

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A MINOR SUBDIVISION PLAT FOR A 10.97 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF LONG ROAD AND EDISON ROAD. (17U120210 and 17U120100).

WHEREAS, CEDC on behalf of JLA Development, LLC has submitted for review and approval a Minor Subdivision Plat for the above referenced property located on the northeast corner of the intersection of Long Road and Edison Road; and,

WHEREAS, the purpose of said Minor Subdivision Plat is to re-subdivide a 10.97 acre tract of land into three (3) 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 Minor Subdivision Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Minor Subdivision Plat to the City Council; and,

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Minor Subdivision Plat.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Minor Subdivision Plat 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 Minor Subdivision Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

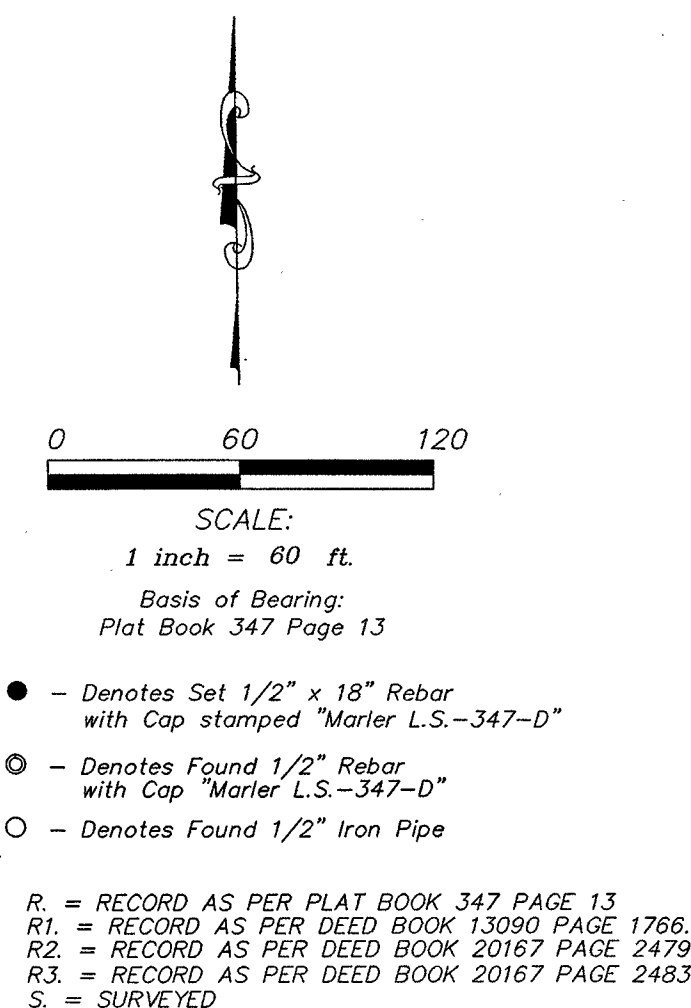
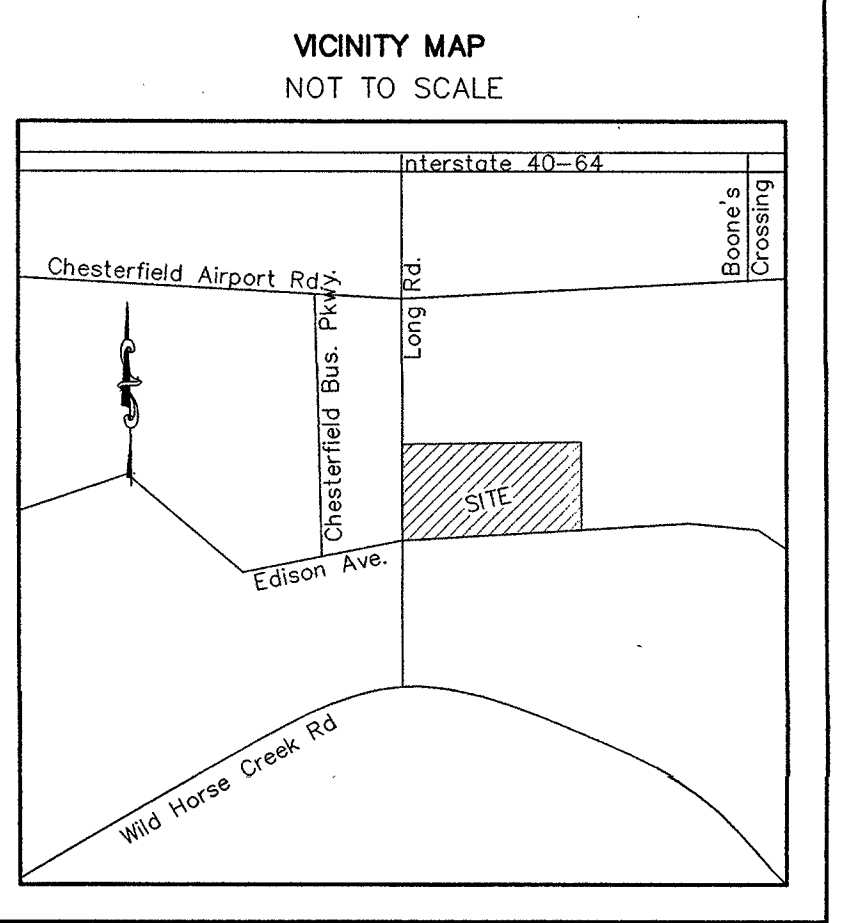
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015

MAYOR

ATTEST:

CITY CLERK



MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A
TRACT "A", "B" & "C" OF THE SUBDIVISION OF ADJUSTED PARCEL 2 (PLAT BOOK 347 PAGE 13) OF
A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER & PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN
& PART OF LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST.
 ZONED PLANNED COMMERCIAL (PER ORDINANCE NO. 2753)
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI

CITY OF CHESTERFIELD
 EXHIBIT 1

LINE LABEL CHART

L1 = N 89° 27' 00" W 14.01' (S)
 L2 = N 10° 33' 17" E 68.07' (S)

CURVE LABEL CHART

C1 = R=65.42' C=93.796
 D=25° 52' 53" D=08° 00' 41"
 L=44.78 (R & S)
 L=44.78 (R & S)

C2 = R=93.796 C=93.796
 D=08° 00' 41" D=08° 00' 41"
 L=44.78 (R & S)
 L=44.78 (R & S)

C3 = R=93.796 C=93.796
 D=08° 00' 41" D=08° 00' 41"
 L=44.78 (R & S)
 L=44.78 (R & S)

STATE PLANE COORDINATES

THE STATE PLANE COORDINATES WERE CALCULATED USING THE GPS RECEIVER RB ROYER(RTK) MODEL FROM TRIMBLE, BROADCASTING NAD 83(CORS 96)(EPOCH 2002), FROM THE GEOGRAPHIC REFERENCE SYSTEM STATION M05 (FIRST ORDER STATION). THE GRID FACTOR OF 999924985 WAS USED TO CONVERT THE BEARING LISTED ON THIS PLAT TO THE STATE PLANE SYSTEM. A COUNTER CLOCKWISE ROTATION OF 0.0034" IS NEEDED. FOR EXAMPLE, THE BEARING OF S 89° 27' 00" E WOULD BE S 89° 26' 06" E.

LAND DESCRIPTION FROM RECORD INFORMATION

ADJUSTED PARCEL 2

Adjusted Parcel 2 of a Boundary Adjustment Plat of Plat 4 of the Valley Center and part of Share 7 of the Estate of Peter Steffan and part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, according to the Plat recorded in Plat Book 347 Page 13 of the St. Louis County records, less and excepting therefrom that part conveyed to St. Louis Family Church, Inc. by Deed recorded in Book 11943 Page 250 and also excepting therefrom that part conveyed to the Monarch-Chesterfield Levee District by Deed recorded in Book 12277 Page 1848 and Book 12565 Page 336 and further excepting therefrom that part conveyed to the City of Chesterfield by Deed recorded in Book 13090 Page 1765.

Loc. # 17U12010

A tract of land being part of Lot 1 of the Partition of the Estate of Damian Kroenung in U. S. Survey 126, Township 45 North, Range 4 East, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the intersection of the North line of said Lot 1, with the East line of Long Road, 60 feet wide, thence Southwardly along said East line of Long Road South 00 degrees 59 minutes West 208.00 feet to an iron pipe, thence Eastwardly and parallel with said line of Long Road South 89 degrees 52 minutes East 178.00 feet to an old iron pipe, thence Northwardly and parallel with the East line of Long Road, North 00 degrees 59 minutes East 208.00 feet to an old iron pipe in the aforementioned North line of Lot 1, thence Westwardly along said North line North 58 degrees 52 minutes West 178.00 feet to the point of beginning.

LAND DESCRIPTION LOT A

A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSAPA LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:

Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical); thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar, being the point of beginning of the herein described tract; thence South 89 degrees 27 minutes 00 seconds East 5.00 feet to a set rebar; thence South 00 degrees 33 minutes 00 seconds West a distance of 356.19 feet to a set rebar; thence South 10 degrees 33 minutes 17 seconds West a distance of 68.07 feet to a set rebar on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of Edison Road, North 83 degrees 50 minutes 38 seconds West a distance of 61.22 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 89 degrees 35 minutes 38 seconds West a distance of 104.77 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 54 degrees 16 minutes 11 seconds West a distance of 124.83 feet to a found 1/2" rebar with cap stamped "Marler 347-D" being on the Eastern right of way line of Long Road; thence North 01 degrees 25 minutes 18 seconds East a distance of 217.02 feet to a found 1/2" rebar with cap stamped "Marler 347-D" on the Southern line of Deed Book 19344 Page 362; thence along the Southern line of said Deed Book, North 89 degrees 27 minutes 00 seconds West a distance of 14.01 feet to a set rebar; thence continuing along the Eastern right of way line of Long Road, North 01 degrees 24 minutes 00 seconds East a distance of 129.78 feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 283.31 feet to the point of beginning containing 114,328 square feet or 2.62 acres more or less as calculated by Marler Surveying Company, Inc. during April 2013.

LAND DESCRIPTION LOT B

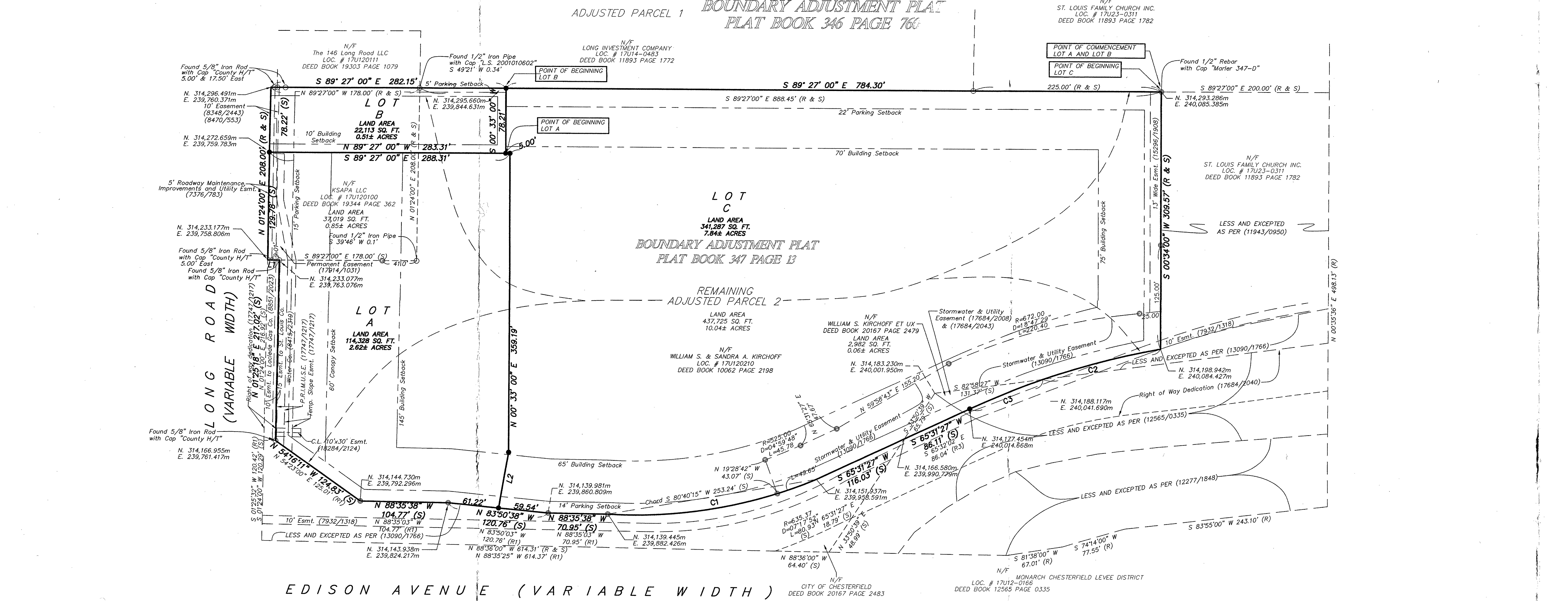
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:

Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical); thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar, being the point of beginning of the herein described tract; thence South 89 degrees 27 minutes 00 seconds East 5.00 feet to a set rebar on the Eastern right of way line of Long Road (Variable Width); thence along the Eastern right of way line of North 01 degrees 24 minutes 00 seconds East a distance of 78.22 feet to a set rebar; thence leaving said right of way line South 89 degrees 27 minutes 00 seconds East a distance of 282.15 feet to the point of beginning containing 22,113 square feet or 0.51 acre more or less as calculated by Marler Surveying Company April 2014.

LAND DESCRIPTION LOT C

A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Eastern line of Adjusted Parcel 2, South 00 degrees 34 minutes 00 seconds West a distance of 308.52 feet to a point on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of said Edison Road, in a West direction with a non-tangent curve turning to the left with a radius of 937.96 feet, having a chord bearing of South 75 degrees 46 minutes 19 seconds West a distance of 144.65 feet, and an arc length of 144.79 feet to a point being the Eastern corner of a tract conveyed to William S. Kirchoff (U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13 of the St. Louis County Land Records Office in St. Louis County, Missouri); thence continuing along the Northern right of way line of Edison Road, in a Southwesterly direction with a compound tangent curve turning to the left with a radius of 937.96 feet, having a chord bearing of South 68 degrees 29 minutes 13 seconds West and a chord distance of 28.32 feet, having a central angle of 05 degrees 49 minutes 32 seconds and an arc length of 85.37 feet to a point; thence South 65 degrees 31 minutes 27 seconds West a distance of 86.11 feet to a point being the Western corner of the aforementioned tract of land; thence South 65 degrees 31 minutes 27 seconds West a distance of 116.03 feet to a point; thence in a West direction with a non-tangent curve turning to the right with a radius of 585.42 feet, having a chord bearing of South 80 degrees 40 minutes 15 seconds West and a chord distance of 253.24 feet, and an arc length of 253.41 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 83 degrees 50 minutes 38 seconds West a distance of 59.54 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D"; thence leaving said right of way line, North 10 degrees 33 minutes 17 seconds East a distance of 68.07 feet to a set rebar (typical); thence North 00 degrees 33 minutes 00 seconds East a distance of 356.19 feet to a set rebar; thence North 89 degrees 27 minutes 00 seconds West a distance of 5.00 feet to a set rebar; thence North 00 degrees 33 minutes 00 seconds East a distance of 78.21 feet to a set rebar on the Northern line of Adjusted Parcel 2; thence South 89 degrees 27 minutes 00 seconds East a distance of 784.30 feet to the point of beginning containing 341,287 square feet or 7.84 acres more or less as calculated by Marler Surveying Company Inc. during April 2013.



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 ADJUSTED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "MONARCH CENTER, A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A".

ALL EASEMENTS REFERENCED WITH THE TITLE COMMITMENTS PROVIDED ARE SHOWN ON THIS PLAT. ACCESS EASEMENTS ARE TO BE CREATED ON SEPARATE DOCUMENTS.

WILLIAM S. AND SANDRA A. KIRCHOFF

WILLIAM S. KIRCHOFF SANDRA A. KIRCHOFF, HIS WIFE

KSAPA LLC

NOTARY PUBLIC

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

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED WILLIAM S. AND SANDRA A. KIRCHOFF, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED EARL LARSON, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF KSAPA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND SAID PERSON ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT ON BEHALF OF SAID COMPANY DULY AUTHORIZED, AND ACKNOWLEDGED SAID INSTRUMENT AS THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

LIEN HOLDER SCRIPT

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JONS IN AND APPROVES THIS BOUNDARY ADJUSTMENT PLAT OF "MONARCH CENTER, A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" AND HEREBY SUBORDINATES SAID DEED OF TRUST TO SAID PLAT.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____, 20____.

(PRINTED NAME/TITLE) (SIGNATURE)

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

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____ OF _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ 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 _____ AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HERETO 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 OF TRUST RECORDED IN BOOK 19303 PAGE 1573 OF THE ST. LOUIS COUNTY LAND RECORDS JONS IN AND APPROVES THIS BOUNDARY ADJUSTMENT PLAT OF "MONARCH CENTER, A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" AND HEREBY SUBORDINATES SAID DEED OF TRUST TO SAID PLAT.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____, 20____.

CASS COMMERCIAL BANK

BY: _____

PRINTED NAME: _____

TITLE: _____

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

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____ OF CASS COMMERCIAL BANK, 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 _____ AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY SCRIPT

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20____, AND THAT THE CITY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATIONS, MAYOR

WOMIE HASS, CITY CLERK

RECORDED
 City of Chesterfield
 DEC 3 1 2014
 Department of Public Services

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT AT THE REQUEST OF WILLIAM S. AND SANDRA A. KIRCHOFF, WE HAVE DURING THE MONTH OF DECEMBER 2011, PERFORMED A BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY ON ADJUSTED PARCEL 2 OF A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER AND PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN AND PART OF LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, A SUBDIVISION RECORDED IN PLAT BOOK 347 PAGE 13 AND A TRACT CONVEYED BY DEED BOOK 20167 PAGE 2479 OF THE ST. LOUIS COUNTY RECORDS, IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND HAVE CAUSED THE SAME TO BE ADJUSTED IN THE MANNER SHOWN ON THIS PLAT AND SHALL BE KNOWN HEREAFTER AS "MONARCH CENTER, A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A". 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 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.040) EFFECTIVE 12/30/94, AND LAST REVISED APRIL OF 2011. (URBAN CLASS PROPERTY).

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 30th DAY OF DECEMBER, 2011.

WILLIAM S. AND SANDRA KIRCHOFF
 17627 WILD HORSE CREEK ROAD
 CHESTERFIELD, MO 63005
 Phone: (636)-537-6833

OWNER INFORMATION
 KSAPA LLC
 240 LAND ROAD
 CHESTERFIELD, MO 63005
 Phone: (636)-537-0447

CONTACT INFORMATION
 ORDERED BY:
 CIVIL ENGINEERING DESIGN
 CONSULTANTS, INC.
 ATTN: BRANDON HARP
 11402 GRAVVOIS RD.
 SUITE #100
 ST. LOUIS, MO 63126
 (314) 729-1400

DEPUTY C.B.
 CHK'D BY: _____ M.P.R.

MARLER SURVEYING COMPANY, INC.
 11402 GRAVVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
 402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-6684 (735) 860-8606 FAX
 email: marler@marlersurveying.net