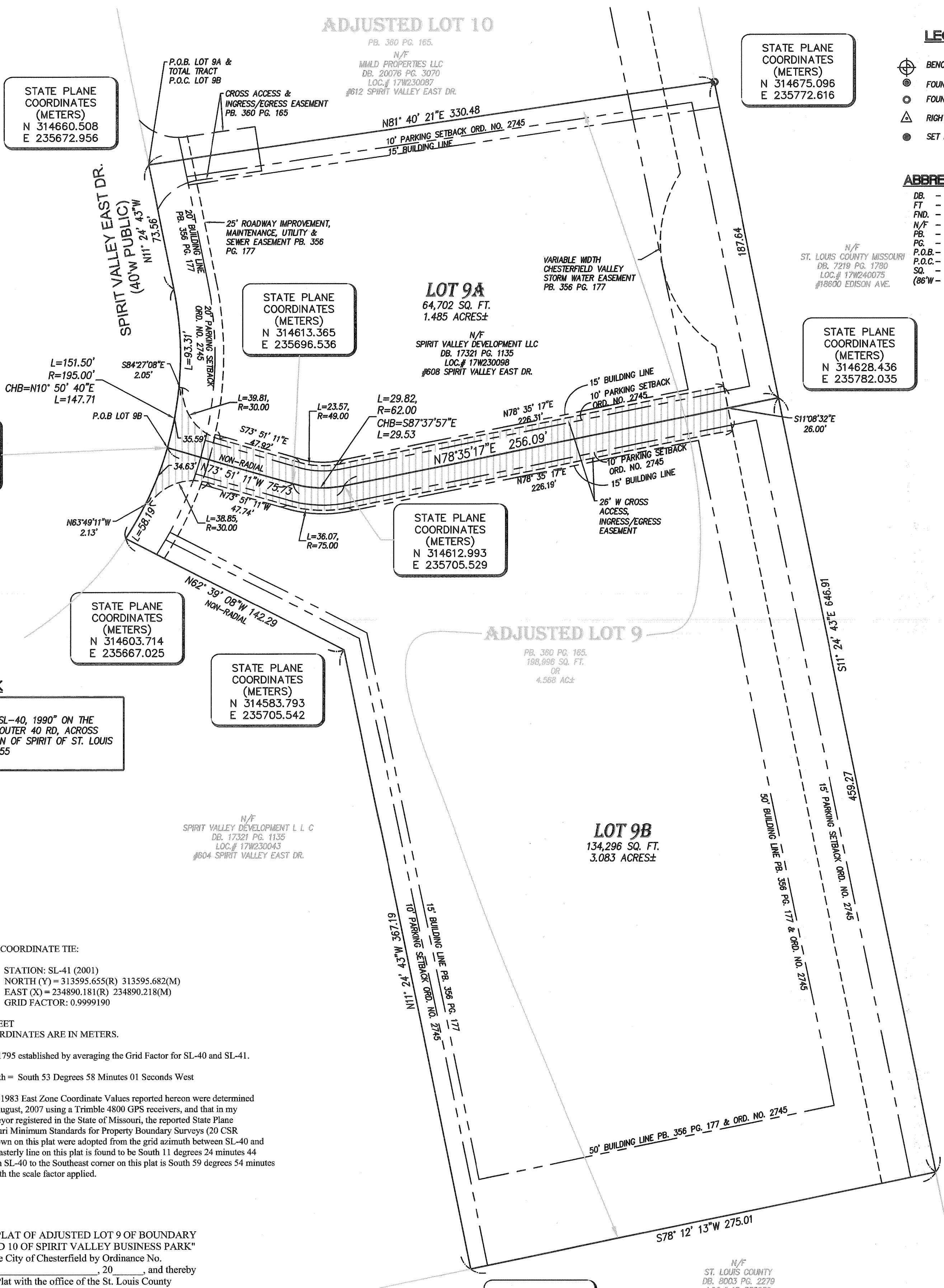
STATE OF ) ) SS. COUNTY OF )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_ to me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_, and acknowledged to me that executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires: \_\_\_\_\_



STATE PLANE COORDINATES (METERS) N 314650.508 E 235672.956

STATE PLANE COORDINATES (METERS) N 314613.365 E 235696.536

STATE PLANE COORDINATES (METERS) N 314675.096 E 235772.616

STATE PLANE COORDINATES (METERS) N 314628.436 E 235782.035

STATE PLANE COORDINATES (METERS) N 314619.784 E 235674.367

STATE PLANE COORDINATES (METERS) N 314612.993 E 235705.529

STATE PLANE COORDINATES (METERS) N 314603.714 E 235667.025

STATE PLANE COORDINATES (METERS) N 314583.793 E 235705.542

STATE PLANE COORDINATES (METERS) N 314491.231 E 235809.730

STATE PLANE COORDINATES (METERS) N 314474.096 E 235727.685

### STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-40 (2000) STATION: SL-41 (2001) NORTH (Y) = 315379.803(R) NORTH (Y) = 315395.655(R) 315395.682(M) EAST (X) = 237342.881(R) EAST (X) = 234890.181(R) 234890.218(M) 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 Factor for SL-40 and SL-41.

Station SL-40 to SL-41 Grid Azimuth = South 53 Degrees 58 Minutes 01 Seconds West

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during August, 2007 using a Trimble 4800 GPS receivers, 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 the grid azimuth between SL-40 and SL-41. The grid bearing along the Easterly line on this plat is found to be South 11 degrees 24 minutes 44 seconds East. The grid bearing from SL-40 to the Southeast corner on this plat is South 59 degrees 54 minutes 17 seconds East 1772.036 meters with the scale factor applied.

This is to certify that this "LOT SPLIT PLAT OF ADJUSTED LOT 9 OF BOUNDARY ADJUSTMENT PLAT OF LOTS 9 AND 10 OF SPIRIT VALLEY BUSINESS PARK" was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor

Vickie Hass, City Clerk

### LEGEND

- BENCH MARK
FOUND IRON ROD
FOUND IRON PIPE
RIGHT OF WAY MARKER
SET IRON ROD

### ABBREVIATIONS

- DB - DEED BOOK
FT - FEET
FND - FOUND
N/F - NOW OR FORMERLY
PLB - PLAT BOOK
PB - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
SQ - SQUARE
86°W - RIGHT-OF-WAY WIDTH

### Property Descriptions

Lot 9A
A tract of land being part of Adjusted Lot 9 of Boundary Adjustment Plat of Lots 9 and 10 of Spirit Valley Business Park, a subdivision according to the plat thereof as recorded in Plat Book 360, Page 165 of the St. Louis County Records, located in U.S. Survey 153, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Beginning at the northwestern corner of above said Adjusted Lot 9, said point also being located on the eastern right-of-way line of Spirit Valley East Drive, 40 feet wide; thence along the northern line of said Adjusted Lot 9, North 81 degrees 40 minutes 21 seconds East, 330.48 feet to the northeastern corner of said Adjusted Lot 9; thence along the eastern line of Adjusted Lot 9, South 11 degrees 24 minutes 43 seconds East, 187.64 feet; thence departing last said eastern line the following courses and distances: South 78 degrees 35 minutes 17 seconds West, 256.09 feet to a point of tangency to the right having a radius of 62.00 feet; thence along said curve with an arc length of 29.82 feet and a chord which bears North 87 degrees 37 minutes 57 seconds West, 29.53 feet to a point of tangency and North 73 degrees 51 minutes 11 seconds West, 75.73 feet to the eastern right-of-way line of above said Spirit Valley East Drive, said point also being located on a curve to the left having a radius of 195.00 feet; thence along said curve and last said right-of-way line with an arc length of 93.31 feet and a chord which bears North 02 degrees 17 minutes 46 seconds East, 92.42 feet to a point of tangency; thence North 11 degrees 24 minutes 43 seconds West, 73.56 feet to the Point of Beginning and containing 67,702 square feet or 1.485 acres more or less.

### Property Descriptions

Lot 9B
A tract of land being part of Adjusted Lot 9 of Boundary Adjustment Plat of Lots 9 and 10 of Spirit Valley Business Park, a subdivision according to the plat thereof as recorded in Plat Book 360, Page 165 of the St. Louis County Records, located in U.S. Survey 153, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Commencing at the northwestern corner of above said Adjusted Lot 9, said point also being located on the eastern right-of-way line of Spirit Valley East Drive, 40 feet wide; thence along said eastern right-of-way line South 11 degrees 24 minutes 43 seconds East, 73.56 feet to a point of tangency to the right having a radius of 195.00 feet; thence along said curve with an arc length of 93.31 feet and a chord which bears South 02 degrees 17 minutes 46 seconds West, 93.31 feet to the POINT OF BEGINNING of the herein described tract; thence departing last said right-of-way line the following courses and distances: South 73 degrees 51 minutes 11 seconds East, 75.73 feet to a point of tangency to the left having a radius of 62.00 feet; along said curve with an arc length of 29.82 feet and a chord which bears South 87 degrees 37 minutes 57 seconds East to a point of tangency and North 78 degrees 35 minutes 17 seconds East, 256.09 feet to the eastern line of said Adjusted Lot 9; thence along said eastern line, South 11 degrees 24 minutes 43 seconds East, 459.27 feet to the southeastern corner of said Adjusted Lot 9; thence along the southern line of said Adjusted Lot 9, South 78 degrees 35 minutes 17 seconds West, 275.01 feet to the southwestern corner of said Adjusted Lot 9; thence along the western line of said Adjusted Lot 9, North 11 degrees 24 minutes 43 seconds West, 367.19 feet and North 62 degrees 39 minutes 08 seconds West, 142.29 feet to the eastern right-of-way line of above said Spirit Valley East Drive, said point also being located on a curve to the left having a radius of 195.00 feet and a chord which bears North 24 degrees 33 minutes 10 seconds East, 57.97 feet to the Point of Beginning and containing 134,296 square feet or 3.083 acres more or less.

### TOTAL TRACT (ADJUSTED LOT 9)

A tract of land being all of Adjusted Lot 9 of Boundary Adjustment Plat of Lots 9 and 10 of Spirit Valley Business Park, a subdivision according to the plat thereof as recorded in Plat Book 360, Page 165 of the St. Louis County Records, located in U.S. Survey 153, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Beginning at the northwestern corner of above said Adjusted Lot 9, said point also being located on the eastern right-of-way line of Spirit Valley East Drive, 40 feet wide; thence along the northern line of said Adjusted Lot 9, North 81 degrees 40 minutes 21 seconds East, 330.48 feet to the northeastern corner of said Adjusted Lot 9; thence along the eastern line of Adjusted Lot 9, South 11 degrees 24 minutes 43 seconds East, 646.91 feet to the southeastern corner of said Adjusted Lot 9; thence along the southern line of above said Adjusted Lot 9, South 78 degrees 35 minutes 17 seconds West, 275.01 feet to the southwestern corner of said Adjusted Lot 9; thence along the western line of said Adjusted Lot 9, North 11 degrees 24 minutes 43 seconds West, 367.19 feet and North 62 degrees 39 minutes 08 seconds West, 142.29 feet to the eastern right-of-way line of above said Spirit Valley East Drive, said point also being located on a curve to the left having a radius of 195.00 feet and a chord which bears North 10 degrees 50 minutes 40 seconds East, 147.71 feet to a point of tangency; thence North 11 degrees 24 minutes 43 seconds West, 73.56 feet to the Point of Beginning and containing 198,998 square feet or 4.568 acres more or less.

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during March, 2012, by order of and the use of Paragon, executed a Property Boundary Survey and prepared a BOUNDARY ADJUSTMENT PLAT of a tract of land being Lots 9, and 10 of Spirit Valley Business Park as recorded in Plat Book 360, Page 241, Township 45 North, Range 3 East of the Fifth Principal Meridian and that the results of said survey and Boundary Adjustment 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. L.C. No. 222-D

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

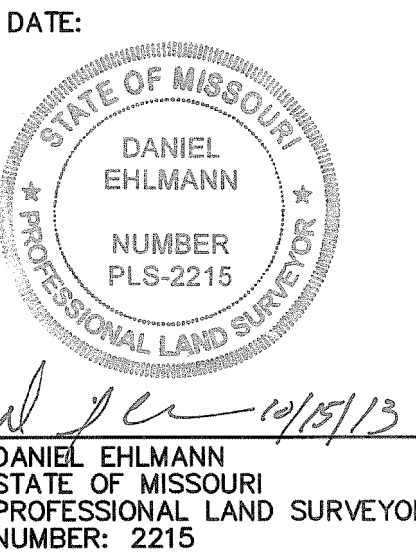
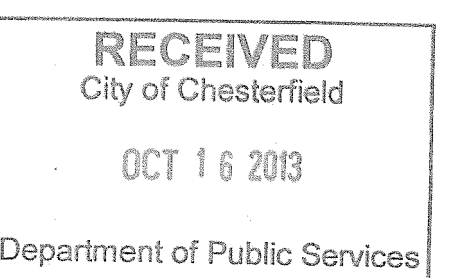


Table with columns for DATE, REVISIONS, DRAWN BY, CHECKED BY, DATE, JOB NO., M.S.D. PR, BASE MAP #, S.L.C. HRT #, HRT SUP. #, M.D.A.R. #, SHEET TITLE, SHEET NO.

LOT SPLIT PLAT SHEET NO. 1

PREPARED FOR: KEYSTONE CONSTRUCTION COMPANY 732 SPIRIT 40 PARK DRIVE ST. LOUIS, MO. 63005 PHONE: (636) 519-7900

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