

BILL NO. 2491

ORDINANCE NO. 2315

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE VILLAGES OF KENDALL BLUFF, FOR A 63.80 ACRE TRACT OF LAND ZONED "R1A PEU" RESIDENTIAL PLANNED ENVIRONMENTAL UNIT, LOCATED ON THE NORTH SIDE OF OLIVE BOULEVARD AND EAST OF LADUE ROAD.

WHEREAS, The Sterling Company, on behalf of Kendall Bluff L.L.C has submitted for review and approval the Record Plat for Villages of Kendall Bluff, located on the North side of Olive Boulevard and East of Ladue Road; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 63.80 acres tract of land into 115 Lots for Single-Family attached residential use; 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 the Villages of Kendall Bluff, 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 Record Plat.

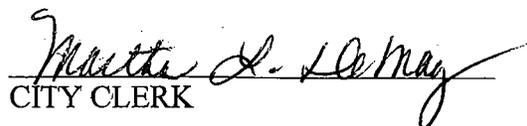
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 16th day of NOVEMBER, 2006.

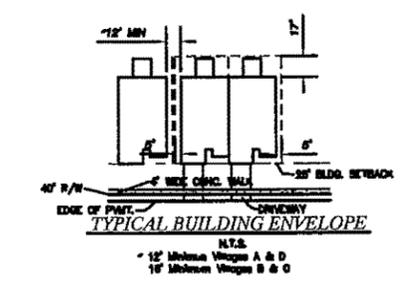

MAYOR

ATTEST:


CITY CLERK

[FIRST READING HELD]
11/6/06

THE VILLAGES OF KENDALL BLUFF
A TRACT OF LAND BEING A PART OF LOT 2 OF THE SUBDIVISION
OF MOSS HUNTON'S LAND AS PER THE PLAT THEREOF
RECORDED IN SURVEYOR'S RECORD BOOK 2 PAGE 21 OF THE
ST. LOUIS COUNTY RECORDS AND BEING SITUATED IN U.S.
SURVEY 120 AND 121, TOWNSHIPS 45 AND 46 NORTH, RANGE
4 EAST, ST. LOUIS COUNTY, MISSOURI
ZONED R-1A PEU ORDINANCE NO. 2133



The undersigned, owner of the tract of land herein platted and further described in the foregoing surveyor's certificate has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "THE VILLAGES OF KENDALL BLUFF".

Kendall Bluff Drive (variable width), Kendall Bluff Court (40'W), Kendall Ridge Drive (40'W), Kendall Ridge Court (40'W) and Kendall Summit Court (40'W), together with all cut-de-sacs and roundings located at street intersections, which for better identification are shown hatched, are hereby dedicated to the Trustees of the aforementioned subdivision for the perpetual use and benefit of the present and future owners of lots in The Villages of Kendall Bluff and shall remain private forever, never to be dedicated to the City of Chesterfield, Missouri. The undersigned further designates these streets as utility easements for all public utilities, sewers and drainage facilities, as they interest may appear.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, Ameron UE, SBC Telephone Company, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair and replacement of said utilities, sewers and drainage facilities.

All common ground easements, such as cut-de-sac islands, and divided street island, or median strips, are hereby dedicated to the Trustees of the aforementioned subdivision, its successors and assigns, and becomes the Trustees of the aforementioned subdivision sole ownership and maintenance responsibility.

The entrance monument easement as shown hereon, is hereby dedicated to the Trustees of the aforementioned subdivision, for the purpose of landscape maintenance, constructing and maintaining entrance monuments.

The Detention Easement as shown on this plat is hereby granted, extended and conveyed to the Trustees of the aforementioned subdivision for exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground which have been identified on this plat, and to use such additional space adjacent to the easement as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements, and may assign its rights in this easement to the State, County, City or other political subdivision of the State.

The retaining wall easement, as shown hereon, is hereby dedicated to the Trustees of the aforementioned subdivision, its successors and assigns, for the purpose of constructing, maintaining and repairing a retaining wall, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair and replacement of said retaining walls.

The 5' Permanent Roadway Maintenance, Sewer, Sidewalk and Utility Easement shown hereon is hereby dedicated to the Trustees of the aforementioned subdivision, its successors and assigns.

The 30' Landscape Easement is hereby dedicated to the Trustees of the aforementioned subdivision, and its successors and assigns, for the purpose of installation and maintenance of landscaping, and becomes the sole responsibility of the Trustees of the aforementioned subdivision, and its successors and assigns.

The City of Chesterfield Recreational Trail Easement as shown on this plat is hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of constructing, installing, reconstruction, replacement, removal, repair, maintaining and operating a bikeway/walkway/path/trail and appurtenances thereto, with the right of temporary access and use of adjacent ground not occupied by improvements for the excavation and storage of materials for the construction, repair or replacement of said bikeway/walkway/path/trail. No private encroachment shall be permitted within the easement and the property owner(s) or its successors in title to said property shall not cause to be constructed in, over, under, across, through, or upon the easement any buildings, structures, signs, billboards, utility lines, poles or pipes, or any other improvements not provided herein. The easement hereby granted is irrevocable and shall continue forever.

The 22' Emergency Access Easements are hereby dedicated to the Chesterfield Fire Protection District and are to be maintained by the Trustees of the aforementioned subdivision, its successors and assigns.

The 5' private stormwater easements are hereby dedicated to the Trustees of the aforementioned subdivision for the right to build and maintain stormwater sewers.

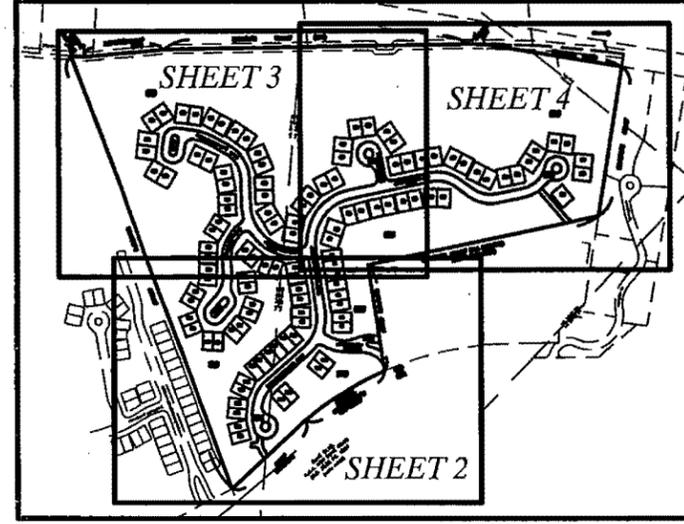
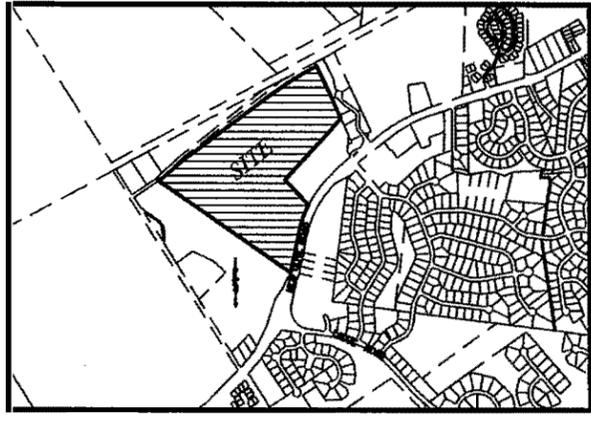
With respect to the encroaching deck, owner hereby grants an easement to the respective abutting owner of land to which such deck is appurtenant for the sole purpose of allowing such existing deck to remain with the side duty of maintenance, repair and upkeep of existing deck to be and remain with the abutting owner of land.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat. It is hereby certified that there are no delinquent taxes outstanding.

Building lines as shown on this plat are hereby established.

The common ground shown on this plat has been conveyed forever to the Trustees of the aforementioned subdivision, its successors and assigns, by General Warranty Deed recorded the _____ day of _____, 2006 as Daily No. _____ in the St. Louis County Records.

This subdivision is subject to conditions and restrictions filed on the _____ day of _____, 2006, as Daily No. _____ in the St. Louis County Records.



IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2006.

Kendall Bluffs, L.L.C.
 J&F Parkplace II, L.L.C.

Thomas M. Schmittgens
 C.F.O.

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

On this _____ day of _____, 2006, before me appeared Thomas M. Schmittgens to me personally known, who being by me duly sworn, did say he is C.F.O. of J&F Parkplace II, L.L.C., a member of Kendall Bluffs, L.L.C., a limited liability company of the State of Missouri, and that said instrument was signed and sealed in behalf of said limited liability company by authority of its operating agreement and said Thomas M. Schmittgens acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public _____ My Commission Expires: _____

STATEMENT OF STATE PLANE COORDINATE TIE

State Plane Coordinates were determined on February 12, 2002 using two Trimble dual frequency GPS receivers. Data was collected by Real Time Kinematic method and post processed in Trimble software, only St. Louis County Geographic Reference Monuments SL-29 and SL-31 were fixed in the adjustment. Site grid azimuth and combined site grid factor were calculated by using the Trimble post processing software. The Trimble software generated positional error ellipsoids for the one on site receiver of less than a centimeter. We represent herein that these state plane coordinates meet the accuracy standards of the Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30.2 and 4 CSR 30.16, effective date December 30, 1994) as an "URBAN PROPERTY" relative to station SL-29, whose published values are NORTH (y) = 315440.111 meters EAST (x) = 248399.098 meters and SL-31, whose published values are NORTH (y) = 312825.253 EAST (x) = 244719.695. In order to put this plat on the Missouri State Plane Coordinate East Zone (NAD-83) Grid North, it would be necessary to rotate the published plat bearings clockwise 0°00'11.7". The published plat bearing of S57°44'19"E would be S57°43'02"E if rotated to Grid North.

Average Combined Site Grid Factor = 0.9929069 (1 meter = 3.28083333 feet)

PARTIAL RELEASE OF DEED OF TRUST

WHEREAS, _____, by 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 _____ 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; and whereas, said deed of trust and note or notes has or have been PARTLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE, AND QUITCLAIM unto the present owners, PART of the estate in said deed of trust described, situated in the City of Chesterfield, County of St. Louis, and State of Missouri, to wit: All common ground shown on this plat and all streets, public or private, or roadway easements on this plat. All common ground shown on this plat and all streets, public or private, or roadway easements on this plat. The undersigned holder and legal owner of said deed of trust and note or notes hereby joins in and consents in every detail this subdivision of "THE VILLAGES OF KENDALL BLUFF".

TO HAVE AND TO HOLD the same, with all 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 _____, 2006.

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

On this _____ day of _____, 2006, before me appeared _____, to me personally known, who being by me duly sworn, did say he is _____ of _____, and that the seal affixed to the foregoing 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 notarial seal the day and year above written.

Notary Public _____ My Commission Expires: _____

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF LOT 2 OF THE SUBDIVISION OF MOSS HUNTON'S LAND AS PER THE PLAT THEREOF RECORDED IN SURVEYOR'S RECORD BOOK 2 PAGE 21 OF THE ST. LOUIS COUNTY RECORDS AND BEING SITUATED IN U.S. SURVEY 120 AND 121, TOWNSHIPS 45 AND 46 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD ON THE WESTERN RIGHT OF WAY OF NEW OLIVE ROAD AS DESCRIBED IN DEED BOOK 8347 PAGE 205 OF THE ST. LOUIS COUNTY RECORDS, SAID ROD BEING LOCATED 60.90 FEET WEST OF CENTERLINE STATION 105+09.95, SAID POINT ALSO BEING ON THE COMMON LINE OF LOT 2 AND LOT 3 OF SAID MOSS HUNTON'S LAND, THENCE WITH THE COMMON LINE OF LOT 2 AND LOT 3 OF SAID MOSS HUNTON'S LAND, NORTH 57°44'19" WEST 2091.15 FEET TO THE CENTERLINE OF A 40' WIDE PRIVATE ROAD AS SHOWN ON AFORESAID SURVEYOR'S RECORD BOOK 2 PAGE 21, SAID POINT ALSO BEING ON THE SOUTHEAST LINE OF LOT 9 OF SAID MOSS HUNTON'S LAND; THENCE WITH THE CENTERLINE OF SAID 40' WIDE PRIVATE ROAD, NORTH 55°49'38" EAST 60.89 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 47°49'31" EAST 364.78 FEET TO A POINT, FROM SAID POINT A FOUND IRON ROD BEARS SOUTH 55°22'49" EAST 0.12 FEET; THENCE NORTH 51°52'53" EAST, PASSING AT A DISTANCE OF 564.44 FEET AN IRON PIPE FOUND FOR THE COMMON SOUTH CORNER OF LOT 9 AND LOT 8 OF SAID MOSS HUNTON'S LAND AND CONTINUING FOR A DISTANCE IN ALL OF 1401.55 FEET TO A POINT, FROM SAID POINT A FOUND SPKRE BEARS SOUTH 24°16'40" EAST 0.23 FEET; THENCE NORTH 54°02'45" EAST 76.74 FEET TO A POINT ON THE SOUTH LINE OF THE ST. LOUIS, KANSAS CITY AND COLORADO RAILROAD COMPANY RECORDED IN DEED BOOK 35 PAGE 505 OF THE ST. LOUIS COUNTY RECORDS, FROM SAID POINT A FOUND IRON PIPE BEARS NORTH 62°01'09" EAST 0.96 FEET; THENCE WITH THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY, NORTH 62°01'09" EAST 634.12 FEET TO A STONE FOUND FOR THE WESTERNMOST CORNER OF AMENDED OLD RIVER WOODS RECORDED IN PLAT BOOK 186 PAGE 48 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE WESTERN LINE OF SAID AMENDED OLD RIVER WOODS, SOUTH 27°48'45" EAST 681.08 FEET TO THE NORTHERNMOST CORNER TRACT OF LAND DESCRIBED IN A DEED TO ST. LUKE'S EPISCOPAL-PRESBYTERIAN HOSPITALS, RECORDED IN DEED BOOK 8387 PAGE 743 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE NORTHWESTERN LINE OF SAID ST. LUKE'S TRACT, SOUTH 41°03'55" WEST 1079.32 FEET TO THE WESTERNMOST CORNER OF SAID ST. LUKE'S TRACT; THENCE WITH THE SOUTHWESTERN LINE OF SAID ST. LUKE'S TRACT, SOUTH 46°10'03" EAST 465.65 FEET TO A POINT IN THE AFORESAID WESTERN RIGHT OF WAY OF NEW OLIVE ROAD; THENCE WITH THE WESTERN RIGHT OF WAY OF NEW OLIVE ROAD, ALONG A CURVE TO THE LEFT, WITH A RADIUS THAT BEARS SOUTH 60°36'57" EAST 1507.40 FEET, A CHORD BEARING OF SOUTH 21°16'29" WEST, A CHORD DISTANCE OF 425.28 FEET AND AN ARC LENGTH OF 428.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°13'43" WEST 459.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,779,129 SQUARE FEET (63,800 ACRES), MORE OR LESS, PER A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF DECEMBER, 2002.

This is to certify that the Record Plat of "THE VILLAGES OF KENDALL BLUFF" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the _____ day of _____, 2006 and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

John Nations, Mayor
 Marly DeMay, City Clerk

NOTES

1. BASIS OF BEARINGS: STATE ROAD 340, PROJ. NO. FAM-5526(613), SHEETS 8-16 (DB. 9347/205) AND VILLAGES AT LADUE BLUFFS PLAT ONE (P.B. 350 PG. 596).
2. THIS TRACT CONTAINS 63.80 ACRES, AND 115 LOTS.
3. SOURCE OF RECORD TITLE: DEED BOOK 8400 PAGE 2457, TOGETHER WITH 8387/743, 8035/1354 AND 8535/1887.
4. PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED. ALL MONUMENTS WILL BE SET IN ACCORDANCE TO MISSOURI MINIMUM STANDARDS.
5. THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TRANSECTION TITLE INSURANCE COMPANY WITH A COMMITMENT NUMBER OF 02101980 AND WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2002.
6. THE EXCEPTIONS TO SCHEDULE B, SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT APPLIES ONLY TO THAT PARCEL OF LAND AS HEREON DESCRIBED.
- ITEM 8 - EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 8608 PAGE 816, THIS IS A BLANKET EASEMENT OVER ALL OF LOT 2 OF MOSS HUNTON'S SUBDIVISION (GRS. 2 PG. 21) AND AFFECTS THE SUBJECT TRACT, AND BOOK 6551 PAGE 1424 AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON AS APPROXIMATE - SUBJECT TO THE PRECISE LOCATION OF THE COMMON LINE BETWEEN TOWNSHIP 45 NORTH AND TOWNSHIP 46 NORTH, (RELEASED BY BOOK 16597, PAGE 239)
- ITEM 10 - TERMS AND PROVISIONS OF THE AGREEMENT, AS TO ENCROACHMENTS IN PRIVATE ROADS, RECORDED IN BOOK 1392 PAGE 361, THIS INSTRUMENT DECLARES THAT THE ADJOINING PROPERTY TO THE NORTH UNINTENTIONALLY BUILT A HOUSE IN THE 40' WIDE PRIVATE ROAD AND A SHED SOUTH OF THE NORTHERN LINE OF THE SUBJECT TRACT. THE INSTRUMENT GIVES THE OWNER OF THE SUBJECT TRACT ACCESS RIGHTS TO THE PRIVATE ROAD UNTIL SUCH TIME THE ROAD IS VACATED AND GRANTS THE RIGHT TO THE OWNER OF THE SUBJECT TRACT TO REQUEST THE REMOVAL OF THE SHED WHICH ENCROACHES UPON SAID PROPERTY, IT APPEARS THAT THE SHED HAS PREVIOUSLY BEEN REMOVED.
- ITEM 11 - TERMS AND PROVISIONS OF THE AGREEMENT, FOR THE RELOCATION OF PART OF THE EXISTING EASEMENT FOR A PRIVATE ROAD, RECORDED IN BOOK 6478 PAGE 2365, RELOCATES 40' PRIVATE ROAD ANSHED, AFFECTS THE SUBJECT TRACT AND RELOCATION OF THE 40' PRIVATE ROAD EASEMENT DOES ROUTE AROUND HOUSE, AND IT APPEARS THAT THE SHED HAS PREVIOUSLY BEEN REMOVED.

PROJECT BENCHMARK

ST. LOUIS COUNTY #12-144 (586.97) "U" ON TOP OF THE CURB NEXT TO AN INLET, 13' WEST OF THE CENTERLINE OF PALLADIUM COURT AND 58' NORTH OF THE CENTERLINE OF LADUE ROAD.

SITE BENCHMARK

TOP IRON ROD (845.64) "SOUTHEAST PROPERTY CORNER" 108' NORTH OF CENTERLINE OF NORTH ENTRANCE OF CORDOVAN COMMONS PARKWAY; 61' WEST OF CENTERLINE OF MOSS HUNTON'S LAND AS PER THE PLAT THEREOF RECORDED IN SURVEYOR'S RECORD BOOK 2 PAGE 21 OF THE ST. LOUIS COUNTY RECORDS; 17' WEST OF EDGE OF PAVEMENT FOR OLIVE BLVD.; RIGHT OF WAY MARKER, 0.4' EAST.

ORDER NUMBER: 00-12-315
 THE STERLING COMPANY
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-9440

THIS IS TO CERTIFY THAT AT THE REQUEST OF KENDALL BLUFFS, L.L.C., THE STERLING COMPANY HAS, DURING THE MONTH OF DECEMBER, 2002, PERFORMED A BOUNDARY SURVEY AND DURING THE MONTH OF JANUARY, 2006, PREPARED A SUBDIVISION PLAT OF A TRACT OF LAND BEING A PART OF "LOT 2 OF THE SUBDIVISION OF MOSS HUNTON'S LAND AS PER THE PLAT THEREOF RECORDED IN SURVEYOR'S RECORD BOOK 2 PAGE 21 OF THE ST. LOUIS COUNTY RECORDS AND BEING SITUATED IN U.S. SURVEY 120 AND 121, TOWNSHIPS 45 AND 46 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, THE RESULTS OF SAID SURVEY AND SUBDIVISION ARE AS SHOWN HEREON AND THIS SURVEY MEETS THE MINIMUM STANDARDS FOR UNDIVISION PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (10 CSR 3-2 AND 4 CSR 30-16 EFFECTIVE DECEMBER 30, 1994).

THE STERLING COMPANY
 MO. REG. 307-D

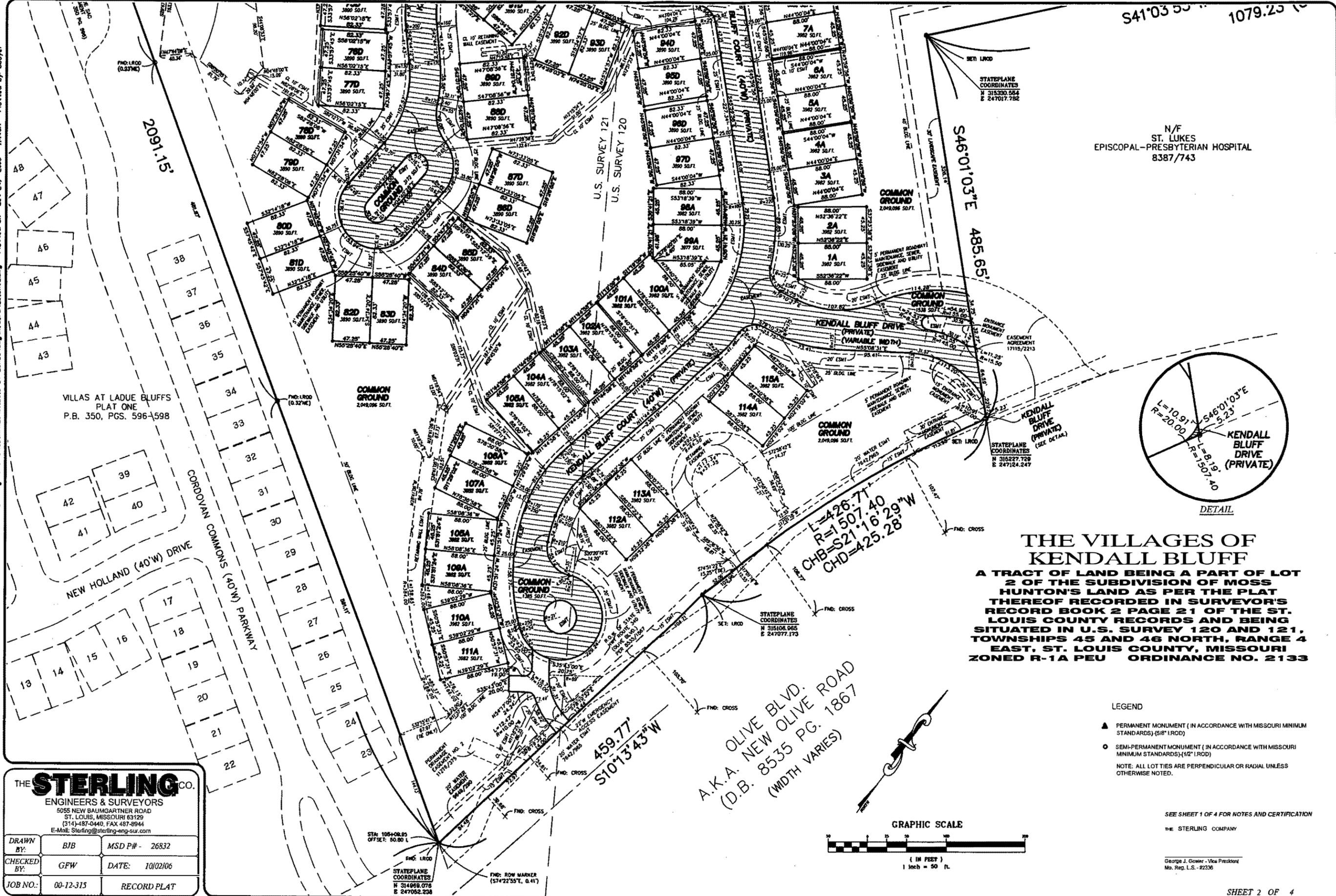
GEORGE J. GOWER, PLS DATE
 MO. REG. L.S. #2336

Drawing name: G:\SDR\RDJ\0012315 ST LUKE'S\ang\Record\031509\Record.dwg Plotted on: Oct 24, 2006 - 11:20am Plotted by: bboyer

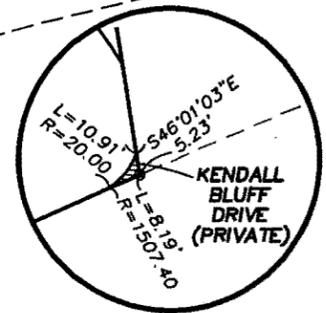
THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440, FAX 487-8944
 E-Mail: Sterling@sterling-eng-sur.com

DRAWN BY:	BJB	MSD P#:	26832
CHECKED BY:	GFW	DATE:	10/02/06
JOB NO.:	00-12-315	RECORD PLAT	

Drawing name: C:\SDSKPROJ\002135 ST LUKES.dwg\Record\2135Rec.dwg Plotted on: Oct 24, 2006 - 11:04am Plotted by: bboyer



S41°03'55" 1079.25
 STATEPLANE COORDINATES
 N 315390.564
 E 247017.782
 N/F
 ST. LUKES
 EPISCOPAL-PRESBYTERIAN HOSPITAL
 8387/743



THE VILLAGES OF KENDALL BLUFF
 A TRACT OF LAND BEING A PART OF LOT 2 OF THE SUBDIVISION OF MOSS HUNTON'S LAND AS PER THE PLAT THEREOF RECORDED IN SURVEYOR'S RECORD BOOK 2 PAGE 21 OF THE ST. LOUIS COUNTY RECORDS AND BEING SITUATED IN U.S. SURVEY 120 AND 121, TOWNSHIPS 45 AND 46 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI ZONED R-1A PEU ORDINANCE NO. 2133

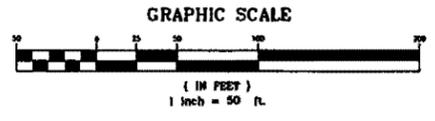
LEGEND
 ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (5/8" I.R.O.D.)
 ○ SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (1/2" I.R.O.D.)
 NOTE: ALL LOT TIES ARE PERPENDICULAR OR RADIAL UNLESS OTHERWISE NOTED.

SEE SHEET 1 OF 4 FOR NOTES AND CERTIFICATION
 THE STERLING COMPANY

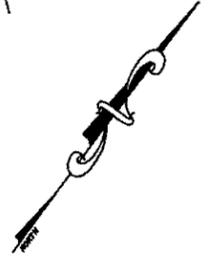
George J. Gower - Vice President
 Mo. Reg. L.S. - #2336

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440, FAX 487-8944
 E-Mail: Sterling@sterling-eng-sur.com

DRAWN BY:	BJB	MSD P# - 26832
CHECKED BY:	GFW	DATE: 10/02/06
JOB NO.:	00-12-315	RECORD PLAT



A.K.A. OLIVE BLVD.
 (D.B. 8535 PG. 1867
 (WIDTH VARIES)

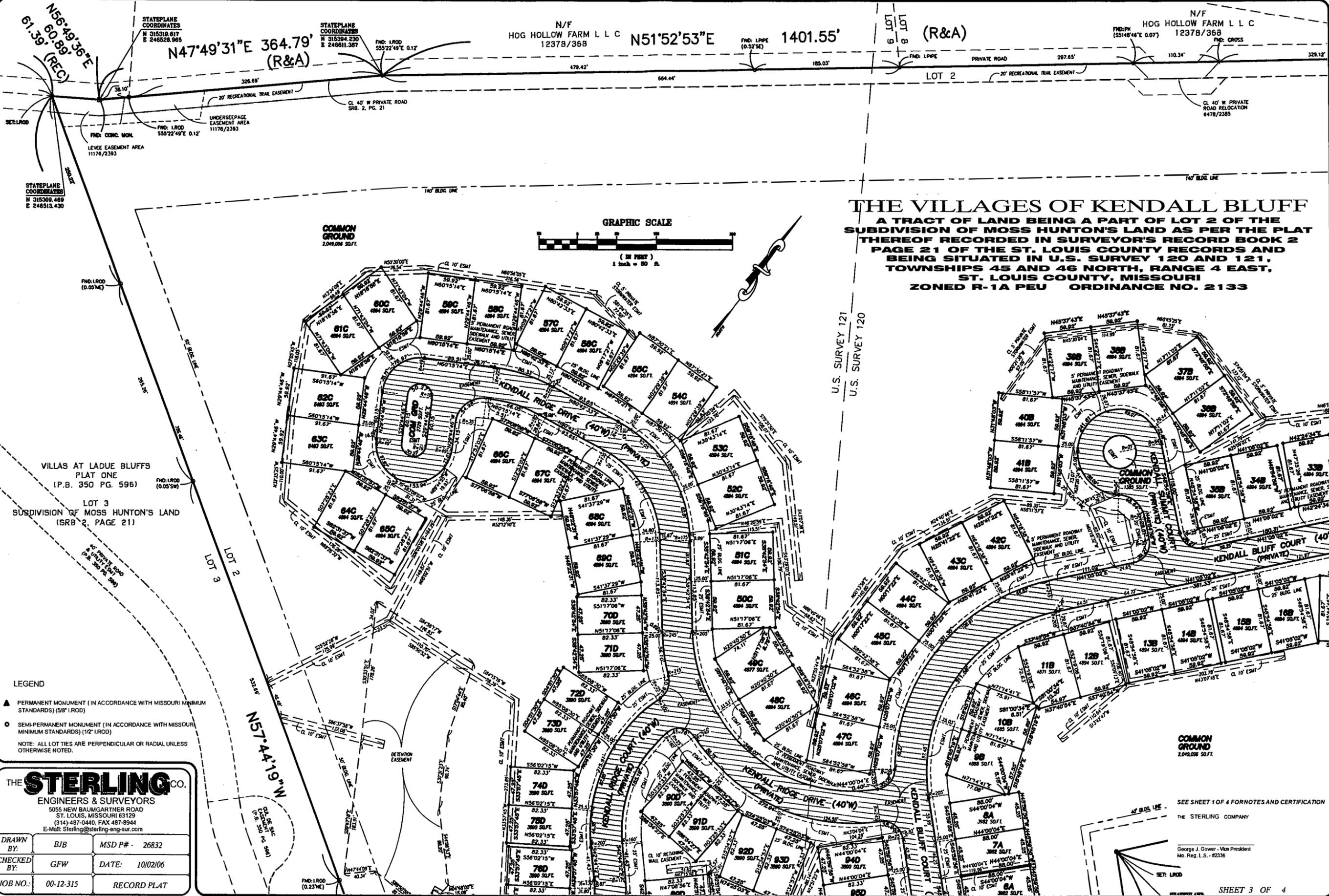


STATEPLANE COORDINATES
 N 314969.076
 E 247052.238

STATEPLANE COORDINATES
 N 316108.965
 E 247077.173

STATEPLANE COORDINATES
 N 316227.729
 E 247124.247

Drawing name: G:\SDS\PROJ\001215 ST LUKES\map\Record\215Rec.dwg Plotted on: Oct 24, 2006 - 11:48am Plotted by: bboyer



STATEPLANE COORDINATES
N 315319.617
E 246528.965
N47°49'31"E 364.79'
(R&A)

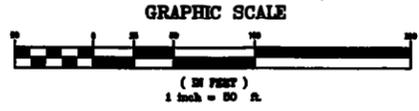
STATEPLANE COORDINATES
N 315394.230
E 246611.367
FND: LROD
S55°22'49"E 0.12'

N/F
HOG HOLLOW FARM L L C
12378/368
N51°52'53"E
1401.55'

N/F
HOG HOLLOW FARM L L C
12378/368
FND: PK
S51°48'46"E 0.07'
FND: CROSS
FND: LPIPE
PRIVATE ROAD
297.65'
110.34'
328.12'

STATEPLANE COORDINATES
N 315309.489
E 248513.430

THE VILLAGES OF KENDALL BLUFF
A TRACT OF LAND BEING A PART OF LOT 2 OF THE
SUBDIVISION OF MOSS HUNTON'S LAND AS PER THE PLAT
THEREOF RECORDED IN SURVEYOR'S RECORD BOOK 2
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BEING SITUATED IN U.S. SURVEY 120 AND 121,
TOWNSHIPS 45 AND 46 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY, MISSOURI
ZONED R-1A PEU ORDINANCE NO. 2133



VILLAS AT LADUE BLUFFS
PLAT ONE
(P.B. 350 PG. 596)
LOT 3
SUBDIVISION OF MOSS HUNTON'S LAND
(SRB 2, PAGE 21)

LEGEND
▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (5/8" I.R.O.D.)
○ SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (1/2" I.R.O.D.)
NOTE: ALL LOT TIES ARE PERPENDICULAR OR RADIAL UNLESS OTHERWISE NOTED.

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440, FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN BY:	BJB	MSD P# -	26832
CHECKED BY:	GFW	DATE:	10/02/06
JOB NO.:	00-12-315	RECORD PLAT	

SEE SHEET 1 OF 4 FOR NOTES AND CERTIFICATION
THE STERLING COMPANY

George J. Gower - Vice President
Mo. Reg. L.S. - #2336