

Bill No. 13788

Ordinance No. 24-025

Sponsor: Bart Haberstroh

AN ORDINANCE APPROVING THE RECORD PLAT FOR QUIKTRIP 603, A SUBDIVISION OF THE CITY OF SAINT CHARLES, MISSOURI.

Whereas, QuikTrip Corporation, owner, has laid out a Subdivision within the City of Saint Charles, Missouri under the name QuikTrip 603 (hereinafter, the "Subdivision") and has caused to be made an accurate plat thereof, a copy of which is identified as Exhibit A, attached hereto and incorporated by this reference (hereinafter, the "Plat"); and

Whereas, the Plat accurately sets forth and describes all parts of the land within the Subdivision reserved for public purposes; and

Whereas, the Plat accurately sets forth and describes all lots by their precise length and width and by number; and

Whereas, the Plat has been drawn to scale and the scale is noted thereon, has written on its face the title of the Subdivision, and identifies the United States Survey the Subdivision purports to be located; and

Whereas, the Plat designates, reflects, and shows markers and established points so that the precise location of the land platted can be determined upon inspection of the Plat; and

Whereas, no taxes are due against the land proposed to be platted; and

Whereas, the Plat is submitted to the City Council of the City of St. Charles, Missouri, for its approval;

Now, Therefore, Be it Ordained by the Council of the City of Saint Charles, Missouri, as Follows:

SECTION 1. The Plat for QuikTrip 603 is hereby approved subject to compliance with all recommendations and requirements approved or made by the City Council.

SECTION 2. The City Clerk is authorized to endorse the City's approval upon the Plat by signature and by the Seal of the City.

SECTION 3. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Bill No. 13788

March 5, 2024

Date Passed

3-6-24

Date Approved by Mayor

Vince Ratchford

Vince Ratchford, Presiding Officer

Daniel J. Borgmeyer

Daniel J. Borgmeyer, Mayor

Approved as to Form:

Attest:

Michael P. Cullen

Michael P. Cullen, City Attorney

Date

Kimberly Hanson

City Clerk

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OWNERS:
 QuikTrip Corporation
 2205 Big Bend Blvd
 St. Charles, Missouri 63303
 534-527-0003 Office
 314-795-4803 Cell

SURVEYOR:
 SWT Design, Inc.
 7722 Big Bend Blvd
 St. Louis, MO 63119
 314-348-1606 Office
 314-220-3425 Cell

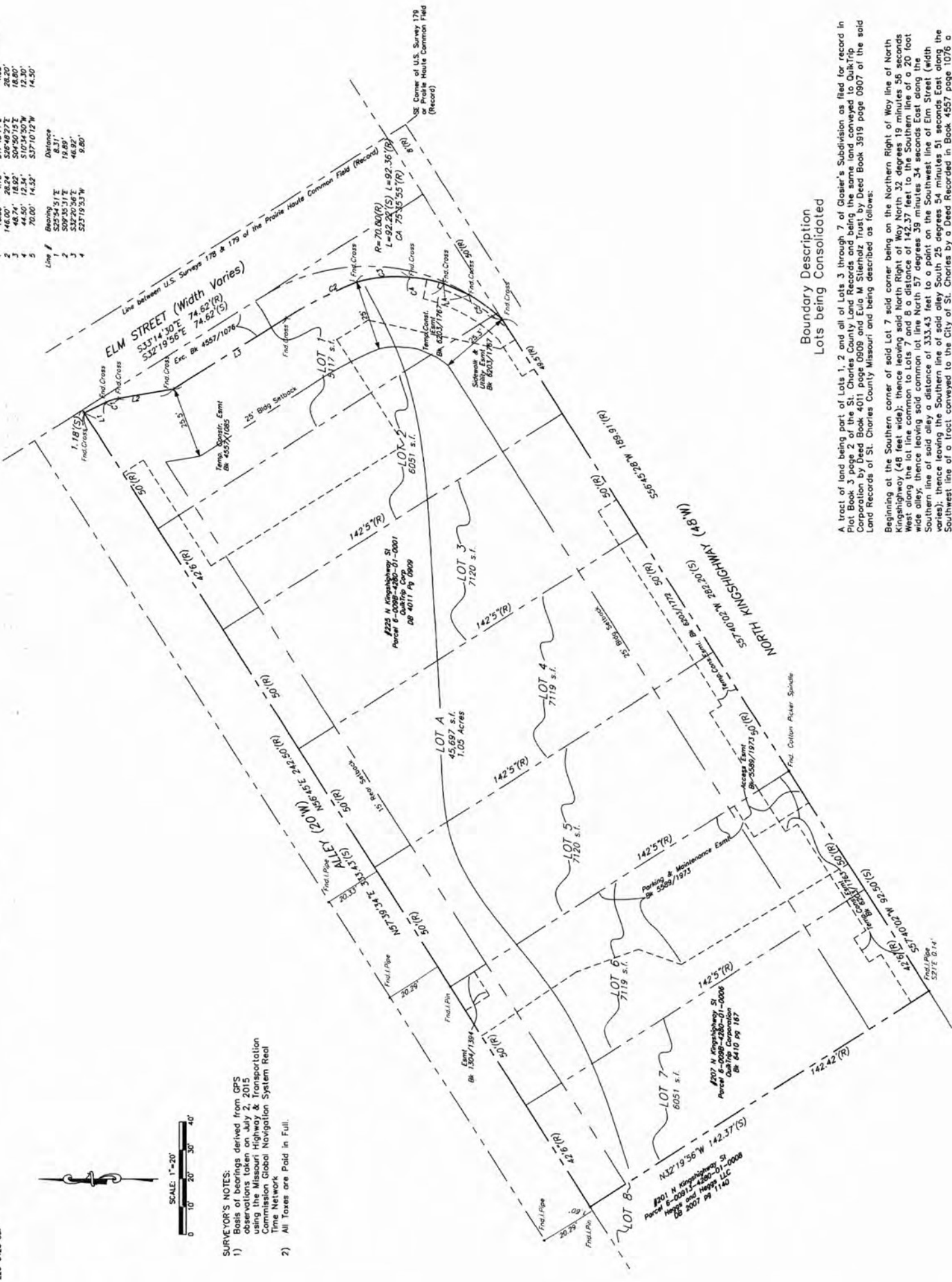
**"QUIKTRIP 603"
 A SUBDIVISION BEING PART OF LOTS 1-2 AND ALL LOTS 3-7, BLOCK 278
 GLOSIER'S SUBDIVISION
 Located in US Survey 179 of the Prairie Haute Common Fields,
 Township 47 North, Range 5 East
 St. Charles County, Missouri**

SWT DESIGN
 7722 Big Bend Blvd.
 St. Louis, mo 63119
 T 314.644.5700

CURVE AND LINE TABLE

Curve #	Radius	AC	Chord Bearing	Chord Distance
1	16.50'	4.70'	S17°45'17"E	4.68'
2	146.00'	75.00'	S89°59'51"E	25.00'
3	48.74'	18.82'	S09°50'21"E	18.80'
4	44.50'	12.34'	S10°34'50"W	12.30'
5	70.00'	14.53'	S37°10'12"W	14.50'

Line #	Bearing	Distance
1	S25°54'51"E	8.31'
2	S09°35'31"E	18.89'
3	S32°20'36"E	46.92'
4	S27°19'53"W	9.86'



SURVEYOR'S NOTES:
 1) Basis of bearings derived from GPS observations taken on July 2, 2015 using the Missouri Highway & Transportation Commission Global Navigation System Real Time Network
 2) All Taxes are Paid in Full.



OWNER'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS: We, the undersigned, hereby certify that we are the owners of the lands comprising the boundary line adjustment shown hereon and described in the Surveyor's Certificate attached hereto and that we have read and approved the same and dedicated and to be hereafter known as "QUIKTRIP 603".
 There is no lien holder on this property.
 Subject to easements, reservations, restrictions and covenants, filed for record.
 IN WITNESS WHEREOF, we have hereunto set our hand this _____ day of _____, 2024.
 QUIKTRIP CORPORATION

State of Missouri)
 County of Jefferson)
 On this _____ day of _____, 2024, before me personally appeared _____ to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.
 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.
 My Commission Expires: _____
 Notary Public

CITY CERTIFICATION
 I, Kimberly Hudson, City Clerk, hereby certify that Ordinance Number _____ approving this plat and directing me to endorse the same under my hand and seal was duly passed and approved by the City Council of the City of St. Charles, Missouri, and same approved by the Mayor of said City on _____, 20____ and as Ordinance directed, I hereby endorse said plat by my hand and seal of said City this _____ day of _____, 20____.

SURVEYOR'S CERTIFICATE
 We hereby certify that at the request of QUIKTRIP CORPORATION, SWT Design Inc. has prepared a plat of Part of Lots 1-2 and All Lots 3-7, Block 278, Glosier's Subdivision, a subdivision filed for record in Plat Book 3 of page 2 of the St. Charles County Land Records, St. Charles County, Missouri, and the results are shown hereon.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at our office in St. Louis County, this 7th day of November, 2023.



**Boundary Description
 Lots being Consolidated**
 A tract of land being part of Lots 1, 2 and all of Lots 3 through 7 of Glosier's Subdivision as filed for record in Plat Book 3 page 2 of the St. Charles County Land Records and being the same land conveyed to QuikTrip Corporation by Deed Book 4011 page 0908 and Eulo M Sitenholz, trust by Deed Book 3819 page 0907 of the said Land Records of St. Charles County Missouri and being described as follows:
 Beginning at the Southern corner of said Lot 7 sold corner being on the Northern Right of Way line of North Kingshighway (48 feet wide); thence leaving said North Right of Way North 32 degrees 19 minutes 56 seconds West along the lot line common to Lots 7 and 8 a distance of 142.37 feet to the Southern line of a 20 foot wide alley; thence leaving said common lot line North 57 degrees 39 minutes 34 seconds East along the Southern line of said alley a distance of 333.43 feet to a point on the Southwest line of Elm Street (width varies); thence leaving the Southern line of said alley South 25 degrees 54 minutes 51 seconds East along the Southwest line of a tract conveyed to the City of St. Charles by a Deed Recorded in Book 4557 page 1076 a distance of 8.31 feet to a point of curve; thence along a curve to the Right having a Radius of 16.50 feet an Arc Length of 4.70 feet the Chord bearing and distance being South 17 degrees 45 minutes 11 seconds East, 15.92 feet to a point of curve; thence South 32 degrees 20 minutes 56 seconds East a distance of 46.92 feet to a point of curve; thence along a curve to the Right having a Radius of 146.00 feet an Arc Length of 28.24 feet the Chord bearing and distance being South 26 degrees 48 minutes 27 seconds East, 28.20 feet; thence on a non-tangent compound curve to the Right having a Radius of 48.74 feet an Arc Length of 18.92 feet the Chord bearing and distance being South 04 degrees 50 minutes 15 seconds East, 18.80 feet to a point of non-tangent compound curve; thence on a curve to the Right having a Radius of 44.50 feet an Arc Length of 12.34 feet the Chord bearing and distance being South 11 degrees 34 minutes 50 seconds West, 12.30 feet to a point of curve; thence along a curve to the Right having a Radius of 70.00 feet an Arc Length of 14.52 feet the Chord bearing and distance being South 37 degrees 10 minutes 12 seconds West, 14.50 feet to a point on the Northern line of North Kingshighway as previously mentioned; thence South 57 degrees 40 minutes 02 seconds West along said North Kingshighway right of way a distance of 282.20 feet to the point of beginning and containing 45,697 square feet more or less.
 Subject to Easements, Restrictions and Covenants of Record if any

RCA FORM (OFFICE USE ONLY)

Bill # 13788

MEETING/DATE: 2/27/2024

Regular Special Work Session

ATTACHMENT: YES NO

Report Resolution Ordinance

Request for Council Action

Ward(s): 9

Sponsor(s): Bart Haberstroh

Description:

Approve the Record Plat for the QuikTrip 603 Plat.

Contract Extension/Renewal: Yes No

Information Paper Attached: Yes No

Staff Recommendation: Approve Disapprove

Board/Committee/Commission Recommendation: Approve Disapprove

Summary:

This bill will approve the record plat for the QuikTrip 603 Plat. The record plat is for approximately 2.78 acres and includes seven lots, Lots 1-7. This record plat is compliant with the Zoning Code and the Subdivision Regulations. The intent of this record plat is to consolidate the added lots for QuikTrip Corporation in accordance with an approved Site Plan 2023-027(SP) and submitted Conditional Use Permit (CUP-2023-64) for in-vehicle service. The property is zoned C-2/EHP General Business District within the Extended Historic Preservation District and located in Ward 9.

Budget Impact: (revenue generated, estimated cost, CIP item, etc.)

Fiscal Impact: N/A

Account #: N/A

Project #: N/A

RCA prepared by: MPE Dept. Dir. [Signature] Finance Dir. [Signature] Dir. of Admin. [Signature]