

BILL NO. 3379

ORDINANCE NO. 3179

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR AN 8.5-ACRE TRACT OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF SPIRIT VALLEY EAST DRIVE AND OLIVE STREET ROAD (17W510136, 17W510125).

WHEREAS, Stock and Associates has submitted for review and approval a Boundary Adjustment Plat for the above referenced properties located southwest of the intersection of Spirit Valley East Drive and Olive Street Road; and,

WHEREAS, the purpose of the Boundary Adjustment Plat is to adjust the boundary line between Lot 13 (Spirit Valley Business Park subdivision) and Lot 15 (Spirit Valley Business Park subdivision) to create one larger lot for Lot 15; and,

WHEREAS, the Department of Planning 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.

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 18th day of January, 2022.

Bob Nation
PRESIDING OFFICER

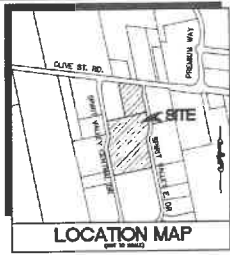
Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

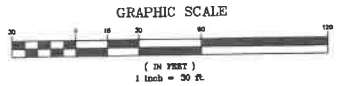
FIRST READING HELD: 01/18/2022

LOT CONSOLIDATION PLAT OF ADJUSTED LOTS 13 AND 15 OF SPIRIT VALLEY BUSINESS PARK AS RECORDED IN PLAT BOOK 356, PAGE 177 LOCATED IN U.S. SURVEYS 153 AND 368, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, LOUIS COUNTY, MISSOURI

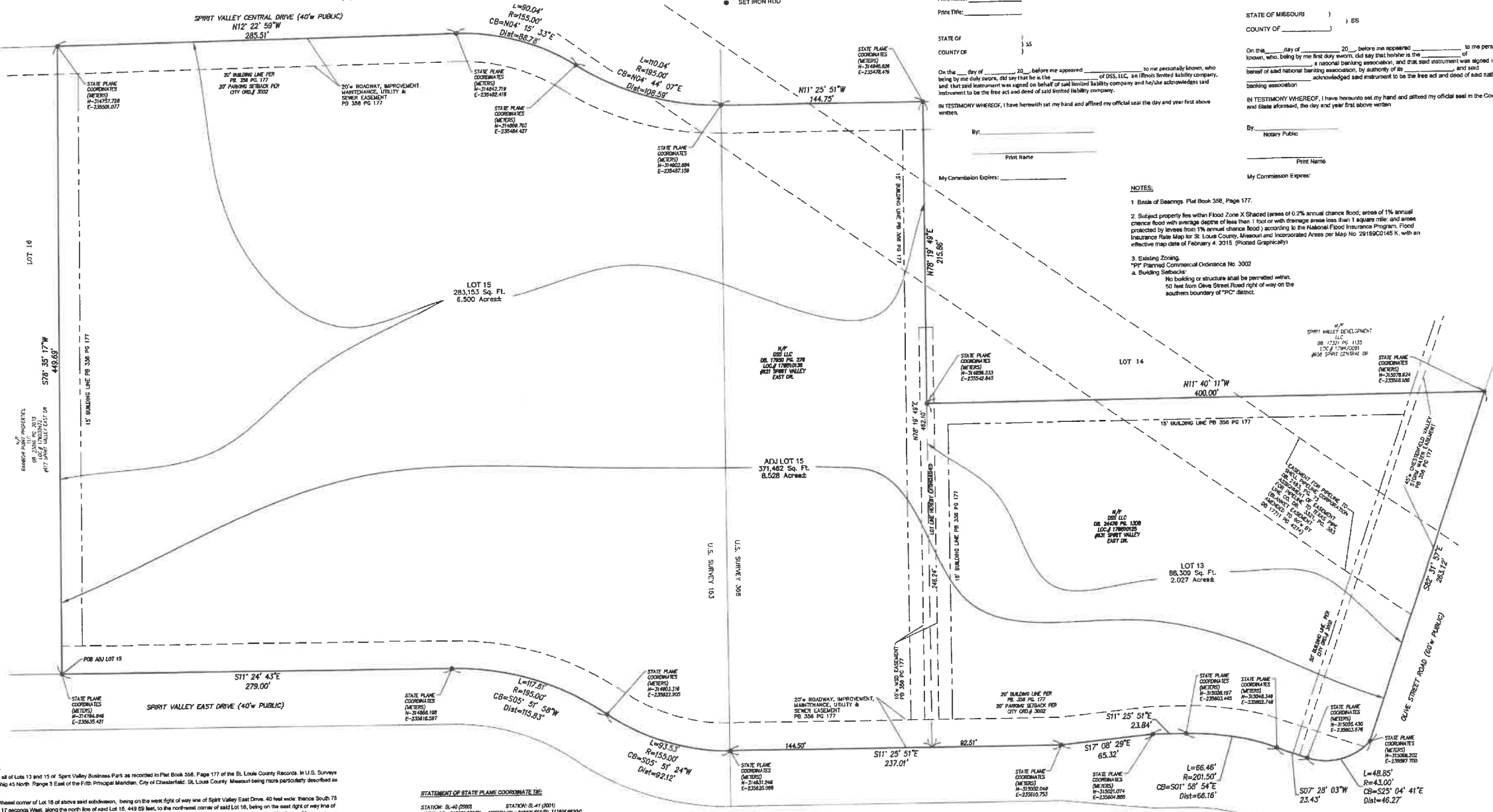


ABBREVIATIONS

C O	-	CLEANOUT
DB	-	DEED BOOK
FT	-	FEET
FND	-	FOUND
FND	-	FOUND OR FORMERLY
FB	-	FLAT BOOK
PG	-	PAGE
P O B	-	POINT OF BEGINNING
P O C	-	POINT OF COMMENCEMENT
SO	-	SQUARE
(80'W)	-	RIGHT-OF-WAY WIDTH RECORD INFORMATION



- LEGEND**
- BENCH MARK
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - RIGHT OF WAY PIPE
 - SET IRON ROD



ADJUSTED LOTS

A tract of land being all of Lots 13 and 15 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 of the St. Louis County Records, in U.S. Surveys 153 and 368, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northeast corner of Lot 15 of above said subdivision, being on the west right of way line of Spirit Valley East Drive, 40 feet wide, thence South 78 degrees 35 minutes 17 seconds West, along the north line of said Lot 15, 449.59 feet, to the northeast corner of said Lot 15, being on the east right of way line of Spirit Valley Central Drive, 40 feet wide, thence the following courses and distances along said east right of way line: North 12 degrees 22 minutes 59 seconds West, 285.51 feet to a curve to the right having a radius of 135.00 feet, along said curve an arc distance of 80.34 feet and a chord which bears North 34 degrees 15 minutes 33 seconds East, 84.78 feet to a reverse curve to the left having a radius of 158.59 feet, along said curve an arc distance of 110.04 feet, and a chord which bears North 94 degrees 44 minutes 07 seconds East, 105.59 feet, and North 11 degrees 25 minutes 51 seconds West, 144.75 feet, to the southwest corner of Lot 14 of above said subdivision; thence North 78 degrees 19 minutes 49 seconds East, 215.80 feet, and North 11 degrees 40 minutes 11 seconds West, 400.00 feet, along the south and east lines of said Lot 14, to the south right of way line of Olive Street Road, 50 feet wide, thence South 82 degrees 31 minutes 57 seconds East, along said south right of way line, 263.12 feet to the west right of way line of above said Spirit Valley East Drive, being on a curve to the right having a radius of 43.00 feet, thence the following courses and distances along said west right of way line, along said curve to the right, an arc distance of 48.80 feet and a chord which bears South 25 degrees 34 minutes 41 seconds East, 46.27 feet, South 07 degrees 20 minutes 03 seconds West, 23.43 feet to a curve to the left having a radius of 201.50 feet, along said curve an arc distance of 64.48 feet and a chord which bears South 01 degree 59 minutes 54 seconds East, 65.18 feet, South 11 degrees 25 minutes 51 seconds East, 23.84 feet, South 17 degrees 10 minutes 29 seconds East, 65.32 feet, South 11 degrees 20 minutes 51 seconds East, 237.01 feet to a curve to the right having a radius of 153.00 feet, along said curve an arc distance of 93.53 feet and a chord which bears South 08 degrees 51 minutes 24 seconds East, 92.51 feet, along said curve to the left, being a radius of 195.00 feet, along said curve an arc distance of 117.61 feet and a chord which bears South 05 degrees 51 minutes 30 seconds West, 115.83 feet, and South 11 degrees 24 minutes 43 seconds East, 279.00 feet, to the POINT OF BEGINNING.

Containing 271,482 square feet or 6.258 acres, more or less.

STATEMENT OF STATE PLANE COORDINATE INFO:

STATION: SL-40 (2000) STATION: SL-41 (2001)
 NORTH (Y) = 31579.85(2) NORTH (Y) = 31580.85(2) J1288 863(0)
 EAST (X) = 22742.81(5) EAST (X) = 22806.81(5) 24949 278(4)
 GRID FACTOR: 0.9999799 GRID FACTOR: 0.9999799

NOTE: 1 METER = 3.280833 FEET

ALL STATE PLANE COORDINATES ARE IN METERS
 Project Grid Factor of 0.9999799 established by averaging the Grid Factor for SL-40 and SL-41.
 Station SL-40 to SL-41 Grid Azimuth = South 83 Degrees 58 Minutes 01 Seconds West

The Missouri Coordinate System of 1982 East Zone Coordinate System received revised into determined based upon a full traverse during August, 2007 using a Trimble 4600 GPS receiver, and filed in my professional opinion, as a field survey required in the State of Missouri, the recorded State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 200-10). The plat survey along the Eastern line on this plat is based to the South 11 degree 20 minutes 51 seconds East. The grid bearing from SL-40 to the Southeast corner on the plat is South 77 degrees 17 minutes 27 seconds West 185.145 meters with the scale factor applied.

This statement of State Plane Coordinates is in reference to the recorded subdivision Plat of SPIRIT VALLEY BUSINESS PARK per Plat Book 356 Page 177.

EXISTING LOTS

Lot 13 of Spirit Valley Business Park, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 177 of the St. Louis County Records.

Lot 15 of Spirit Valley Business Park, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 177 of the St. Louis County Records.

PREPARED FOR:
 ACI Boland
 17107 Chesterfield Airport Rd
 Suite 110
 Chesterfield MO 63005

EXHIBIT 1

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein plat and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and consolidated in the manner shown on this plat, which subdivision shall be known as:

"CONSOLIDATION PLAT OF LOTS 13 AND 15 OF SPIRIT VALLEY BUSINESS PARK"

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

Two (2) permanent monuments for each block created, and said permanent monuments at all lot corners will be set within twelve (12) months after the recording of this Consolidation Plat. In accordance with 20 CSR 200-10 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.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20__.

DSS, LLC,
 a Missouri limited liability company

By: _____
 Print Name: _____
 Print Title: _____

STATE OF _____)
 COUNTY OF _____) 55

On this ____ day of _____, 20__, before me appeared _____ to me personally known, who being by me duly sworn, did say that he is the owner of the above described land, and that said instrument was signed on behalf of said limited liability company and he/she acknowledges 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 the day and year first above written.

By: _____
 Print Name: _____
 My Commission Expires: _____

The undersigned Owner and Holder of Note as secured by Deed of Trust recorded in Book _____ of the records of the Recorder of Deeds Office in St. Louis County, Missouri does hereby join in and approve the foregoing Consolidation Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal the ____ day of _____, 20__.

By: _____
 Print Name: _____
 Print Title: _____

STATE OF MISSOURI)
 COUNTY OF _____) 85

On this ____ day of _____, 20__, before me appearing _____ to me personally known, who, being by me first duly sworn, did say that he/she is the _____ of _____ a national banking association, and that said instrument was signed in behalf of said national banking association, by authority of its _____ and said _____ acknowledged said instrument to be the free act and deed of said national banking association.

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.

By: _____
 Notary Public

My Commission Expires: _____

NOTES:

1. Basis of Bearings: Plat Book 356, Page 177.
2. Subject property lies within Flood Zone X (Shaded areas of 0.7% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and incorporated Areas per Map No. 29180C0145 K, with an effective map date of February 4, 2015. (Plat not Graphically)
3. Existing Zoning: "P" Planned Commercial Ordinance No. 3002
 - 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 "P-C" district.

PREPARED BY:
Stock & Associates
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63025
 Phone: 314.963.8888
 Fax: 314.963.8889
 Website: www.stockinc.com

CONSOLIDATION PLAT
LOTS 13 AND 15
 SPIRIT VALLEY CENTRAL DRIVE
 CHESTERFIELD, MO.



REVISIONS:

1	09/06/2024	
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DATE:	DATE:
BY:	BY:
CHECKED BY:	CHECKED BY:
SCALE:	SCALE:
SHEET NO.:	SHEET NO.:
TOTAL SHEETS:	TOTAL SHEETS:

PROJECT:
 CONSOLIDATION PLAT

SHEET NO.:
 SHEET #1

This is to certify that "CONSOLIDATION PLAT OF LOTS 13 AND 15 SPIRIT VALLEY BUSINESS PARK" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the ____ day of _____, 20__, and hereby authorize the recording of the Boundary Adjustment Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nelson, Mayor
 Vickie McGoown, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2021, by order of and for the use of ACI Boland, prepared a Property Boundary Survey and Consolidation Plat of a tract of land being Lots 13 and 15 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 of the St. Louis County Records located in U.S. Surveys 153 and 368, 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 Consolidation 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 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 of Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC NO. 222-0

By: *Walter J. Phares*
 Walter J. Phares, Missouri P.L.S. No. 2006-000728

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: January 18, 2022

RE: **Spirit Valley Business Park (Vermeer), Boundary Adjustment Plat:** A Boundary Adjustment Plat for an 8.5-acre tract of land located southwest of the intersection of Spirit Valley East Drive and Olive Street (17W510136, 17W510125).

Summary

Stock and Associates, on behalf of DSS, LLC, has submitted a request for a Boundary Adjustment Plat for an 8.5-acre tract of land. This tract of land includes the 2.027 acre parcel addressed as 631 Spirit Valley East Drive (Lot 13) and 6.5 acres of 621 Spirit Valley East Drive (Lot 15), both are part of the Spirit Valley Business Park subdivision.

The purpose of this Boundary Adjustment Plat is to remove a lot line between two lots of Spirit Valley Business Park Subdivision to combine the lots.

Attachments: Boundary Adjustment Plat, Legislation



Figure 1: Subject Site Aerial