

BILL NO. 2084

ORDINANCE NO. 1860

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE SUBDIVISION PLAT, TRUST INDENTURES, AND ESCROW AGREEMENT FOR CHESTERFIELD RIDGE, AN 8.4 ACRES TRACT OF LAND BEING SUBDIVIDED INTO 31 SINGLE-FAMILY ATTACHED UNITS, LOCATED ON CLARKSON ROAD, SOUTH OF LEIMAN DRIVE.

WHEREAS, Poehlman and Prost, Inc., on behalf of The Kemp Company, L.L.C., has submitted for review and approval the Record Plat for Chesterfield Ridge located on the Clarkson Road, South of Leiman Drive; and

WHEREAS, the site is authorized for development as "R-5" in a Planned Environment Unit (PEU); and

WHEREAS, the petitioner has submitted a Record Plat for 8.4 acres creating 31 Single Family Attached lots, and

WHEREAS, the Planning Commission having reviewed the same and has recommended approval thereof on June 10, 2002.

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

Section 1. The Subdivision Plat for Chesterfield Ridge, 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 Subdivision 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:

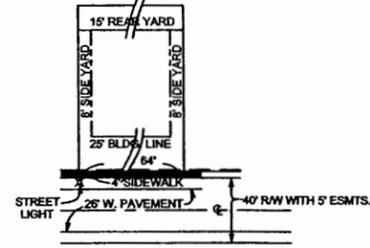

CITY CLERK

"CHESTERFIELD RIDGE"

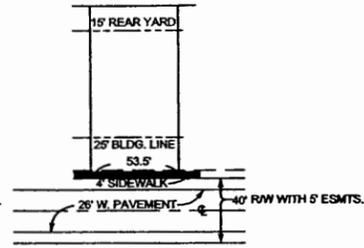
A TRACT OF LAND IN U.S. SURVEY 2002, AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS INDEX	
ASPH	ASPHALT
BLDG	BUILDING
BOOK	BOOK
CONC	CONCRETE
CONTR	CONTRACT
DEED	DEED BOOK
E	EAST
ESMT	EASEMENT
EXIST	EXISTING
FL	FLOWLINE OF CUTTER
FF	FINISH FLOOR
FL	FLOWLINE ELEVATION
FOUND	FOUND
LOC.#	LOCATION NUMBER
LNTH	LENGTH
MON	MONUMENT
N	NORTH
N/F	NEW OR FORMERLY
NE	NORTHEAST
NW	NORTHWEST
OP	OLD IRON PIPE
OR	OLD IRON ROD
PB	PLAT BOOK
PERM	PERMANENT
PC	PAGE
R	RAILROAD
R/R	RAILROAD
REC	RECORD
SE	SOUTHEAST
SE, FT.	SOUTH FEET
SURV	SURVEY
SW	SOUTHWEST
TC	TOP OF CURVE
W	WEST

TYPICAL END LOT



TYPICAL CENTER LOT



NOT TO SCALE

LAND DESCRIPTION

A TRACT OF LAND IN U.S. SURVEY 2002 AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST IN THE CITY OF CHESTERFIELD, COUNTY OF ST. LOUIS, STATE OF MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF CLARISON ROAD, NOW KNOWN AS MISSOURI STATE HIGHWAY NO. 340, 80.00 FEET WIDE, AS CONSIDERED FOR PUBLIC USE BY THE COUNTY OF ST. LOUIS ON APRIL 18, 1832, A CERTIFIED COPY OF WHICH BEING OF RECORD IN BOOK 1148, PAGE 832 OF THE ST. LOUIS COUNTY RECORDS, WITH THE SOUTHERN LINE OF U.S. SURVEY 2002; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE OF HIGHWAY NUMBER 340, NORTH 31 DEGREES 07 MINUTES 38 SECONDS EAST 207.40 FEET TO A POINT; THENCE SOUTH 58 DEGREES 52 MINUTES 22 SECONDS EAST 3.00 FEET TO A POINT; THENCE NORTH 31 DEGREES 07 MINUTES 38 SECONDS EAST 84.00 FEET TO A POINT; THENCE NORTH 58 DEGREES 52 MINUTES 22 SECONDS WEST 5.00 FEET TO A POINT; THENCE NORTH 31 DEGREES 07 MINUTES 38 SECONDS EAST 72.48 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO 3-0 PARTNERSHIP AS RECORDED IN DEED BOOK 7370, PAGE 1811 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHERN LINE OF 3-0 PARTNERSHIP TRACT, SOUTH 65 DEGREES 42 MINUTES 22 SECONDS EAST 394.10 FEET TO THE SOUTHWEST CORNER OF SAID 3-0 PARTNERSHIP PROPERTY, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF OLD CLARISON ROAD, 40.00 FEET WIDE, THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID OLD CLARISON ROAD THE FOLLOWING COURSES AND DISTANCES, SOUTH 30 DEGREES 38 MINUTES 33 SECONDS WEST 230.00 FEET TO A POINT; THENCE SOUTH 20 DEGREES 01 MINUTES 34 SECONDS WEST 361.86 FEET TO A POINT; THENCE SOUTH 40 DEGREES 23 MINUTES 33 SECONDS WEST 284.37 FEET TO A POINT ON THE NORTH PROPERTY LINE OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO MORRIS C. WESSEMEYER AND WARE C. WESSEMEYER AS RECORDED IN DEED BOOK 7477, PAGE 241 AT THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID WESSEMEYER TRACT, NORTH 62 DEGREES 00 MINUTES 42 SECONDS WEST 417.82 FEET TO A POINT ON SAID EASTERN RIGHT OF WAY LINE OF HIGHWAY NUMBER 340; THENCE NORTH 31 DEGREES 07 MINUTES 38 SECONDS EAST 148.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 361,480 SQUARE FEET OR 8.286 ACRES.

SURVEYOR'S CERTIFICATION

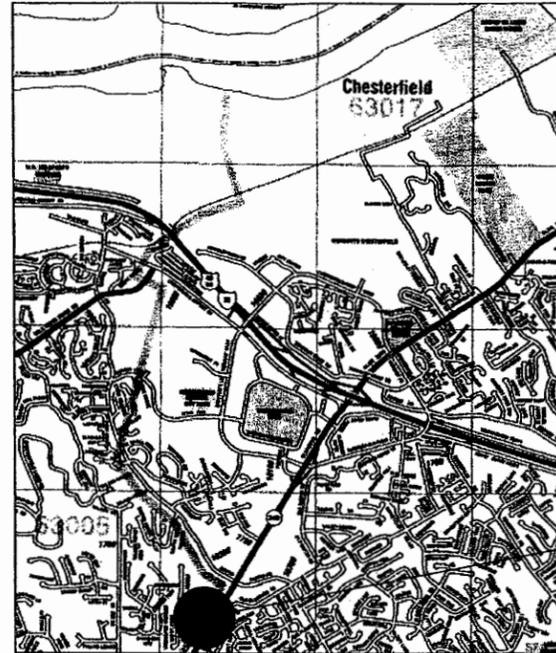
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE KEMP COMPANY I, L.L.C. WE HAVE, DURING THE MONTH OF FEBRUARY, 2002, EXECUTED A SURVEY IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN APRIL, 2002, PREPARED A SUBDIVISION PLAT OF A TRACT OF LAND BEING IN U.S. SURVEY 2002 AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, STATE OF MISSOURI AND THE RESULTS ARE SHOWN HEREON.

POEHLMAN & PROST, INC.

BY: CHRISTOPHER M. LANEMAN, P.L.S. 2389

SURVEYOR'S NOTES

- SOURCE OF TITLE AND EASEMENTS: COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC TITLE COMPANY, FILE NUMBER STL-01000327-11, EFFECTIVE DATE JULY 30, 2001 @ 8:00 A.M., FILE NUMBER S0001063-4, EFFECTIVE DATE OF JANUARY 11, 2000 @ 8:00 A.M. AND FILE NUMBER S0010592-E WITH AN EFFECTIVE DATE OF JANUARY 7, 2000 @ 8:00 A.M.
- SOURCE OF BEARINGS: MISSOURI GRID NORTH, CENTRAL MERIDIAN OF EAST ZONE = 90 DEGREES 30 MINUTES 00 SECONDS AS ESTABLISHED BY SOLAR OBSERVATION IN FIELD.
- EASEMENT TO UNION ELECTRIC RECORDED IN BOOK 10853, PAGE 979 AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.
- EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY AS RECORDED IN DEED BOOK 7404, PAGE 410 AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.
- THE TRACT IS SUBJECT TO COVENANTS AND CONDITIONS AS CONTAINED IN INSTRUMENT RECORDED IN DEED BOOK 10853, PAGE 979 OF THE ST. LOUIS COUNTY RECORDS.
- EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY AS RECORDED IN DEED BOOK 7440, PAGE 587 AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.
- THE TRACT IS SUBJECT TO THE RIGHT OF WAY OF OLD CLARISON ROAD.
- CLASSIFICATION OF SURVEY: URBAN.
- THE TOTAL AREA FOR THE SURVEY IS 361,480 SQUARE FEET OR 8.286 ACRES.
- SET BACKS ARE AS FOLLOWS:
FRONT YARD: 25 FEET
SIDE YARD: 8 FEET
REAR YARD: 15 FEET
- ⊙ - DENOTES SET PERMANENT MONUMENT TO BE SET AFTER COMPLETION OF GRADING.
5/8" x 24" REBAR WITH METAL DISK CAP.
○ - DENOTES SET SEMI-PERMANENT MONUMENT TO BE SET AFTER COMPLETION OF GRADING.
18" IRON PIPE WITH PLASTIC CAP.
- M.S.D. BENCHMARK - #12-103 "1" IN THE SOUTH EDGE OF A CONCRETE HEADWALL; 30' EAST OF THE CENTERLINE OF OLD CLARISON ROAD AND 28' NORTH OF THE CENTERLINE OF CHESTERFIELD PLACE. ELEVATION=580.13.
- PERMANENT & SEMI-PERMANENT MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT.
- ALL DIMENSIONS NOTED ARE AS SURVEYED.



LIEN HOLDER

THE UNDERSIGNED LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST, RECORDED IN DEED BOOK PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION PLAT OF "CHESTERFIELD RIDGE".

COMMERCE BANK

BY: WILLIAM GARNETT, VICE-PRESIDENT

STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS _____ DAY OF _____, 2002, BEFORE ME PERSONALLY APPEARED WILLIAM GARNETT, WHO BEING BY ME DULY SWORN DO SAY THAT HE IS VICE-PRESIDENT OF COMMERCE BANK, A BANKING CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID WILLIAM GARNETT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

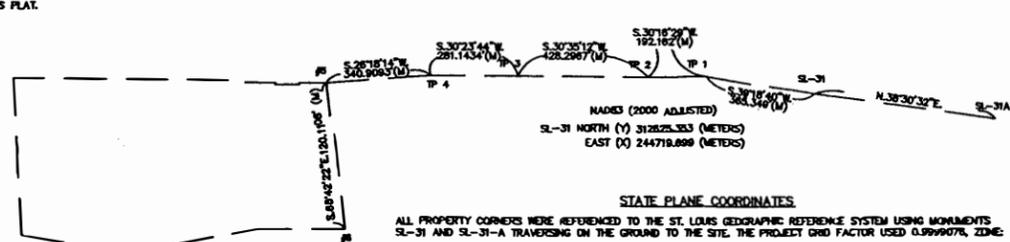
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY OF CHESTERFIELD

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE CITY OF CHESTERFIELD BY ORDINANCE _____ AND DULY VERIFIED ON THE _____ DAY OF _____, 2002, BY THE DIRECTOR OF PLANNING AND THEREBY AUTHORIZING THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

CITY OF CHESTERFIELD, MISSOURI CITY OF CHESTERFIELD, MISSOURI

BY: _____ BY: _____



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MAY 31
PLANNING DEPARTMENT

OWNER'S CERTIFICATION
WE, THE UNDERSIGNED OWNERS OF THE TRACTS OF LAND PLATTER AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS: "CHESTERFIELD RIDGE".
CHESTERFIELD RIDGE (40.00 FEET WIDE) TOGETHER WITH INTERSECTION ROADWAYS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED ON THIS PLAT AND ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.
THE 10.00 FEET WIDE STRIP ADJACENT TO THE WEST LINE OF OLD CLARISON ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN CROSS-HATCHED ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI-AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMERICAN U.S. SOUTHWESTERN BELL TELEPHONE COMPANY, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER AND DRAINAGE FACILITIES.

THE SIDEWALK, SEWER AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.
ALL COMMON GROUND EASEMENTS ARE HEREBY DEDICATED TO THE TRUSTEES OF THE AFOREMENTIONED SUBDIVISION FOR LANDSCAPE AND RETAINING WALL MAINTENANCE.

THE TEMPORARY TURNAROUND AND DRIVE EASEMENT IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD FOR USE AS A TEMPORARY TURNAROUND UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED AND ACCEPTED FOR MAINTENANCE BY THE CITY OF CHESTERFIELD, FOLLOWING WHICH SAID EASEMENT AREA IS CONSIDERED TO BE AUTOMATICALLY WASH AND YARD.

THE DETENTION EASEMENT IS HEREBY DEDICATED TO THE TRUSTEES OF THE AFOREMENTIONED SUBDIVISION FOR EXCLUSIVE RIGHT TO BUILD AND MAINTAIN RETAINING WALLS, A SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS ON THE STRIP OR STRIPS OF GROUND WHICH HAVE BEEN IDENTIFIED ON THIS PLAT, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE EASEMENT SO GRANTED AS MAY BE REQUIRED FOR WORKING ROOM DURING THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR REPAIR OF THE AFOREMENTIONED SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS AND MAY ASSIGN ITS RIGHTS IN THIS EASEMENT TO THE STATE, COUNTY, CITY OR OTHER POLITICAL SUBDIVISION OF THE STATE.

THE RETAINING WALL MAINTENANCE AND ACCESS EASEMENT IS HEREBY DEDICATED TO THE TRUSTEES OF THE AFOREMENTIONED SUBDIVISION FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING RETAINING WALLS, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID RETAINING WALLS.

THE ENTRANCE MONUMENT EASEMENTS ARE HEREBY DEDICATED TO THE TRUSTEES OF THE AFOREMENTIONED SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ERECTING SUBDIVISION SIGNS, MONUMENTS AND LANDSCAPE MAINTENANCE, AND BECOMING THE SOLE OWNERSHIP AND MAINTENANCE, RESPONSIBILITY OF THE TRUSTEES, AND ITS SUCCESSORS AND ASSIGNS.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. THIS SUBDIVISION HEREBY IS SUBJECT TO THE MODIFIERS OF TRUST AND RESTRICTIONS FOR CHESTERFIELD RIDGE RECORDED AS DAILY NO. _____ ON THE _____ DAY OF _____, 2002, IN THE ST. LOUIS COUNTY RECORDER'S OFFICE.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF THE RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HANDS THIS _____ DAY OF _____, 2002.
THE KEMP COMPANY I, L.L.C.

STATE OF MISSOURI
COUNTY OF ST. LOUIS
BY: FRED M. KEMP, MANAGER

ON THIS _____ DAY OF _____, 2002, BEFORE ME PERSONALLY APPEARED FRED M. KEMP, WHO BEING BY ME DULY SWORN DO SAY THAT HE IS THE MANAGER OF THE KEMP COMPANY I, L.L.C., A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND MANAGER, AND SAID FRED M. KEMP ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

POEHLMAN & PROST, Inc.
Land Surveying and Civil Engineering

P.O. Box 6340
6801 Dinkum Industrial Drive
St. Louis, Missouri 63132
(314) 987-3777
FAX 987-0407
E-Mail: pp@poehlman-prost.com

DATE DRAWN	4-10-02	PROJECT NO.	02-31-02
DRAWN BY	J. MORGAN	DATE	04-10-02
CHECKED BY	C. LANEMAN	DATE	04-10-02
PREPARED BY	B. HUGHES	DATE	5-15-02

PROJECT: CHESTERFIELD RIDGE

Prepared For:
THE KEMP COMPANY I, L.L.C.
777 CRAIG ROAD, SUITE 230
CREVE COEUR, MISSOURI 63141
314-994-7777

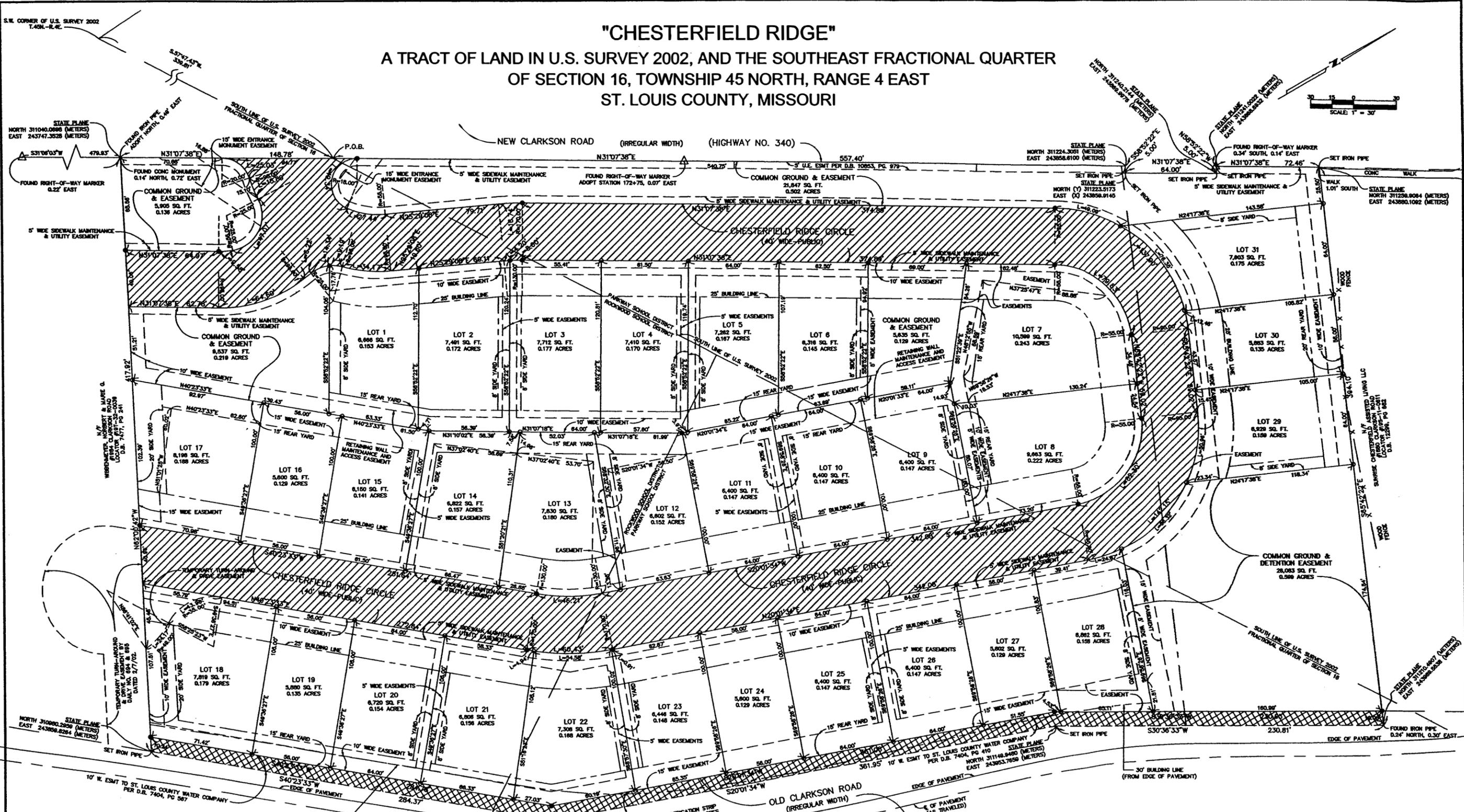
DATE: _____

SUBDIVISION PLAT

EXHIBIT
1

"CHESTERFIELD RIDGE"

A TRACT OF LAND IN U.S. SURVEY 2002, AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI



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Poehlman & Prost, Inc. Land Surveying and Civil Engineering		DATE: 4-10-02	Sheet: 2 OF 2
PREPARED BY: J. MORGAN	DATE: 04-10-02	PROJECT: CHESTERFIELD RIDGE	Project Number: 200-001
CHECKED BY: C. LANEMAN	DATE: 04-10-02		
PROOFED BY: B. HUGHES	DATE: 5-15-02		
P.O. Box 8340 5200 Dickman Industrial Drive St. Louis, Missouri 63132 (314) 897-5777 FAX 897-5407 E-Mail: ppi@poehlman-prost.com		THE KEMP COMPANY I, L.L.C. 777 CRAIG ROAD, SUITE 230 CREVE COEUR, MISSOURI 63141 314-994-7777	