

BILL NO. 3506

ORDINANCE NO. 3295

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE CONSOLIDATION OF TWO PARCELS TOTALING 32.93-ACRES ZONED "PI" PLANNED INDUSTRIAL (17W130064, 17W130075).

WHEREAS, Stock & Associates Consulting Engineers, on behalf of Carshield F.C., has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 32.93-acres zoned "PI" Planned Industrial; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate two (2) parcels into one (1) parcel to be known as Carshield in Chesterfield; 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 Carshield in Chesterfield 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.

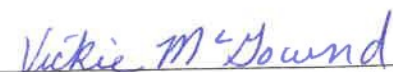
Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 6th day of May, 2024.


PRESIDING OFFICER


Bob Nation, MAYOR

ATTEST:


Vickie McGownd, CITY CLERK

FIRST READING HELD: 05/06/2024

CARSHIELD IN CHESTERFIELD

A CONSOLIDATION PLAT OF
PART OF LOT 2 OF OF E KROENUNG ESTATE AS RECORDED IN PLAT BOOK 11, PAGE 11 AND
A TRACT OF LAND IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH
PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 32.935 AC.

ST. LOUIS COUNTY BENCHMARK

Reference to the benchmark in this plat is to the benchmark in the plat of the subdivision of the Kroenung Estate as recorded in Plat Book 11, Page 11 of the St. Louis County Records, dated in 1915, and to the benchmark in the plat of the subdivision of the Kroenung Estate as recorded in Plat Book 11, Page 11 of the St. Louis County Records, dated in 1915.

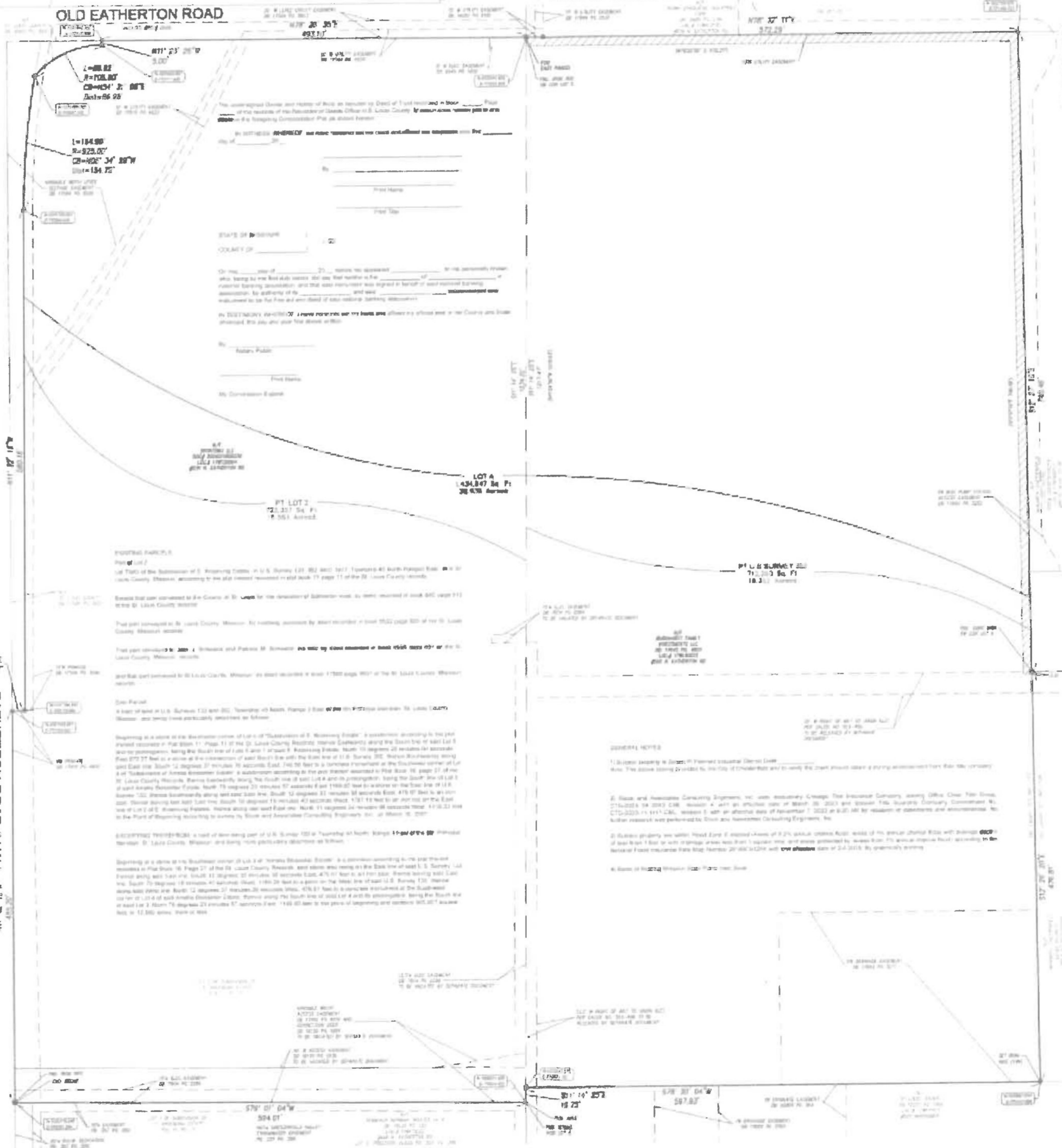
LEGEND

- SEARCH MARK
 - FOUND WITH PIPE
 - FOUND WITH PIPE
 - BOUNDARY OF ONLY NUMBER
 - BOUNDARY OF ONLY NUMBER
 - BOUNDARY OF ONLY NUMBER
- ## ABBREVIATIONS
- C.O. COUNTY OFFICE
 - D.E.D. DEED RECORD
 - F.V. FIELD VOUCHER
 - M.C. METEOROLOGICAL CORRELATION
 - P.C. PLAT BOOK
 - P.O.C. POINT OF CORRELATION
 - S.C. SURVEY CORRELATION
 - W.C. WITNESS CORRELATION



MODOT NETWORK BENCHMARK

The bearing shown herein are given in accordance with the Missouri State System of 1983. The bearing and distance shown herein are given in accordance with the Missouri State System of 1983. The bearing and distance shown herein are given in accordance with the Missouri State System of 1983.



GENERAL NOTES
The surveyor has examined the records of the Missouri State System of 1983 and has found that the bearings and distances shown herein are in accordance with the Missouri State System of 1983.

ASSURANCE OF ACCURACY
The surveyor warrants that the bearings and distances shown herein are in accordance with the Missouri State System of 1983.

ASSURANCE OF TITLE
The surveyor warrants that the bearings and distances shown herein are in accordance with the Missouri State System of 1983.

ASSURANCE OF RECORDS
The surveyor warrants that the bearings and distances shown herein are in accordance with the Missouri State System of 1983.

ASSURANCE OF BOUNDARIES
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ASSURANCE OF EASEMENTS
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ASSURANCE OF UTILITIES
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ASSURANCE OF ADJACENT PROPERTIES
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GENERAL NOTES
This plat is a consolidation plat of the Kroenung Estate as recorded in Plat Book 11, Page 11 of the St. Louis County Records, dated in 1915, and of the Kroenung Estate as recorded in Plat Book 11, Page 11 of the St. Louis County Records, dated in 1915.

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CONSOLIDATION PLAT
CARSHIELD IN CHESTERFIELD
530 AND 550 N EATHERTON ROAD
CHESTERFIELD, ST. LOUIS COUNTY MISSOURI



ROBERT J. PFLA
Surveyor
No. 10000
St. Louis, Missouri

NO.	DATE	DESCRIPTION
1	10/1/2014	PREPARED FOR
2	10/1/2014	REVISION
3	10/1/2014	REVISION
4	10/1/2014	REVISION
5	10/1/2014	REVISION

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: April 18th, 2024

RE: **530-550 N. Eatherton Road:** A Boundary Adjustment Plat for the consolidation of two (2) parcels into one (1) parcel located east of N. Eatherton Road (17W130064, 17W130075).

Summary

Stock & Associates Consulting Engineers, on behalf of Carshield F.C., has submitted a boundary adjustment plat for the consolidation of two (2) parcels into one (1) parcel. This plat would consolidate a 16.58-acre parcel and a 16.35-acre parcel into a 32.93-acre parcel. Figure 1 below depicts the existing and the lot line that would effectively be eliminated. Staff has reviewed the proposal and has no further comments.



Figure 1: Two existing parcels and the lot line to be eliminated.

Attachment:
1) Boundary Adjustment Plat