

BILL NO. 2200

ORDINANCE NO. 1970

**AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT, A TRACT OF LAND BEING PART OF LOTS 1, 2, 3 AND 4 OF THE HERMAN FICKE ESTATE SUBDIVISION IN U.S. SURVEYS 125 AND 2031 TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MO. (Chesterfield Valley Medical Building II)**

WHEREAS, the THF Chesterfield North Interstate Development, L.L.C. has proposed a Boundary Adjustment Plat for the aforementioned tract and proposes to remove the boundary lines between parts of lots 1, 2, 3 and 4 of the Herman Ficke Estate Subdivision, creating a new lot to be known as Adjusted Parcel 1.

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 found it to be in compliance with all applicable ordinances and forwarded said Boundary Adjustment Plat to the City Council.

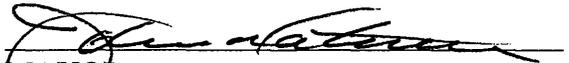
**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

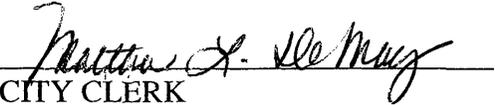
Section 1. The Boundary Adjustment Plat which is attached hereto as Exhibit "A" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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.

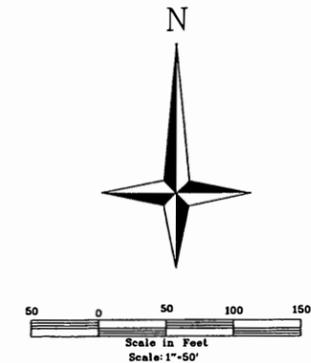
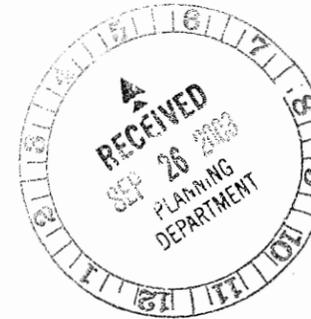
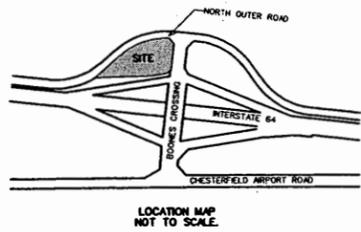
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 8th day of OCTOBER, 2003.

  
MAYOR

ATTEST:  
  
CITY CLERK

**BOUNDARY ADJUSTMENT PLAT  
A TRACT OF LAND BEING PART OF LOTS 1, 2, 3, & 4  
OF THE HERMAN FICKE ESTATE SUBDIVISION  
IN U.S. SURVEYS 125 & 2031  
TOWNSHIP 45 NORTH - RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



We, the undersigned owners of the tract of land herein planned and further described in the foregoing surveyor's certificate have caused the same to be surveyed and adjusted in the manner shown on this plat, which shall hereafter be known as "Boundary Adjustment Plat of Lots 1, 2, 3, & 4 of the Herman Ficke Estate Subdivision" in U.S. Surveys 125 & 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri."

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
THE CHESTERFIELD NORTH INTERSTATE DEVELOPMENT, L.L.C.

Michael H. Stuenkel, Manager

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2003, before me personally appeared Michael H. Stuenkel, who being by me duly sworn did say that he is the Manager of a Missouri limited liability company and that he is the Manager of THE CHESTERFIELD NORTH INTERSTATE DEVELOPMENT, L.L.C., and that said instrument was signed on behalf of said limited liability company by authority of its members and the said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: \_\_\_\_\_

Notary Public

WHEREAS, \_\_\_\_\_, by a deed of trust, dated \_\_\_\_\_, and recorded in the Recorder's office, in and for the County of St. Louis and State of Missouri, in Book \_\_\_\_\_ at page \_\_\_\_\_, as amended conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes as amended through the date of this plat, does hereby consent to the boundary adjustment of the subject property in the manner shown on this plat and

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 2003

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2003, before me personally appeared \_\_\_\_\_, who being by me duly sworn did say that he is \_\_\_\_\_, a Corporation 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 on behalf of said corporation by authority of its Board of Directors and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: \_\_\_\_\_

Notary Public

We have during the month of August, 2003 by order of THE Chesterfield North Interstate Development, L.L.C. made a Survey and Boundary Adjustment Plat of "A tract of land being part of Lots 1, 2, 3, & 4 of the Herman Ficke Estate Subdivision in U.S. Surveys 125 & 2031, Township 45 North - Range 4 East, City of Chesterfield, Missouri, St. Louis County, Missouri" and the results of said Survey are represented on this plat. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
VOLZ INCORPORATED

Roger G. Allen  
Professional Land Surveyor  
Mo. P. L.S. #2185

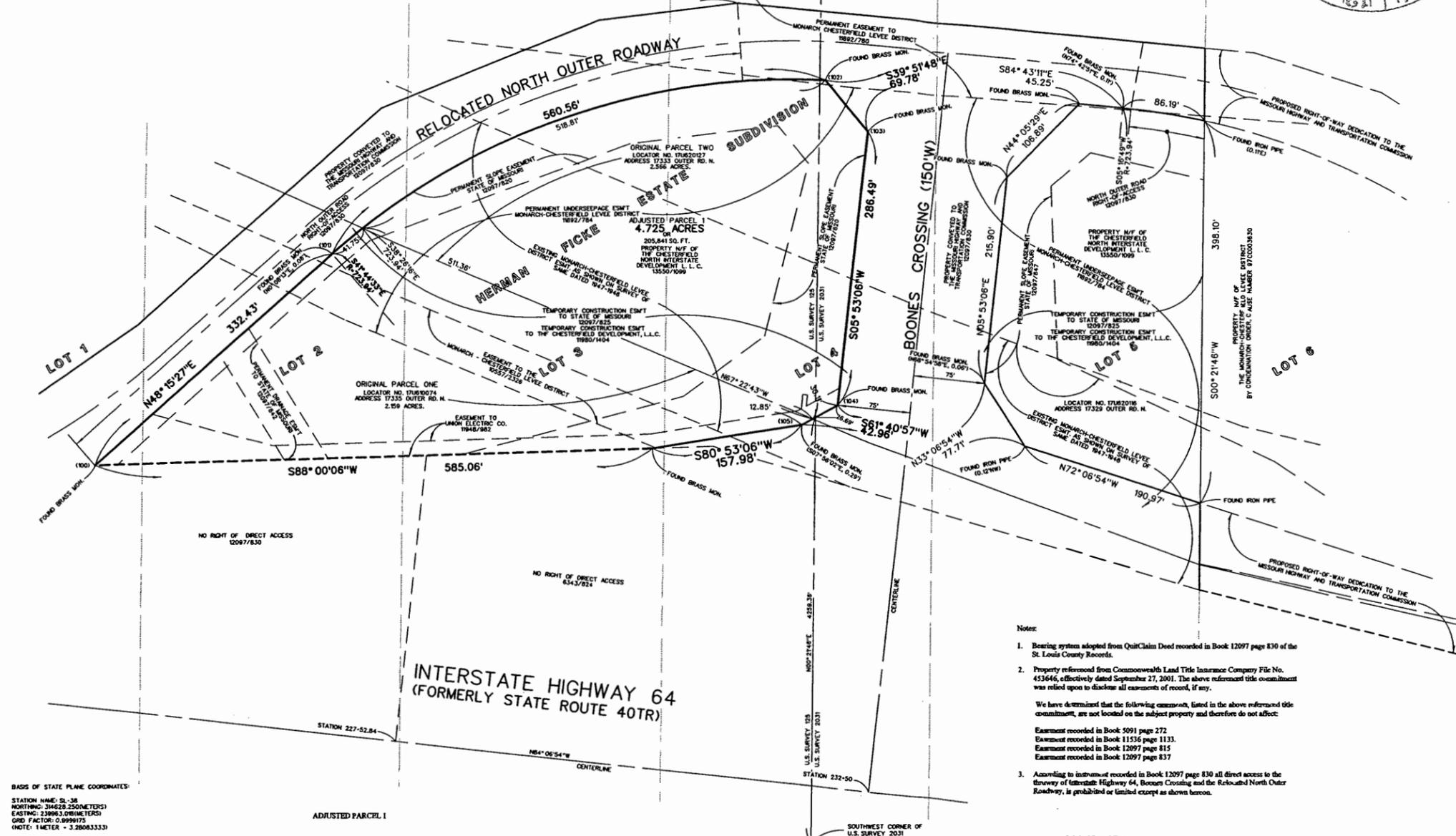
This is to certify that this "Boundary Adjustment Plat of Lots 1, 2, 3, & 4 of the Herman Ficke Estate Subdivision" in U.S. Surveys 125 & 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri," was approved by the City Council of the City of Chesterfield by Ordinance Number \_\_\_\_\_ on \_\_\_\_\_, 2003 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

John Nations, MAYOR

Martha DeMay, CITY CLERK

**VOLZ INCORPORATED**  
LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
1040 INDIAN HEAD RD., BLDG. 10  
ST. LOUIS, MISSOURI 63112  
PHONE 314-424-4212



BASIS OF STATE PLANE COORDINATES:

|                             |                              |
|-----------------------------|------------------------------|
| STATION NAME: SL-38         | NORTHING: 314628.250(METERS) |
| EASTING: 238963.036(METERS) |                              |
| GRID FACTOR: 0.9999175      |                              |
| NOTE: 1 METER = 3.28083333  |                              |

A tract of land being part of Lots 1, 2, 3 and 4 of the Herman Ficke Estate Subdivision, in U.S. Surveys 125 and 2031, 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 North right of way line of Interstate Highway 64 (formerly State Route 40 TR), of varying width, as described in deed recorded in Book 6343 page 824 of the St. Louis County Records with the Southeast line of the Relocated North Outer Roadway, of varying width, as described in deed to the Missouri Highway and Transportation Commission, recorded in Book 12097 page 830 of the St. Louis County Records; thence along said Southeast line of the Relocated North Outer Roadway, of varying width, the following courses and distances: North 48 degrees 15 minutes 27 seconds East 332.43 feet, along a curve to the right, whose radius point bears South 41 degrees 44 minutes 33 seconds East 723.94 feet from the last mentioned point, a distance of 560.56 feet and South 39 degrees 51 minutes 48 seconds East 69.78 feet to the West line of Boones Crossing, 150 feet wide; thence Southwesterly along said West line of Boones Crossing, 150 feet wide, South 05 degrees 53 minutes 06 seconds West 286.49 feet to a point; thence South 61 degrees 40 minutes 57 seconds West 42.96 feet to a point; thence South 80 degrees 53 minutes 06 seconds West 157.91 feet to the aforementioned North right of way line of Interstate Highway 64, of varying width; thence Westwesterly along said North right of way line of Interstate Highway 64, of varying width, thence Westwesterly along said North right of way line of Interstate Highway 64, of varying width, South 88 degrees 00 minutes 06 seconds West 585.06 feet to the point of beginning and containing 4.725 acres according to a survey by Volz, Inc. during November 2001.

A tract of land being part of Lots 1, 2, 3 and 4 of the Herman Ficke Estate Subdivision, in U.S. Surveys 125 and 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

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**Notes:**

- Bearing system adopted from Quit Claim Deed recorded in Book 12097 page 830 of the St. Louis County Records.
- Property referenced from Commonwealth Land Title Insurance Company File No. 453646, effectively dated September 27, 2001. The above referenced title commitment was relied upon to disclose all easements of record, if any.
- According to instrument recorded in Book 12097 page 830 all direct access to the driveway of Interstate Highway 64, Boones Crossing and the Relocated North Outer Roadway, is prohibited or limited except as shown herein.

We have determined that the following easements, listed in the above referenced title commitment, are not located on the subject property and therefore do not affect:

- Easement recorded in Book 5991 page 272
- Easement recorded in Book 11536 page 1133
- Easement recorded in Book 12097 page 815
- Easement recorded in Book 12097 page 837

St. Louis County Bench Mark  
12-171 460.06 - "Standard Aluminum Disk" stamped SL-38, 1990. Disk is set at the northwest corner of Chesterfield Airport Road and Caprice Drive.