



## VII. B.

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June 4, 2008

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

The Planning Commission agenda for **June 11, 2008** will include the following item for your consideration:

**Sentrus Place:** Record Plat for a 23.4 acre tract of land zoned "PI" Planned Industrial District located north of Chesterfield Airport Road across from the intersection with Cepi Drive.

Dear Planning Commission:

Stock & Associates, has submitted, on behalf of Phase Two Investments, L.L.C. a Record Plat for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

### **BACKGROUND**

1. On April 16, 2007, the City of Chesterfield approved Ordinance 2346 which changed the zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District.

### **PURPOSE**

The purpose of the record plat is to record a 23.4 acre tract of land into nine (9) lots for the development of those lots.

### **DEPARTMENTAL INPUT**

The submittal is in compliance with all applicable City of Chesterfield ordinances. The Department of Planning requests action on the Record Plat.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP  
Senior Planner of Plan Review

Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments: Record Plat

**OWNER'S CERTIFICATION:**

We, the undersigned owner of the tract of land described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown hereon and said subdivision shall hereafter be known as "SENTRUS PLACE". Building lines shown on this plat are hereby established.

The 40 feet wide SENTRUS PLACE and LONG ROAD CROSSING DRIVE, shown 'hatched' hereon, are hereby dedicated to the City of Chesterfield for public use forever.

The 15 feet wide cross-access easements and the variable width cross-access easement, shown 'cross-hatched' hereon, are hereby established as cross-access/ingress/egress easements, reserved by the present and future owners of Lots 1 through 9 inclusive of "SENTRUS PLACE", and their prospective successors and assigns, their tenants, subtenants, licensees, and their representatives, customers and invitees, and the present and future owners of a tract of land conveyed to DMT, LLC by instrument recorded in Deed Book 13004, Page 982 in the Recorder of Deeds office of St. Louis County, Missouri, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobile, passenger vehicles and trucks to and from Chesterfield Airport Road. The owners of Lots 1 through 9 inclusive 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. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots 1 through 9 inclusive and the easements hereby established shall apply fully to such altered access way, and said easements shall be perpetual, and further shall run with the real estate.

The variable-width cross-access easement, shown 'cross-hatched' hereon, is hereby established as a cross-access ingress/egress easement, reserved by the present and future owners of Lots through 9 inclusive of "SENTRUS PLACE", and their prospective successors and assigns, their tenants, subtenants, licensees, and their representative officers, employees, agents, representatives, customers and invitees, and the present and future owners of a tract of land conveyed to DMT, LLC by instrument recorded in Deed Book 13004, Page 982 in the Recorder of Deeds office of St. Louis County, Missouri, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobile, passenger vehicles and trucks to and from Chesterfield Airport Road. The owners of above said parcels 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. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the above said parcels, and the easement hereby established shall apply fully to such altered access way, and said easement shall be perpetual, and further shall run with the real estate.

The "BMP Reserve Areas", shown [ ] hereon are hereby reserved by the owners and tenants of the tract of land, and their successors and assigns, for the exclusive right to build and maintain a sewer or sewers, detention basin, including storm water quality improvements, on the area of ground which have been identified on this plat, and to use such additional space adjacent to the "BMP Reserve Areas" so reserved as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including storm water quality improvements, and they may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid sewer or sewers, including storm water quality improvements, and may assign their rights in this reserved area to the State, County, City or other political subdivision of the State. The easement hereby reserved is irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated the \_\_\_ day of \_\_\_, 2008, as recorded in Book \_\_\_, Page \_\_\_ of the St. Louis County, Missouri records.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to City of Chesterfield, Missouri, American Water Company, LaClede Gas Company, AmerenUE db/a Union Electric Company, AT&T, The Metropolitan St. Louis Sewer District, the relevant cable company, and their successors and assigns as their interests may appear, for the purpose of improving, constructing, maintaining, and repairing public utilities and sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for excavation and storage of materials during installation, repair or replacement of said utilities, sewers or drainage facilities.

The temporary construction license is dedicated to St. Louis County for reconstruction of walkways. Once work has been completed, this temporary construction license will become null and void.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set, with the exception that the front lot corners may be monumented by notices or crosses cut in the concrete pavement on the prolongation of the lot lines within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 4 CSR 30-16.090 of the Missouri Department of Economic Development. 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 WHEREOF, the parties afove hereunto set their hand this \_\_\_ day of \_\_\_, 2008.

PHASE II INVESTMENTS, LLC

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

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

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

On this \_\_\_ day of \_\_\_, 2008 before me appeared \_\_\_\_\_ to me known, and who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of Phase II Investments, LLC, a Missouri Limited Liability Company, and that said instrument was signed and sealed on behalf of said limited liability company, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

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

Notary Public \_\_\_\_\_

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

My Commission Expires \_\_\_\_\_

**CITY CERTIFICATION:**

This is to certify that the Record Plat of "SENTRUS PLACE" was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on the \_\_\_ day of \_\_\_, 2008, and thereby authorized the recording of this Record Plat with the Office of the St. Louis County Recorder of Deeds.

By: \_\_\_\_\_  
John Nations, Mayor

By: \_\_\_\_\_  
Judy Naggar, City Clerk

**SENTRUS PLACE**

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2 OF SUBDIVISION OF RICHARD H. STEVENS FARM, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

The undersigned holder or legal owner of note secured by Deed of Trust Recorded in Book \_\_\_\_\_ of the St. Louis County Records, joins in and approves, in every detail, this Subdivision Plat of "Sentrus Place".

IN TESTIMONY WHEREOF, we have hereunto set our and affixed our corporate seal in the County of \_\_\_\_\_ and State of \_\_\_\_\_ the day and year first above written.

Lender \_\_\_\_\_

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

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

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

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

On this \_\_\_ day of \_\_\_, 2008 before me appeared \_\_\_\_\_ to me known, and who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that the instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

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

Notary Public \_\_\_\_\_

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

My Commission Expires \_\_\_\_\_

**NOTES:**

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively U.S. Title Guaranty Company agent for Transnation Title Insurance Company, Title Commitment No. 6-24586, with an effective date of September 1, 2006 at 8:00 a.m. for research of vesting title, easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- (2) Subject property lies within Flood Zone "X" (area of 500-year flood, area of 100-year flood with average depths of less one (1) foot or with drainage area less than one (1) square mile, and areas protected by levee from 100-year flood) and Flood Zone "A1H" (flood depths of 1-3 feet, usually areas of ponding, base flood elevation = 455) per the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C0120H with an effective date of August 2, 1995 and revised to reflect LOMR Dated April 17, 2000.
- (3) Flood Zone plotted Graphically from above stated map.
- (4) Present Zoning "P1" Planned Industrial

**Building Setback Requirements:**

- (a) 30' from the eastern property line of this development
- (b) 25' from the western property line of this development
- (c) 25' from the northern, eastern and western property lines bordering 17V520082
- (d) 30' from the right-of-way of Chesterfield Airport Road
- (e) 90' from the right-of-way of I-64/U.S. 40-61

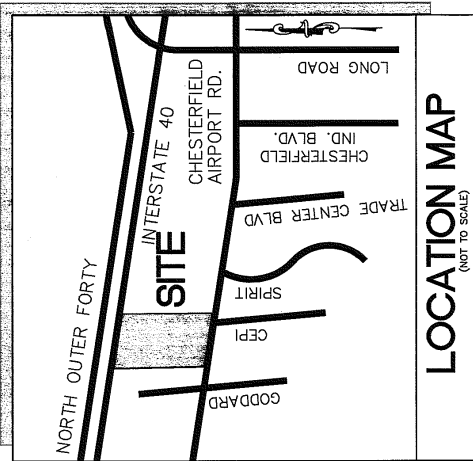
**Parking Setback Requirements:**

- (a) 30' from the right-of-way of Chesterfield Airport Road
- (b) 10' from the internal property lines with the exception of shared driveways
- (c) 15' from the principal internal street
- (d) 30' from the right-of-way of I-64/U.S. 40-61
- (e) 30' from the east and west property lines of this development
- (f) No internal driveways, except points of ingress & egress, within 30' of the right of way of Chesterfield Airport Road, the right-of-way of I-64/U.S. 40-61 and from the east and west property lines of this development.

(7) Basis of bearings adopted from Plat Book 352, Page 232 of the St. Louis County Records, along the West line of Long Road Crossing.

**PROPERTY DESCRIPTION:**

A tract of land in U.S. Survey 150 and being part of Lots 1 and 2 of Subdivision of Richard H. Stevens Farm, Township 45 North, Range 3 East St. Louis County Missouri, and being more particularly described as follows: Beginning at a point in the North line of Chesterfield Airport Road and the East line of property now or formerly of Bertha Fick by instrument recorded in Book 5721 Page 250 thence North 12 degrees 01 minutes West along Fick's East line 1402.91 feet to a point in the South line of U.S. Highway Route 40, thence South 84 degrees 10 minutes East along the South line of Highway 40 571.94 feet to a point and continuing along Highway 40 South 80 degrees 21 minutes East 213.17 feet thence leaving said South line of Highway 40 South 12 degrees 01 minutes East 1394.01 feet to a point in the North line of Chesterfield Airport Road, thence North 83 degrees 45 minutes 30 seconds West 269.36 feet to a point, thence leaving said road line North 6 degrees 14 minutes 30 seconds East 1.23 feet to a point, thence North 83 degrees 45 minutes 30 seconds West 200 feet to a point, thence South 6 degrees 14 minutes 30 seconds West 123 feet to a point in the North line of Chesterfield Airport Road, thence along said road North 83 degrees 45 minutes 30 seconds West 315.58 feet to the place of beginning, according to the survey by Diversified Development Design and Associates during November 1978.



**STATEMENT OF STATE PLANE COORDINATE TIE:**

STATION: SL-38  
GRID FACTOR = 0.9999175  
NORTH (Y) = 314628.250  
EAST (X) = 239963.018

NOTE: 1 METER = 3.28083333 FEET

ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-38, ADJUSTED IN 2000

Station SL-38 to SL-38A Grid Azimuth = 266 Degrees 49 Minutes 04 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during April, 2007 using a Trimble 5600 Total Station and Trimble 4800 GPS receivers, 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 352, Page 232. The grid bearing along the Easterly line on this plat is found to be South 10 degrees 53 minutes 16 seconds East. The measured bearing labeled along the same line is South 10 degrees 53 minutes 25 seconds East. The grid bearing from SL-38 to the Northeast corner on this plat is North 71 degrees 09 minutes 49 seconds West 1522.256 meters with the scale factor applied.

**ABBREVIATIONS**

- C.D. - CLEANOUT
- E.L. - ELEVATION
- F.L. - FLOWLINE
- FT - FEET
- FND. - FOUND
- G - GAS
- M/J. - METER
- PL. - PLAT
- PL. BOOK - PLAT BOOK
- P.C. - POINT OF BEGINNING
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- T. - TELEPHONE CABLE
- V.C.P. - VETRIIFIED CLAY PIPE
- W - WATER
- (66'W) - RIGHT-OF-WAY WIDTH

**LEGEND**

- FOUND 1/2" IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET PERMANENT MONUMENT
- ( ) DENOTES RECORD INFORMATION

**SURVEYOR'S CERTIFICATION**

We, Stock & Associates Consulting Engineers, Inc., have, at the request of Phase II Investments, LLC, performed an ALTA/ACSM Land Title Survey on a tract of land being part of Lots 1 and 2 of the subdivision of Richard H. Stevens Farm in U.S. Survey 150, Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and include items 1-6, 8, 10, 11(b), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. And during the month of April 2007 subdivided said tract in accordance with the current Missouri Minimum Standards for Property Boundary Surveys for class "Urban" property as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the results of said survey are shown hereon.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
LC 222-D

By: Daniel Ehlmann, Missouri P.L.S. No. 2215  
5/21/08



- ③ 5/21/08 ADD BMP RESERVE
- ④ 5/13/08 REVISED PER CITY COMMENTS
- ② 5/1/08 REVISED PER CITY COMMENTS
- ③ 4/4/08 REVISED PER UPDATED INFORMATION
- ① 6/5/07 ADD SANITARY SEWER ESMTS. & TSOI

**SENTRUS PLACE**

**RECORD PLAT**

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

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St. Louis, MO 63015  
PH. (636) 530-8100  
FAX (636) 530-8150  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

**PREPARED FOR:**  
Phase II Investments, LLC  
c/o Sentrus, Inc.  
Attention: Mr. Richard Weinstein  
141 Chesterfield Industrial Blvd  
Chesterfield, MO 63005

DATE OF WORK: 5/7/07  
DATE OF PLOTTING: 5/7/07  
DATE FOR V.L.W.: 5/7/07  
D.M.E.  
206-4012  
SHEET: 1 of 2

