

BILL NO. 2143

ORDINANCE NO. 1919

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR DRURY DEVELOPMENT CORPORATION ADJUSTED LOT A, A TRACT OF LAND BEING CREATED FROM LOT C117 ADJUSTED AND PARTS OF LOTS C117A ADJUSTED AND C117B ADJUSTED OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 164 PAGE 86 OF THE RECORDER OF DEED'S OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND PART OF LOT 7 OF THE WEST PART OF U.S. SURVEY 415, AND PART OF LOTS 1 AND 2 OF THOMAS K. HUMPHREY'S ESTATE OF U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, the owner has proposed a Boundary Adjustment Plat for the aforementioned tract. The petitioner proposes to remove the property lines between a parcel known as *Drury Development Corporation, Deed Book 12820, Page 2045*, and described as part of Lot C117 Adjusted, part of C117A Adjusted, and part of Lot 1 of Thomas K. Humphrey's Estate, and a parcel known as *Drury Development Corporation, Deed Book 12820, Page 2041*, and described as part of Lot C117A Adjusted, part of Lot C117B Adjusted, part of Lot 7 of the west part of U.S. Survey 415, and part of Lot 1 and part of Lot 2 of Thomas K. Humphrey's Estate of U.S. Survey 2002, and creating a new Adjusted Parcel, while deleting the aforementioned parcels; and,

WHEREAS, the Department of Planning and Department of Public Works have reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations 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:

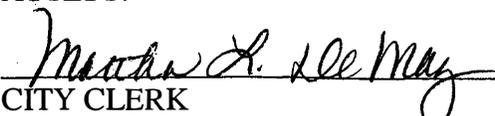
Section 1. The Boundary Adjustment Plat which is attached hereto as Exhibit "A" and made part hereof, as if fully set out herein, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

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

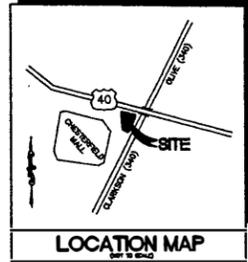
Passed and approved this 19th day of February 2003.


MAYOR

ATTEST:

CITY CLERK

"BOUNDARY ADJUSTMENT PLAT

OF ALL OF LOT C17 ADJUSTED, PART OF LOT C17A ADJUSTED AND PART OF LOT C17B ADJUSTED
AS RECORDED IN PLAT BOOK 164, PAGE 86 AND A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THOMAS
K. HUMPHREY'S ESTATE AND PART OF LOT 7 OF THE WEST PART OF U.S. SURVEY 415
LOCATED IN U.S. SURVEYS 415 AND 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONING: PC - ORDINANCE NO. 1899



ORIGINAL PARCEL CONVEYED TO:
Drury Development Corporation
Deed Book 12820 Page 2045

PROPERTY DESCRIPTION
Adjusted Lot A

A tract of land being part of C17 Adjusted and C17A Adjusted of the Boundary Adjustment Plat recorded in Plat Book 164 page 86 of the St. Louis County Records and part of Lot 1 of Thomas K. Humphrey's Estate of U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the Northeast line of Chesterfield Mall Entry No. 1 with the East line of Chesterfield Center East, 50 foot wide; thence Northwesterly along said East line the following courses and distances: North 11 degrees 26 minutes 51 seconds East 44.07 feet along a curve to the left whose radius point bears North 78 degrees 33 minutes 09 seconds West 300.00 feet from the last mentioned point, a distance of 125.33 feet, North 12 degrees 29 minutes 20 seconds West 157.91 feet, and along a curve to the right, whose radius point bears North 77 degrees 30 minutes 40 seconds East 261.50 feet from the last mentioned point, a distance of 143.94 feet to a point; thence South 51 degrees 13 minutes 37 seconds East 456.81 feet to a point on the Northwest line of Clarkson Road (State Route 340) of varying width; thence Southwesterly along said Northwest line South 38 degrees 46 minutes 23 seconds West 310.00 feet to a point on the aforesaid Northeast line of Chesterfield Mall Entry No. 1; thence Northwesterly along said Northeast line along a curve to the left whose radius point bears South 33 degrees 37 minutes 02 seconds West 473.00 feet from the last mentioned point, a distance of 157.99 feet to the point of beginning and containing 102,389 square feet or 2.351 acres according to a survey by Volt Incorporated during August 2000.

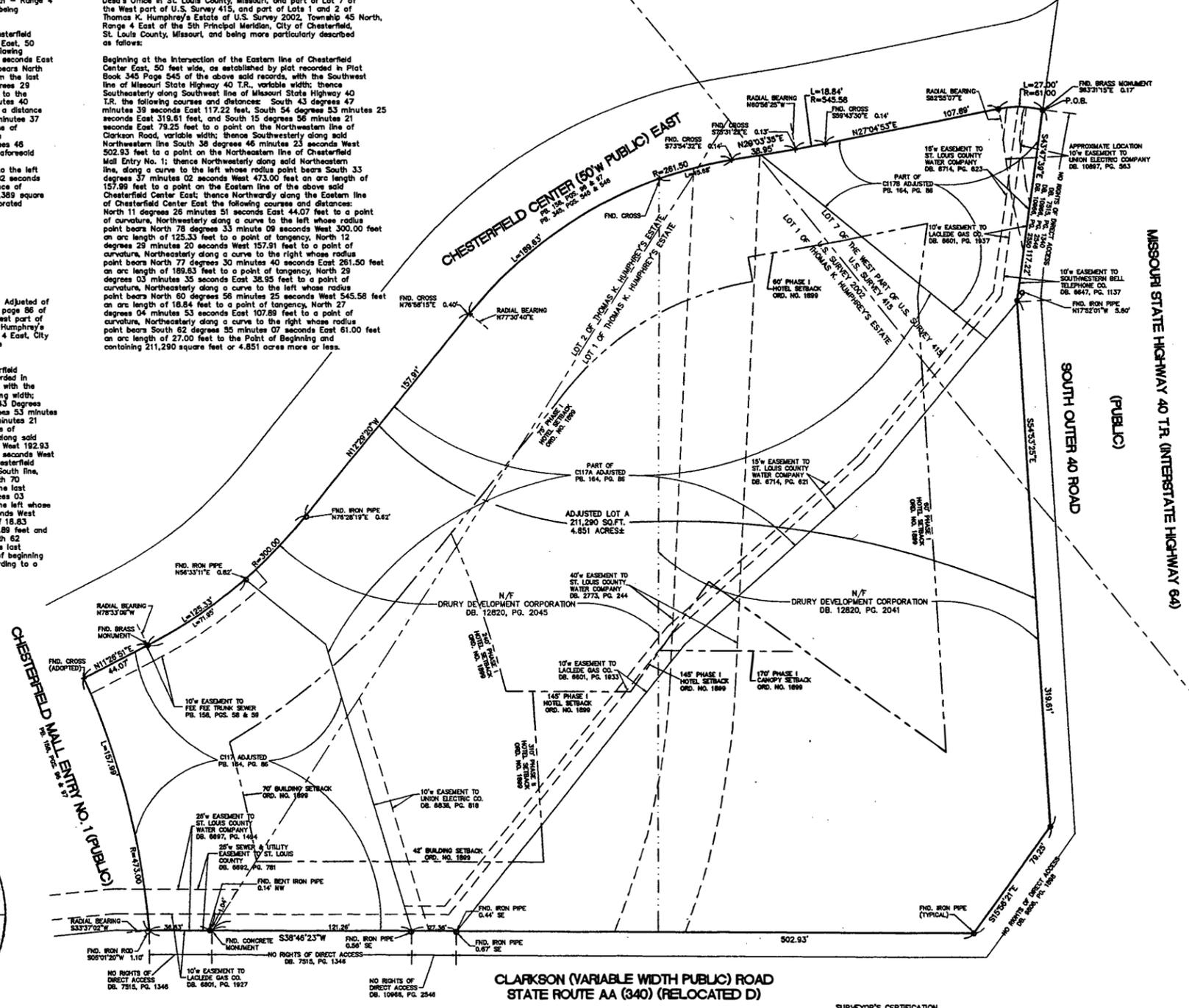
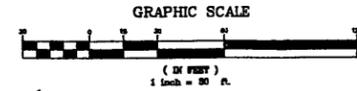
ORIGINAL PARCEL CONVEYED TO:
Drury Development Corporation
Deed Book 12820 Page 2041

A tract of land being part of C17A Adjusted, and C17B Adjusted of the Boundary Adjustment Plat recorded in Plat Book 164 page 86 of the St. Louis County records and part of Lot 7 of the West part of U.S. Survey 415 and part of Lots 1 and 2 of Thomas K. Humphrey's Estate of U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the South line of Chesterfield Center East 50 foot wide as established by the plat recorded in Plat Book 345 page 545 of the St. Louis County records with the Southwest line of Missouri State Highway 40 T.R. of varying width; thence Southeastwesterly along said Southwest line South 43 degrees 47 minutes 39 seconds East 117.22 feet, South 54 degrees 53 minutes 25 seconds East 319.81 feet and South 15 degrees 56 minutes 21 seconds East 79.25 feet to a point on the Northwest line of Clarkson Road of varying width; thence Southwesterly along said Northwest line South 38 degrees 46 minutes 23 seconds West 192.93 feet to a point; thence North 51 degrees 13 minutes 37 seconds West 456.81 feet to a point on the aforesaid South line of Chesterfield Center East 50 foot wide; thence Eastwesterly along said South line, along a curve to the right whose radius point bears South 70 degrees 57 minutes 03 seconds East 261.50 feet from the last mentioned point, a distance of 45.89 feet, North 29 degrees 03 minutes 35 seconds East 38.95 feet, along a curve to the left whose radius point bears North 60 degrees 56 minutes 25 seconds West 545.58 feet from the last mentioned point, a distance of 18.83 feet, North 27 degrees 04 minutes 53 seconds East 107.89 feet and along a curve to the right whose radius point bears South 62 degrees 55 minutes 07 seconds East 61.00 feet from the last mentioned point, a distance of 27.00 feet to the point of beginning and containing 108,896 square feet or 2.500 acres according to a survey by Volt, Inc. during August, 2000.

A tract of land being Lot C17 Adjusted, part of Lots C17A Adjusted, and C17B Adjusted of the Boundary Adjustment Plat recorded in Plat Book 164 Page 86 of the records of the Recorder of Deeds' Office in St. Louis County, Missouri, and part of Lot 7 of the West part of U.S. Survey 415, and part of Lots 1 and 2 of Thomas K. Humphrey's Estate of U.S. Survey 2002, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Eastern line of Chesterfield Center East, 50 foot wide, as established by plat recorded in Plat Book 345 Page 545 of the above said records, with the Southwest line of Missouri State Highway 40 T.R. of variable width; thence Southeastwesterly along Southwest line of Missouri State Highway 40 T.R. the following courses and distances: South 43 degrees 47 minutes 39 seconds East 117.22 feet, South 54 degrees 53 minutes 25 seconds East 319.81 feet, and South 15 degrees 56 minutes 21 seconds East 79.25 feet to a point on the Northwest line of Clarkson Road, variable width; thence Southwesterly along said Northwest line South 38 degrees 46 minutes 23 seconds West 502.83 feet to a point on the Northeastern line of Chesterfield Mall Entry No. 1; thence Northwesterly along said Northeastern line, along a curve to the left whose radius point bears South 33 degrees 37 minutes 02 seconds West 473.00 feet on an arc length of 157.99 feet to a point on the Eastern line of the above said Chesterfield Center East; thence Northwesterly along the Eastern line of Chesterfield Center East; thence Northwesterly along a curve to a point of curvature, Northwesterly along a curve to the left whose radius point bears North 78 degrees 33 minutes 09 seconds West 300.00 feet on an arc length of 125.33 feet to a point of tangency, North 12 degrees 29 minutes 20 seconds West 157.91 feet to a point of curvature, Northwesterly along a curve to the right whose radius point bears North 77 degrees 30 minutes 40 seconds East 261.50 feet on an arc length of 143.94 feet to a point of tangency, North 29 degrees 03 minutes 35 seconds East 38.95 feet to a point of curvature, Northwesterly along a curve to the left whose radius point bears North 60 degrees 56 minutes 25 seconds West 545.58 feet on an arc length of 18.83 feet to a point of tangency, North 27 degrees 04 minutes 53 seconds East 107.89 feet to a point of curvature, Northwesterly along a curve to the right whose radius point bears South 62 degrees 55 minutes 07 seconds East 61.00 feet on an arc length of 27.00 feet to the Point of Beginning and containing 211,290 square feet or 4.851 acres more or less.



OWNERS CERTIFICATION
We, the undersigned owners of the tract of land described hereon, have caused the same to be surveyed and boundary adjusted in land area in the manner shown on this plat, which boundary adjustment plat shall hereinafter be known as: "Boundary Adjustment Plat of Lot C17 Adjusted, part of Lot C17A Adjusted, and part of Lot C17B Adjusted of the Boundary Adjustment Plat recorded in Plat Book 164 Page 86".

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed this ___ day of ___, 2003.

DRURY DEVELOPMENT CORPORATION
By: _____
Print Name and Title

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this ___ day of ___, 2003, before me appeared _____, to me personally known, who appeared being by me duly sworn, did say he is the duly authorized officer of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

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.

Notary Public
Print Name

My commission expires: _____

The undersigned Owner and Holder of Note as secured by deed of trust recorded in Deed Book 12893 Page 1066 of the St. Louis County Records, does hereby join in and approve the foregoing Boundary Adjustment Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporation seal this ___ day of ___, 2003.

UNION PLANTERS BANK, N.A.
By: _____
Print Name and Title

On this ___ day of ___, 2003, before me appeared _____, to me personally known, who, being by me duly sworn, did say he is the duly authorized officer of UNION PLANTERS BANK, N.A., a National banking corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

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.

Notary Public
Print Name

My commission expires: _____

This is to certify that this Boundary Adjustment Plat of Lot C17 Adjusted, part of Lot C17A Adjusted, and part of Lot C17B Adjusted of the Boundary Adjustment Plat recorded in Plat Book 164 Page 86 was approved by the City Council of Chesterfield by Ordinance No. _____ on the ___ day of ___, 2003, and hereby authorized the recording of this plat with the Office of the St. Louis County Recorder of Deeds.

By: John Rotians, Mayor
Marty Deloy, City Clerk

SURVEYOR'S CERTIFICATION
This is to certify that Stock and Associates Consulting Engineers, Inc. have, during the month of January, 2003, by order of DRURY DEVELOPMENT CORPORATION, executed a Property Boundary Survey and prepared a Boundary Adjustment Plat of a tract of land in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and plat are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 8, Land Surveying 4 CSR 30-16.010 of the Missouri Standards for Property Boundary Surveys, and adopted by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222

By: Donald W. Taylor, Missouri P.L.S. No. 2041

- ABBREVIATIONS**
- DB - DEED BOOK
 - FT - FEET
 - FOUN - FOUND
 - L - ARC LENGTH
 - N/F - NOW OR FORMERLY
 - ORD. NO. - ORDINANCE NUMBER
 - PL - PLAT BOOK
 - PG - PAGE
 - R - RADIOS
 - SE - SQUARE
 - (80'W) - RIGHT-OF-WAY WIDTH
- LEGEND**
- FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - DEFINES RECORD INFORMATION

- NOTES:**
- (1) Easements shown hereon were provided by Commonwealth Land Title Insurance Company, Title Commitment #16 No. 424391 with an effective date of November 15, 2000 at 8:00 a.m.
 - (2) Subject property lies within Flood Zone "X" (areas determined to be outside the 500-year floodplain) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County and Incorporated Areas. The Map is identified as Map No. 2918900145 H, with an effective date of August 2, 1995.
 - (3) Basis of bearings: Bearing system adapted from Plat Book 345 Pages 545 and 546 of the St. Louis County Records.
 - (4) Property subject to terms and conditions of Ordinance No. 1899 of the City of Chesterfield, Missouri.
 - (5) Setback lines shown hereon were established by Ordinance No. 1699 of the City of Chesterfield, Missouri.



PREPARED FOR
DRURY DEVELOPMENT CORPORATION
8315 DRURY INDUSTRIAL PARKWAY
ST. LOUIS, MISSOURI 63114
ATTN: MR. LARRY HASSELFELD
PHONE: (314) 423-6698
FAX: (314) 423-1706

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BOUNDARY ADJUSTMENT PLAT
U.S. SURVEYS 2002 & 415

STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.

425 NORTH NEW BALLAS ROAD
SITE 165
ST. LOUIS, MO. 63141
PH. (314) 432-8100
FAX (314) 433-8171
e-mail: general@stockand.com

DATE ORDERED BY: 1/6/03 D.W.T. DATE RECORDED BY: 1/6/03 SHEET NO. 202-2691 1 of 1