ORDINANCE NO.

### AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1G AND 1H OF CHESTERFIELD BLUE VALLEY FOR A 10.333 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED AT 18481 AND 18497 OUTLET BOULEVARD (17W540133 AND 17W540122).

**WHEREAS,** Stock and Associates Consulting Engineers, Inc., has submitted for review and approval the Boundary Adjustment Plat for a 10.333 acre tract of land zoned "PC" Planned Commercial District located west of Outlet Boulevard, north of its intersection with Olive Street Road; and,

**WHEREAS,** the purpose of said Boundary Adjustment Plat is to adjust the lot sizes; and,

**WHEREAS,** the Department of Public Services has reviewed the Boundary Adjustment 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 Boundary Adjustment Plat to the City Council; and,

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

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

**Section 1.** The Boundary Adjustment 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 Boundary Adjustment 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

		LEGEND				· · · · · · ·	
	•	BENCH MARK					
·		Found Iron Rod Found Iron Pipe					
•		RIGHT OF WAY MARKER				· · · ·	
• .		SET IRON ROD		50	0 25 5		
` <i>:</i>	AB	BREVIATIONS					
	C.O DB. FT FND	- I COND			•	( IN FEET ) inch = 50 ft.	
	N/F PB. PG P.O.B. P.O.C COMME	- PAGE - POINT OF BEGINNING					
• • •	SQ. (86W) ( )	- SQUARE - RIGHT-OF-WAY WIDTH			· · · ·		
		FICATION					
•	certificate set forth	OWNER OF THE TRACT OF LAND HE below, has caused the same to division shall be known as:	erein platted and furthe b be surveyed and subd	er described in the livided in the manner	surveyor's shown on		
		"BOUNDARY ADJUSTM RESUBDIVISION OF LOT 1 O			ie"	· · · · · · · · · · · · · · · · · · ·	

# recording of this plat.

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

The area which for better identification as shown hatchured hereby established as a INGRESS/EGRESS, CROSS ACCESS Easement reserved by the present and future owners of Adjusted Lots 1H and 1G 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. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Adjusted Lots 1H and 1G, and the easement hereby established shall apply fully to such altered accessway, 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 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, which is recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ of the St. Louis County Missouri real estate records.

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

IN WITNESS THEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_

CHESTERFIELD BLUE VALLEY, LLC, a Missouri limited liability company

By: Wolfe Properties, LLC

Title: Manager of Chesterfield Blue Valley, LLC

R. Dean Wolfe Title: Manager Wolfe Properties, LLC

STATE OF MISSOURI

COUNTY OF ST. LOUIS

\_\_\_\_\_, 20\_\_\_, before me appeared R. DEAN WOLFE, personally known to me. On this \_\_\_\_ day of 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 promissory note secured by Deed of Trust, Security Agreement and Fixture Filing, recorded in Book 17556, Page 1759, as amended in Book 17834, Page 1174; Book 18345, Page 2635; Book 18638, Page 1660; and Book 19154, Page 3033 of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon. IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this \_\_\_\_\_day of \_\_\_\_\_, 2015.

MONTGOMERY BANK, NA

STATE OF MISSOURI

SS COUNTY OF

\_\_\_\_\_, 2015, before me appeared On this \_\_\_, personally known to me, who being by me duly sworn, did say that he is the \_\_\_\_\_ of MONTGOMERY BANK, NA, a national banking association, and acknowledged to me that (i) he has the authority to bind said national banking association; and (ii) he executed the foregoing Subdivision Plat as the free act and deed of said national banking association. 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:

PREPARED FOR: CHESTERFIELD BLUE VALLEY, L.L.C.

7711 Bonhomme Avenue, Suite 901 CLAYTON, MISSOURI 63105 ATTN: MR. DEAN WOLFE

## NOTES:

1. Basis of Bearings: Plat Book 360, Pages 256-259. Graphically)

S72° 56' 05"E

L=15.43'

VARIABLE WIDTH

UTILITY EASEMENT -

P.O.B. TOTAL TRACT & ADJUSTED LOT 1H P.O.C ADJUSTED LOT 1G

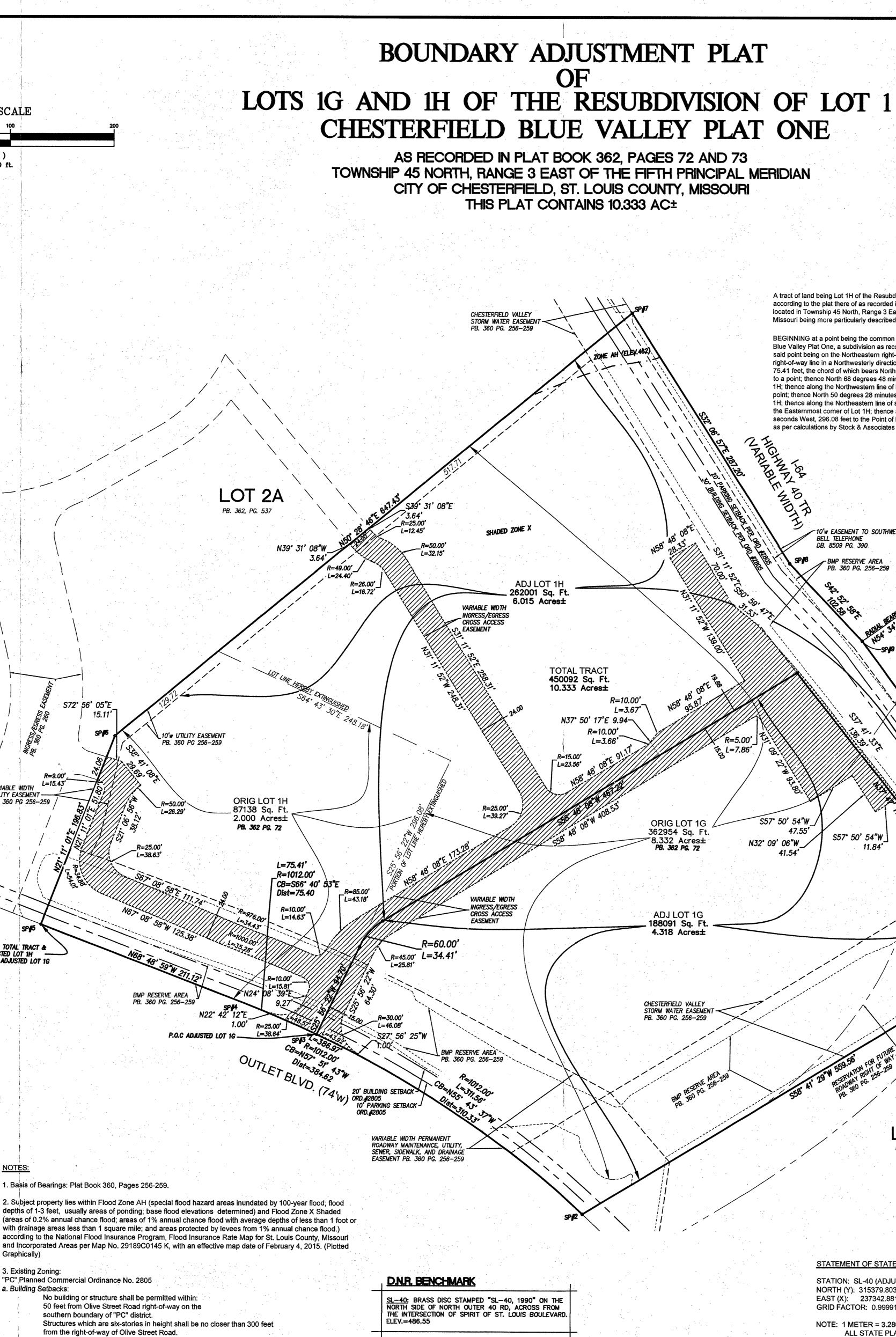
PB. 360 PG 256-259 /

15.1

SP#

3. Existing Zoning: "PC" Planned Commercial Ordinance No. 2805 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. 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. every two (2) feet in height above thirty (30) feet.

b. Parking setbacks. 20 feet from western boundary of "PC" district. 20 feet from eastern boundary of "PC" district 20 feet from northern boundary of "PC" district. 0 feet from internal lot lines of "PC" district. 10 feet from the principal internal streets



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 Structures which are six-stories in height shall be no closer than 150 feet from the paved portion of

20 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.

his is to certify that "Boundary Adjustment Plat of Lots 1G and 1H of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One" 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 Boundary Adjustment Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor

Vickie Hass, City Clerk

**ORIGINAL LOT** 

A tract of land being Lot 1H of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision according to the plat there of as recorded in Plat Book 362, Pages 72 and 73 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:

BEGINNING at a point being the common corner of Lots 1G and 1H of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision as recorded in Plat Book 362, Page 72 and 73 of the St. Louis County Records; said point being on the Northeastern right-of-way line of Outlet Blvd. (74 feet wide); thence along said Northeaster right-of-way line in a Northwesterly direction along a curve to the left having a radius of 1012.0 feet, an arc length of 75.41 feet, the chord of which bears North 66 degrees 40 minutes 53 seconds West, a chord distance of 75.40 feet to a point; thence North 68 degrees 48 minutes 59 seconds West, 211.12 feet to the Westernmost corner of said Lot 1H; thence along the Northwestern line of Lot 1H North 21 degrees 11 minutes 01 seconds East, 196.83 feet to a point; thence North 50 degrees 28 minutes 46 seconds East, 129.72 feet to the Northwestern most corner of said Lot 1H; thence along the Northeastern line of said Lot 1H South 64 degrees 43 minutes 30 seconds East, 248.18 feet to the Easternmost corner of Lot 1H; thence along the Southeastern line of Lot 1H South 25 degrees 56 minutes 22 seconds West, 296.08 feet to the Point of Beginning and containing 87,138 square feet or 2.000 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc.

-10'W EASEMENT TO SOUTHWESTERN DB. 8509 PG. 390

47.55**'** 

S57° 50' 54"W S57° 50' 54"W

CHESTERFIELD VALLEY STORM WATER EASEMENT PB. 360 PG. 256-259

LOT 1C

PB. 362, PG. 72

STATE PLANE COORDINATE TABLE (METERS)						
NO.	NORTH	EAST				
1	315308.6643	236327.3892				
2	315224.5176	236179.0578				
3	315280.131	236102.5567				
4	315289.8647	236081.741				
5	315314.9302	236022.4789				
6	315370.1791	236045.8471				
7	315491.0576	236201.807				
8	315415.5407	236246.0648				
9	315391.996	236266.6332				

STATEMENT OF STATE PLANE COORDINATE TIE:

NORTH (Y): 315379.803 EAST (X): 237342.881 GRID FACTOR: 0.9999169

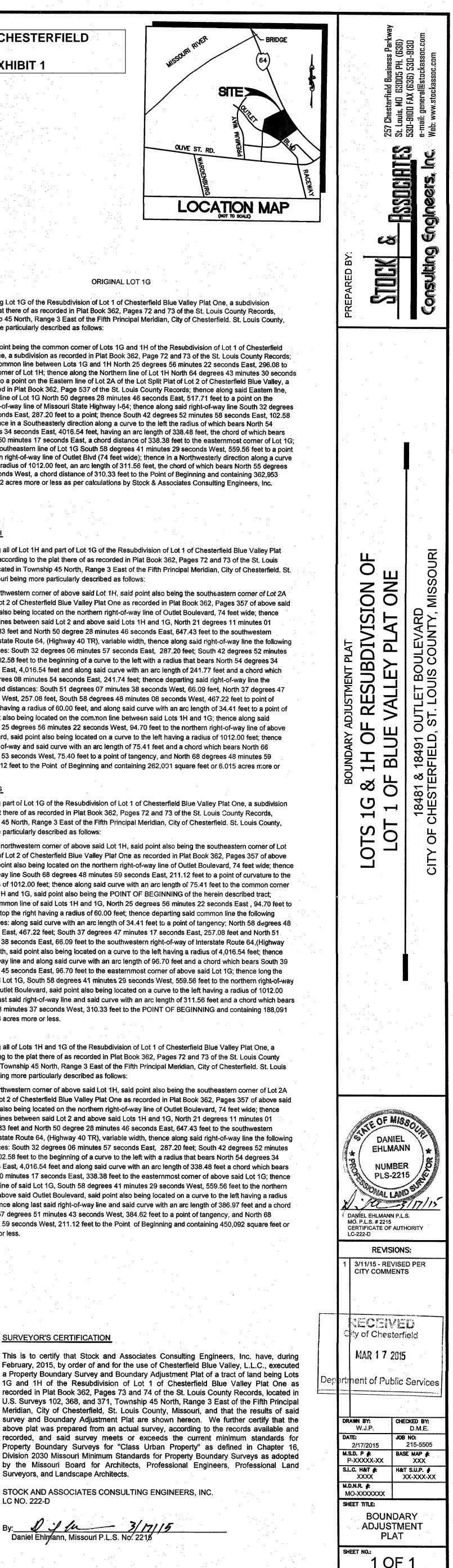
STATION: SL-40 (ADJUSTED 2000) STATION: SL-41 (ADJUSTED 2001) NORTH (Y): 313595.655 EAST (X): 234890.181 GRID FACTOR: 0.9999190

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 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 360, Pages 256-259. The grid bearing along an Eastern line on this plat is found to be North 22 degrees 55 minutes 35 seconds East. The measured bearing labeled along the same line is North 21 degrees 11 minutes 01 seconds East 196.83 feet. The grid bearing from SL-40 to the most Northwest corner on this plat is South 87 degrees 11 minutes 14 seconds West 1321.995 meters with the scale factor applied.

**CITY OF CHESTERFIELD EXHIBIT 1** 



A tract of land being Lot 1G of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision according to the plat there of as recorded in Plat Book 362, Pages 72 and 73 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:

BEGINNING at a point being the common corner of Lots 1G and 1H of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision as recorded in Plat Book 362, Page 72 and 73 of the St. Louis County Records; thence along the common line between Lots 1G and 1H North 25 degrees 56 minutes 22 seconds East, 296.08 to the Easternmost corner of Lot 1H; thence along the Northern line of Lot 1H North 64 degrees 43 minutes 30 seconds West, 248.18 feet to a point on the Eastern line of Lot 2A of the Lot Split Plat of Lot 2 of Chesterfield Blue Valley, a subdivision recorded in Plat Book 362, Page 537 of the St. Louis County Records; thence along said Eastern line, being the Western line of Lot 1G North 50 degrees 28 minutes 46 seconds East, 517.71 feet to a point on the Southwestern right-of-way line of Missouri State Highway I-64; thence along said right-of-way line South 32 degrees 06 minutes 57 seconds East, 287.20 feet to a point; thence South 42 degrees 52 minutes 58 seconds East, 102.58 feet to a point; thence in a Southeasterly direction along a curve to the left the radius of which bears North 54 degrees 34 minutes 34 seconds East, 4016.54 feet, having an arc length of 338.48 feet, the chord of which bears South 37 degrees 50 minutes 17 seconds East, a chord distance of 338.38 feet to the easternmost corner of Lot 1G; thence along the Southeastern line of Lot 1G South 58 degrees 41 minutes 29 seconds West, 559.56 feet to a point on the Northeastern right-of-way line of Outlet Blvd (74 feet wide); thence in a Northwesterly direction along a curve to the left having a radius of 1012.00 feet, an arc length of 311.56 feet, the chord of which bears North 55 degrees 43 minutes 37 seconds West, a chord distance of 310.33 feet to the Point of Beginning and containing 362,953 square feet or 8.332 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc.

## ADJUSTED LOT 1H

A tract of land being all of Lot 1H and part of Lot 1G of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision according to the plat there of as recorded in Plat Book 362, Pages 72 and 73 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

Beginning at the northwestern corner of above said Lot 1H, said point also being the southeastern corner of Lot 2A of Lot Split Plat of Lot 2 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 357 of above said records, said point also being located on the northern right-of-way line of Outlet Boulevard, 74 feet wide: thence along the common lines between said Lot 2 and above said Lots 1H and 1G, North 21 degrees 11 minutes 01 seconds East, 196.83 feet and North 50 degree 28 minutes 46 seconds East, 647.43 feet to the southwestern right-of-way of Interstate Route 64, (Highway 40 TR), variable width, thence along said right-of-way line the following courses and distances: South 32 degrees 06 minutes 57 seconds East, 287.20 feet; South 42 degrees 52 minutes 58 seconds East, 102.58 feet to the beginning of a curve to the left with a radius that bears North 54 degrees 34 minutes 34 seconds East, 4,016.54 feet and along said curve with an arc length of 241.77 feet and a chord which bears South 37 degrees 08 minutes 54 seconds East, 241.74 feet; thence departing said right-of-way line the following courses and distances: South 51 degrees 07 minutes 38 seconds West, 66.09 feet, North 37 degrees 47 minutes 17 seconds West, 257.08 feet, South 58 degrees 48 minutes 08 seconds West, 467.22 feet to point of curvature to the left having a radius of 60.00 feet, and along said curve with an arc length of 34.41 feet to a point of tangency, said point also being located on the common line between said Lots 1H and 1G; thence along said common line, South 25 degrees 56 minutes 22 seconds West, 94.70 feet to the northern right-of-way line of above said Outlet Boulevard, said point also being located on a curve to the left having a radius of 1012.00 feet; thence along last said right-of-way and said curve with an arc length of 75.41 feet and a chord which bears North 66 degrees 40 minutes 53 seconds West, 75.40 feet to a point of tangency, and North 68 degrees 48 minutes 59 seconds West, 211.12 feet to the Point of Beginning and containing 262,001 square feet or 6.015 acres more or

## ADJUSTED LOT 1G

A tract of land being part of Lot 1G of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision according to the plat there of as recorded in Plat Book 362, Pages 72 and 73 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:

Commencing at the northwestern corner of above said Lot 1H, said point also being the southeastern corner of Lot 2A of Lot Split Plat of Lot 2 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 357 of above said records, said point also being located on the northern right-of-way line of Outlet Boulevard, 74 feet wide; thence along said right-of-way line South 68 degrees 48 minutes 59 seconds East, 211.12 feet to a point of curvature to the right having a radius of 1012.00 feet; thence along said curve with an arc length of 75.41 feet to the common corner of above said Lots 1H and 1G, said point also being the POINT OF BEGINNING of the herein described tract; thence along the common line of said Lots 1H and 1G, North 25 degrees 56 minutes 22 seconds East, 94.70 feet to a point of curvature top the right having a radius of 60.00 feet; thence departing said common line the following courses and distances: along said curve with an arc length of 34.41 feet to a point of tangency; North 58 degrees 48 minutes 08 seconds East, 467.22 feet; South 37 degrees 47 minutes 17 seconds East, 257.08 feet and North 51 degrees 07 minutes 38 seconds East, 66.09 feet to the southwestern right-of-way of Interstate Route 64,(Highway 40 TR), variable width, said point also being located on a curve to the left having a radius of 4,016.54 feet; thence along said right-of-way line and along said curve with an arc length of 96.70 feet and a chord which bears South 39 degrees 33 minutes 45 seconds East, 96.70 feet to the easternmost corner of above said Lot 1G; thence long the southern line of said Lot 1G, South 58 degrees 41 minutes 29 seconds West, 559.56 feet to the northern right-of-way line of above said Outlet Boulevard, said point also being located on a curve to the left having a radius of 1012.00 feet; thence along last said right-of-way line and said curve with an arc length of 311.56 feet and a chord which bears North 55 degrees 43 minutes 37 seconds West, 310.33 feet to the POINT OF BEGINNING and containing 188,091 square feet or 4.318 acres more or less.

## TOTAL TRACT

A tract of land being all of Lots 1H and 1G of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision according to the plat there of as recorded in Plat Book 362, Pages 72 and 73 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:

Beginning at the northwestern corner of above said Lot 1H, said point also being the southeastern corner of Lot 2A of Lot Split Plat of Lot 2 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 357 of above said records, said point also being located on the northern right-of-way line of Outlet Boulevard, 74 feet wide; thence along the common lines between said Lot 2 and above said Lots 1H and 1G, North 21 degrees 11 minutes 01 seconds East, 196.83 feet and North 50 degree 28 minutes 46 seconds East, 647.43 feet to the southwestern right-of-way of Interstate Route 64, (Highway 40 TR), variable width, thence along said right-of-way line the following courses and distances: South 32 degrees 06 minutes 57 seconds East, 287.20 feet; South 42 degrees 52 minutes 58 seconds East, 102.58 feet to the beginning of a curve to the left with a radius that bears North 54 degrees 34 minutes 34 seconds East, 4,016.54 feet and along said curve with an arc length of 338.48 feet a chord which bears South 37 degrees 50 minutes 17 seconds East, 338.38 feet to the easternmost corner of above said Lot 1G; thence along the southern line of said Lot 1G, South 58 degrees 41 minutes 29 seconds West, 559.56 feet to the northern right-of-way line of above said Outlet Boulevard, said point also being located on a curve to the left having a radius of 1012.00 feet; thence along last said right-of-way line and said curve with an arc length of 386.97 feet and a chord which bears North 57 degrees 51 minutes 43 seconds West, 384.62 feet to a point of tangency, and North 68 degrees 48 minutes 59 seconds West, 211.12 feet to the Point of Beginning and containing 450,092 square feet or 10.333 acres more or less.

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during February, 2015, by order of and for the use of Chesterfield Blue Valley, L.L.C., executed a Property Boundary Survey and Boundary Adjustment Plat of a tract of land being Lots 1G and 1H of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 73 and 74 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 Boundary Adjustment 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