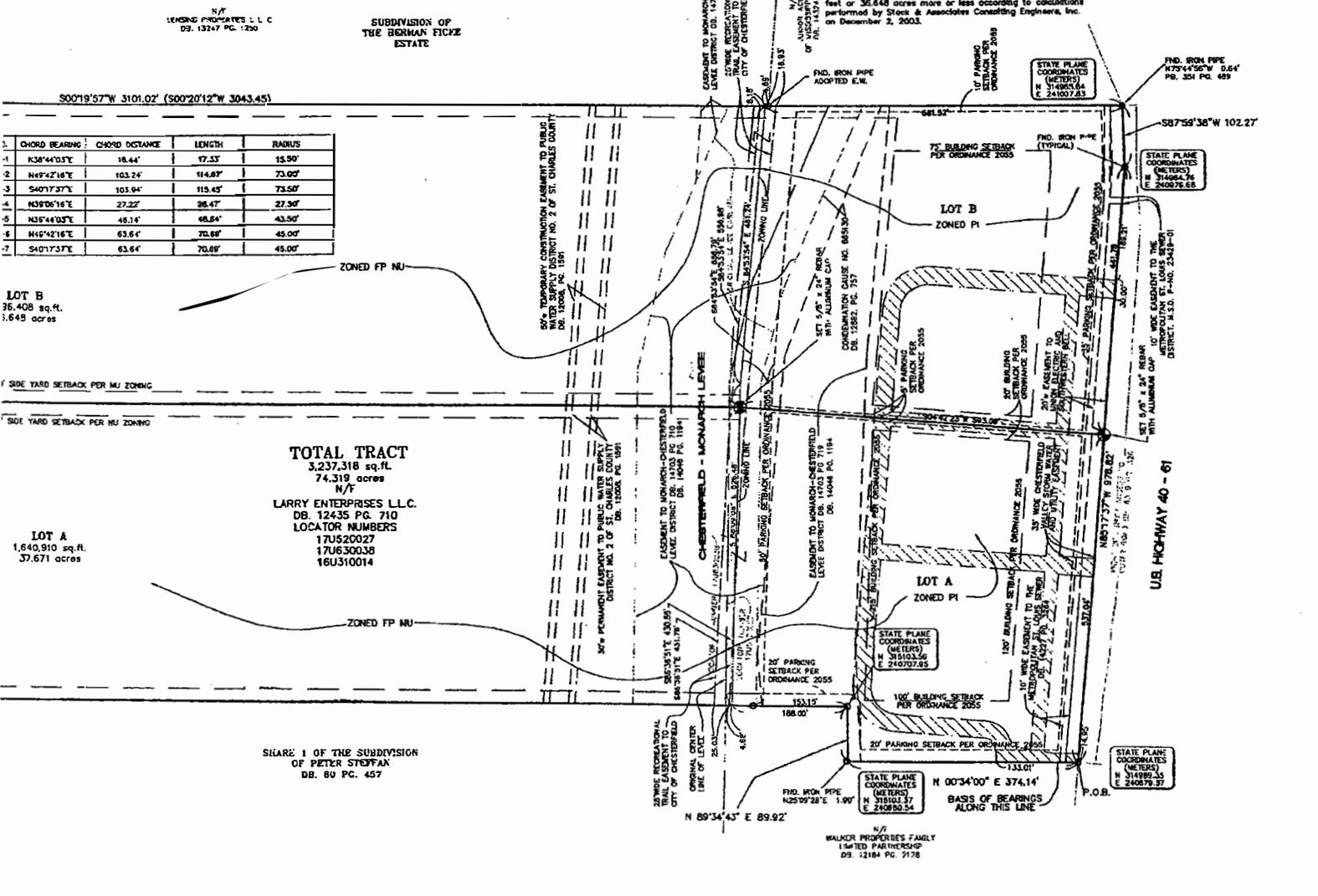
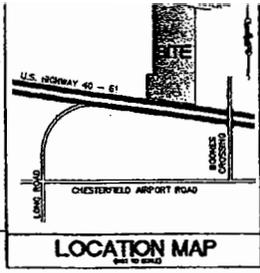


MONARCH SUBDIVISION

THE TRACTS OF LAND DESCRIBED IN DEED BOOK 7853 PAGE 1771
 LOUIS COUNTY RECORDER OF DEEDS
 SAME PROPERTY KNOWN AS THE RUPPEL FARM
 TWP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



Water Easements as shown on this plat as of the time and date of the recording of this plat.

IN WITNESS WHEREOF, the parties have hereunto set their hand this day of _____, 2004.

LARRY ENTERPRISES, L.L.C.
 a Missouri Limited Liability Company

By: LARRY LIPSITZ - OWNER

NOTES:

- State of bearings adopted from Deed Book 12435, Page 710 of the St. Louis County Records, along the East line of Share 1 of the Subdivision of the Estate of Peter Stoffan.
- Subject property lies within Flood Zone "AE" (special flood hazard areas inundated by 100-year flood) base flood elevation determined (Elevation 420) and Flood Zone "AH" (flood depths of one (1) to three (3) feet) (usually areas of ponding) base flood elevation determined (Elevation 450) according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri, and Incorporated Areas. The map is identified as Map No. 23189C040 H with an effective date of January 6, 1998, and revised to reflect 1206 dated April 11, 2000.
- Existing Zoning: P.I. (Planned Commercial) Ordinance No. 1154 and FPMU (Non-Urban Flood Plat).
- STATE PLANE: STATE PLANE COORDINATES FROM STATION SL-40, 2000 GRID FACTOR = 0.9999351 - N. 315,379.803 E. 237,342.881 COORDINATE RELATIVE POSITIONAL TOLERANCE IS 1 CENTIMETER. (NOTE: 1 METER = 3.2808333 FEET) ALL STATE PLANE COORDINATES ARE IN METERS AND REFERENCED TO THE PROPERTY CORNER.

STATION: SL-40, 2000
 DESCRIPTION: The station is behind the guardrail of the North Outer Road of US Hwy 40-61 at a T-junction with Spout of St. Louis Boulevard. It is on the extended center line of Spout of St. Louis Blvd.; 11.49 ft. north of a cotton picker spindle of the edge of pavement; 5.55 ft. NE of the NW corner of a guardrail post; 2.50 ft. north of a concrete utility post; 73.09 ft. westerly of a MSHD survey monument; 7.60 ft. west of the NE corner of a guardrail post; and 2.12 ft. north of the NW corner of a guardrail post.

Station: SL-40 to SL-40A
 Grid Azimuth = 100 degrees 17 minutes 44 seconds

NOTE: The East line of Share 1 grid bearing is N00°30'38"E

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have during November and December, 2003, by order of and for the use of the LYNCH HUMMER and LARRY ENTERPRISES, L.L.C., executed a Property Boundary Survey and Subdivision of a tract of land being part of tracts of land described in Deed Book 7853, page 1771 of the St. Louis County, Missouri Office of Recorder of Deeds, being situated in U.S. Survey 125, Township 4, Range 4 East, St. Louis County, Missouri, being part of the same property known as the Ruppel Farm, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and subdivision 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 16, Land Surveying 4 CSR 30-16.040 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.
 LIC. NO. 222-D

By: [Signature]
 DONALD W. TAYLOR, P.E., P.L.S.

② REVISED 1/20/04 CITY COMMENTS
 ① REVISED 1/20/04 CITY COMMENTS

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

On this _____ day of _____, 2004, before me personally appeared LARRY LIPSITZ, who being by me duly sworn, did say he is the OWNER of LARRY ENTERPRISES, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and that said LARRY LIPSITZ 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.

Notary Public
 Print Name
 My commission expires: _____

LARRY ENTERPRISES AND LYNCH HUMMER

RECORD PLAT

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

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

RECORDED BY: R.S.R. 12/16/03 DATE RECORDED BY: D.W.T. 12/16/03 SHEET: 203-3056 PAGE: 1 of 1

BILL NO. 2243

ORDINANCE NO. 2065

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR LARRY ENTERPRISES AND LYNCH HUMMER, A 74.319 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL AND "FPNU" FLOOD PLAN NON-URBAN, LOCATED NORTH OF U.S. HIGHWAY 40-61, WEST OF BOONE'S CROSSING, AND EAST OF LONG ROAD.

WHEREAS, Stock and Associates, on behalf of Larry Enterprises and Lynch Hummer L.L.C., has submitted for review and approval the Record Plat for Larry Enterprises and Lynch Hummer, located north of U.S. Highway 40-61, west of Boone's Crossing, and east of Long Road; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 74.319 acre tract of land into two (2) lots each to be known as Larry Enterprises and Lynch Hummer Lot A and Lot B; and,

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

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 Larry Enterprises and Lynch Hummer, 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.

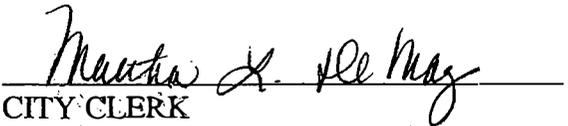
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 18th day of February, 2004.


MAYOR

ATTEST:


CITY CLERK