

BILL NO. 1958

ORDINANCE NO. 1742

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE 4.03 ACRE BOUNDARY ADJUSTMENT PLAT, TRUST INDENTURES, WARRANTY DEED AND ESCROW AGREEMENT FOR SPIRIT TRADE CENTER, PLAT TWO, LOTS 12 & 13, A PLANNED INDUSTRIAL DEVELOPMENT LOCATED SOUTH OF CHESTERFIELD AIRPORT ROAD ON THE WEST SIDE OF TRADE CENTER BOULEVARD.

WHEREAS, Stock & Associates Consulting Engineering, has submitted for review and approval the Record Plat for Spirit Trade Center, Plat Two, adjusted lot 12; and,

WHEREAS, the site is authorized for development as "M-3" Planned Industrial Development via City of Chesterfield Ordinance Number 656; and,

WHEREAS, the 4.03-acre Record Plat proposes a one (1) lot Planned Industrial Development: and,

WHEREAS, the Planning Commission on March 12, 2001 having reviewed the same and has recommended approval thereof.

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, Trust Indentures, Warranty Deed and Escrow Agreement for Spirit Trade Center, Plat Two, adjusted lot 12, which are made a part hereof are hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easements which are dedicated on the Record Plat.

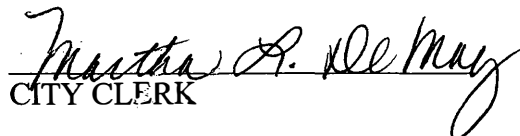
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the Record Plat, Trust Indentures, Warranty Deed and Escrow Agreement by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

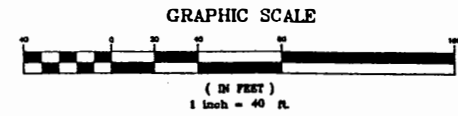
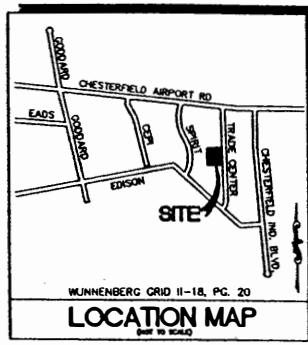
Passed and approved this 7TH day of MAY, 2001.


MAYOR

ATTEST:


CITY CLERK

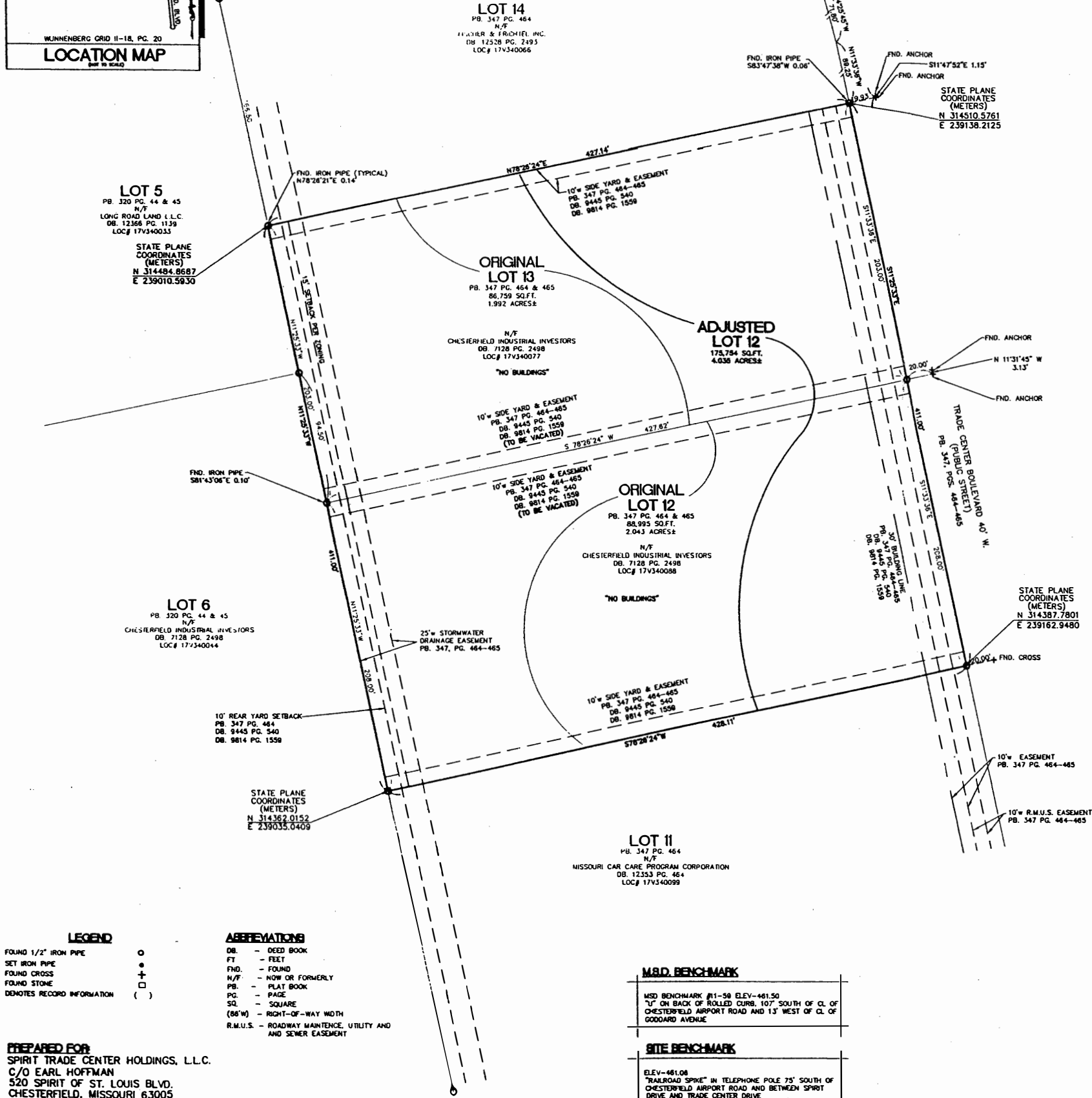
"BOUNDARY ADJUSTMENT PLAT OF LOTS 12 AND 13 OF SPIRIT TRADE CENTER PLAT TWO" AS RECORDED IN PLAT BOOK 347, PAGE 464 AND 465 AND AMENDED BY SURVEYOR'S AFFIDAVIT RECORDED IN BOOK 12528, PAGE 2491 LOCATED IN U.S. SURVEYS 419 AND 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



OWNER'S CERTIFICATION
The undersigned Owner of a tract of land as shown hereon and held by deed recorded in Deed Book 7128, Page 2498 of the St. Louis County Records, have caused the same to be surveyed and boundary adjusted in the manner shown on this plat, which plat shall hereafter be known as "Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two" as recorded in Plat Book 347, Pages 464 and 465, and amended by Surveyor's Affidavit recorded in Book 12528, Page 2491 located in U.S. Survey 1010, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed this _____ day of _____, 2001.

CHESTERFIELD INDUSTRIAL INVESTORS, L.L.C.
By: _____
Print Name
Print Title



STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS

On this _____ day of _____, 2001, before me personally appeared _____, to me personally known, who being by me duly sworn did say that he is the _____ of CHESTERFIELD INDUSTRIAL INVESTORS, L.L.C., a Limited Liability Company of the State of Missouri, and that said instrument was signed on behalf of said Limited Liability Company by authority of its members, and said _____ acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal to the County and State aforesaid, the date and year first above written.

Notary Public
Print Name

My commission expires: _____

This is to certify that this Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 347, Pages 464 and 465, and amended by Surveyor's Affidavit recorded in Book 12528, Page 2491 located in U.S. Survey 1010, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, was approved by the City Council of Chesterfield by Ordinance No. _____ on the _____ day of 2001, and hereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTESTED: _____
Nancy Greenwood, Mayor
Marty Demay, City Clerk

PROPERTY DESCRIPTION
TOTAL TRACT

A tract of land being all of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 347, Pages 464 and 465, and amended by Surveyor's Affidavit recorded in Book 12528 Page 2491 and being located in U.S. Surveys 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 Easterly most common corner of Lots 13 and 14 of above said Spirit Trade Center Plat Two, said point also being on the Westerly line of Trade Center Boulevard, 40 feet wide, thence continuing along said Westerly line South 11 degrees 25 minutes 33 seconds East 411.00 feet to the Easterly most common corner of Lots 11 and 12 of the above said Subdivision; thence South 78 degrees 28 minutes 24 seconds West 428.11 feet to the Westerly most common corner of lot sold Lots 11 and 12, said point also being located on the Easterly line of Lot 6 of Spirit Trade Center Plat One according to the plat thereof recorded in Plat Book 323 Pages 44 and 45 of the above said Recorder's Office; thence North 11 degrees 25 minutes 33 seconds West 411.00 feet to the Westerly most common corner of above said Lots 13 and 14, said point also being located on the Easterly line of Lot 5 of said Spirit Trade Center Plat One; thence North 78 degrees 28 minutes 24 seconds East 427.14 feet to the Point of Beginning and containing 175,754 square feet or 4.036 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during February, 2001, by order of and for the use of Chesterfield Industrial Investors, L.L.C., executed a Property Boundary Survey and Boundary Adjustment Plat of a tract of land being Lots 12 and 13 of Spirit Trade Center Plat Two according to the plat thereof recorded in Plat Book 347 Pages 464 and 465 as amended by Surveyor's Affidavit recorded in Book 12528 Page 2491 of the St. Louis County Records, located in U.S. Survey 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 subdivision are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and standard, and 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 Missouri Standards for Property Boundary Surveys and adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222

By: _____
Robby L. Lyman, Surveyor
NUMBER LS-2794

- LEGEND**
- FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - DENOTES RECORD INFORMATION
- ABBREVIATIONS**
- DB - DEED BOOK
 - FT - FEET
 - FND - FOUND
 - N/F - NOW OR FORMERLY
 - PG - PLAT BOOK
 - PA - PADE
 - SQ - SQUARE
 - (86'W) - RIGHT-OF-WAY WIDTH
 - R.M.U.S. - ROADWAY MAINTENANCE, UTILITY AND AND SEWER EASEMENT

M.B.D. BENCHMARK	
MSD BENCHMARK #11-58 ELEV-461.50	1/2" ON BACK OF ROLLED CURB, 107' SOUTH OF CL OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF CL OF GODDARD AVENUE
SITE BENCHMARK	
ELEV-481.08	"RAILROAD SPIKE" IN TELEPHONE POLE 75' SOUTH OF CHESTERFIELD AIRPORT ROAD AND BETWEEN SPIRIT DRIVE AND TRADE CENTER DRIVE

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 Vols incorporated, per plat of "Spirit Trade Center Plat Two", recorded in Plat Book 347, Page 464/465 of St. Louis County Records. Note 8 of said plat reads as follows:
"COORDINATES SHOWN ARE STATE PLANE COORDINATES ESTABLISHED FROM ST. LOUIS GEOGRAPHIC REFERENCE SYSTEM (1891) STATION SL-38 GRID FACTOR=0.9999175."

The grid bearing along the Westerly line of this Boundary Adjustment Plat from corner to corner is found to be North 11 degrees 15 minutes 17 seconds West. The plat bearing is North 11 degrees 25 minutes 33 seconds West.

The base of bearings shown on this plat were adopted from "Spirit Trade Center Plat Two" as recorded in Plat Book 347, Pages 464/465.

PREPARED FOR:
SPIRIT TRADE CENTER HOLDINGS, L.L.C.
C/O EARL HOFFMAN
520 SPIRIT OF ST. LOUIS BLVD.
CHESTERFIELD, MISSOURI 63005
PHONE: (314) 532-3427
FAX: (314) 537-9638

BOUNDARY ADJUSTMENT PLAT

LOTS 12 & 13 OF SPIRIT TRADE CENTER PLAT TWO

**STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.**

425 NORTH NEW BALLAS ROAD
SUITE 165
ST. LOUIS, MO. 63141
PH. (314) 432-8100
FAX (314) 432-8171
e-mail: general@stockassoc.com

DATE: 3/06/01	DATE: 3/06/01	DATE: 200-2390	DATE: 1 of 1
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