

Memorandum Department of Planning and Public Works



To: Planning and Public Works Committee

From: Kristian Corbin, Project Planner

Date: September 8, 2011

Re: P.Z. 06-2011 Pets & Company (667 & 671 Trade Center Boulevard): A request for a change of zoning from “M3” Planned Industrial District to “LI” Light Industrial District for a 1.072 acre tract of land and a .946 acre tract of land totaling 2.018 acres located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard. (17V340275 & 17V340242).

Summary

Pets & Company, LLC, on behalf of GHH Investments, LLC, request a change of zoning from “M3” Planned Industrial District to “LI” Light Industrial District for two tracts of land totaling 2.018 acres located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard. The request is for a change of zoning to permit developed the land for an animal boarding facility.

On August 15, 2011, these two tracts of land were merged into one by a Boundary Adjustment Plat procedure. The reason for this procedure was to create a larger parcel that would meet the minimum lot size requirements of the “LI” Light Industrial District. The Resubdivision Plat is included with this petition for reference purposes only.

The “LI” Light Industrial District is one of the City of Chesterfield’s straight zoning districts. The subject site will be developed directly from the requirements of the “LI” Light Industrial District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. The “LI” Light Industrial District sets the following performance requirements:

- Minimum Lot area: Forty-five thousand (45,000) square feet
- Minimum Lot Width: A minimum road frontage of one hundred (100) feet or direct access by a one hundred (100) foot wide road easement or right-of-way or recorded cross easement shall be required.
- Structure Height: Thirty-five (35) feet from grade.

- Open Space: Thirty-five (35) percent.
- Density (F.A.R.): 0.40
- Setbacks: *(Structure)* Thirty (30) feet from the front, rear and side yard property lines. Fifty (50) feet from adjoining properties designated on the Comprehensive Land Use Map as being residential or “PS” Park Scenic District.

(Parking) Twenty-five (25) feet from the front, rear and side yard property lines. Thirty (30) feet from adjoining properties designated on the Comprehensive Land Use Map as being a residential district or “PS” Park Scenic District.

* Modifications can not be granted to the performance requirements for the “LI” Light Industrial District.

The following is a list of the permitted uses in the “LI” Light Industrial District which will be automatically permitted upon approval of this district.

- | | |
|--|--|
| <ul style="list-style-type: none"> (1) Administrative office for educational or religious facility (2) Car wash, self service (3) Cemetery (4) Church and other place of worship (5) Commercial service facility (6) Education facility- vocational school, outdoor training (7) Kennel, boarding (8) Laboratory- professional, scientific (9) Local public utility facility (10) Local public utility facility- over 60 feet in height (11) Mail order sale warehouse (12) Manufacturing, fabrication, assembly, processing, or packing | <ul style="list-style-type: none"> (13) Office, general (14) Park (15) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility (16) Police, fire, and postal stations (17) Professional and technical service facility (18) Public buildings owned or leased by the City of Chesterfield (19) Public Safety Facility (20) Self storage facility (21) Telecommunications structure (22) Warehouse- general |
|--|--|

The following land uses are allowed as accessory and conditional uses in this district:

Accessory Uses:

Automatic vending facility; Cafeteria for employees and guest only; Donation collection bin; and Parking area including garages, for automobiles.

Conditional Uses:

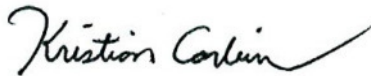
Device for the generation of energy, such as solar panels, wind generators, and similar devices; satellite dish (additional provisions of Section 1003.167); Telecommunications tower or facility.

In addition, landscaping, lighting, parking requirements and signage are to meet the requirements of the City of Chesterfield Zoning Code per the "LI" Light Industrial District regulations.

A public hearing was held on August 22, 2011. At the meeting of the Planning Commission, a recommendation for approval of the above referenced matter was approved by a vote of 9-0.

Attached please find a copy of Staff's report and the Resubdivision Plat.

Respectfully submitted,



Kristian Corbin
Project Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: August 22, 2011

From: Kristian Corbin, Project Planner

Location: A half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard (17V340275 & 17V340242).

Petition: P.Z. 06-2011 Pets & Company (667 & 671 Trade Center Boulevard)

Proposal Summary

Pets & Company, LLC on behalf of GHH Investments, LLC has submitted a request for a change of zoning from “M3” Planned Industrial District to “LI” Light Industrial District for two (2) tracts of land totaling 2.018 acres located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard. The intent is to change the zoning to allow for the “Kennel Boarding” use developing the land for pet care activities. The subject site is currently undeveloped.

Department Input

This request meets all of the development requirements of the City of Chesterfield “LI” Light Industrial District. The “LI” Light Industrial District is one of the City of Chesterfield’s “straight zoning” districts thus, a Preliminary Plan and Attachment “A” are not required. That is, the subject site will be developed directly from the requirements of the “LI” Light Industrial District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. A Resubdivision Plat is included with this petition for reference purposes only.

Surrounding Land Use and Zoning

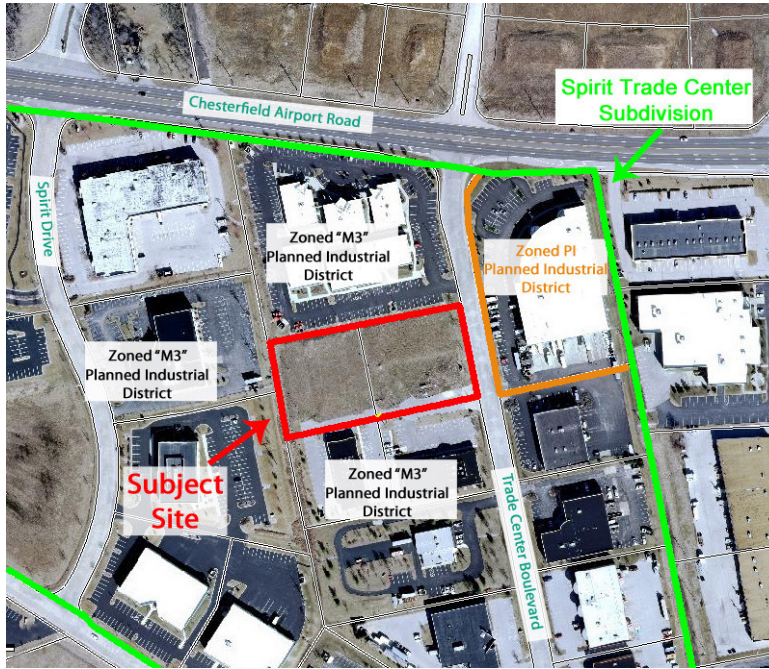
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north of the subject site is a part of the Spirit Trade Center Subdivision and is currently zoned “M3” Planned Industrial District.

South: The property to the south of the subject site is a part of the Spirit Trade Center Subdivision. It is currently zoned “M3” Planned industrial District.

East: The property to the east of the subject site is a part of the Spirit Trade Center Subdivision. It is currently zoned “PI” Planned Industrial District.

West: The property to the west of the subject site is a part of the Spirit Trade Center Subdivision. It is currently zoned "M3" Planned Industrial District.



View looking Northeast onto the site



View looking Southeast into the site



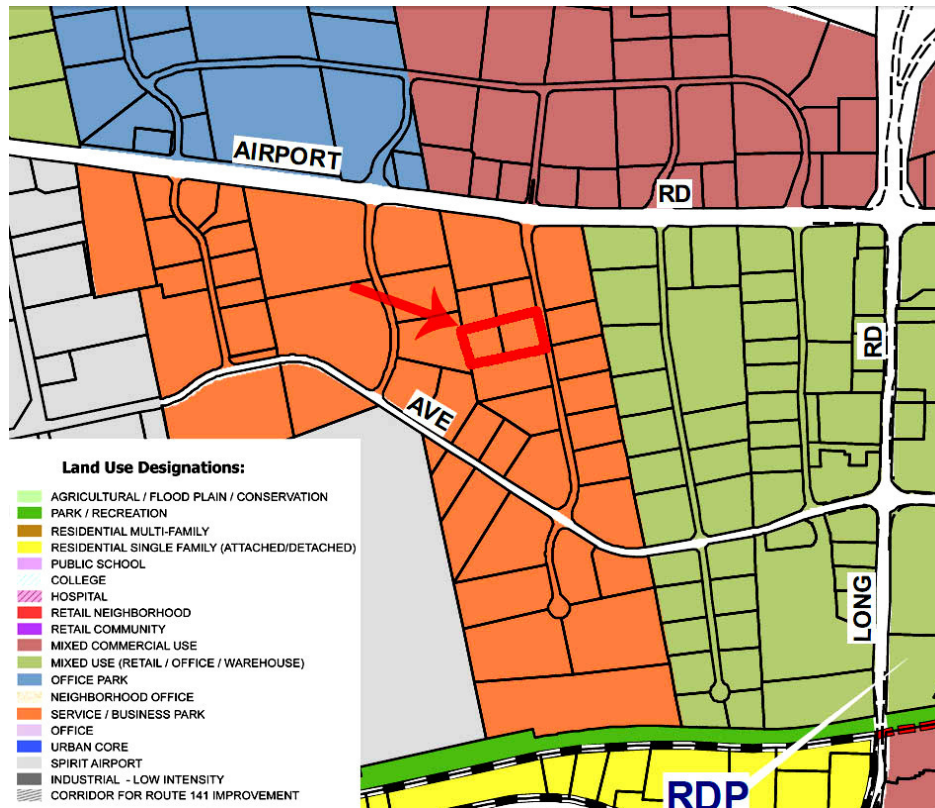
View looking Southwest into the site



View looking Northwest into the site

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan displays the subject site as “Service/Business Park” indicated in orange. The following land uses are found within the Service Business Park designation; warehouse and distribution and low-intensity industrial, and low to mid-density office. The proposed “LI” Light Industrial District zoning category and its associated uses are compatible with this Comprehensive Plan Land Use Plan.



Site Area History

Lot 12A and 12D are a part of the Spirit Trade Center Development which was zoned “M3” Planned Industrial District by St. Louis County Ordinance 13,935 in 1988. In 1992, the City of Chesterfield approved Ordinance 656 to reduce the road right-of-way for Edison Avenue.

The boundary of the “M-3” Planned Industrial District was changed via City of Chesterfield Ordinance 1156 on April 15, 1996. Ordinance 1156 amended St. Louis County Ordinance 13,838 and City of Chesterfield Ordinance 656 and repealed City of Chesterfield Ordinance 870. On September 15, 1997, the City of Chesterfield adopted Ordinance 1312 which amended Ordinance 1156 allowing for fraternal organizations within the established District. On July 20, 1998, the City of Chesterfield adopted Ordinance 1430 which reduced the side yard setback for 660 Goddard Avenue. The side yard setback changed from ten (10) feet to three (3) feet from the northern boundary and from ten (10) feet to nine (9) feet on the southern boundary.

On August 15, 2011, a Boundary Adjustment Plat was approved to remove a lot line consolidating the two (2) parcels into one (1) allowing for the subject site to meet minimum lot size requirement for the “LI” Light Industrial District.

Zoning Analysis

As previously mentioned in this report the existing parcel is zoned “M3” Planned Industrial District and is currently undeveloped. If this petition is approved, the permitted uses under the “LI” Light Industrial District would be similar to those that already exist in the Spirit Trade Center subdivision in addition to uses typically found in the surrounding area of the Chesterfield Valley. More specifically, the use “Boarding, Kennel” is compatible with the office warehouse uses surrounding the subject site.

As mentioned earlier, the “LI” Light Industrial District is one of the City of Chesterfield’s straight zoning districts. The subject site will be developed directly from the requirements of the “LI” Light Industrial District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. The “LI” Light Industrial District sets the following performance requirements:

- Minimum Lot area: Forty-five thousand (45,000) square feet
- Minimum Lot Width: A minimum road frontage of one hundred (100) feet or direct access by a one hundred (100) foot wide road easement or right-of-way or recorded cross easement shall be required.
- Structure Height: Thirty-five (35) feet from grade.
- Open Space: Thirty-five (35) percent.
- Density (F.A.R.): 0.40
- Setbacks:
(Structure) Thirty (30) feet from the front, rear and side yard property lines. Fifty (50) feet from adjoining properties designated on the Comprehensive Land Use Map as being residential or “PS” Park Scenic District.

(Parking) Twenty-five (25) feet from the front, rear and side yard property lines. Thirty (30) feet from adjoining properties designated on the Comprehensive Land Use Map as being a residential district or “PS” Park Scenic District.

*** Modifications can not be granted to the performance requirements for the “LI” Light Industrial District.**

The following is a list of the permitted uses in the “LI” Light Industrial District which will be automatically permitted upon approval of this district.

- | | |
|---|---|
| (1) Administrative office for educational or religious facility | (8) Laboratory- professional, scientific |
| (2) Car wash, self service | (9) Local public utility facility |
| (3) Cemetery | (10) Local public utility facility-over 60 feet in height |
| (4) Church and other place of worship | (11) Mail order sale warehouse |
| (5) Commercial service facility | (12) Manufacturing, fabrication, assembly, processing, or packing |
| (6) Education facility- vocational school, outdoor training | (13) Office, general |
| (7) Kennel, boarding | (14) Park |

- (15) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
- (16) Police, fire, and postal stations
- (17) Professional and technical service facility

- (18) Public buildings owned or leased by the City of Chesterfield
- (19) Public Safety Facility
- (20) Self storage facility
- (21) Telecommunications structure
- (22) Warehouse- general

The following land uses are allowed as accessory and conditional uses in this district:

Accessory Uses

- (1) Automatic vending facility
- (2) Cafeteria for employees and guests only
- (3) Donation collection bin
- (4) Parking area, including garages, for automobiles

Conditional Use

- (1) Device for the generation of energy, such as solar panels, wind generators, and similar devices.
- (2) Satellite dish (additional provisions of Section 1003.167)
- (3) Telecommunications tower or facility

In addition, landscaping, lighting, parking requirements and signage are to meet the requirements of the City of Chesterfield Zoning Code per the “LI” Light Industrial District regulations.

Issues

A Public Hearing is being held before Planning Commission on August 22, 2011. Staff finds that the proposal will not adversely affect land use patterns or cause detrimental effects to the adjacent properties. Staff has no outstanding issues on this request for a change of zoning.

Request

Staff has reviewed the change of zoning request and found it to be in conformance with the City of Chesterfield “LI” Light Industrial District and all other applicable Zoning Ordinance requirements. Staff recommends P.Z. 06-2011 Pets and Company to be forwarded with a recommendation of approval as presented to the Planning and Public Works Committee.

Cc: Michael G. Herring, City Administrator
 Rob Heggie, City Attorney
 Michael O. Geisel, Director of Planning and Public Works
 Aimee Nassif, Planning and Development Services Director

Attachments:

- 1. Resubdivision Plat

RESUBDIVISION OF ADJUSTED LOT 12 OF

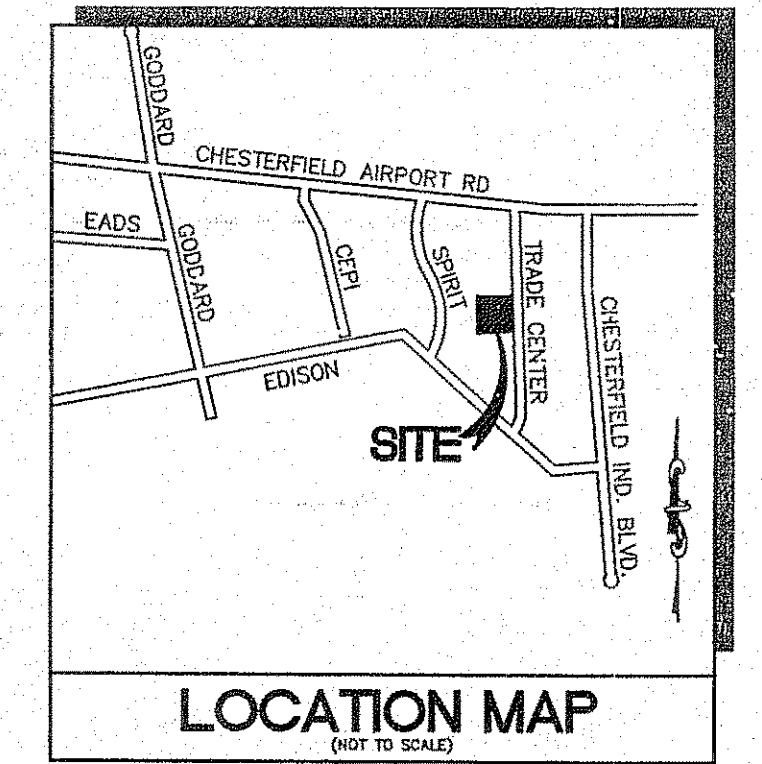
THE BOUNDARY ADJUSTMENT PLAT
 OF LOTS 12 AND 13 OF SPIRIT TRADE CENTER PLAT TWO AS RECORDED IN
 PLAT BOOK 349, PAGE 389 LOCATED IN U.S. SURVEY 419 AND 1010,
 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

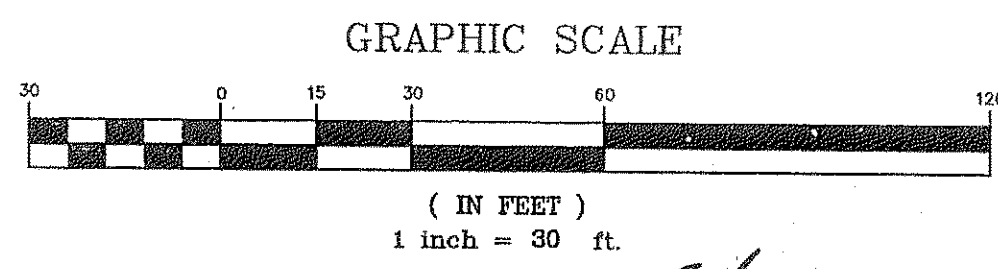
DB.	- DEED BOOK
FT.	- FEET
FND.	- FOUND
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
SQ.	- SQUARE
W.	- WIDE

LEGEND

○	DENOTES RECORD INFORMATION
—	FOUND 1/2" IRON PIPE
—	SET IRON PIPE
—	FOUND CROSS
—	FOUND STONE
—	SET 5/8 IRON ROD WITH 24" ALUMINUM CAP



308



BOOK 354 PAGE 308/309
 FILED FOR RECORD
 MAY 01 2006
 AT 2:06 o'clock P.M.
 RECORDER OF DEEDS
 ST. LOUIS COUNTY, MO

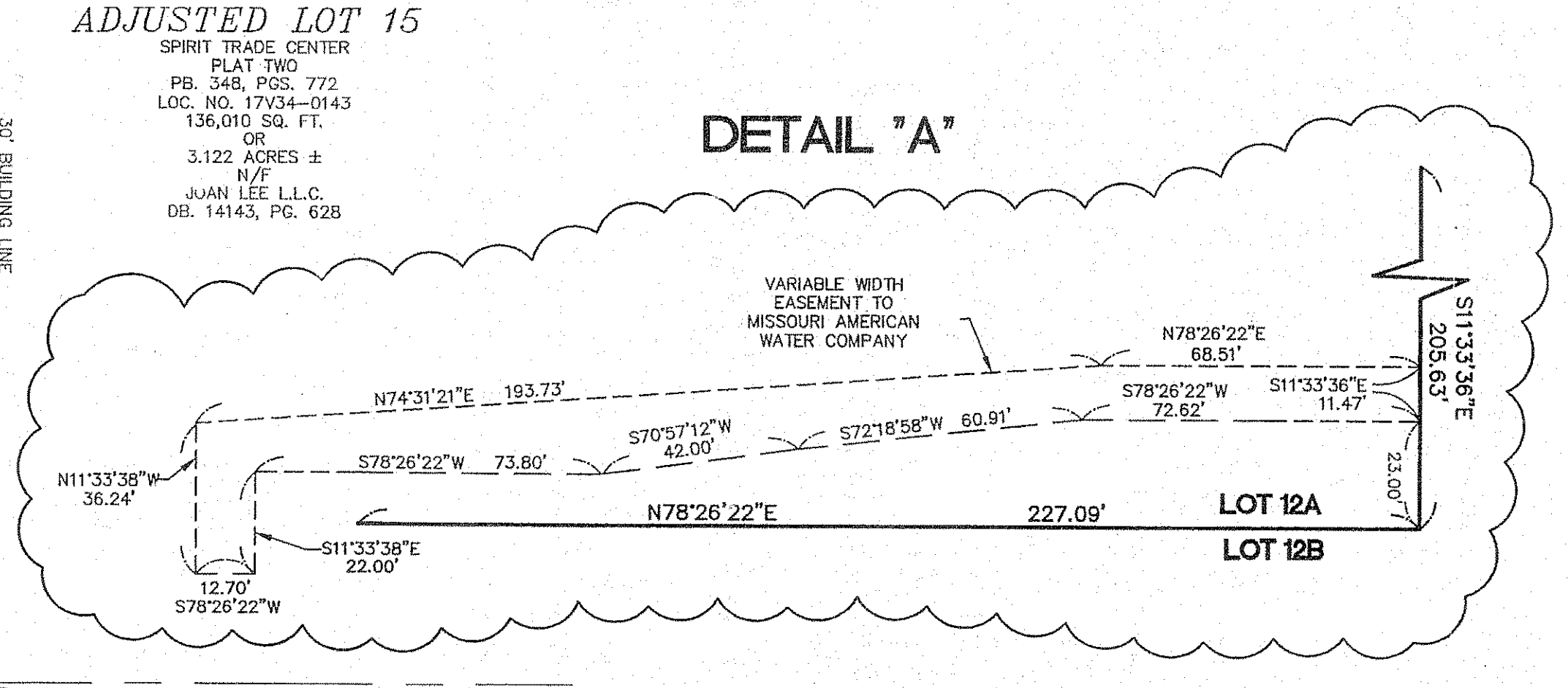
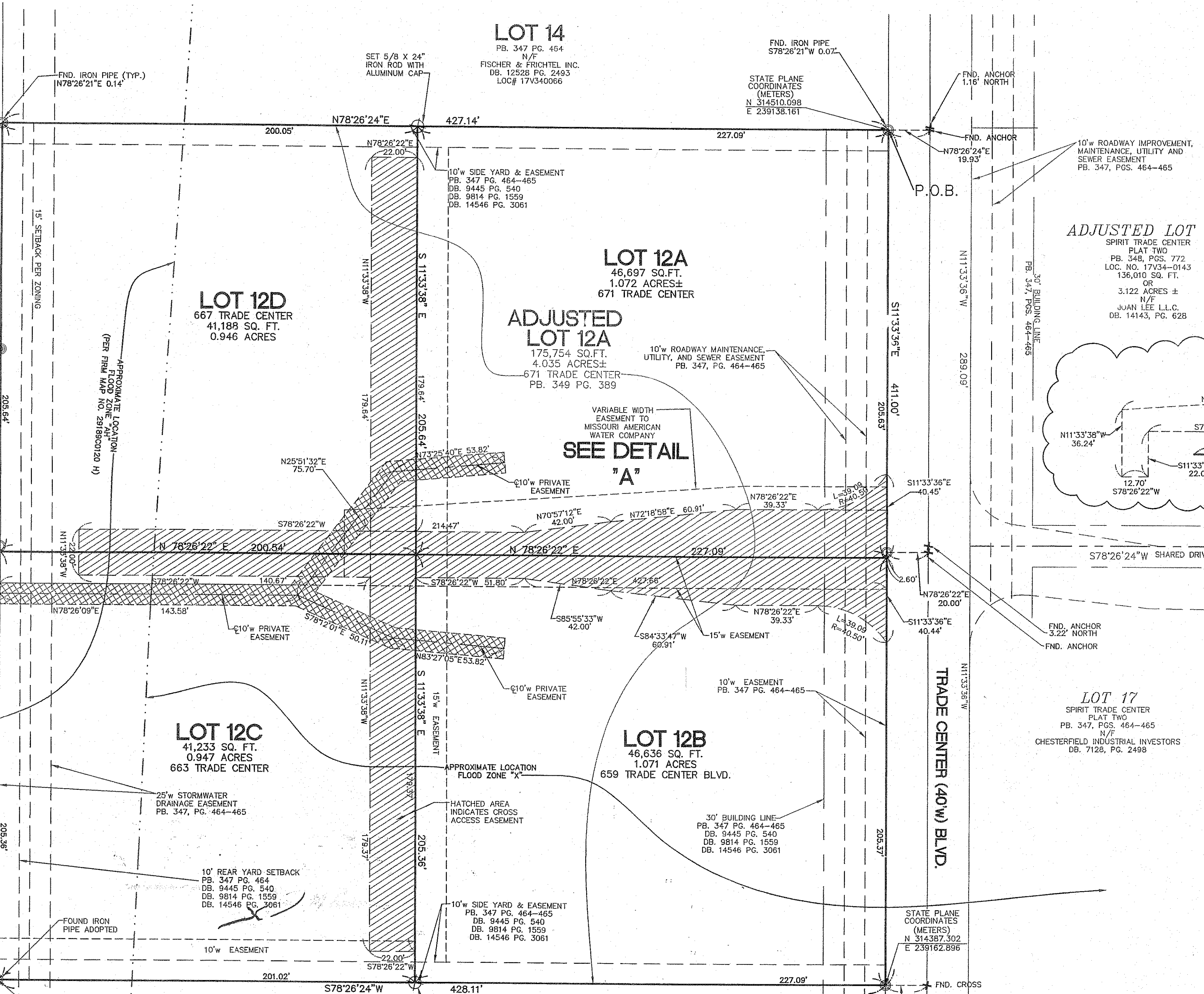
951

ST. LOUIS COUNTY BENCHMARK

11-59:	ELEV-461.50
"U" ON BACK OF ROLLED CURB, 107' SOUTH OF CL OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF CL OF GODDARD AVENUE	

SITE BENCHMARK

ELEV-461.06	
"RAILROAD SPIKE" IN TELEPHONE POLE 75' SOUTH OF CHESTERFIELD AIRPORT ROAD AND BETWEEN SPIRIT DRIVE AND TRADE CENTER DRIVE	



2 REVISION: 3-13-06 AMEREN EASEMENT
 1 REVISION: 12-21-05 CITY COMMENTS

RESUBDIVISION PLAT
 ADJUSTED LOT 12 OF SPIRIT TRADE CENTER

Stock & Associates
 Consulting Engineers, Inc.

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

DRAWN BY: M.C.G. DATE: 11/15/05 CHECKED BY: D.W.T. DATE: 11/15/05 JOB NUMBER: 205-3624 SHEET: 1 of 2

PREPARED FOR:
 GUNDAKER COMMERCIAL GROUP
 ATTN: MR. MICHAEL J. HEJNA
 2458 OLD DORSETT ROAD, SUITE 110
 ST. LOUIS MISSOURI 63043
 PHONE: (314) 298-5101
 FAX: (314) 298-5111



DRAWING FILE: C:\WORKBOOKS\2005\2005-resubdiv-plat LAYOUT: Layout: PLOTTED: Apr 19, 2006 - 7:31am PLOTTED BY: papapage

RESUBDIVISION OF ADJUSTED LOT 12 OF

THE BOUNDARY ADJUSTMENT PLAT

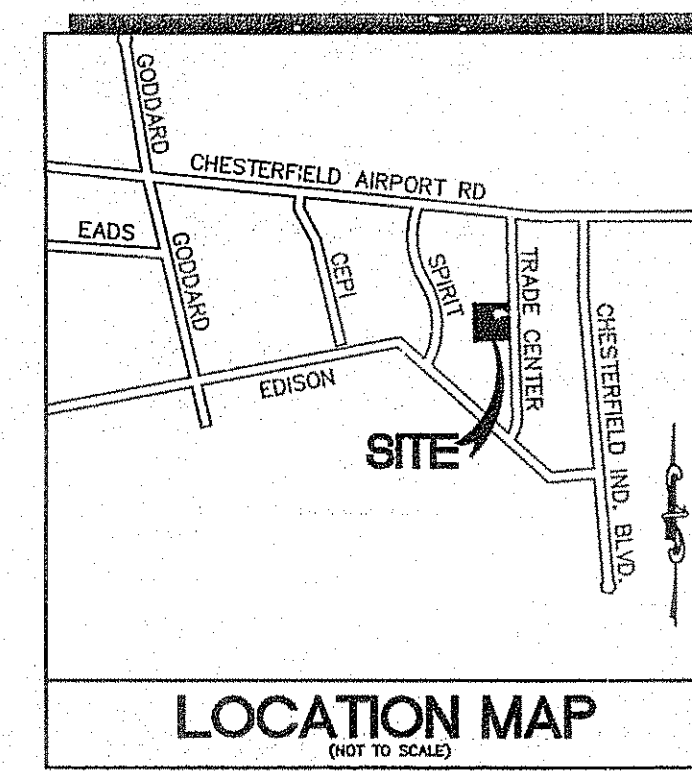
OF LOTS 12 AND 13 OF SPIRIT TRADE CENTER PLAT TWO AS RECORDED IN
PLAT BOOK 349, PAGE 389 LOCATED IN U.S. SURVEY 419 AND 1010,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

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- FT. — FEET
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LEGEND

- DENOTES RECORD INFORMATION
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- SET 5/8 IRON ROD WITH 24" ALUMINUM CAP



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OWNER'S CERTIFICATION

We, the undersigned owners of Adjusted Lot 12A of The Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 349 Page 389 of the St. Louis County Records, held by deed recorded in Book 13166 Page 0974 of said St. Louis County Records, have caused the same to be surveyed and resubdivided in land area in the manner shown on this plat, which plat shall hereafter be known as "Resubdivision of Adjusted Lot 12 of The Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two".

No new public right-of-ways have been created.
Building lines as shown on this plat are hereby established.

The area which for better identification as shown hatched on this plat is hereby established as a Twenty Two (22) feet wide and variable width CROSS ACCESS AND INGRESS/EGRESS EASEMENT, reserved by the present and future owners of Lots 12A through 12D of "Resubdivision of Adjusted Lot 12 of The Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two", Missouri American Water Company 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 Trade Center Boulevard, 40 feet wide. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of said Lots 12A through 12D, 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.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, Ameron UE, Southwestern Bell Telephone Company, Metropolitan St. Louis Sewer District, the relevant cable television company their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities and sewer 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, sewers and drainage facilities.

The Private Easements, which for better identification are shown Cross-hatched on this Plat, are hereby established and dedicated to the current and future owners of Lots 12A, 12B, 12C, and 12D, their successors and assigns, for the purpose of constructing, reconstructing, maintaining, and repairing of private utilities, sewers 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, sewers, and drainage facilities.

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 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.

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

IN WITNESS WHEREOF, the parties have hereunto set their hand this 20th day of April, 2006.

GHH INVESTMENT, LLC, a Missouri Limited Liability Company

By: Michael J. Helwa
Print Name
Co-Managing Member

By: Brett J. Hardesty
Print Name
Co-Managing Member

STATE OF MISSOURI)

COUNTY OF ST. LOUIS) SS

On this 20th day of April, 2006, before me personally appeared Michael J. Helwa and Brett J. Hardesty who being by me duly sworn, did say they are the Co-Managing Members and Co-Managing Member, respectively of GHH Investment, LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company, and said Michael J. Helwa and Brett J. Hardesty acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Ann K. Bergersen
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires April 13, 2008

My commission expires: 4/13/09

STATE OF MISSOURI)
County of St. Louis) SS

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office this 18th day of MAY, A. D. 2006, in Book 351 Page 308/309, and is duly recorded in Plat Book 351 Page 308/309.

In Witness Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.

James M. Cummings
Recorder of Deeds
Seal

I, Marty DeMay, City Clerk, within and for the City of Chesterfield, Missouri, hereby certify that this plat has been approved by the City Council of Chesterfield, Missouri, by Ordinance No. 656 adopted on the 17th day of April, 2006.

Marty DeMay
City Clerk

The undersigned Owner and Holder of Notes as secured by Deed of Trust recorded as daily No. 1158 on October 19, 2005 of the St. Louis County Records, does hereby join in and approve, in every detail, the foregoing plat of "Resubdivision of Adjusted Lot 12 of The Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two".

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this 20th day of April, 2006.

Jefferson Bank and Trust
By: D. Dickertoff
Print Name
D. Dickertoff
Vice President

STATE OF MISSOURI)

COUNTY OF ST. LOUIS) SS

On this 20th day of April, 2006, before me appeared D. Dickertoff, to me known, and who, being by me duly sworn, did say that he is the Vice President of, a Banking Corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said D. Dickertoff acknowledged said instrument to be the free act and deed of said corporation.

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

Ann K. Bergersen
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
Commission #05605758
My Commission Expires April

My commission expires: 4/13/09

- Notes:
- (1) Stock and Associates Consulting Engineers, Inc. used exclusively U.S. Title Guaranty Company, agent for Transaction Title Insurance Company, Title Commitment No. 5-16442 with an effective date of June 15, 2005 at 8:00 a.m. for the purpose of the researching of vesting title and the research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - (2) Subject property lies within Flood Zone "X" (areas of 500-year flood, areas of 100-year flood, with average depths of less than one (1) foot or with drainage areas less than one (1) square mile, areas protected by levees from 10-year floodplain, and in Flood Zone "AH" (flood depths of from one (1) to three (3) feet) (usually areas of ponding), with a base flood elevation of 458.00 feet according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. This map is identified as Map No. 23189C0120 H with an effective date of August 23, 2000, LMR April 17, 2000
 - (3) Basis of bearing: Bearing system adopted from Plat Book 349 Page 389 of the St. Louis County Records.
 - (4) STATE PLANNING COORDINATE TIES:
The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon are based upon the calculated State Plane Coordinate Values by Volz Incorporated, per plat of "Spirit Trade Center Plat Two", recorded in Plat Book 347, Page 464 and 465 of St. Louis County Records. Note B of said plat reads as follows: "COORDINATES SHOWN ARE STATE PLANE COORDINATES ESTABLISHED FROM ST. LOUIS GEOGRAPHIC REFERENCE SYSTEM (1991) STATION SL-38 GRID FACTOR=0.9999175." The grid bearing along the Easterly line of this Resubdivision Plat is found to be North 11 degrees 23 minutes 20 seconds West. The plat bearing is North 11 degrees 33 minutes 36 seconds West. The state plane coordinates shown on this Resubdivision Plat have been adjusted to the Missouri Department of Natural Resources 2000 adjustment of central Station SL-38. The grid bearing and distance from the control station to the Northeast corner of Lot 12A on this Resubdivision Plat is South 81 degrees 50 minutes 54 seconds West 833.276 meters with the grid factor applied.

1 meter = 3.28083333 feet

- (5) Current Zoning: M-3 (Planned Industrial District), Ordinance No. 656 Amending Ordinance No. 13,935

PROPERTY DESCRIPTION
TOTAL TRACT

A tract of land being all of adjusted Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 349, Page 389 located in U.S. Survey 419 and 1010, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West line of Trade Center Blvd. (40' wide) with the South line of Lot 14 of Spirit Trade Center Plat Two, a subdivision according to the plat thereof recorded in Plat Book 347, page 464 of the St. Louis County Records; thence Southwardly along the West line of said Trade Center Blvd., South 11 degrees 33 minutes 36 seconds East 411.00 feet to the North line of Lot 11 of Spirit Trade Center Plat Two of the above said records; thence leaving said West line of Trade Center Blvd. and along the North line of Lot 11 of Spirit Trade Center Plat Two of the above said records, South 78 degrees 26 minutes 24 seconds West 427.14 feet to a point on the East line of Lot 6 of Spirit Trade Center Plat One, a subdivision according to the plat thereof recorded in Plat Book 320, Pages 44 and 45 of the St. Louis County Records; thence leaving said North line of Lot 11 of Spirit Trade Center Plat Two of the above said records, and along the East line of Lots 5 and 6 of Spirit Trade Center Plat One, North 11 degrees 25 minutes 33 seconds West 411.00 feet to the South line of the aforementioned Lot 14 of Spirit Trade Center Plat Two of the above said records; thence leaving said East line of Lots 5 and 6 of Spirit Trade Center Plat One and along the South line of Lot 14 of Spirit Trade Center Plat One, North 78 degrees 26 minutes 24 seconds East 427.14 feet to the POINT OF BEGINNING, containing 175,754 square feet or 4.035 acres more or less.

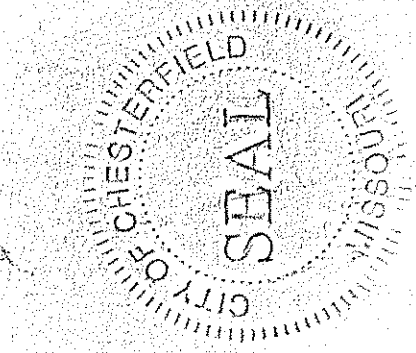
SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2005, by order of and the use of GHH INVESTMENT, LLC, a Missouri Limited Liability Company, executed a Property Boundary Survey and prepared a Resubdivision Plat of a tract of land being "Resubdivision of Adjusted Lot 12 of The Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 349 Page 389" located in U.S. Survey 419 and 1010 Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and resubdivision plat are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 8, Land Surveying 4 CSR 30-16.010 of the Missouri Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC No. 222-D
By: Donald W. Taylor
Donald W. Taylor, Missouri P.L.S. No. 2041

This is to certify that this "Resubdivision Plat of Adjusted lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two" was approved by the City Council of the City of Chesterfield by Ordinance No. 656 on April 17, 2006, and hereby authorized the recording this plat with the Office of the St. Louis County Recorder of Deeds.

John Nations
Mayor
Marty De May
City Clerk



- REVISION: 3-13-06 AMEREN EASEMENT
- REVISION: 12-21-05 CITY COMMENTS

RESUBDIVISION PLAT

ADJUSTED LOT 12 OF SPIRIT TRADE CENTER

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Consulting Engineers, Inc.

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M.C.G.	11/15/05	D.W.T.	11/15/05	205-3624

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