BILL NO. 3608 **ORDINANCE NO.** 3395

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR A 73.5–ACRE TRACT OF LAND, CREATING TWO (2) LOTS, LOT 1 AND LOT 2, LOCATED NORTH OF NORTH OUTER 40 ROAD.

WHEREAS, Carmody MacDonald P.C. on behalf of Save Gasoline Corp., has submitted for review and approval a Lot Split Plat for 17553 North Outer 40 Road. The property is located north of North Outer 40 Road; and,

WHEREAS, the purpose of the Lot Split Plat is to create two (2) lots; and,

WHEREAS, the Department of Planning has reviewed the Lot Split 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 Lot Split Plat to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIED, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Lot Split 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 Lot Split 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 2nd day of November, 2026.

Dan Hurt
PRESIDING OFFICER

Dan Hurt
Dan Hurt, MAYOR

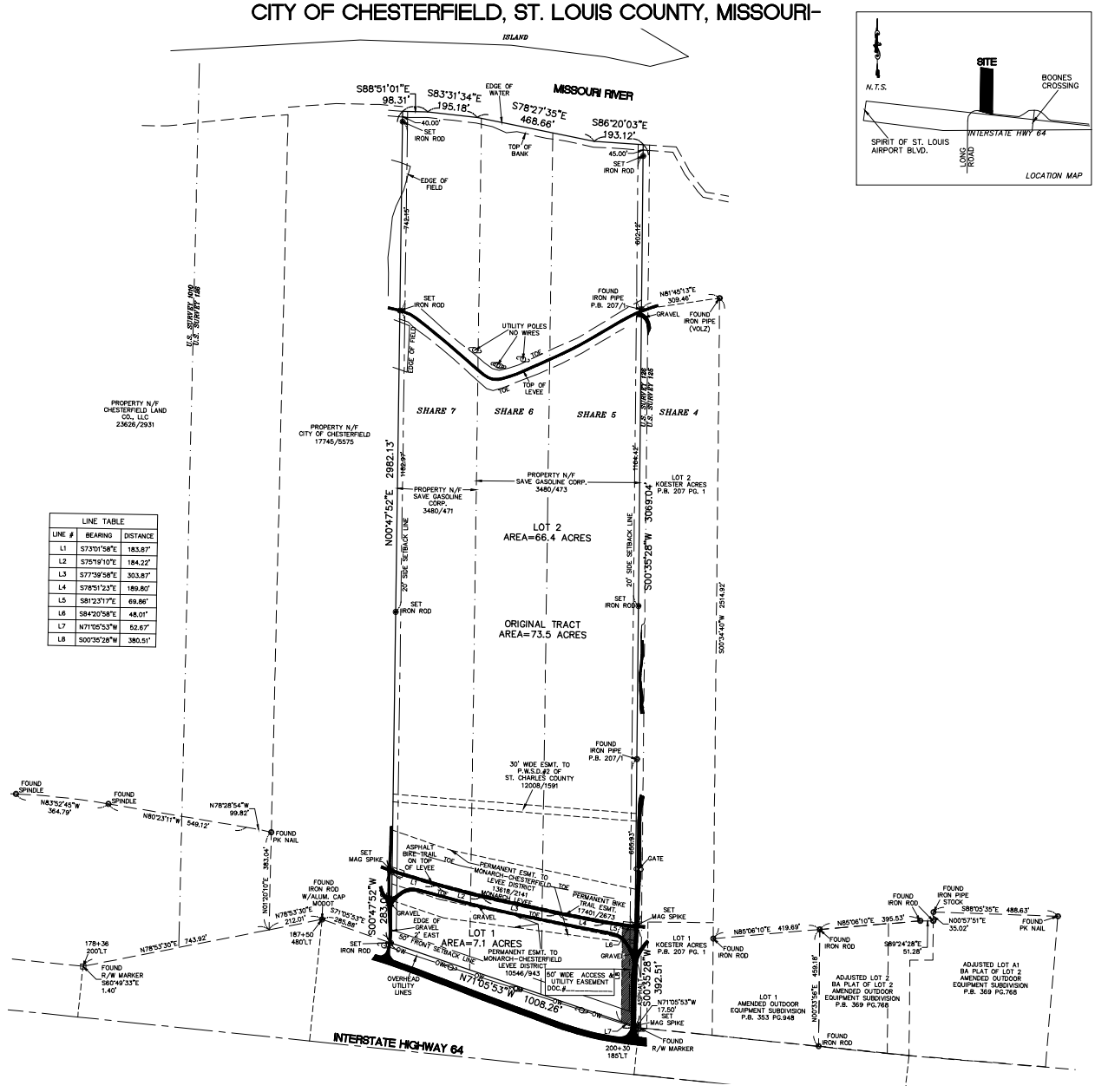
ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 11/02/2026

17553 N. OUTER 40 RD. LOT SPLIT PLAT

A TRACT OF LAND BEING PART OF SHARES 5, 6 AND 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE RECORDED IN BOOK 80 PAGE 457, WITHIN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI-



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S73°01'58"E	183.87'
L2	S75°19'10"E	184.22'
L3	S77°39'58"E	303.87'
L4	S78°51'23"E	189.80'
L5	S81°23'17"E	69.86'
L6	S84°20'58"E	48.01'
L7	N71°05'53"W	62.67'
L8	S00°35'28"W	380.51'

PROPERTY DESCRIPTION SITE

A TRACT OF LAND BEING PART OF SHARES 5, 6 AND 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE RECORDED IN BOOK 80 PAGE 457, WITHIN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF HE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF "KOESTER ACRES" AS RECORDED IN PLAT BOOK 207 PAGE 1 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 64, NORTH 71 DEGREES 05 MINUTES 53 SECONDS WEST 1008.26 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 17745 PAGE 5575 OF SAID RECORDS AND BEING ALSO THE WEST LINE OF THE AFORESAID SHARE 7; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 64 AND ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 17745 PAGE 5575 AND BEING ALSO THE WEST LINE OF THE SAID SHARE 7, NORTH 00 DEGREES 47 MINUTES 52 SECONDS EAST 3065.14 FEET TO THE EDGE OF WATER OF THE MISSOURI RIVER AS LOCATED DURING JUNE OF 2026; THENCE ALONG THE MEANDERINGS OF THE EDGE OF WATER OF THE MISSOURI RIVER AS LOCATED DURING JUNE OF 2026 THE FOLLOWING COURSES AND DISTANCES: SOUTH 88 DEGREES 51 MINUTES 01 SECONDS EAST 98.31 FEET, SOUTH 83 DEGREES 31 MINUTES 34 SECONDS EAST 195.18 FEET, SOUTH 78 DEGREES 27 MINUTES 35 SECONDS EAST 468.66 FEET AND SOUTH 86 DEGREES 20 MINUTES 03 SECONDS EAST 193.12 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID "KOESTER ACRES"; THENCE ALONG THE WEST LINE OF SAID LOTS 1 AND 2 OF SAID "KOESTER ACRES" BEING ALSO THE EAST LINE OF SAID SHARE 5, SOUTH 00 DEGREES 35 MINUTES 28 SECONDS WEST 3461.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.5 ACRES ACCORDING TO THE SURVEY BY FRAZIER LAND SURVEYING DURING JUNE OF 2026.

PROPERTY DESCRIPTION LOT 1

A TRACT OF LAND BEING PART OF SHARES 5, 6 AND 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE RECORDED IN BOOK 80 PAGE 457, WITHIN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF HE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF "KOESTER ACRES" AS RECORDED IN PLAT BOOK 207 PAGE 1 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 64, NORTH 71 DEGREES 05 MINUTES 53 SECONDS WEST 1008.26 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 17745 PAGE 5575 OF SAID RECORDS AND BEING ALSO THE WEST LINE OF THE AFORESAID SHARE 7; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 64 AND ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 17745 PAGE 5575 AND BEING ALSO THE WEST LINE OF THE SAID SHARE 7, NORTH 00 DEGREES 47 MINUTES 52 SECONDS EAST 283.02 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 73 DEGREES 01 MINUTES 58 SECONDS EAST 183.87 FEET; THENCE SOUTH 75 DEGREES 19 MINUTES 10 SECONDS EAST 184.22 FEET; THENCE SOUTH 77 DEGREES 39 MINUTES 58 SECONDS EAST 303.87 FEET; THENCE SOUTH 78 DEGREES 51 MINUTES 23 SECONDS EAST 189.80 FEET; THENCE SOUTH 81 DEGREES 23 MINUTES 17 SECONDS EAST 69.86 FEET; THENCE SOUTH 84 DEGREES 20 MINUTES 58 SECONDS EAST 48.01 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID "KOESTER ACRES"; THENCE ALONG THE WEST LINE OF SAID LOTS 1 AND 2 OF SAID "KOESTER ACRES" BEING ALSO THE EAST LINE OF SAID SHARE 5, SOUTH 00 DEGREES 35 MINUTES 28 SECONDS WEST 392.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.12 ACRES ACCORDING TO THE SURVEY BY FRAZIER LAND SURVEYING DURING JUNE AND SEPTEMBER OF 2026.

GENERAL NOTES:

THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS.

PART OF THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY TOUCHSTONE TITLE AND ABSTRACT, COMMITMENT NO. 260725--REV.NO.2, DATED APRIL 30, 2026 AT 08:00AM.

EASEMENTS RECORDED IN: B10546 P943--LOCATED AS SHOWN, B13618 P2141--LOCATED AS SHOWN, B12008 P1591--LOCATED AS SHOWN, B17401 P2873--LOCATED AS SHOWN. NO EASEMENT REPORTED FOR USE OF ASPHALT AND GRAVEL ROADS/DRIVES ALONG THE EAST AND WEST LINES OF THE SUBJECT TRACT AT THE NORTH OUTER ROAD.

THE ACREAGE OF LOT 2 IS SUBJECT TO THE MOVEMENT OF THE MISSOURI RIVER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0165K, THIS PROPERTY LIES WITHIN FEMA DEFINED FLOOD HAZARD ZONES. NORTH OF THE MONARCH LEVEE SHOWN AS ZONE AE--FLOODWAY AND SOUTH OF MONARCH LEVEE SHOWN AS ZONE AH.

BASIS OF BEARINGS, MISSOURI COORDINATE SYSTEM 1983, EAST ZONE--GRID NORTH.

THE SUBJECT TRACT IS 3300' WEST OF THE INTERSECTION OF BOONES CROSSING AND INTERSTATE HIGHWAY 64.

THIS PROPERTY IS CURRENTLY ZONED "NU" BY THE CITY OF CHESTERFIELD.

SCALE : 1" = 200'

0' 100' 200' 400'

PROPERTY DESCRIPTION LOT 2

A TRACT OF LAND BEING PART OF SHARES 5, 6 AND 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE RECORDED IN BOOK 80 PAGE 457, WITHIN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF HE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF "KOESTER ACRES" AS RECORDED IN PLAT BOOK 207 PAGE 1 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 64, NORTH 71 DEGREES 05 MINUTES 53 SECONDS WEST 1008.26 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 17745 PAGE 5575 OF SAID RECORDS AND BEING ALSO THE WEST LINE OF THE AFORESAID SHARE 7; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 64 AND ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 17745 PAGE 5575 AND BEING ALSO THE WEST LINE OF THE SAID SHARE 7, NORTH 00 DEGREES 47 MINUTES 52 SECONDS EAST 2982.13 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 17745 PAGE 5575 AND BEING ALSO THE WEST LINE OF THE SAID SHARE 7, NORTH 00 DEGREES 47 MINUTES 52 SECONDS EAST 2982.13 FEET TO THE EDGE OF WATER OF THE MISSOURI RIVER AS LOCATED DURING JUNE OF 2026; THENCE ALONG THE MEANDERINGS OF THE EDGE OF WATER OF THE MISSOURI RIVER AS LOCATED DURING JUNE OF 2026 THE FOLLOWING COURSES AND DISTANCES: SOUTH 88 DEGREES 51 MINUTES 01 SECONDS EAST 98.31 FEET, SOUTH 83 DEGREES 31 MINUTES 34 SECONDS EAST 195.18 FEET, SOUTH 78 DEGREES 27 MINUTES 35 SECONDS EAST 468.66 FEET AND SOUTH 86 DEGREES 20 MINUTES 03 SECONDS EAST 193.12 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID "KOESTER ACRES"; THENCE ALONG THE WEST LINE OF SAID LOTS 1 AND 2 OF SAID "KOESTER ACRES" BEING ALSO THE EAST LINE OF SAID SHARE 5, SOUTH 00 DEGREES 35 MINUTES 28 SECONDS WEST 3069.04 FEET; THENCE LEAVING SAID WEST LINE OF LOT 2 OF SAID "KOESTER ACRES, NORTH 84 DEGREES 20 MINUTES 58 SECONDS WEST 48.01 FEET; THENCE NORTH 81 DEGREES 23 MINUTES 17 SECONDS WEST 69.86 FEET; THENCE NORTH 78 DEGREES 51 MINUTES 23 SECONDS WEST 189.80 FEET; THENCE NORTH 77 DEGREES 39 MINUTES 58 SECONDS WEST 303.87 FEET; THENCE NORTH 75 DEGREES 19 MINUTES 10 SECONDS WEST 184.22 FEET; THENCE NORTH 73 DEGREES 01 MINUTES 58 SECONDS WEST 183.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.4 ACRES ACCORDING TO THE SURVEY BY FRAZIER LAND SURVEYING DURING JUNE AND SEPTEMBER OF 2026.

CITY CERTIFICATE

THIS IS TO CERTIFY THAT THE LOT SPLIT PLAT OF "N. OUTER 40 RD. LOT SPLIT PLAT" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20__, AND THEREBY AUTHORIZES THE RECORDING OF THE LOT SPLIT PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

DAN HURT, MAYOR

VICKIE MCGOWND, CITY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE 2026, BY THE ORDER OF SAVE GASOLINE CORP., EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A LOT SPLIT PLAT ON A TRACT OF LAND BEING PART OF SHARES 5, 6 AND 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE RECORDED IN BOOK 80 PAGE 457, WITHIN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF HE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

PRELIMINARY DRAFT

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2008003911

STATE OF MISSOURI
DENNIS C. FRAZIER
NUMBER PLS-2002000247
PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
SAVE GASOLINE CORP.

DATE:	06/13/26
SCALE:	1"=200'
PROJECT NO:	26-9067
FILE NAME:	26-9067.DWG

LOT SPLIT PLAT

DENNIS C. FRAZIER
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
FRAZIER LAND SURVEYING SERVICES, INC.
CORP.# 2008003911

REV-1:	09/23/26 REMOVE SHARE LINES
REV-2:	09/29/26--CITY COMMENTS
REV-3:	
REV-4:	

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE:636--332--0610
FAX:636--332--0710

SHEET: 1 OF 1