

BILL NO. 2083

ORDINANCE NO. 1859

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR THE ESTATES AT PACLAND PLACE SUBDIVISION, A 37.022 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT, LOCATED ON THE WEST SIDE OF KEHRS MILL ROAD, NORTH OF PACLAND RIDGE PLACE, AND SOUTH OF COUNTRYSIDE MANOR PARKWAY.

WHEREAS, Volz Engineering, on behalf of G.H.H. Investment, L.L.C., has submitted for review and approval the Record Plat for The Estates at Pacland Place located on Kehrs Mill Road, north of Pacland Ridge Place, and south of Countryside Manor Parkway, and,

WHEREAS, the petitioner has submitted a Record Plat for 37.022 acres creating 12 lots, sized from 3.00 acres to 3.336 acres in the "NU" Zoning District, and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval there of.

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

Section 1. The Record Plat for The Estates at Pacland Place Subdivision, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

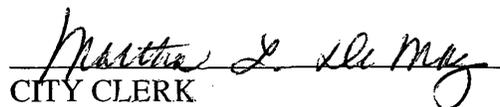
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 17th day of JUNE, 2002.

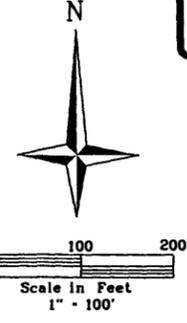
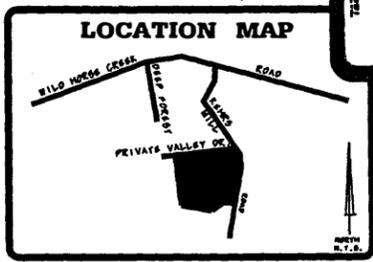

MAYOR

ATTEST:


CITY CLERK

THE ESTATES AT PACLAND PLACE

A TRACT OF LAND BEING PART OF LOT 1 OF THE SUBDIVISION IN PARTITION OF THE SCHULZE ESTATE RECORDED IN BOOK 253 PAGE 48 OF THE ST. LOUIS CITY RECORDS BEING PART OF U.S. SURVEY 1010 AND PART OF FRACTIONAL SECTIONS 7 AND 18 TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



THIS PLAT CONTAINS 37.022 ACRES

A tract of land being part of Lot 1 of the Subdivision in Partition of the Schulze Estate, as made by the Commission in Partition in the St. Louis Land Court, Case No. 3, March 18, a certified copy of which is recorded in Book 253 page 48 of the St. Louis City Records, lying partly in U.S. Survey 1010 and in Fractional Sections 7 and 18, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point in the West line of said Fractional Section 7, Township 45 North - Range 4 East, said point being on the Range line between Ranges 3 and 4 East of said Township 45 North, and bears North 01 degree 03 minutes 40 seconds East 207.16 feet from the Southwest corner of said Fractional Section 7; thence Northwardly along said West line of Fractional Section 7, being also along said Range line, being also the East line of "Country Lake Estates" a subdivision according to the plat thereof recorded in Plat Book 345, pages 41 through 43 of the St. Louis County Records, North 01 degree 03 minutes 40 seconds East 740.62 feet to its intersection with the South line of a 10-foot wide strip of land conveyed to Edwin C. Schister and wife by deed recorded in Book 4034, page 538 of the St. Louis County Records; thence Eastwardly along said South line, North 72 degrees 55 minutes 14 seconds East 1111.23 feet to its intersection with the West line of property conveyed to Irvin M. Lippel and wife, by deed recorded in Book 6684, page 503 of the St. Louis County Records; thence Northwardly along said West line of the Lippel property North 17 degrees 04 minutes 46 seconds West 10.00 feet to a point; thence North 72 degrees 55 minutes 14 seconds East 339.04 feet to a point on the West line of Kehrs Mill Road, 40 feet wide; thence Southwardly along said West line of Kehrs Mill Road, the following courses and distances: South 40 degrees 04 minutes 43 seconds East 134.77 feet, South 26 degrees 37 minutes 47 seconds East 131.85 feet, South 02 degrees 40 minutes 02 seconds East 276.16 feet, South 06 degrees 18 minutes 30 seconds West 156.13 feet, South 14 degrees 51 minutes 46 seconds West 442.48 feet, South 10 degrees 53 minutes 45 seconds West 177.34 feet and South 02 degrees 42 minutes 27 seconds East 1.37 feet to a point; thence North 81 degrees 17 minutes 18 seconds West 311.76 feet to a point; thence South 54 degrees 18 minutes 45 seconds West 50.00 feet to a point; thence along a curve to the left whose radius point bears South 35 degrees 41 minutes 15 seconds East 175.00 feet from the last mentioned point, a distance of 65.21 feet to a point; thence along a curve to the right, whose radius point bears North 57 degrees 02 minutes 15 seconds West 350.00 feet from the last mentioned point, a distance of 176.16 feet to a point; thence along a curve to the left whose radius point bears South 28 degrees 11 minutes 46 seconds East 125.00 feet from the last mentioned point, a distance of 54.57 feet to a point; thence North 72 degrees 29 minutes 35 seconds West 869.13 feet to the point of beginning and containing 1,612,680 square feet or 37.022 acres.

STATE PLANE COORDINATES ESTABLISHED USING G.P.S. FROM STATION N-36, 1990
N 314,828.250 METERS
E 239,963.078 METERS
GRID FACTOR=0.999905
NOTE: 1 METER = 3.28083333 FEET
COORDINATE RELATIVE POSITIONAL TOLERANCE IS 3 CENTIMETERS.

STATE PLANE COORDINATES (METERS)

PT. NO.	NORTHING	EASTING
1	312777.3100	239486.4895
2	312876.7781	239802.2282
3	312879.8914	239808.3331
4	312900.0400	239908.1084
5	312878.8714	239934.5537
6	312842.6806	239952.5699
7	312758.8066	239956.4866
8	312781.3102	239951.2982
9	312590.9659	239918.6670
10	312527.8910	239808.4503
11	312527.4754	239906.4690
12	312541.8663	239802.5502
13	312532.9768	239800.1732
14	312488.6370	239812.8774
15	312518.8763	239798.5373
16	312576.7148	239687.0370
17	312482.7018	239747.4380
18	312448.1254	239785.4364
19	312471.9416	239734.9294
20	312501.8237	239482.3088

M.S.D. BENCH MARK

17-21 Elevation 499.64 (USGS Datum)

12-21 ELEVATION 499.64 - "STANDARD TABLE" STAMPED 13 CEU 1975 SET IN CONCRETE BASE OF FLAG POLE AT ENTRANCE TO LINDA VISTA SCHOOL; 600' NORTH AND 97' WEST OF INTERSECTION OF STRECKER ROAD AND KEHRS MILL ROAD.

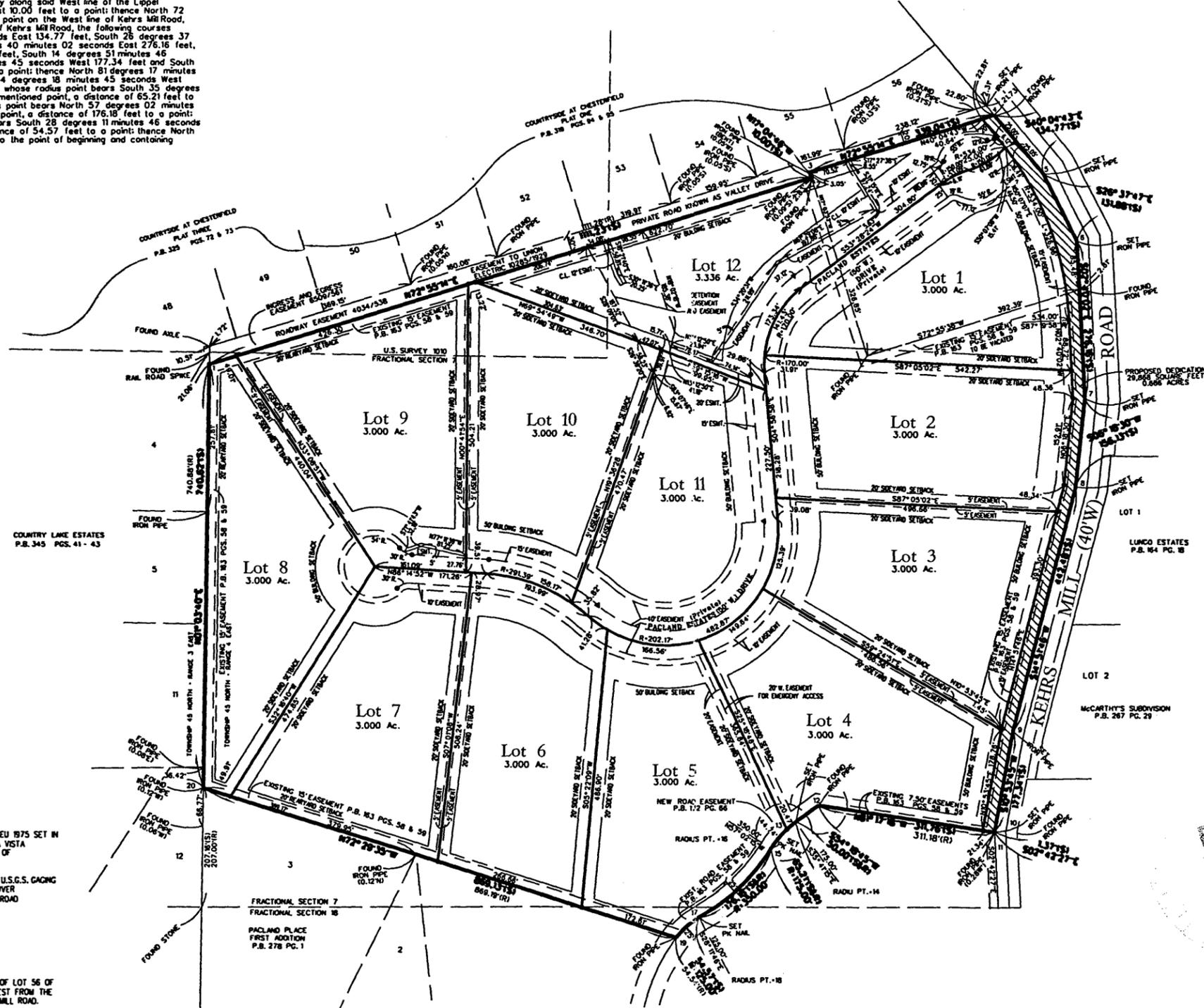
12-22 ELEVATION - 470.31 - "STANDARD TABLE" STAMPED U.S.G.S. GAGING STATION SET IN NORTHEAST WING WALL OF BRIDGE OVER BOMHOMME CREEK; 24' NORTH OF WILD HORSE CREEK ROAD AND 100' EAST OF LONG ROAD.

SITE BENCH MARK

Elevation 520.12 (USGS Datum)

OLD IRON PIPE WHICH IS THE NORTHWEST PROPERTY CORNER OF LOT 56 OF COUNTRYSIDE AT CHESTERFIELD. IT IS APPROXIMATELY 450' WEST FROM THE INTERSECTION OF COUNTRYSIDE MAJOR PKWY AND KEHRS MILL ROAD.

Basis of bearings is grid North from the Missouri Coordinate System of 1983, East Zone (SL37).



TRANSACTION TITLE INSURANCE COMPANY SCHEDULE B - SECTION 2 EXCEPTIONS

Commitment No. 00020397 Effective Date: November 12, 2000

- 8. Easement granted to Union Electric Company of Missouri by instrument recorded in Book 2845, page 246. (Blanket easement cannot be depicted.)
- 9. Easement for ingress and egress by instrument recorded in Book 6509, page 561. (Shown)
- 10. Easement granted to Union Electric Company by instrument recorded in Book 10285, page 1929. (Shown)
- 11. Right of way of Kehrs Mill Road over that part of the subject property embraced herein. (Shown)
- 12. Easement for roadway purposes, by instrument recorded in Book 4034, page 538. (Shown)
- 13. Easement granted to Union Electric Company of Missouri, by instrument recorded in Book 2845, page 246. (Blanket easement cannot be depicted.)
- 14. Reservation of easement for ingress and egress according to instrument recorded in Book 6823, page 1677. (Not on subject property.)
- 15. Road Easement Plat according to plat recorded in Plat Book 163, pages 58 and 59 and amended by Plat Book 172, page 66. (Shown)
- 16. Subject to covenants and restrictions, including a provision for subdivision assessments, according to instrument recorded in Book 6823, page 1685 and amended by Book 6994, page 1381. (Not shown)

MONUMENT LEGEND
@ IRON PIPE
BRASS MONUMENT
URBAN CLASS PROPERTY



ROGER C. ALLEN
MO. REG. L.S. - 2185

VOLZ INCORPORATED

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
1049 INDIAN HEAD BNLD, BLVD.
ST. LOUIS, MISSOURI 63112

Sheet 2 of 2
Platting Date