

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT OF LOT 1B OF NATOLI SUBDIVISION, FOR A 1.957 ACRE TRACT OF LAND ZONED "M-3" PLANNED INDUSTRIAL DISTRICT LOCATED ON THE EAST SIDE OF SOUTH GODDARD AVENUE, APPROXIMATELY 400 FEET SOUTH OF CHESTERFIELD AIRPORT ROAD (17V240373).

WHEREAS, Stock and Associates Consulting Engineers, Inc. applicant on behalf of 670-672 Goddard LLC, property owner, has submitted for review and approval a Lot Split Plat for the above referenced property located on the east side of South Goddard Avenue, approximately 400 feet south of Chesterfield Airport Road; and,

WHEREAS, the purpose of said Lot Split Plat is to subdivide a 1.957 acre tract of land into two (2) lots to be known as Lot 1B-1, and Lot 1B-2; and,

WHEREAS, the Department of Public Services has reviewed the Lot Split in accordance with the City Code of the City of Chesterfield and has found it to be in compliance and has been 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 Plat.

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 Plat 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 Plat 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 _____, 2014

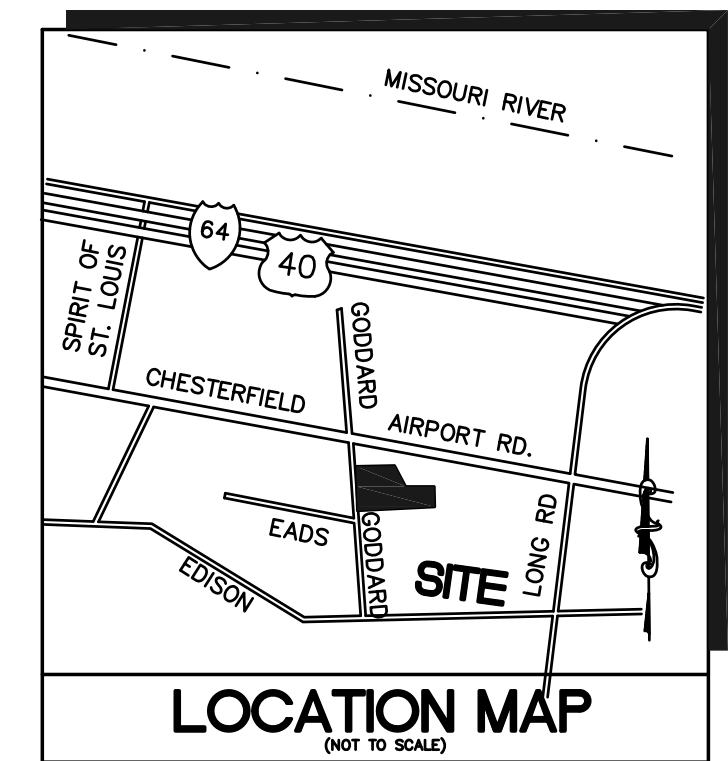
MAYOR

ATTEST:

CITY CLERK

LOT SPLIT PLAT OF LOT 1B "NATOLI SUBDIVISION LOT 1"

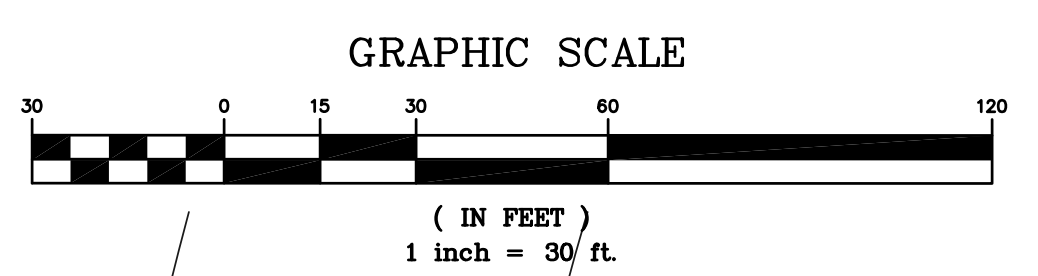
A TRACT OF LAND BEING "LOT 1B OF NATOLI SUBDIVISION LOT 1" AS RECORDED IN PLAT BOOK 351, PAGE 587 LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI



257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockand.com
Web: www.stockand.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPICE BOX
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



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 LOT 1B OF NATOLI SUBDIVISION LOT 1"

This plat is subject to covenants and restrictions as recorded in Deed book 5154, page 177 and Deed Book 5672, Page 382.

This plat is also subject to a Reciprocal Easement and Maintenance Agreement recorded in Deed book 15208, page 2973 and Deed Book _____, Page _____.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

670-672 Goddard, LLC
a Missouri limited liability company

By: _____
Print Name & Title

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this ____ day of _____, 20____, before me appeared _____ personally known to me, who being by me duly sworn, did say that he is the _____ of _____ a Missouri limited liability company, and _____ 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: _____

STATEMENT OF STATE PLANE COORDINATE TIE

STATION: SL-40 (ADJUSTED 2000) STATION: SL-41 (ADJUSTED 2001)
NORTH (Y): 315379.803 NORTH (Y): 313595.655
EAST (X): 237342.881 EAST (X): 234850.181
GRID FACTOR: 0.9999169 GRID FACTOR: 0.9999190

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

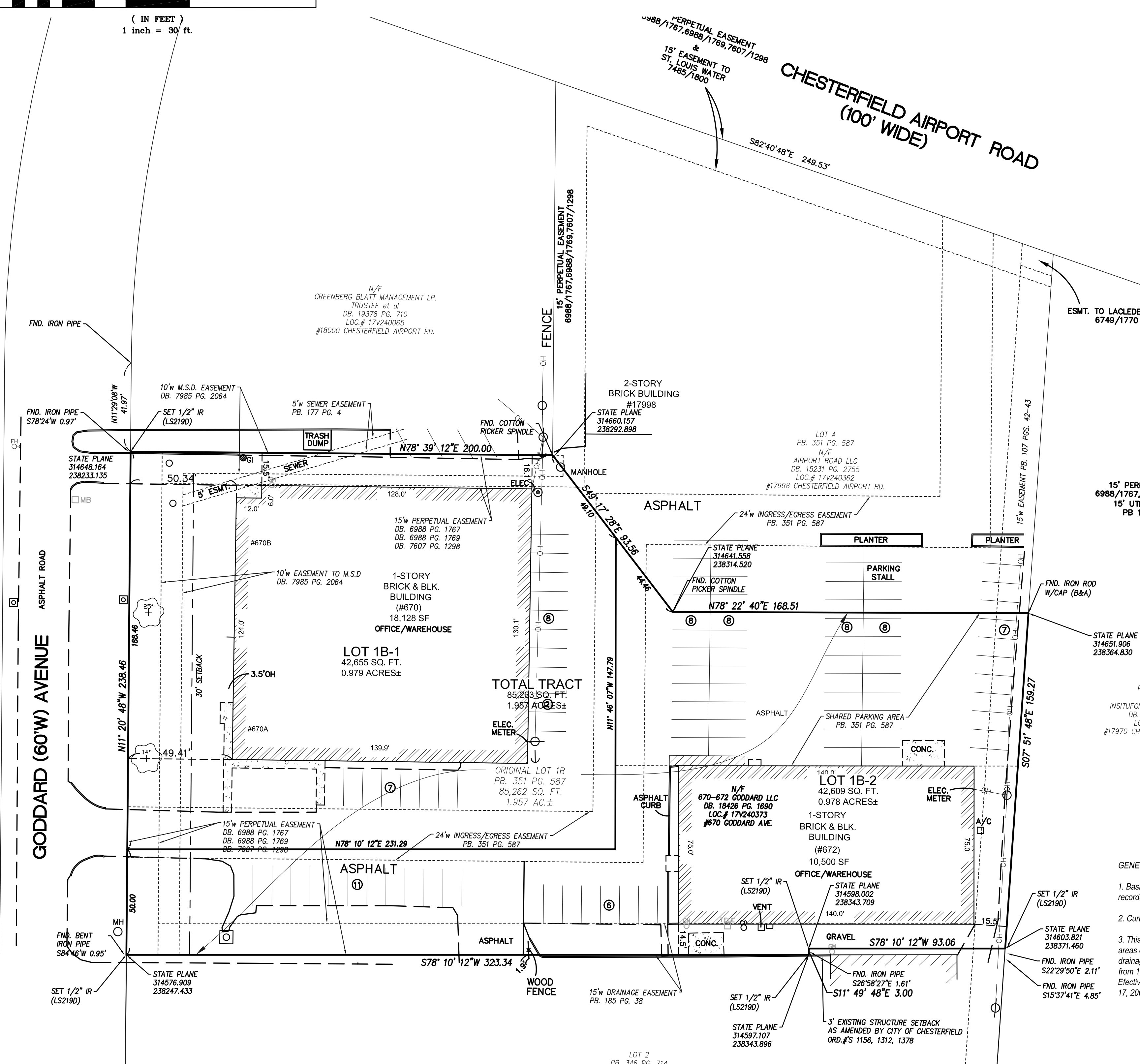
Project Grid Factor of 0.99991795 established by averaging the Grid Factors for SL-40 and SL-41.

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 herein 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 351, Page 587. The grid bearing along an Western line on this plat is found to be North 11 degrees 20 minutes 47 seconds West. The measured bearing labeled along the same line is North 11 degrees 21 minutes 16 seconds West 238.46 feet. The grid bearing from SL-40 to the most Northwest corner on this plat is South 50 degrees 35 minutes 08 seconds East 1152.320 meters with the scale factor applied.

This is to certify that the Record Plat of "LOT SPLIT PLAT OF LOT 1B OF NATOLI SUBDIVISION LOT 1" 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 Nelson, Mayor
Vickie Haas, City Clerk



PROPERTY DESCRIPTION
TOTAL TRACT
A tract of land being Lot 1B of "Natoli Subdivision Lot 1" a subdivision filed for record in Plat Book 351, Page 587 of the St. Louis County Recorder's Office, said tract being part of U.S. Survey 150 in 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 Southwest corner of Lot 1B of "Natoli Subdivision Lot 1" a subdivision filed for record in Plat Book 351, Page 587 of the St. Louis County Recorder's Office, said tract being part of U.S. Survey 150 in 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 Southwest corner of Lot 1B of "Natoli Subdivision Lot 1" a subdivision filed for record in Plat Book 351, Page 587 of the St. Louis County Recorder's Office, said tract being part of U.S. Survey 150 in 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:

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- GENERAL NOTE:
1. Basis of bearings for this plat is the plat of Natoli Subdivision Lot 1 as recorded in Plat Book 351, page 587.
 2. Current Zoning M-3 Planned Industrial - Ordinance 1430.
 3. This tract of land lies within Shaded Zone "X" (Areas of 500-year flood; areas of 100-year flood with an average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) per FIRMI Map Number: 29169C0120 H with an Effective Date of August 2, 1995 and Revised to reflect LOMR dated April 17, 2000.

ABBREVIATIONS	
C.O.	- CLEANOUT
D.B.	- DEED BOOK
E.	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.C.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYETHYLENE CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VITRIFIED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX

PREPARED BY:

LOT SPLIT PLAT
670-672 GODDARD AVE.

DANIEL EHLMANN P.L.S.
NO. P.L.S. #2218
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

DRAWN BY:	CHECKED BY:
AKL	D.M.E.
DATE:	JOB NO:
5/6/14	214-5321
M.S.D. P. #	BASE MAP #
P-XXXXXX-XX	XXXX
S.L.C. HAT #	HAT S.U.P. #
XXXX	XX-XXXX-XX
M.D.N.R. #	
MO-XXXXXXX	
SHEET TITLE:	

LOT SPLIT PLAT

SHEET NO.:
SHEET 1

PREPARED FOR:
NAI DESCO
8235 FORSYTH BLVD. SUITE 210
ST. LOUIS, MO. 63105
PHONE: (314) 994-4081

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

Exhibit 1

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