

said property shall run to adequately maintain the existing sewer, stormwater, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for the services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

The City of Chesterfield may from time to time enter upon said premises to construct, reconstruct, or maintain the sewers or stormwater improvements aforesaid, and may assign its rights in this easement to the State, County, or other political subdivisions of the State. The right of way hereby granted is irrevocable and shall continue forever.

All stormwater easements as dedicated to the City of Chesterfield per the above, shall not be in the possession or control of the City. Nor shall the City be responsible for the maintenance, inspection, alteration, repair, operation, removal or relay on any stormwater drainage system

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

Building lines as shown on this plat are hereby established.

Certain Lots are subject to the Declaration of Easements, Covenants and Restrictions recorded in Book _____, Page _____ as. Cross access easements are hereby established between all contiguous subdivided lots. Cross access shall be regulated in accordance with the provisions governing Common Access Facilities in the aforementioned Declaration. The specific locations for cross access between individual lots shall be determined in conjunction with securing any necessary site plan approvals and building permits for the applicable lots from the City of Chesterfield.

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.

THF CHESTERFIELD SIX DEVELOPMENT, L.L.C.

Michael H. Staenberg, Manager

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2003, before me personally appeared _____, who being by me duly sworn did say that he is the _____ of _____, a Bank of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said Bank, and that said instrument was signed and sealed on behalf of said Bank 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

This is to certify that this plat of "Chesterfield Commons Six" 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:

Nancy Greenwood, MAYOR

Martha DeMay, CITY CLERK

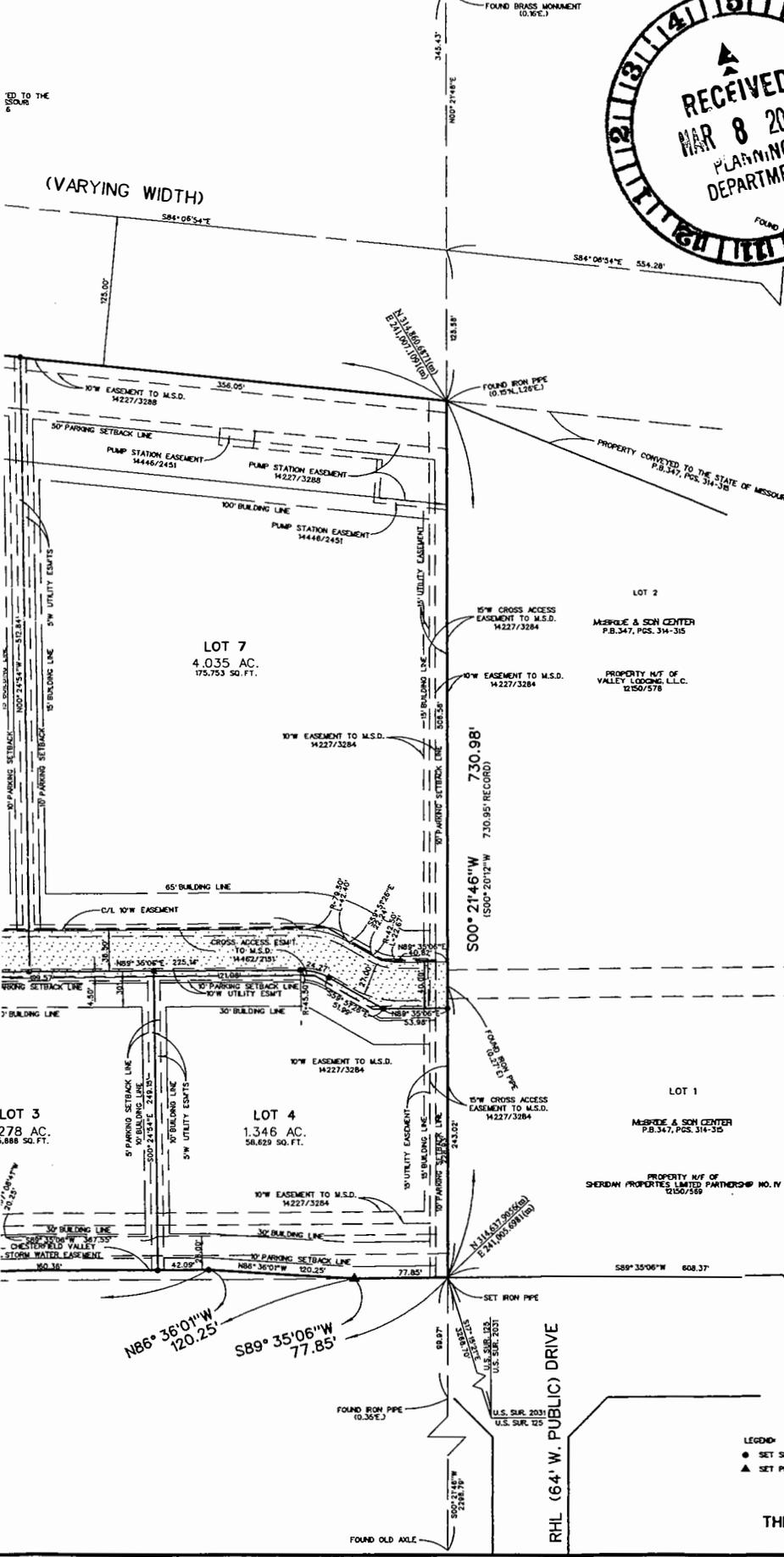
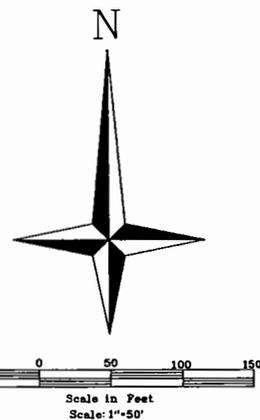
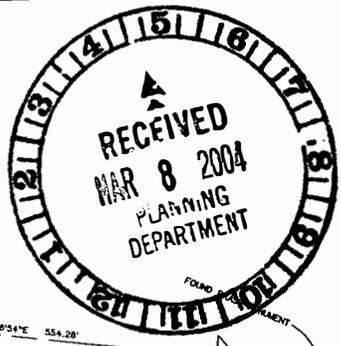


VOLZ INCORPORATED

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L. BLVD.
ST. LOUIS, MISSOURI 63132-1166
PHONE (314) 426-6212
FAX (314) 890-1250

3259-96
Sheet 1 of 2
Chesterfield Commons Six

COMMONS SIX
 PART OF U.S. SURVEY 125
 H - RANGE 4 EAST
 ST. LOUIS COUNTY, MISSOURI
 PLAT NO. 13,933



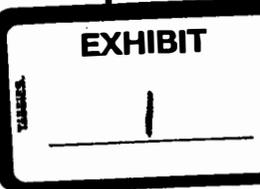
- Notes:
1. Basis for bearings: Missouri State Plane Coordinate System, East Zone.
 Grid Azimuth: 266 degrees 49 minutes 04 seconds.
 Grid Bearing: South 86 degrees 49 minutes 04 seconds West.
 Station Name: SL-38, 1990.
 Azimuth Mark: SL-38A, 1990.
 Grid Factor: 0.9999175
 Conversions (meters): N314,628.250 E239,963.018
 2. Property referenced from Commonwealth Land Title Insurance Company commitment for title insurance, file no. 432501, effective date: May 1, 2001. The aforementioned commitment for title insurance was relied upon to disclose all easements of record which affect this property.
 3. This property is subject to the terms and provisions of the development plans recorded in Plat Book 346 page 652 and Plat Book 348, page 35.
 4. The record bearings and distances shown herein were taken from Exhibit "A" of Sub-lease A of above referenced title commitment No. 432501 from Commonwealth Land Title Insurance Company.

A tract of land being part of U.S. Survey 125, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the North right-of-way line of Chesterfield Airport Road, varying width, as widened by instrument recorded in Book 14109 page 660 of the St. Louis County Records, with the East line of Share No. 1 of the Subdivision of the Estate of Peter Steffen, as recorded in Book 30, Page 457 of the St. Louis County Records; thence Northwardly along said East line of Share No. 1 of the Subdivision of the Estate of Peter Steffen North 00 degrees 34 minutes 15 seconds East 841.91 feet to the South right-of-way line of Interstate Highway 64 (varying width) said right-of-way line being 125.00 feet perpendicular distance south of the center line; thence Eastwardly along said South right-of-way line of Interstate Highway 64 (varying width), said right-of-way line being 125.00 feet perpendicular distance south of the center line, South 84 degrees 06 minutes 54 seconds East 1063.27 feet to the West line of Lot 2 of "McBride & Son Center", a subdivision according to the plat thereof recorded in Plat Book 347, Pages 314-315 of the St. Louis County Records, being also the West line of lot 1 of the Herman Ficks Estate Subdivision; thence Southwardly along said West line of Lot 2 of "McBride & Son Center" and along the West line of Lot 1 of said "McBride & Son Center", being also said West line of the Herman Ficks Estate Subdivision South 00 degrees 21 minutes 46 seconds West 730.98 feet to said North right-of-way line of Chesterfield Airport Road, 100' wide, thence Westwardly along said North right-of-way line of Chesterfield Airport Road, 100' wide, South 89 degrees 35 minutes 06 seconds West 77.85 feet to the said North right-of-way line of Chesterfield Airport Road, as widened by instrument recorded in Book 14109 page 660 of the St. Louis County records; thence Westwardly along said North right-of-way line North 86 degrees 36 minutes 01 seconds West 120.25 and South 89 degrees 35 minutes 06 seconds West 883.46 to the point of beginning and containing 19.422 acres.

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.

BOONES CROSSING
 (VARYING WIDTH)



LEGEND:
 ● SET SEMI-PERMANENT MONUMENT
 ▲ SET PERMANENT MONUMENT

VOLZ INCORPORATED
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS
 10649 DEKLAN HEAD DRIVE, BELLEVILLE, MISSOURI 63112
 PHONE: 314-654-8222

THIS PLAT CONTAINS:
 19.422 ACRES

RHL (64' W. PUBLIC) DRIVE

BILL NO. 2252

ORDINANCE NO. 2079

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR CHESTERFIELD COMMONS SIX, A 19.422 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT, LOCATED SOUTH OF U.S. HIGHWAY 40-61, NORTH OF CHESTERFIELD AIRPORT ROAD, WEST OF BOONE'S CROSSING, EAST OF LONG ROAD.

WHEREAS, Volz Engineering, Inc., on behalf of THF Chesterfield Six Development L.L.C., has submitted for review and approval the Record Plat for Chesterfield Commons Six, located south of U.S. Highway 40-61, north of Chesterfield Airport Road, west of Boone's Crossing, and east of Long Road; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 19.422 acre tract of land into seven (7) lots each to be known as Chesterfield Commons Six Lots 1-7; 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 Chesterfield Commons Six, 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.

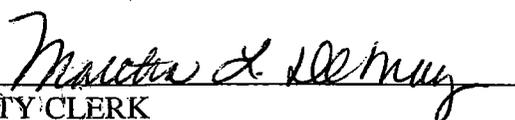
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 15th day of March 2004.


MAYOR

ATTEST:


CITY CLERK