

BILL NO. 2619

ORDINANCE NO. 2439

**AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 & 157, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI. (FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT, FRIENDSHIP VILLAGE OF WEST COUNTY)**

WHEREAS, Civil Engineering Design Consultants, has proposed a Boundary Adjustment Plat for the aforementioned tract and proposes to remove the boundary lines between a parcel known as *Friendship Village of West County Deed Book 8484, Page 2019*, and described as part of Lots 1 and 2 of The Subdivision of Hugo Essen Farm, and a parcel known as *Friendship Village of West County Deed Book 13864, Page 1987*, and described as part of lot 2 of The Subdivision of Hugo Essen Farm, creating one new lot to be known as Lot A and,

WHEREAS, the purpose of this Boundary Adjustment Plat is to accommodate the development of Lot A, and,

WHEREAS, the Department of Planning and Public Works has 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.

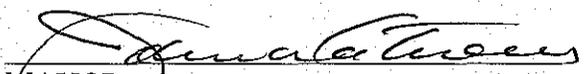
**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1. The Boundary Adjustment Plat which is attached hereto as Exhibit "1" 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.

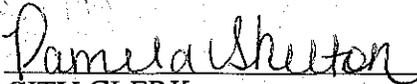
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this 20th day of February, 2008.

  
MAYOR

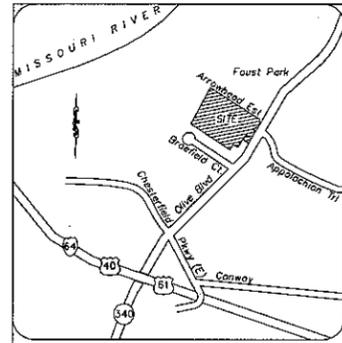
ATTEST:

*Deputy*  
  
CITY CLERK

**SUBDIVISION PLAT**  
**FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT** LAND DESCRIPTION LOT A:

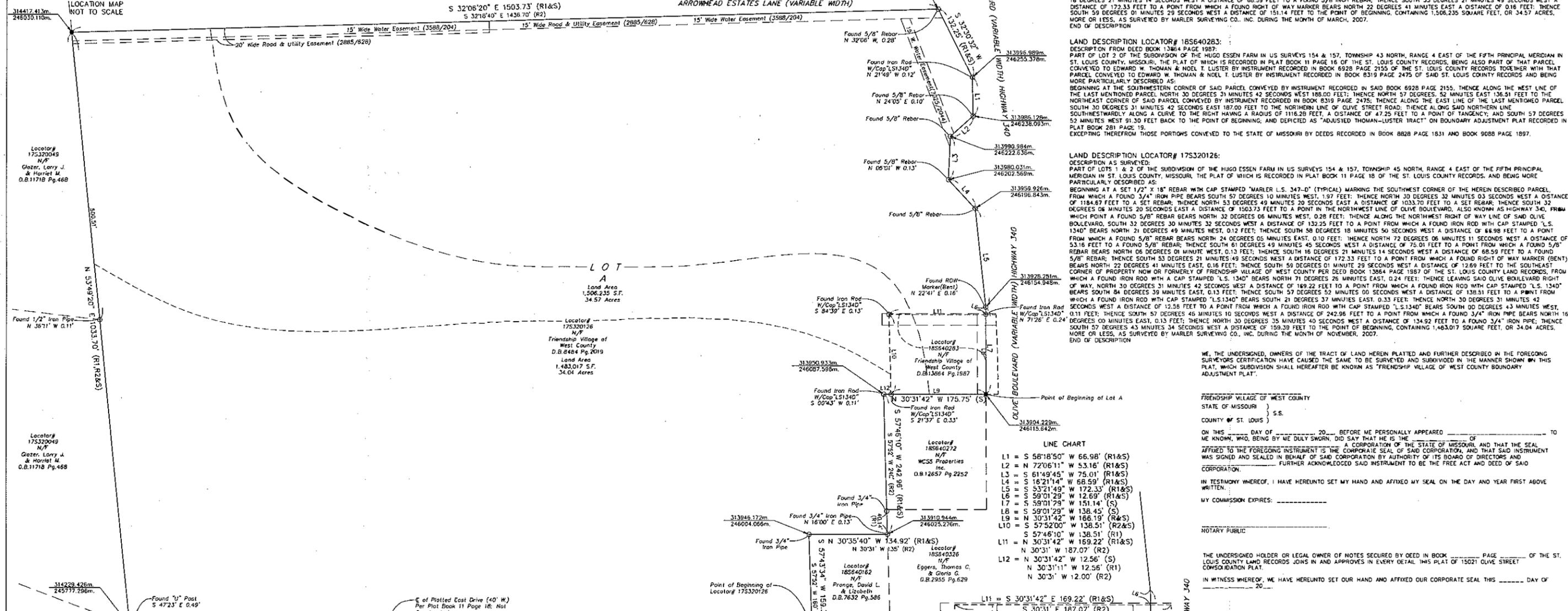
A BOUNDARY ADJUSTMENT OF TWO TRACTS OF LAND BEING PART OF  
 LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 AND 157,  
 TOWNSHIP 45 NORTH, RANGE 4 EAST

CITY OF CHESTERFIELD  
 ST. LOUIS COUNTY, MISSOURI  
 ZONING - ZONED "NU" NON-URBAN



SCALE:  
 1 inch = 80 ft.  
 BASIS OF BEARING:  
 P.B. 281 Pg. 19  
 DENOTES SET 1/2" x 18" REBAR  
 WITH CAP STAMPED "MARLER L.S.-347-0"

Locator#  
 177410022  
 N/F  
 St. Louis County  
 D.B. 6320 Pg. 1227



A TRACT OF LAND CONSISTING OF TWO TRACTS OF LAND IN PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST, LESS AND EXCEPTING THOSE PORTIONS TAKEN FOR RIGHT OF WAY PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-0" (TYPICAL), MARKING THE SOUTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OF FRIENDSHIP VILLAGE OF WEST COUNTY PER DEED BOOK 1366 PAGE 1987 OF THE ST. LOUIS COUNTY LAND RECORDS, BEING A POINT ON THE NORTHWESTERN CORNER OF AN EXCEPTION FOR RIGHT OF WAY PURPOSES RECORDED IN DEED BOOK 8828 PAGE 1831 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHWESTERN PROPERTY LINE OF SAID FRIENDSHIP VILLAGE PROPERTY, AND ITS EXTENSION, WHICH IS THE PROPERTY LINE OF ANOTHER TRACT OF LAND OF FRIENDSHIP VILLAGE OF WEST COUNTY, LISTED WITH THE TAX ASSESSOR AS DEED BOOK 8484 PAGE 2019, NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 175.75 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP STAMPED "L.S. 1340" BEARS SOUTH 43 DEGREES 43 MINUTES WEST A DISTANCE OF 0.11 FEET; THENCE ALONG THE FRIENDSHIP VILLAGE TRACT LISTED AS DEED BOOK 8484 PAGE 2019, SOUTH 57 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 242.96 FEET TO A POINT FROM WHICH A FOUND 3/4" IRON PIPE BEARS NORTH 16 DEGREES 00 MINUTES EAST A DISTANCE OF 0.13 FEET; THENCE NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 134.92 FEET TO A FOUND 3/4" IRON PIPE; THENCE SOUTH 57 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 159.39 FEET TO A SET REBAR, FROM WHICH A FOUND 3/4" IRON PIPE BEARS SOUTH 57 DEGREES 10 MINUTES WEST A DISTANCE OF 1.97 FEET; THENCE NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 1184.87 FEET TO A SET REBAR, FROM WHICH A FOUND "U" POST BEARS SOUTH 47 DEGREES 23 MINUTES EAST A DISTANCE OF 0.49 FEET; THENCE NORTH 53 DEGREES 49 MINUTES 20 SECONDS EAST A DISTANCE OF 1033.70 FEET TO A SET REBAR; THENCE SOUTH 32 DEGREES 06 MINUTES 20 SECONDS EAST A DISTANCE OF 1503.73 FEET TO A POINT IN THE NORTHWESTERN RIGHT OF WAY LINE OF OLIVE BOULEVARD (VARIABLE WIDTH) ALSO KNOWN AS HIGHWAY 340, FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 32 DEGREES 06 MINUTES WEST A DISTANCE OF 0.26 FEET; THENCE ALONG THE SAID NORTHWESTERN RIGHT OF WAY LINE OF SAID OLIVE BOULEVARD SOUTH 32 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 132.25 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS NORTH 21 DEGREES 49 MINUTES WEST A DISTANCE OF 0.12 FEET; THENCE SOUTH 58 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 66.98 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 24 DEGREES 05 MINUTES EAST A DISTANCE OF 0.10 FEET; THENCE NORTH 72 DEGREES 08 MINUTES 11 SECONDS WEST A DISTANCE OF 53.16 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 61 DEGREES 49 MINUTES 45 SECONDS WEST A DISTANCE OF 75.01 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 06 DEGREES 01 MINUTES WEST A DISTANCE OF 0.13 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 14 SECONDS WEST A DISTANCE OF 68.59 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 53 DEGREES 21 MINUTES 49 SECONDS WEST A DISTANCE OF 172.33 FEET TO A POINT FROM WHICH A FOUND RIGHT OF WAY MARKER (BENT) BEARS NORTH 22 DEGREES 41 MINUTES EAST, 0.16 FEET; THENCE SOUTH 59 DEGREES 01 MINUTE 29 SECONDS WEST A DISTANCE OF 123.70 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF FRIENDSHIP VILLAGE OF WEST COUNTY PER DEED BOOK 1366 PAGE 1987 OF THE ST. LOUIS COUNTY LAND RECORDS, FROM WHICH A FOUND IRON ROD WITH A CAP STAMPED "L.S. 1340" BEARS NORTH 71 DEGREES 26 MINUTES EAST, 0.24 FEET; THENCE LEAVING SAID OLIVE BOULEVARD RIGHT OF WAY, NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 169.22 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS SOUTH 84 DEGREES 39 MINUTES EAST, 0.13 FEET; THENCE SOUTH 57 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 138.51 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS SOUTH 21 DEGREES 37 MINUTES EAST, 0.33 FEET; THENCE NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 12.58 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS SOUTH 00 DEGREES 43 MINUTES WEST, 0.11 FEET; THENCE SOUTH 57 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 242.96 FEET TO A POINT FROM WHICH A FOUND 3/4" IRON PIPE BEARS NORTH 16 DEGREES 00 MINUTES EAST, 0.13 FEET; THENCE NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 134.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1,506,235 SQUARE FEET, OR 34.57 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE MONTH OF MARCH, 2007.  
 END OF DESCRIPTION

LAND DESCRIPTION LOCATOR# 185640283:  
 DESCRIPTION FROM DEED BOOK 1366 PAGE 1987:  
 PART OF LOT 2 OF THE SUBDIVISION OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 & 157, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 11 PAGE 18 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO PART OF THAT PARCEL CONVEYED TO EDWARD W. THOMAS & NOEL T. LUSTER BY INSTRUMENT RECORDED IN BOOK 6928 PAGE 2155 OF THE ST. LOUIS COUNTY RECORDS TOGETHER WITH THAT PARCEL CONVEYED TO EDWARD W. THOMAS & NOEL T. LUSTER BY INSTRUMENT RECORDED IN BOOK 8319 PAGE 2475 OF SAID ST. LOUIS COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS:  
 BEGINNING AT THE SOUTHWESTERN CORNER OF SAID PARCEL CONVEYED BY INSTRUMENT RECORDED IN SAID BOOK 6928 PAGE 2155, THENCE ALONG THE WEST LINE OF THE LAST MENTIONED PARCEL NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST 188.00 FEET; THENCE NORTH 57 DEGREES 52 MINUTES EAST 136.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED BY INSTRUMENT RECORDED IN BOOK 8319 PAGE 2475, THENCE ALONG THE EAST LINE OF THE LAST MENTIONED PARCEL SOUTH 30 DEGREES 31 MINUTES 42 SECONDS EAST 187.00 FEET TO THE NORTHERN LINE OF OLIVE STREET ROAD; THENCE ALONG SAID NORTHERN LINE SOUTHWESTWARD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1116.28 FEET, A DISTANCE OF 47.25 FEET TO A POINT OF TANGENCY; AND SOUTH 57 DEGREES 52 MINUTES WEST 91.30 FEET BACK TO THE POINT OF BEGINNING, AND DEPICTED AS "ADJUSTED THOMAS-LUSTER TRACT" ON BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 281 PAGE 19.  
 EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF MISSOURI BY DEEDS RECORDED IN BOOK 8828 PAGE 1831 AND BOOK 9088 PAGE 1897.

LAND DESCRIPTION LOCATOR# 175320126:  
 DESCRIPTION AS SURVEYED:  
 PART OF LOTS 1 & 2 OF THE SUBDIVISION OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 & 157, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 11 PAGE 18 OF THE ST. LOUIS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:  
 BEGINNING AT A SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S. 347-0" (TYPICAL) MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, FROM WHICH A FOUND 3/4" IRON PIPE BEARS SOUTH 57 DEGREES 10 MINUTES WEST, 1.97 FEET; THENCE NORTH 30 DEGREES 31 MINUTES WEST A DISTANCE OF 1184.87 FEET TO A SET REBAR; THENCE NORTH 53 DEGREES 49 MINUTES 20 SECONDS EAST A DISTANCE OF 1033.70 FEET TO A SET REBAR; THENCE SOUTH 32 DEGREES 06 MINUTES 20 SECONDS EAST A DISTANCE OF 1503.73 FEET TO A POINT IN THE NORTHWEST LINE OF OLIVE BOULEVARD, ALSO KNOWN AS HIGHWAY 340, WHICH POINT A FOUND 5/8" IRON REBAR BEARS NORTH 32 DEGREES 06 MINUTES WEST, 0.26 FEET; THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF SAID OLIVE BOULEVARD, SOUTH 32 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 132.25 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS NORTH 21 DEGREES 49 MINUTES WEST, 0.12 FEET; THENCE SOUTH 58 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 66.98 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 24 DEGREES 05 MINUTES EAST, 0.10 FEET; THENCE NORTH 72 DEGREES 08 MINUTES 11 SECONDS WEST A DISTANCE OF 53.16 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 61 DEGREES 49 MINUTES 45 SECONDS WEST A DISTANCE OF 75.01 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 06 DEGREES 01 MINUTE WEST, 0.13 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 14 SECONDS WEST A DISTANCE OF 68.59 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 53 DEGREES 21 MINUTES 49 SECONDS WEST A DISTANCE OF 172.33 FEET TO A POINT FROM WHICH A FOUND RIGHT OF WAY MARKER (BENT) BEARS NORTH 22 DEGREES 41 MINUTES EAST, 0.16 FEET; THENCE SOUTH 59 DEGREES 01 MINUTE 29 SECONDS WEST A DISTANCE OF 123.70 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF FRIENDSHIP VILLAGE OF WEST COUNTY PER DEED BOOK 1366 PAGE 1987 OF THE ST. LOUIS COUNTY LAND RECORDS, FROM WHICH A FOUND IRON ROD WITH A CAP STAMPED "L.S. 1340" BEARS NORTH 71 DEGREES 26 MINUTES EAST, 0.24 FEET; THENCE LEAVING SAID OLIVE BOULEVARD RIGHT OF WAY, NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 169.22 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS SOUTH 84 DEGREES 39 MINUTES EAST, 0.13 FEET; THENCE SOUTH 57 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 138.51 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS SOUTH 21 DEGREES 37 MINUTES EAST, 0.33 FEET; THENCE NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 12.58 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS SOUTH 00 DEGREES 43 MINUTES WEST, 0.11 FEET; THENCE SOUTH 57 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 242.96 FEET TO A POINT FROM WHICH A FOUND 3/4" IRON PIPE BEARS NORTH 16 DEGREES 00 MINUTES EAST, 0.13 FEET; THENCE NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 134.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1,463,017 SQUARE FEET, OR 34.04 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE MONTH OF NOVEMBER, 2007.  
 END OF DESCRIPTION

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT".

FRIENDSHIP VILLAGE OF WEST COUNTY  
 STATE OF MISSOURI )  
 COUNTY OF ST. LOUIS ) S.S.  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ 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 IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND CORPORATION. FURTHER 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 SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
 THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF 15021 OLIVE STREET CONSOLIDATION PLAT.  
 IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF MISSOURI ) S.S.  
 COUNTY OF ST. LOUIS )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ 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 IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND CORPORATION. FURTHER 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 SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
 THIS IS TO CERTIFY THAT THE RECORD PLAT OF \_\_\_\_\_ WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THEREBY AUTHORIZED THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

LINE CHART

L1	=	S 58°18'50" W 66.98' (R1&S)
L2	=	N 72°06'11" W 53.16' (R1&S)
L3	=	S 61°49'45" W 75.01' (R1&S)
L4	=	S 16°21'14" W 68.59' (R1&S)
L5	=	S 53°21'49" W 172.33' (R1&S)
L6	=	S 59°01'29" W 12.69' (R1&S)
L7	=	S 59°01'29" W 151.14' (S)
L8	=	S 59°01'29" W 138.45' (S)
L9	=	N 30°31'42" W 166.19' (R2&S)
L10	=	S 57°52'00" W 138.51' (R2&S)
L11	=	S 57°46'10" W 138.51' (R1)
L12	=	N 30°31'42" W 159.22' (R1&S)
L13	=	N 30°31' W 187.07' (R2)
L14	=	N 30°31'42" W 12.56' (S)
L15	=	N 30°31'11" W 12.56' (R1)
L16	=	N 30°31' W 12.00' (R2)
L17	=	S 30°31'42" E 169.22' (R1&S)
L18	=	S 30°31' E 187.07' (R2)
L19	=	S 57°52'00" W 138.51' (R2&S)
L20	=	S 57°46'10" W 138.51' (R1)
L21	=	N 30°31'11" W 12.56' (R1)
L22	=	N 30°31' W 12.00' (R2)
L23	=	N 30°31'42" W 12.56' (S)
L24	=	N 30°31'42" W 188' (R2&S)
L25	=	N 30°31'42" W 166.19' (R2&S)
L26	=	N 30°31'42" W 178.75' (S)

- SERVICE PROVIDERS LIST
- A. SCHOOL - PARKWAY SCHOOL DISTRICT
  - B. FIRE - MONARCH FIRE PROTECTION DISTRICT
  - C. SEWER - METROPOLITAN ST. LOUIS SEWER DISTRICT
  - D. WATER - MISSOURI AMERICAN WATER COMPANY
  - E. GAS - CALLEDE GAS CO.
  - F. PHONE - SOUTHWESTERN BELL TELEPHONE CO.
  - G. ELECTRIC - AMEREN U.E.
  - H. CABLE - CHARLIER COMMUNICATIONS
  - I. WATERFISHED - MISSOURI RIVER WATERFISHED
  - J. ZIPCODE - 63017 CHESTERFIELD

- NOTES:
- PROPERTY WITH LOCATOR #175320126 IS SUBJECT TO CITY OF CHESTERFIELD CONDITIONAL USE PERMIT #2
  - SETBACKS FOR THIS PLAT WILL BE AS WRITTEN IN CITY OF CHESTERFIELD CONDITIONAL USE PERMIT #2

STATE PLANE COORDINATES

THE STATE PLANE COORDINATES WERE CALCULATED USING THE GPS RECEIVER RB ROVER(RTK) MODEL FROM TRIMBLE, BROADCASTING NAAD 8X(CORS 96)(EPOCH 2002), FROM THE GEOGRAPHIC REFERENCE SYSTEM STATION 5810, (LAT: 38°38'03.57949"N OR NORTHING 307149.887m) AND (LON: 90°21'06.06445"W OR EASTING 262919.021m). THE GRID FACTOR OF .9999713 WAS USED. TO CONVERT THE BEARING LISTED ON THIS PLAT TO THE STATE PLANE SYSTEM, A COUNTER-CLOCKWISE ROTATION OF 00°2'21" IS NEEDED. FOR EXAMPLE THE BEARING OF N 30°32'03" W ON THE SURVEY, WOULD BE N 30°50'24" W.

REVISIONS  
 REVISION 1 | 12/26/07 | ADDED LAND DESCRIPTIONS PER CLIENT

ARROWHEAD WEST  
 P.B.219 Pg.19  
 LOT 4  
 SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF CIVIL ENGINEERING DESIGN CONSULTANTS, INC., WE HAVE DURING THE MONTH OF APRIL, 2007, PERFORMED A BOUNDARY RETRACEMENT SURVEY ON TWO TRACTS OF LAND, AS RECORDED IN PLAT BOOK 281 PAGE 19 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND HAVE PRODUCED A BOUNDARY ADJUSTMENT PLAT TO BE KNOWN HEREAFTER AS "FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT", AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS DRAWING. THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (10 CSR 30-2.070) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (4 CSR 30-16.070), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER OF 2003. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ MARLER SURVEYING COMPANY INC.  
 MISSOURI CORP. NO. L.S. 347-D

NO TITLE COMMITMENT WAS PROVIDED TO THE LAND SURVEYOR AT THE TIME OF THIS SURVEY.

By: \_\_\_\_\_ DELMAR F. VINCENT  
 MISSOURI CERT. NO. L.S. 1889

REGISTERED LAND SURVEYORS  
 11402 GRAVOIS RD, SUITE 200, ST. LOUIS, MO 63126  
 (314) 729-1001 PH. (314) 729-1044 FAX  
 email: mmarler@marlersurveying.net

DEPUTY \_\_\_\_\_ R.W.  
 CHK'D BY: \_\_\_\_\_ D.F.V.

JOB NO. 0702-002(SUB)  
 DRAWN BY: J.A.M.

MARLER SURVEYING COMPANY, INC.

DETAIL:  
 1 inch = 40 ft.

JOHN NATIONS, MAYOR  
 JUDITH NAGGAR, CITY CLERK