

BILL NO. 3423

ORDINANCE NO. 3219

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT C AND LOT D OF TSG CHESTERFIELD AIRPORT ROAD TO CREATE A 1.106 ACRE TRACT OF LAND AND A 1.392 ACRE TRACT OF LAND, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD, WEST OF JAGUAR LAND ROVER WAY, AND SOUTH OF ARNAGE ROAD (17U230412, 17U230403).

WHEREAS, Stock & Associates, on behalf of TSG Chesterfield Airport Road, LLC, has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 2.39 acres zoned "PC" Planned Commercial District; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to increase the size of Lot C thus reducing the size of Lot D; 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 for Lot C and D of TSG Chesterfield Airport Road, which is attached hereto as "Exhibit 1", 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 3rd day of January, 2023.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

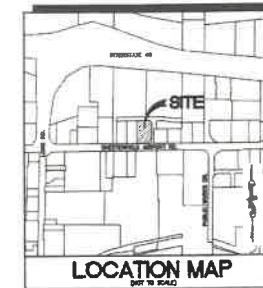
Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/03/2023

BOUNDARY ADJUSTMENT PLAT

EXHIBIT 1

OF
LOTS C AND D OF TSG CHESTERFIELD AIRPORT ROAD AS RECORDED IN
PLAT BOOK 368, PAGE 313 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



OWNER'S CERTIFICATION

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

"BOUNDARY ADJUSTMENT PLAT OF LOTS C AND D OF TSG CHESTERFIELD AIRPORT ROAD"

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 semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this BOUNDARY ADJUSTMENT PLAT, in accordance with 20 CSR 2000-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this boundary adjustment 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 _____, 2022.

TSG CHESTERFIELD AIRPORT ROAD, LLC

By: Michael H. Stenberg, Manager

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this ____ day of _____ in the year 2022 before me, a Notary Public in and for said state, personally appeared Michael H. Stenberg, the Manager, of TSG Chesterfield Airport Road, LLC, known to me to be the person who executed the foregoing instrument in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

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, recorded in Book 23508, Page 288, of the St. Louis County Records, does hereby join in and consent to the foregoing Boundary Adjustment Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this ____ day of _____, 2022.

MIDWEST BANKCENTRE

By: _____

Print Name: _____

Print Title: _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this ____ day of _____, 2022, before me appeared _____ personally known to me, who being by me duly sworn, did say that he is the Senior Vice President of Midwest BankCentre, and acknowledged to me that he has the authority to bind said Bank; and executed the foregoing Boundary Adjustment Plat as the free act and deed of said bank.

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: _____

STATE PLANE

STATEMENT OF STATE PLANE COORDINATE:

STATION: SL-38
GRID FACTOR = 0.99991748
NORTH (Y) = 314828.249
EAST (X) = 239983.056

NOTE: 1 METER = 3.28083333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-38 ADJUSTED IN 2011

Station SL-38 to SL-38A grid Azimuth = 286 Degrees 48 Minutes 04 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse using Trimble GPS receivers and Total Stations, 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 Standards for Property Boundary Surveys. The basis of bearings Missouri State Plane Grid North. The grid bearing along the east line of Lot D on this plat is found to be North 00 degrees 11 minutes 27 seconds East. The grid bearing from SL-38 to the Southeast corner on this plat is North 89 degrees 07 minutes 31 seconds East 263.88 meters with the scale factor applied.

PREPARED FOR:

TSG Chesterfield Airport Road, LLC
c/o Stenberg Group, Inc.
2127 Innerbelt Business Center Dr, Suite 200
St. Louis MO 63114

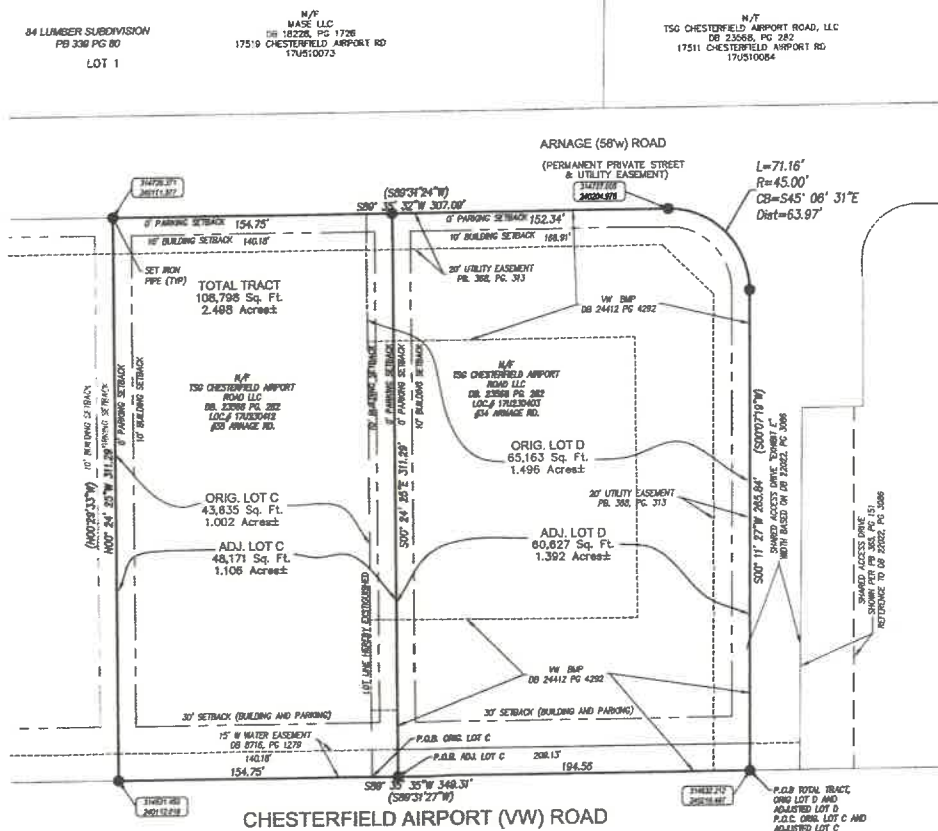
ABBREVIATIONS

DB - DEED BOOK
FT - FEET
FND - FOUND
NF - NOW OR FORMERLY
PL - PLAT BOOK
P.L. - PAGE
R.B. - RADIAL BEARING
RS - SQUARE
R(W) - RIGHT-OF-WAY WIDTH

LEGEND

○ BENCHMARK
● FOUND IRON ROD
○ FOUND IRON PIPE
△ RIGHT OF WAY MARKER

GRAPHIC SCALE



GENERAL NOTES:

- Subject property is Zoned PC Planned Commercial (Ord.# 3206)
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their site company.
Height shall not exceed 42 feet.
Setback requirements:
a.) Thirty (30) feet from the southern boundary of this district that fronts on Chesterfield Airport Road.
b.) Fifty-five (55) feet from the northern boundary of this district that fronts on I-64/US 40.
c.) Ten (10) feet from all other boundary lines within this district.
- Subject property lies within Flood Zone Shaded X (areas with reduced risk due to levees) according to the National Flood Insurance Rate Map Number: 291C88C0165K with an effective date of 02/04/2015.
- There are no buildings on-site.
- Basis of Bearings Missouri State Plane Grid North.

This is to certify that "BOUNDARY ADJUSTMENT PLAT OF LOTS C & D OF TSG CHESTERFIELD AIRPORT ROAD" as 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 Nelson, Mayor

Vicue McGownd, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during June 2022, by order of and for the use of TSG CHESTERFIELD AIRPORT ROAD, LLC, executed a Property Boundary Survey and Boundary Adjustment Plat of Lots C and D of TSG CHESTERFIELD AIRPORT ROAD AS RECORDED IN PLAT BOOK 368, PAGE 313 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 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 standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 15, Division 2300 Missouri 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.
LIC. NO. 222-D

By: Walter J. Pfeiffer
Walter J. Pfeiffer, Missouri P.L.S. No. 2009-000728

TOTAL TRACT

All of Lots C & D of TSG Chesterfield Airport Road a subdivision thereof as recorded in Plat Book 368, Page 313, located in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southwest corner of above said Lot D, said point also being located on the north right-of-way line of Chesterfield Airport Road, variable width thence along said right-of-way line, South 89 degrees 35 minutes 35 seconds West, 348.31 feet to the southwest corner of above said Lot C, also being the southeast corner of Lot B of said TSG Chesterfield Airport Road; thence along the common line of said Lots B and C, North 00 degrees 24 minutes 25 seconds West, 311.29 feet to the south line of Arnage Road, 56 feet wide; thence along said south line, North 89 degrees 35 minutes 32 seconds East, 307.09 feet to a point of curvature to the right, having a radius of 45.00 feet, an arc length of 71.16 feet to a point of tangency, said point being located on the west line of a private road (a.k.a. Jaguar Land Rover Way), said point also being located on the east line of above said Lot D; thence along the common line between Lot d and said private road, South 00 degrees 11 minutes 27 seconds West, 285.84 feet to the POINT OF BEGINNING.
Containing 108,798 square feet or 2.486 acres, more or less.

ORIGINAL LOT C

All of Lot C of TSG Chesterfield Airport Road a subdivision thereof as recorded in Plat Book 368, Page 313, located in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the southeast corner of Lot D of above said subdivision, said point also being located on the north right-of-way line of Chesterfield Airport Road, variable width thence along said right-of-way line, South 89 degrees 35 minutes 35 seconds West, 229.13 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line, South 89 degrees 35 minutes 35 seconds West, 140.18 feet to the southwest corner of above said Lot C, also being the southeast corner of Lot B of said subdivision; thence along the common line of said Lots B and C, North 00 degrees 24 minutes 25 seconds West, 311.29 feet to the south line of Arnage Road, 56 feet wide; thence along said south line, North 89 degrees 35 minutes 32 seconds East, 140.18 feet to the northwest corner of said Lot C; thence along the common line between Lots C and D, South 00 degrees 24 minutes 25 seconds East, 311.29 feet to the POINT OF BEGINNING.
Containing 43,836 square feet or 1.002 acres, more or less.

ORIGINAL LOT D

All of Lot D of TSG Chesterfield Airport Road a subdivision thereof as recorded in Plat Book 368, Page 313, located in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southeast corner of above said Lot D, said point also being located on the north right-of-way line of Chesterfield Airport Road, variable width thence along said right-of-way line, South 89 degrees 35 minutes 35 seconds West, 209.13 feet to the southwest corner of said Lot D, said point also being the southeast corner of Lot c of above said subdivision; thence along the common line between said Lots C and D, North 00 degrees 24 minutes 25 seconds West, 311.29 feet to the south line of Arnage Road, 56 feet wide; thence along said south line, North 89 degrees 35 minutes 32 seconds East, 196.91 feet to a point of curvature to the right, having a radius of 45.00 feet, an arc length of 71.16 feet to a point of tangency, said point being located on the west line of a private road (a.k.a. Jaguar Land Rover Way), said point also being located on the east line of above said Lot D; thence along the common line between Lot D and said private road, South 00 degrees 11 minutes 27 seconds West, 285.84 feet to the POINT OF BEGINNING.
Containing 65,153 square feet or 1.486 acres, more or less.

ADJUSTED LOT C

A tract of land being all of Lot C and the west 14.57 feet of Lot D of TSG Chesterfield Airport Road a subdivision thereof as recorded in Plat Book 368, Page 313, located in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the southeast corner of Lot D of above said subdivision, said point also being located on the north right-of-way line of Chesterfield Airport Road, variable width thence along said right-of-way line, South 89 degrees 35 minutes 35 seconds West, 194.56 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line, South 89 degrees 35 minutes 35 seconds West, 154.75 feet to the southwest corner of above said Lot C, also being the southeast corner of Lot B of said subdivision; thence along the common line of said Lots B and C, North 00 degrees 24 minutes 25 seconds West, 311.29 feet to the south line of Arnage Road, 56 feet wide; thence along said south line, North 89 degrees 35 minutes 32 seconds East, 154.75 feet thence departing said south line, South 00 degrees 24 minutes 25 seconds East, 311.29 feet to the POINT OF BEGINNING.
Containing 48,171 square feet or 1.106 acres, more or less.

ADJUSTED LOT D

A tract of land being all of part of Lot D of TSG Chesterfield Airport Road a subdivision thereof as recorded in Plat Book 368, Page 313, located in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southeast corner of above said Lot D, said point also being located on the north right-of-way line of Chesterfield Airport Road, variable width thence along said right-of-way line, South 89 degrees 35 minutes 35 seconds West, 194.56 feet; thence departing said right-of-way line, North 00 degrees 24 minutes 25 seconds West, 311.29 feet to the south line of Arnage Road, 56 feet wide; thence along said south line, North 89 degrees 35 minutes 32 seconds East, 152.94 feet to a point of curvature to the right, having a radius of 45.00 feet, an arc length of 71.16 feet to a point of tangency, said point being located on the west line of a private road (a.k.a. Jaguar Land Rover Way), said point also being located on the east line of above said Lot D; thence along the common line between Lot D and said private road, South 00 degrees 11 minutes 27 seconds West, 285.84 feet to the POINT OF BEGINNING.
Containing 60,627 square feet or 1.382 acres, more or less.

257 Chesterfield Business Parkway
St. Louis, MO 63025 (636) 921-1100
www.stockandassociates.com
stockandassociates@stockandassociates.com

BOUNDARY ADJUSTMENT PLAT SURVEY
TIFTON CAR WASH, LLC
34 & 38 ARNAGE ROAD
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



REVISIONS:

1. 1/23/22 CITY COMMENTS

DRAWN BY:	CHECKED BY:
W.J.P.	W.J.P.
DATE: 6/1/2022	JOB NO: 2005-728
SCALE: P-30000:XX	SHEET NO: 30X
ALL. INT. # 3002	INT. SUP. # 200004XX
SCALE: P-30000:XX	

BOUNDARY ADJUSTMENT PLAT SURVEY
1 OF 1