

BILL NO. 2967

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

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR THE RESUBDIVISION OF CHESTERFIELD BLUE VALLEY PLAT 1, LOT 1, A 23.7 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL 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 Valley, LLC., has submitted for review and approval a Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 1; and,

**WHEREAS**, the purpose of said Record Plat is to re-subdivide a 23.7 acre tract of land into eight (8) 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 for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 1, which is made part hereof and attached hereto as Exhibit 1, and Escrow Agreements are 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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAYOR

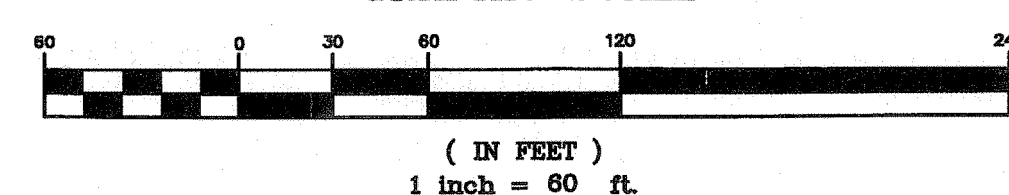
ATTEST:

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

# A RESUBDIVISION OF LOT 1 OF CHESTERFIELD BLUE VALLEY PLAT ONE

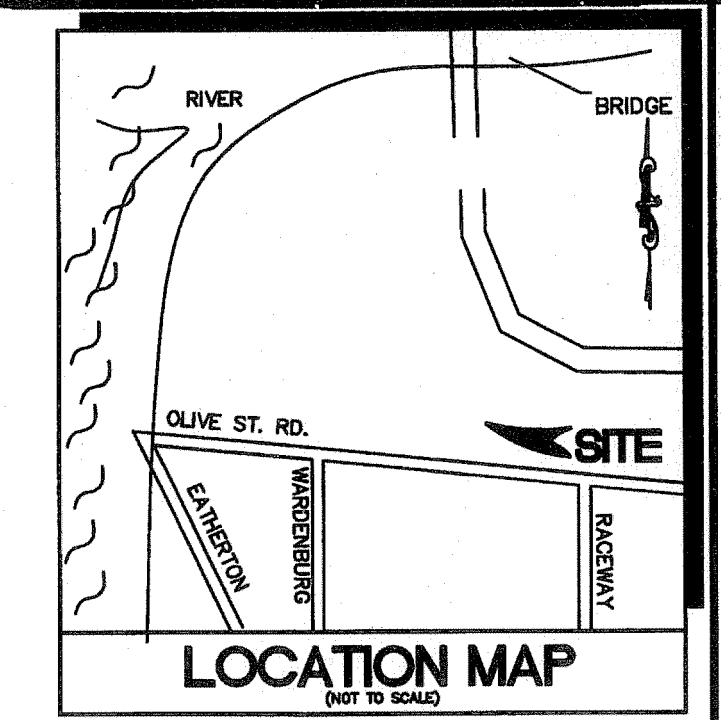
AS RECORDED IN PLAT BOOK 360, PAGES 256-259  
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
THIS PLAT CONTAINS 23,740 AC±

GRAPHIC SCALE



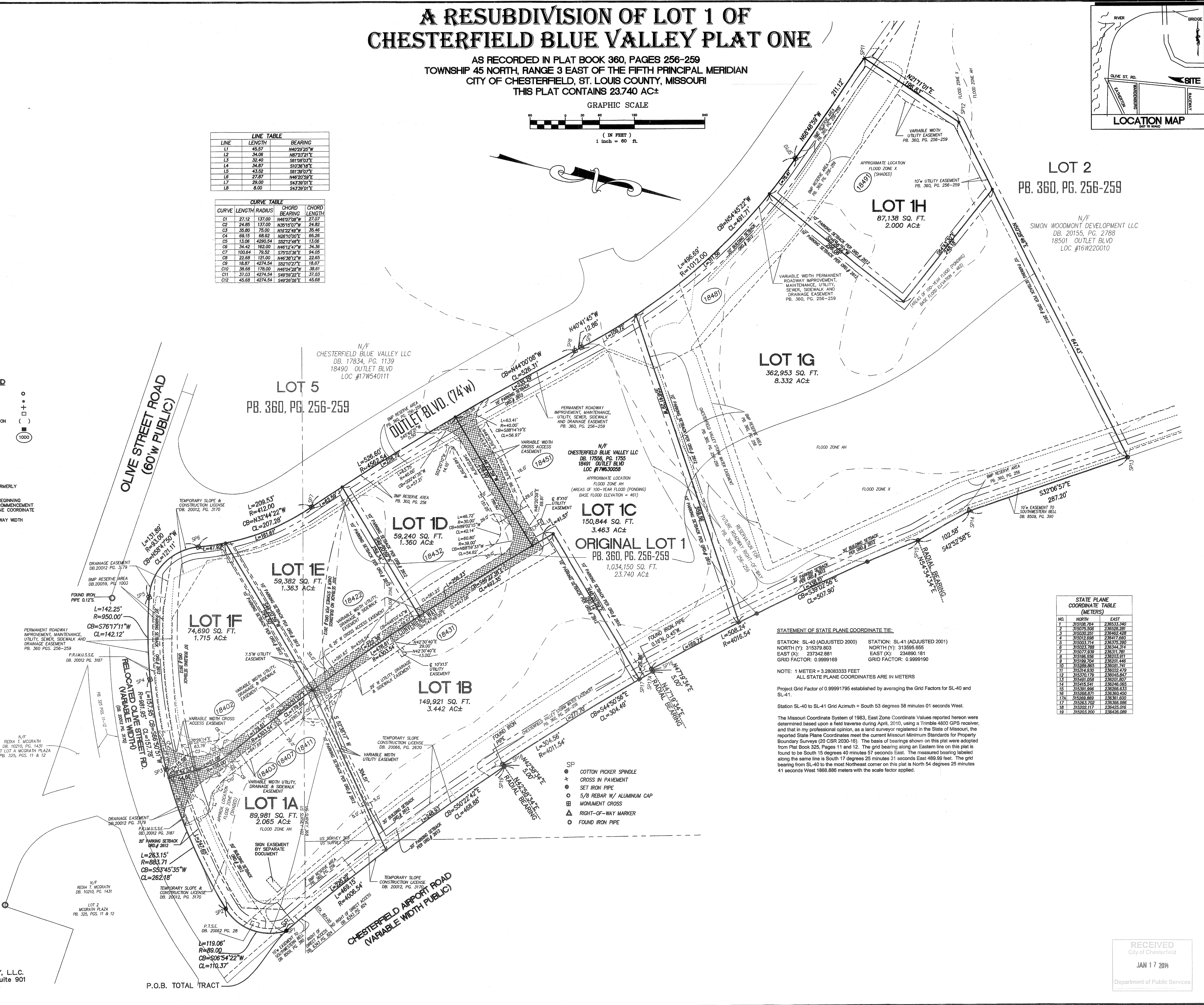
LINE	LENGTH	BEARING
L1	45.57	N42°22'21"W
L2	34.06	N87°23'21"E
L3	32.40	S81°08'03"E
L4	34.87	S12°36'18"E
L5	43.52	S81°39'07"E
L6	27.87	N46°20'59"E
L7	29.03	S43°39'01"E
L8	8.00	S43°39'01"E

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C1	27.12	137.00	N49°07'08"W	27.07	
C2	24.85	137.00	N35°15'07"W	24.82	
C3	35.80	75.00	N18°22'49"W	35.46	
C4	69.15	68.62	N92°10'22"E	69.69	
C5	13.06	4290.54	S82°12'48"E	13.06	
C6	34.42	162.00	N48°12'47"W	34.36	
C7	100.64	78.52	S73°13'57"E	94.05	
C8	22.68	121.00	N46°58'12"W	22.65	
C9	18.87	4274.54	S82°10'27"E	18.87	
C10	38.68	178.00	N49°14'28"W	38.61	
C11	37.03	4274.54	S89°52'22"E	37.03	
C12	45.68	4274.54	S49°26'08"E	45.68	



PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63015 PH (636) 599-9000 FAX (636) 590-9300  
e-mail: general@stockinc.com  
Web: www.stockinc.com

- LEGEND**
- FOUND 1/2" IRON PIPE
  - SET IRON PIPE
  - FOUND CROSS
  - FOUND STONE
  - DENOTES RECORD INFORMATION
  - SET PERMANENT MONUMENT
  - ADDRESS
- ABBREVIATIONS**
- DB. DEED BOOK
  - FT. FEET
  - FOUND FOUND
  - N/F NOW OR FORMERLY
  - PL. PLAT BOOK
  - PG. PAGE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - SP. STATE PLANE COORDINATE
  - SQ. SQUARE
  - (85°W) RIGHT-OF-WAY WIDTH



**STATE PLANE COORDINATE TABLE (METERS)**

NO.	NORTH	EAST
1	315078.784	236323.340
2	315075.506	236325.281
3	315070.251	236326.428
4	315072.288	236317.260
5	315053.774	236373.290
6	315052.788	236344.374
7	315077.839	236311.781
8	315196.556	236201.971
9	315198.254	236211.446
10	315289.865	236031.747
11	315141.932	236222.479
12	315179.179	236045.847
13	315491.054	236022.827
14	315454.541	236246.063
15	315391.996	236266.633
16	315293.871	236366.450
17	315289.865	236361.650
18	315284.702	236366.698
19	315202.117	236423.616
20	315203.200	236426.689

**STATEMENT OF STATE PLANE COORDINATE TABLE:**

STATION: SL-40 (ADJUSTED 2000)      STATION: SL-41 (ADJUSTED 2001)

NORTH (Y): 315379.803      NORTH (Y): 315295.685

EAST (X): 237342.881      EAST (X): 234880.181

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 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 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 203.0-16). 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 489.99 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.

- SP COTTON PICKER SPINDLE
- CROSS IN PAVEMENT
- SET IRON PIPE
- 5/8 REBAR W/ ALUMINUM CAP
- MONUMENT CROSS
- RIGHT-OF-WAY MARKER
- FOUND IRON PIPE

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

P.O.B. TOTAL TRACT

RECEIVED  
City of Chesterfield  
JAN 17 2014  
Department of Public Services

RESUBDIVISION PLAT  
**RESUBDIVISION OF LOT 1 OF CHESTERFIELD BLUE VALLEY PLAT ONE**  
18491 OUTLET BOULEVARD  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE: 1/15/14  
DANIEL EHLMANN  
STATE OF MISSOURI  
PROFESSIONAL LAND SURVEYOR  
NUMBER: PLS-2215

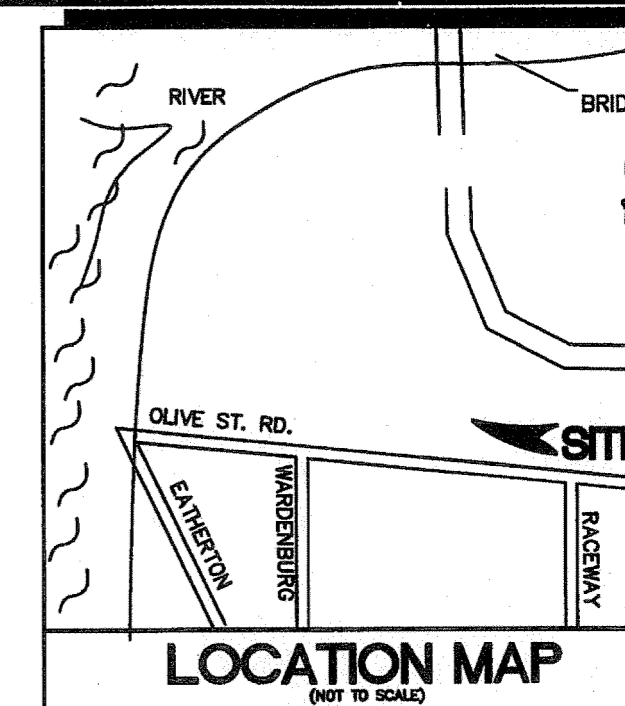
**REVISIONS:**

NO.	DATE	REVISION
1	12/19/13	REVISED PER CITY COMMENTS
2	01/13/14	REVISED PER CITY COMMENTS

DRAWN BY: J.K.      CHECKED BY: D.M.E.  
DATE: 7/23/13      JOB NO: 205-3652.24  
LSD: PB      DATE W/P:      C.L.C. W/P:      H.W. S.D.P.:      MARK: MO-00  
SHEET TITLE: RESUBDIVISION PLAT  
SHEET NO.: 1 OF 2

# A RESUBDIVISION OF LOT 1 OF CHESTERFIELD BLUE VALLEY PLAT ONE

AS RECORDED IN PLAT BOOK 360, PAGES 256-259  
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
THIS PLAT CONTAINS 23.740 AC±



PREPARED BY:

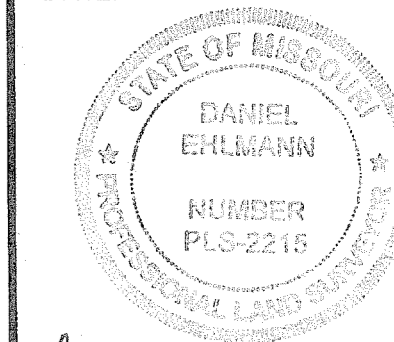
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

RESUBDIVISION PLAT

RESUBDIVISION OF LOT 1 OF CHESTERFIELD BLUE VALLEY PLAT ONE

18401 CULTELL BOULEVARD  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE:



DANIEL EHLMANN  
STATE OF MISSOURI  
PROFESSIONAL LAND SURVEYOR  
NUMBER: 2215

REVISIONS:

NO.	DATE	REVISION
1	12/19/13	REVISED PER CITY COMMENTS
2	01/13/14	REVISED PER CITY COMMENTS

DATE	BY	CHECKED BY	D.M.E.
7/23/13	J.K.	D.M.E.	
05-3652-24			
SLC REF #		REF SUP. #	
EDNA #	MO-00		

SHEET TITLE:

**RESUBDIVISION PLAT**

SHEET NO.:

**2 OF 2**

257 Chesterfield Business Parkway  
St. Louis, MO 63016 PH: (636)  
531-9100 FAX: (636) 550-9101  
E-mail: general@stockinc.com  
Web: www.stockinc.com

### OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be known as:

"A RESUBDIVISION OF LOT 1 OF CHESTERFIELD BLUE VALLEY PLAT ONE"

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri-American Water Company, Laclede Gas Company, Ameren Missouri, AT&T Corporation, Metropolitan St. Louis Sewer District, Cable Companies, their successors and assigns as their interests may appear for the purpose of constructing, replacing, maintaining and repairing of public utilities and sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewer or sewers, stormwater improvements and drainage facilities.

The Utility, Drainage and Sidewalk Easements are hereby dedicated Missouri-American Water Company, Laclede Gas Company, Ameren Missouri, SOUTHWESTERN BELL TELEPHONE COMPANY, d.b.a. AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

Convenience Way, which for better identification is shown as hatchured on this plat, is hereby established as a non-exclusive INGRESS/EGRESS, CROSS ACCESS EASEMENT reserved for the benefit of all present and future owners of Lots 1A thru 1F inclusive, and all of their respective successors and assigns, their tenants, sub-tenants and licensees, and their respective officers, employees, agents, representatives and invitees, for the purpose of ingress, egress and access by pedestrians, automobiles, passenger vehicles and trucks to and from said Lots 1A thru 1F and relocated Olive Street Road, and to and from said Lots 1A thru 1F and Outlet Boulevard, both relocated Olive Street Road and Outlet Boulevard being public streets. The owners of said Lots 1A thru 1F agree not to obstruct the foregoing Convenience Way by means of a fence or other barrier, and further, to keep the portion of Convenience Way located on their property open and useable. No portion of Convenience Way shall be relocated, narrowed or otherwise altered without the approval of all of the then-current owners of above said Lots 1A thru 1F, and if so approved, the easement hereby established shall apply fully to the relocation, narrowing or alteration of Convenience Way that was so approved. The easement hereby established shall be perpetual and further shall run with the real estate.

As more particularly set forth in a document entitled "Tract Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Lots Created by Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One", to be recorded along with this plat (the "Tract Declaration"), Chesterfield Blue Valley, LLC, the current owner of the lots depicted on this plat ("Grantor"), shall be responsible for maintaining the private road shown and depicted on this plat as "Convenience Way". Said maintenance shall be performed in a manner consistent with good practices for commercial developments similar to the Chesterfield Blue Valley Development and in accordance with the requirements of the City of Chesterfield, MO, the requirements of any other governmental agency having jurisdiction over said private road and the other applicable provisions of the Tract Declaration. As more particularly set forth in the Tract Declaration, (i) Grantor shall have the right to levy an annual assessment upon and against each lot served by said private road for a portion of the cost Grantor reasonably estimates it will incur for such year in performing its maintenance obligations under the Tract Declaration related to said private road, and (ii) said annual assessment shall be based on the percentage that the usage of each of said lots served by said private road bears to the acreage of all of said lots served by said private road. Notwithstanding the foregoing and as more particularly set forth in the Tract Declaration, it shall be the responsibility of each owner of a lot served by said private road to install and maintain any street lights serving such private road and located on such owner's lot in accordance with the requirements of the City of Chesterfield, MO and as otherwise provided in the Tract Declaration. As more particularly set forth in the Tract Declaration, it shall be the responsibility of each owner of a lot depicted on this plat to maintain any storm water drainage channel or other storm water control facility that may be located on such owner's lot. Such maintenance shall be performed in accordance with the requirements set forth in the Tract Declaration. As more particularly set forth in the Tract Declaration, if an owner of a lot depicted on this plat fails to perform its maintenance obligations with respect to said street lights or storm water channels and facilities, Grantor has the right to institute legal proceedings against the defaulting lot owner and/or perform the maintenance obligations that the defaulting lot owner failed to perform and charge the defaulting lot owner for the cost thereof, plus interest. The Tract Declaration gives the Grantor rights to assess the lots depicted by this plat for the cost of certain other amenities within the Chesterfield Blue Valley Development. As more particularly set forth in the Tract Declaration, the Grantor may assign its rights and obligations described above to: (i) one or more of the owner(s) of the lots depicted on this plat; or (ii) an incorporated or unincorporated association of owners of the lots depicted on this plat; or (iii) a trustee or trustees appointed by said Grantor. Any such assignment shall be evidenced by a written instrument recorded in the St. Louis County, Missouri real estate records. Upon such assignment, said Grantor shall be released from all obligations to maintain said private road from and after the effective date of the assignment.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision 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.

This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Chesterfield Blue Valley, which is recorded in Book 20155, Page 2729 of the St. Louis County Missouri real estate records and is hereby further subject to the Tract Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Lots Created by Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, to be recorded along with this plat.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHESTERFIELD BLUE VALLEY, LLC,  
a Missouri limited liability company

By: Wolfe Properties, LLC  
Title: Manager of Chesterfield Blue Valley, LLC

By: R. Dean Wolfe  
Title: Manager Wolfe Properties, LLC

STATE OF MISSOURI )  
) SS  
COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared R. DEAN WOLFE, personally known to me, who being by me duly sworn, did say that (a) he is the Manager of WOLFE PROPERTIES, LLC, a Missouri limited liability company, and (b) WOLFE PROPERTIES, LLC is the Manager of CHESTERFIELD BLUE VALLEY, LLC, a Missouri limited liability company, and said R. Dean Wolfe acknowledged to me that (i) he has the authority to bind said limited liability companies; (ii) the foregoing instrument was signed and sealed on behalf of said limited liability companies by authority of the respective operating agreements of said limited liability companies; and (iii) he executed said instrument as the free act and deed of said limited liability companies.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

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

### LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book 17556, Page 1759, Book 17834, Page 1184 and 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 hereunto set out hand and affixed our corporate seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

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

STATE OF \_\_\_\_\_ )  
) SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_, me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_ a National Banking Association, known to me to be the person who executed the within instrument in behalf of said \_\_\_\_\_, and acknowledged to me that \_\_\_\_\_ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto 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: \_\_\_\_\_

### NOTES:

- Basis of Bearings: Plat Book 360, Pages 256-259.
- Subject property lies within Flood Zone AH (special flood hazard areas inundated by 100-year flood; flood depths of 1-3 feet, usually areas of ponding; base flood elevations determined) and Flood Zone X Shaded (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas per Map No. 29169C0120 H, with an effective map date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.

### 3. Existing Zoning:

"PC" Planned Commercial Ordinance No. 2612

#### a. Building Setbacks:

No building or structure shall be permitted within:

- 50 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
- Structures which are six-stories in height shall be no closer than 300 feet from the right-of-way of Olive Street Road.
- 100 feet from northern boundary of "PC" district.
- 30 feet from eastern boundary of "PC" district.
- 20 feet from any interior road.

\* Structures exceeding thirty (30) feet in height which adjoin "NU" Non-urban, "PS" Park and Scenic or an "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.

#### b. Parking setbacks:

- 20 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
- 20 feet from western boundary of "PC" district.
- 20 feet from eastern boundary of "PC" district.
- 20 feet from northern boundary of "PC" district.
- 10 feet from internal lot lines of "PC" district.
- 10 feet from the principal internal streets

This is to certify that "Chesterfield Blue Valley Plat Two" was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and hereby authorizes the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deed

Bob Nation, Mayor  
Vickie Hass, City Clerk

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2013, by order of and for the use of Chesterfield Blue Valley, LLC, executed a Property Boundary Survey and Record Plat of a tract of land being Lot 1 of Chesterfield Blue Valley Plat One as recorded in Plat Book 360, Pages 256 through 259 of the St. Louis County Records, located in U.S. Surveys 102, 368, and 371, 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 Resubdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

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

By: Daniel Ehlmann, Missouri P.L.S. No. 2215

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