

BILL NO. 2264

ORDINANCE NO. 2082

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT FOR CHESTERFIELD COMMONS EAST, A 61.984 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT AND "C-8" PLANNED COMMERCIAL DISTRICT, LOCATED SOUTH OF CHESTERFIELD AIRPORT ROAD, EAST OF CHESTERFIELD COMMONS DRIVE.**

**WHEREAS**, Volz Engineering, on behalf of THF Realty, has submitted for review and approval the Record Plat for Chesterfield Commons East, located south of Chesterfield Airport Road and east of Chesterfield Commons Drive; and,

**WHEREAS**, the purpose of said Record Plat is to subdivide a 61.984 acre tract of land into nine (9) lots to be known as Chesterfield Commons East; and,

**WHEREAS**, the Planning Commission having reviewed the same and has recommended approval there of.

**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 East, 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.

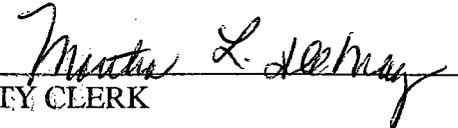
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 19<sup>th</sup> day of April, 2004.

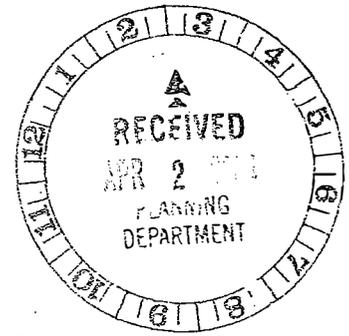
  
MAYOR

ATTEST:

  
CITY CLERK

# Commons East

& 7 of The James Long's Subdivision,  
 of Lots 1,2,3,4,5 & 7 of Chesterfield Commons,  
 Ordinance No. 1709, 1778, 1835, 1855,  
 45 North - Range 4 East  
 St. Louis County, Missouri  
 Lots 1344, 1600 & 1623  
 Lots 1864, 1765 & 1653  
 on Urban



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
2. Property referenced from Commonwealth Land Title Insurance Company commitment for title insurance File Number 484518, effective date August 20, 2002 and from Commonwealth Land Title Insurance Company commitment for title insurance, file no. J303517, effective date: October 28, 2001. The above referenced commitment for title insurance was relied upon to disclose all easements of record which affect this property. A title commitment was not prepared for Lots 115 and 117 of the "Resubdivision of Lots 1,2,3,4,5 & 7 of Chesterfield Commons". Property may be subject to additional easements of record, if any.
3. Subject to assessments by the Monarch Chesterfield Levee District, if any.
4. Property subject to easements to St. Louis County Water Company as recorded in Book 5089 page 609 and Book 7492 page 1039 (plotted.)
5. Property subject to easement to Union Electric Company of Missouri recorded in Book 2194 page 55. Partial release of easement recorded in Book 13611 page 1887 (plotted.)
6. Property subject to storm water control easement recorded in Book 7985 page 421 and Book 7985 page 424 (plotted.)
7. Property subject to easement for the maintenance of levee and drainage ditches and channel changes as recorded in Book 1302 page 5 (plotted.)
8. Property subject to easement to Union Electric Company recorded in Book 7553 page 424. Partial release of easement recorded in Book 13611 page 1896 (plotted.)
9. Property subject to easement to St. Louis County Water Company as recorded in Book 5091 page 268 and Book 7484 page 2195 (plotted.)
10. Property subject to easement to Monarch Chesterfield Levee District as recorded in Book 10614 page 2073 (plotted.)
11. Property may be subject to an agreement with the Monarch Chesterfield Levee District according to instrument recorded in Deed Book 7645 page 1617. The property described in said agreement is not part of Property; however, "Exhibit A" attached to said agreement depicts buildings and a flood wall similar to that located on the Southeast side of Property (not plotted.)
12. Property subject to easement to Monarch Chesterfield Levee District as recorded in Book 11114 page 2050 (plotted.)
13. Property subject to 20' wide ingress and egress easement to the Monarch Chesterfield Levee District recorded in Book 10370 page 726 (plotted.)
14. Property subject to terms and provisions of the development plan according to the plat thereof recorded in Plat Book 349 pages 395 and 396, Plat Book 349 pages 397 and 398 and Plat Book 350 pages 479 through 482 (not plotted.)
15. Property subject to declaration of operation and easement agreement recorded in Book 13416 page 755 (not plotted.)
16. Property subject to option to purchase recorded in Book 13416 page 862 (not plotted.)
17. Property subject to easement to Union Electric Company as recorded in Book 13627 page 2482 (plotted.)
18. Property subject to easement to Laclede Gas Company recorded in Book 13754 page 436 (plotted.)
19. Property subject to easement to Metropolitan St. Louis Sewer District recorded in Book 13772 page 2030, Book 13772 page 2039, and Book 13772 page 2048 (plotted.)
20. Property subject to easement to Southwestern Bell Telephone Company recorded in Book 13802 page 344 (plotted.)
21. The location of easement to Union Electric Company recorded in Book 13627 page 2482 is approximate. According to said document the Easement Strip shall be 20 feet wide, the centerline of which shall be the centerline of Grantee's facilities as actually installed.
22. Easement to Union Electric Company recorded in Book 8077 page 1315 has been released by instrument recorded in Book 13611 page 1884.
23. Easement to Union Electric Company recorded in Book 8062 page 2438 has been released by instrument recorded in Book 13611 page 1893.
24. Property is subject to an agreement to convey right of way to Missouri Meramec Water Company recorded in Deed Book 133 page 64.

A tract of land being part of Lots 3, 4, 5, 6 and 7 of the Subdivision of James Long's Estate, Lot 117 and part of Lot 115 of a "Resubdivision of Lots 1, 2, 3, 4, 5 and 7 of Chesterfield Commons", a subdivision according to the plat thereof recorded in Plat Book 359 pages 710 through 712 of the St. Louis County Records, Old Olive Street Road, (60' wide) vacated by Ordinance No. 1709, 1778, 1835, 1855, in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the South right of way line of Chesterfield Airport Road, varying width, as widened by instrument recorded in Book 13798 page 2522 of the St. Louis County Records, with the West line of Lot 7 of said Subdivision of James Long Estate; thence Southwardly along said West line South 01 degree 44 minutes 26 seconds West 32.05 feet to a point; thence South 00 degrees 40 minutes 21 seconds West 327.49 feet to a point; thence South 89 degrees 20 minutes 25 seconds East 30.00 feet to a point; thence South 00 degrees 39 minutes 35 seconds West 560.08 feet to a point on the North line of Old Olive Street Road, 60 feet wide; thence Westwardly along said North line North 80 degrees 01 minute 40 seconds West 47.15 feet to a point on the East line of said Lot 6 of the Subdivision of James Long's Estate; thence South 01 degree 44 minutes 26 seconds West 59.79 feet to a point; thence South 73 degrees 37 minutes 35 seconds West 1.86 feet to the South line of Old Olive Street Road, varying width; thence along said South line South 80 degrees 01 minute 40 seconds East 483.77 feet to the East line of said Lot 7 of the Subdivision of James Long's Estate; thence South 01 degree 20 minutes 29 seconds West 139.51 feet along said East line of Lot 7 of the Subdivision of the James Long's Estate to the centerline of Bonhomme Creek as located by Richard Elbring, Deputy of the St. Louis County Surveyor, in 1902; thence Westwardly along said centerline of Bonhomme Creek, as located by Richard Elbring, Deputy of the St. Louis County Surveyor, in 1902, the following courses and distances: North 87 degrees 01 minute 25 seconds West 445.50 feet, South 57 degrees 28 minutes 35 seconds West 170.94 feet, South 77 degrees 43 minutes 35 seconds West 604.56 feet and South 86 degrees 43 minutes 35 seconds West 400.98 feet to the West line of said Lot 5 of the Subdivision of James Long's Estate; thence North 01 degree 36 minutes 59 seconds East 26.53 feet along said West line of Lot 5 to the centerline of Bonhomme Creek, as located by Volz, Inc. during January, 1998; thence Westwardly along said centerline of Bonhomme Creek, as located by Volz, Inc. during January, 1998, South 88 degrees 04 minutes 37 seconds West 436.74 feet and South 85 degrees 30 minutes 33 seconds West 474.80 feet to the East line of Lot 14 of "Chesterfield Commons", a subdivision according to the plat thereof recorded in Plat Book 348 pages 554 through 564; thence North 01 degree 36 minutes 59 seconds East 132.16 feet along said East line of Lot 14 to the North line of an easement granted to the Monarch-Chesterfield Levee District by deed recorded in Book 10614 page 2073 of the St. Louis County Records; thence Eastwardly along said North line of an easement granted to the Monarch-Chesterfield Levee District, the following courses and distances: North 82 degrees 09 minutes 10 seconds East 121.35 feet, North 87 degrees 10 minutes 27 seconds East 203.78 feet, North 86 degrees 00 minutes 39 seconds East 300.61 feet, North 89 degrees 11 minutes 48 seconds East 201.32 feet, North 87 degrees 27 minutes 10 seconds East 85.06 feet, North 87 degrees 18 minutes 43 seconds East 213.06 feet and North 81 degrees 30 minutes 26 seconds East 122.35 feet to the East line of an ingress/egress easement granted to the Metropolitan St. Louis Sewer District by deed recorded in Book 7985 page 421 of the St. Louis County Records; thence North 09 degrees 58 minutes 20 seconds East 172.06 feet along said East line of an ingress/egress easement granted to the Metropolitan St. Louis Sewer District to the North line of a Permanent Underseepage Berm Easement granted to the Monarch-Chesterfield Levee District by deed recorded in Book 11819 page 28 of the St. Louis County Records; thence Westwardly along said North line of a Permanent Underseepage Berm Easement granted to the Monarch-Chesterfield Levee District the following courses and distances: North 85 degrees 00 minutes 03 seconds West 96.27 feet, South 88 degrees 51 minutes 04 seconds West 100.02 feet, South 87 degrees 42 minutes 21 seconds West 89.00 feet, South 88 degrees 02 minutes 58 seconds West 500.04 feet, South 87 degrees 42 minutes 20 seconds West 375.81 feet and South 81 degrees 03 minutes 11 seconds West 108.97 feet to the East line of said "Resubdivision of Lots 1, 2, 3, 4, 5 and 7 of Chesterfield Commons"; thence along the South line of said Lot 117 of "Resubdivision of Lots 1, 2, 3, 4, 5 and 7 of Chesterfield Commons", South 81 degrees 03 minutes 09 seconds West 45.46 feet and South 81 degrees 09 minutes 30 seconds West 133.18 feet to the East line of THF Boulevard, 60 feet wide; thence Northwardly along said East line of THF Boulevard, 60 feet wide, the following courses and distances: North 00 degrees 23 minutes 22 seconds West 376.34 feet, along a curve to the left, whose radius point bears South 89 degrees 36 minutes 38 seconds West 1012.00 feet from the last mentioned point, a distance of 47.25 feet to the South line of Lot 116 of said "Resubdivision of Lots 1, 2, 3, 4, 5 and 7 of Chesterfield Commons"; thence Eastwardly along said South line of Lot 116 the following courses and distances: North 86 degrees 56 minutes 07 seconds East 36.44 feet to a point; along a curve to the left, whose radius point bears North 03 degrees 03 minutes 54 seconds West 150.00 feet from the last mentioned point, a distance of 103.71 feet, North 47 degrees 19 minutes 19 seconds East 19.75 feet, along a curve to the right, whose radius point bears South 42 degrees 40 minutes 41 seconds East 175.00 feet from the last mentioned point, a distance of 59.34 feet to the East line of said Lot 116; thence Northwardly along said East line North 01 degree 36 minutes 59 seconds East 339.39 feet to the South line of Lot 115; thence Westwardly along said South line South 89 degrees 35 minutes 06 seconds West 33.94 feet to a point; thence North 00 degrees 24 minutes 54 seconds West 274.35 feet to the South right of way line of Chesterfield Airport Road, varying width; thence Eastwardly along said South line of Chesterfield Airport Road, varying width, the following courses and distances: North 89 degrees 35 minutes 06 seconds East 489.21 feet, South 01 degree 36 minutes 59 seconds West 8.00 feet, North 89 degrees 35 minutes 06 seconds East 403.93 feet, North 00 degrees 24 minutes 53 seconds West 8.00 feet, North 89 degrees 35 minutes 06 seconds East 778.92 feet, South 84 degrees 42 minutes 16 seconds East 80.40 feet and North 89 degrees 35 minutes 06 seconds East 298.71 feet to the point of beginning and containing 61.984 acres according to calculations by Volz, Inc. during July 2003.

I, the undersigned, Michael H. [Name], personally appeared Michael H. [Name] and said that he is the Manager of THF [Name] limited liability company, & THF [Name] limited liability company, and of said limited liability companies by [Name] acknowledged said instrument to [Name] companies.

Witness my hand and seal this [Date] day of [Month] and year [Year].

I, [Name], Clerk of the Recorder's Office, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the Recorder's office, in and for the State of Missouri, at [City], Missouri, on [Date], at page [Page], as named, certain real estate, to secure [Purpose] deed described and set forth.

I, the undersigned, [Name], present holder and legal owner of said land through the date of this plat, do hereby certify that the subject property in the manner described is subject to all easements shown on this plat with respect to the portions of said land which are to be released to coincide with, and to be City of Chesterfield, Missouri of the

I, the undersigned, [Name], do hereby certify that the above-mentioned instrument is a true and correct copy of the original as recorded in the Recorder's office, in and for the State of Missouri, at [City], Missouri, on [Date], at page [Page], as named, certain real estate, to secure [Purpose] deed described and set forth.

I, the undersigned, [Name], do hereby certify that the above-mentioned instrument is a true and correct copy of the original as recorded in the Recorder's office, in and for the State of Missouri, at [City], Missouri, on [Date], at page [Page], as named, certain real estate, to secure [Purpose] deed described and set forth.

I, the undersigned, [Name], do hereby certify that the above-mentioned instrument is a true and correct copy of the original as recorded in the Recorder's office, in and for the State of Missouri, at [City], Missouri, on [Date], at page [Page], as named, certain real estate, to secure [Purpose] deed described and set forth.

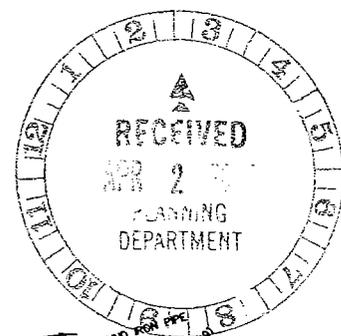
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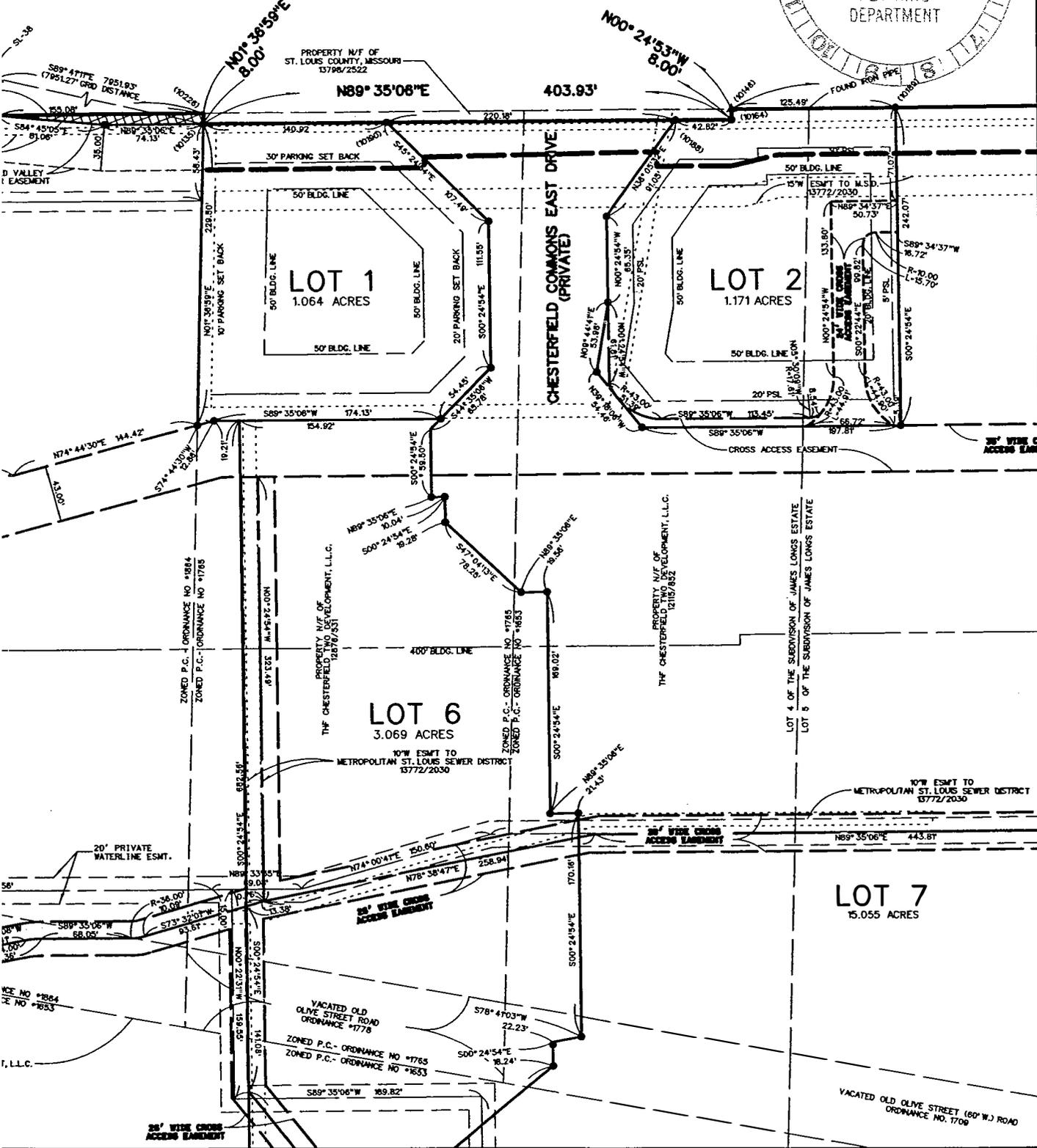
I, the undersigned, [Name], do hereby certify that the above-mentioned instrument is a true and correct copy of the original as recorded in the Recorder's office, in and for the State of Missouri, at [City], Missouri, on [Date], at page [Page], as named, certain real estate, to secure [Purpose] deed described and set forth.

ATTEST:  
 Martha DeMay, CITY CLERK





16' (4' WIDEN) ROAD



MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 4 OF 6

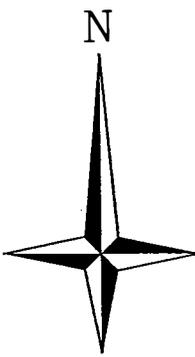
**VOLZ INCORPORATED**  
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
 10849 INDIAN HEAD DR/DL BLVD.  
 ST. LOUIS, MISSOURI 63132  
 PHONE 314-426-6212

*Chesterfield Commons East*  
 Sheet 2 of 4  
 5259-78

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



**LEGEND**  
 ▲ - BRASS MONUMENT  
 ● - IRON PIPE  
 PSL - PARKING SET BACK LINE  
 UP - UTILITY POLE  
 O.U. - OVERHEAD UTILITY



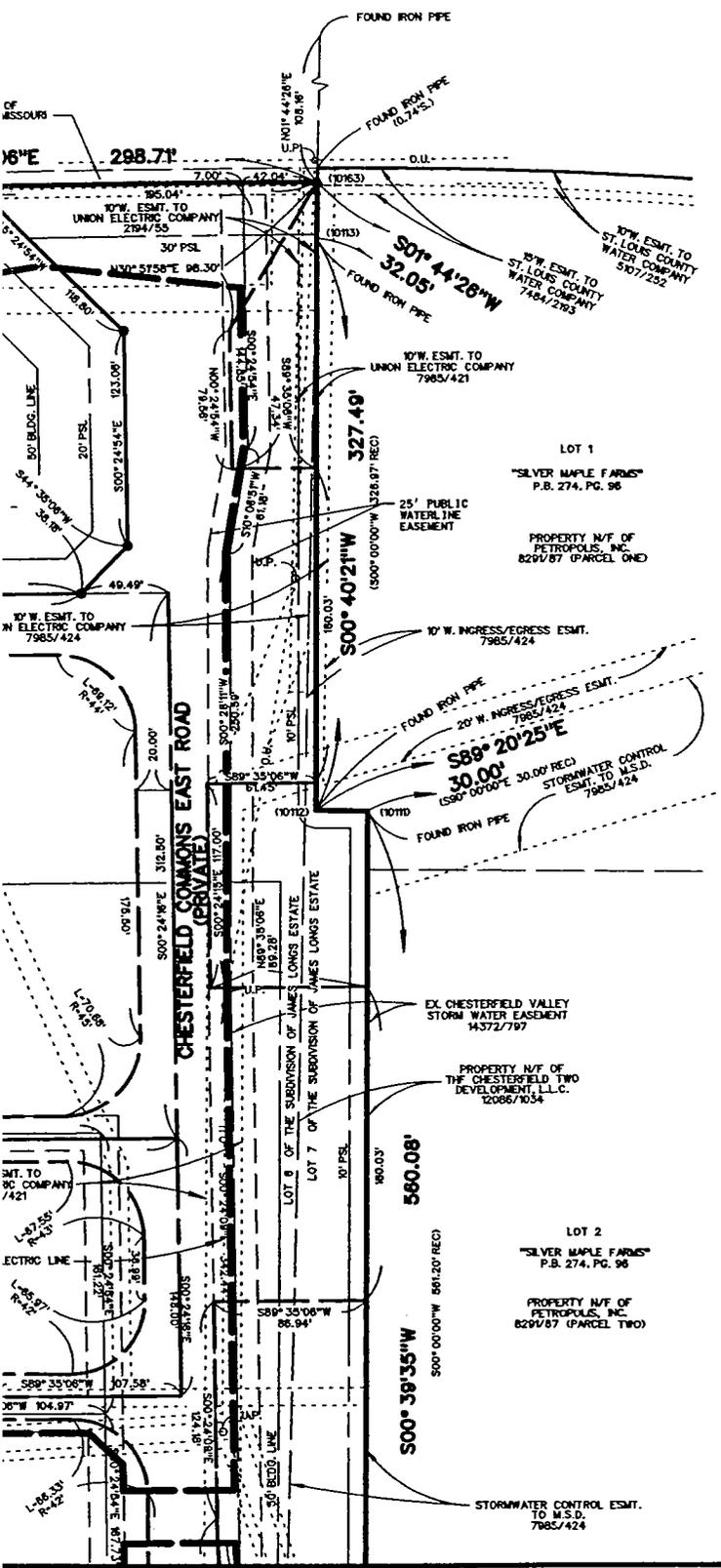
Scale in Feet  
 Scale: 1"=50'

**BASIS OF STATE PLANE COORDINATES:**  
 STATION NAME: SL-38  
 NORTHING: 314628.250 (METERS)  
 EASTING: 239363.028 (METERS)  
 GRID FACTOR: 0.9999175  
 (NOTE: 1 METER = 3.28083333)

**STATE PLANE COORDINATES (METERS)**

PT NO.	NORTHING	EASTING
10109	314340.5642	245902.0136
10110	314336.0757	245916.1663
10111	314508.7630	245918.1316
10112	314508.8683	245908.9889
10113	314608.6728	245910.1606
10135	314614.9305	245934.5424
10137	314187.0424	245563.5599
10138	314194.0208	245685.5692
10139	314233.1885	245865.6130
10140	314261.1999	245909.5407
10141	314179.3273	245286.4906
10142	314190.6582	245430.7553
10143	314195.1253	245563.7880
10145	314322.1903	245900.9157
10146	314618.3203	245637.6205
10147	314820.0398	245735.0196
10148	314219.5913	245287.6268
10149	314224.6410	245324.2664
10150	314234.1410	245388.2980
10151	314234.0767	245477.6945
10152	314234.9369	245339.0460
10153	314235.0880	245384.9438
10154	314233.1344	245629.8078
10155	314244.6415	245668.6878
10156	314296.2815	245675.7586
10157	314298.8445	245646.6383
10158	314298.2333	245618.0608
10159	314291.1474	245618.9515
10160	314291.3602	245436.6459
10161	314281.3747	245322.2000
10162	314282.2099	245289.3937
10163	314618.4376	245910.4573
10164	314615.8822	245557.6471
10165	314617.7782	245919.4188
10216	314296.6578	246046.1304
10217	314254.1495	246045.1351
10220	314322.3503	245901.4601
10226	314617.4293	245434.6112
10229	314532.2820	245223.2917
10230	314545.4779	245212.4794
10231	314615.3739	245235.6854
10232	314613.5357	245233.7031
10233	314615.4823	245226.3184
10234	314596.0744	245209.1609
10235	314571.8942	245209.3361
10236	314273.8159	245235.5274
10237	314280.0549	245275.7062
10238	314403.4999	245245.4752
10239	314532.8120	245266.2552
10241	314402.5061	245234.3837
10242	314415.5414	245274.0209
10243	314419.6214	245218.4458
10244	314429.4150	245293.5475
10245	314388.5122	245234.6177

**ST. LOUIS COUNTY BENCHMARK 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



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

**VOLZ INCORPORATED**  
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
 10449 INDIAN HEAD INDUSTRIAL BLVD.  
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 PHONE 314-426-4212

Sheet 3 of 6  
 Chesterfield Commons East  
 52-59-78





