

City Council Memorandum

Department of Public Services

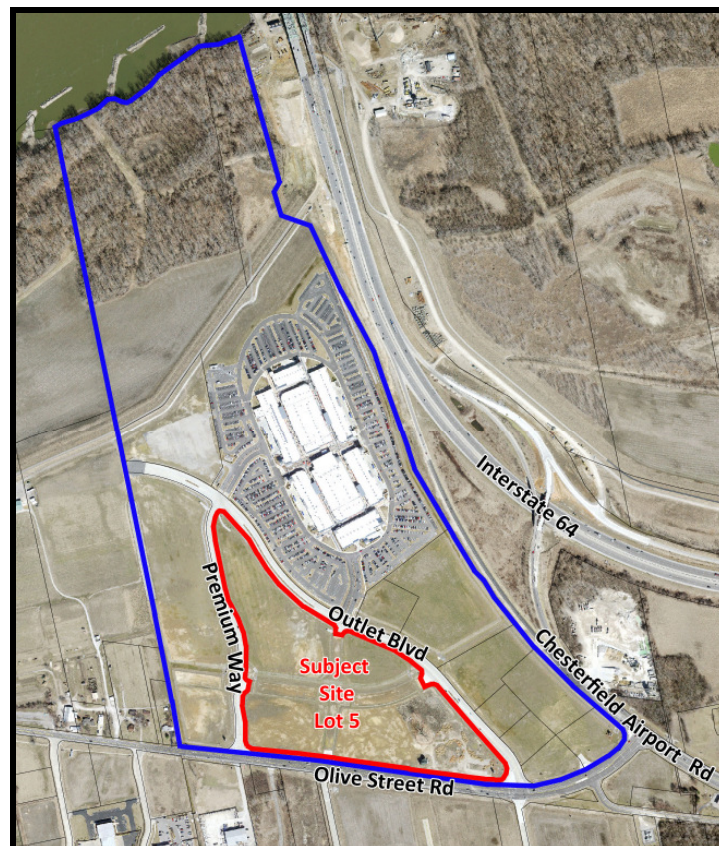


To: Michael Herring, City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: February 4, 2015
CC Date: **February 18, 2015**
Re: **Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5:** A Record Plat for a 29.897 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Blue Valley LLC., has submitted a request for a Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5. The purpose of this plat is to establish six (6) lots for development and to provide for necessary infrastructure.

On January 26, 2015, the Planning Commission recommended approval of the Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5 with a vote of 6-0.

Attached to the legislation, please find a copy of the Record Plat.



BILL NO. __3022

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 5, A 29.897 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 5; and,

WHEREAS, the purpose of said Record Plat is to re-subdivide a 29.897 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 Unified Development Code 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; and,

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

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 5, which is made part hereof and attached hereto as Exhibit 1; 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 _____, 2015.

MAYOR

ATTEST:

CITY CLERK

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 5 OF CHESTERFIELD BLUE VALLEY PLAT ONE"

BLUE VALLEY AVENUE, 62' wide and BRASHER STREET, 50' wide, which for better identification is shown as hatched on this plat, together with all roundings located at the street intersections are hereby dedicated to the City of Chesterfield, Missouri for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri American Water Company, Ameren-Missouri Company, Laclede Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communication, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, 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, storm water improvements and drainage facilities. It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Certain existing BMP Reserve areas as established by a Maintenance Agreement recorded in Book 20067, Page 1132 and/or Chesterfield Blue Valley Plat One as recorded in Plat Book 360, Pages 256-259 of the St. Louis County Records, the extents of which are shown hatched are eliminated by document recorded Book 21347, page 455 and no longer required for BMPs.

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 2030-10 of the Department of Insurance, Financial Institutions and Professional Regulation. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

The area which for better identification is shown hatched on this plat is hereby established as an INGRESS/EGRESS, CROSS ACCESS reserved by the present and future owners of Lots 5D-1, 5D-2 and 5D-3 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from Outlet Boulevard, Premium Way and Brasher Street. No such easement shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of said Lot 5D-1, 5D-2 and Lot 5D-3, and the easement hereby established shall apply fully to and from said easement, and said easement shall be perpetual and further shall run with the real estate.

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.

This subdivision is also subject to the Tract Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Lots created by Resubdivision of Lot 5 of Chesterfield Blue Valley Plat One which will be recorded contemporaneously with this plat.

Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of 20__

CHESTERFIELD BLUE VALLEY, L.L.C. 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, L.L.C. a Missouri limited liability company, and (b) WOLFE PROPERTIES, L.L.C. is the Manager of CHESTERFIELD BLUE VALLEY, L.L.C. 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 by 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 (ii) 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.

My commission expires: Notary Public

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 of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown herein.

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.

My commission expires: Notary Public

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 thereby authorizes the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deed

Bob Naton, Mayor Vickie Hass, City Clerk

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

A RESUBDIVISION OF LOT 5 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 29.897 AC±

PROPERTY DESCRIPTION

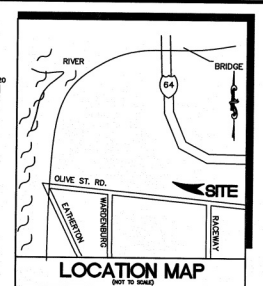
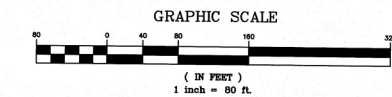
A tract of land being all of Lot 5 of Chesterfield Blue Valley Plat One, a subdivision according to the plat thereof as recorded in Plat Book 360, pages 256 through 259 of the St. Louis County Records, located in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

LEGEND

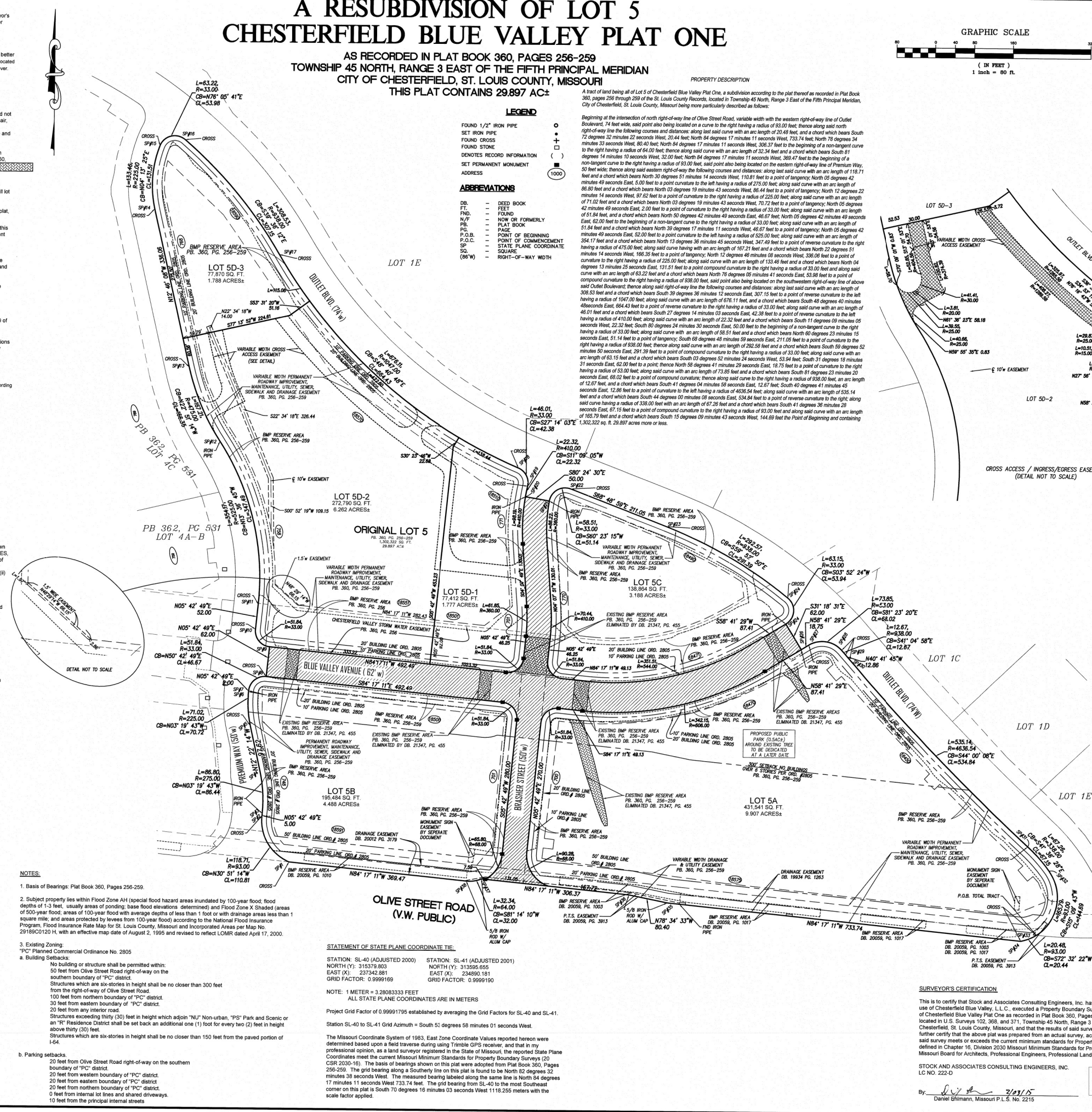
- FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
DENOTES RECORD INFORMATION
SET PERMANENT MONUMENT
ADDRESS

ABBREVIATIONS

- DB. - DEED BOOK
FT. - FEET
FOUND - FOUND
N/P - NOW OR FORMERLY
P.B. - PLAT BOOK
P.C. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
S.D. - SECTION
S.W. - STATE PLANE COORDINATE
S.W. - SECTION AND WESTING
(R/W) - RIGHT-OF-WAY WIDTH



STOCK & ASSOCIATES Consulting Engineers, Inc. 257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 538-8000 FAX: (636) 538-9300 e-mail: general@stockandassociates.com Web: www.stockandassociates.com



STATE PLANE COORDINATES (METERS)

Table with 2 columns: Station ID and Coordinates (Easting, Northing). Includes stations 1 through 38.

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): 234890.181
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 0.9999175 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 using Trimble 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 Boundaries (20 CSR 2030-16). The bearings shown on this plat were adopted from Plat Book 360, Pages 256-259. The grid bearing along a Southerly line on this plat is found to be North 52 degrees 32 minutes 38 seconds West. The measured bearing labeled along the same line is North 54 degrees 17 minutes 11 seconds West 733.74 feet. The grid bearing from SL-40 to the most Southeast corner on this plat is South 70 degrees 16 minutes 03 seconds West 1118.255 meters with the scale factor applied.

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, L.L.C., executed a Property Boundary Survey and Record Plat of a tract of land being Lot 5 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 herein. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 200 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 Grimman, Missouri P.L.S. No. 2215

CITY OF CHESTERFIELD

EXHIBIT 1

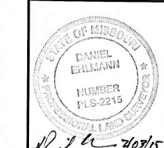
RESUBDIVISION PLAT

1 OF 1

PREPARED BY:

RESUBDIVISION PLAT

18675 OLIVE STREET ROAD CHESTERFIELD, MISSOURI



REVISIONS: 1. 1/8/2015: REVISED BMP AREAS PER MSD COMMENTS 2. 2/20/2015: REVISED SCRIPT PER CLIENT COMMENTS

Table with columns: DRAWN BY, CHECKED BY, DATE, WALK #, PLS #, BASE MAP, MAKE #, NO. OF SHEETS, SHEET NO.