

BILL NO. 2641

ORDINANCE NO. 2460

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1 AND 2 OF THE SUBDIVISION OF LUDWELL BACON'S ESTATE AND PART OF LOTS 4, 5, 6 & 7 OF JAMES LONG'S ESTATE U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, Volz Incorporated, has proposed a Boundary Adjustment Plat for the aforementioned tract and proposes to remove the boundary lines between a parcel described as a tract of land being Part of Lots 1 and 2 of the "Subdivision of Ludwell Bacon's Estate" and Part of Lots 4 and 5 of the "James Long Estate" in U.S. Survey 2031, Township 45 North – Range 4 East, St. Louis County, Missouri (Original Parcel 1) and a tract of land being part of Lots 4 and 5 of James Long's Estate in U.S. Survey 2031, Township 45 North – Range 4 East, St. Louis County, Missouri (Original Parcel 3), creating one new lot to be known as Adjusted Lot 1. In addition it is proposed to adjust the boundary line between a parcel described as a tract of land being Part of Lots 1 and 2 of the "Subdivision of Ludwell Bacon's Estate" and Part of Lots 4 and 5 of the "James Long Estate" in U.S. Survey 2031, Township 45 North – Range 4 East, St. Louis County, Missouri (Original Parcel 1) and a tract of land being a tract of land being part of Lots 4, 5, 6 and 7 of James's Long's Estate in U.S. Survey 2031, Township 45 North – Range 4 East, St. Louis County, Missouri (Original Parcel 2) and,

WHEREAS, the purpose of this Boundary Adjustment Plat is to accommodate Monarch-Chesterfield Levee District improvements,

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 19th day of May, 2008.


MAYOR

ATTEST:


CITY CLERK

HAYNES BOUNDARY ADJUSTMENT PLAT

LOTS 1 & 2 OF THE SUBDIVISION OF LUDWELL BACON'S ESTATE AND PART OF LOTS 4, 5, 6 & 7 OF JAMES LONG'S ESTATE U. S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED NU - "NON-URBAN" & FPNU - "FLOOD PLAIN NON-URBAN"

We have during the month of June 2007 by order of the Monarch-Chesterfield Levee District prepared a Boundary Adjustment Plat based upon a survey prepared by Volz Inc. during January 2007 and October 1998 of "A tract of land being part of Lots 1 & 2 of Ludwell Bacon's Estate and part of Lots 4, 5, 6 and 7 of James Long's Estate, in U.S. Survey 2031, in Township 45 North - Range 4 East, City of Chesterfield, Missouri, St. Louis County, Missouri" and the results are represented on this plat. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 3rd day of March, 2007.

VOLZ INCORPORATED



We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and Boundary Adjusted in the manner shown on this plat, which shall hereafter be known as "Haynes Boundary Adjustment Plat"

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 ___, 2007.

Wayne D. Haynes, Rutban E. Haynes

MONARCH-CHESTERFIELD LEVEE DISTRICT

By: Earl Hoffmann, President

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

On this ___ day of ___, 2007, before me personally appeared Wayne D. Haynes and Rutban E. Haynes, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

My Commission Expires: Notary Public Print Name

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

On this ___ day of ___, 2007, before me appeared Earl R. Hoffmann, to me personally known, who, being by me duly sworn, did say that he is the President of the Monarch-Chesterfield Levee District, a political subdivision established under the laws of the State of Missouri, and said official acknowledged that he executed this instrument on behalf of the Monarch-Chesterfield Levee District and said official acknowledged said instrument as the free act and deed of the Monarch-Chesterfield Levee District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

My Commission Expires: Notary Public Print Name

Deed of Trust Original Parcels 1 & 3

The undersigned holder or legal owner of notes secured by deed recorded in Book ___ Page ___ of the St. Louis County Records, joins in and approves in every detail of this plat.

IN WITNESS WHEREOF, the undersigned has executed these presents this ___ day of ___, 2007

By: Corporate Officer (Printed Name & Title of Corporate Officer)

STATE OF ___))
COUNTY OF ___))

On this ___ day of ___, 2007, before me personally appeared ___ of ___ a corporation of the State of ___, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation 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 Print Name

Deed of Trust Original Parcel 2

The undersigned holder or legal owner of notes secured by deed recorded in Book ___ Page ___ of the St. Louis County Records, joins in and approves in every detail of this plat.

IN WITNESS WHEREOF, the undersigned has executed these presents this ___ day of ___, 2007

By: Corporate Officer (Printed Name & Title of Corporate Officer)

STATE OF ___))
COUNTY OF ___))

On this ___ day of ___, 2007, before me personally appeared ___ of ___ a corporation of the State of ___, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation 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 Print Name

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

On this ___ day of ___, 2007, before me appeared Earl R. Hoffmann, to me personally known, who, being by me duly sworn, did say that he is the President of the Monarch-Chesterfield Levee District, a political subdivision established under the laws of the State of Missouri, and said official acknowledged that he executed this instrument on behalf of the Monarch-Chesterfield Levee District and said official acknowledged said instrument as the free act and deed of the Monarch-Chesterfield Levee District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

My Commission Expires: Notary Public Print Name

This is to certify that the plat of "Haynes Boundary Adjustment Plat" was approved by the City Council of the City of Chesterfield by Ordinance Number ___ on ___ 2007 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST: Judith A. Naggar, CITY CLERK

John Nations, MAYOR

Title Notes for Original Parcels 1 and 3

- 12. Property subject to relinquishment of rights of direct access to U.S. Highway 40TR, recorded in Book 6343 page 824. Abutters direct access to interstate highway not permitted. Access provided via interchanges accessed by service roads. (Not shown.)
13. Property subject to easement granted to Public Water Supply District Number 2, recorded in Book 11998 page 2136. (Shown hereon.)
14. Instrument in Book 12097 page 830 and as shown on plat recorded in Plat Book 354 pages 5 and 6 does not affect this property. (Not shown.)
15. Permanent Easement granted to Monarch-Chesterfield Levee District, recorded in Book 11892 page 780, and as shown on plat recorded in Plat Book 354 pages 5 and 6 does not affect this property. (Not shown.)
16. Terms and provisions of Agreement for right-of-way, recorded in Book 130 page 624. (Not shown - unplotable.)
17. Property subject to easement granted to Union Electric Company, recorded in Book 6584 page 1096. (Shown hereon.)
18. Easement granted to St. Louis County Water Company, recorded in Book 8571 page 1601 does not affect this property (not shown)
19. Property subject to easement granted to St. Louis County Water Company, recorded in Book 8636 page 38. (Shown hereon.)
20. Property subject to Easement Agreement, recorded in Book 9054 page 2047. (Shown hereon.)
21. Property subject to Reciprocal Driveway Easement, recorded in Book 9091 page 1970. (Shown hereon.)
22. Property subject to Easement Agreement, recorded in Book 10179 page 1829. (Shown hereon.)
23. Property subject to Permanent Easement granted to Monarch-Chesterfield Levee District, recorded in Book 10379 page 1969. (Shown hereon.)
24. Property subject to Temporary Construction Easement granted to Public Water Supply District No. 2 of St. Charles County, recorded in Book 11446 page 391. (Shown hereon.)
25. Property subject to Perpetual Exclusive Easement granted to Public Water Supply District No. 2 of St. Charles County, recorded in Book 11446 page 391. (Shown hereon.)
26. Property subject to easement granted to Monarch-Chesterfield Levee District, recorded in Book 11721 page 664. (Affects Parcel No. 7.) (Shown hereon.)
27. Property subject to easement granted to Monarch-Chesterfield Levee District, recorded in Book 11721 page 669. (Affects Parcel No. 7.) (Shown hereon.)
28. Easement and License granted to the City of Chesterfield for hiking, biking and walking trails (permanent easement), also temporary construction license recorded in Book 17132 page 396, granted by Wayne D. Haynes et al, does not affect this property. Easement and License was granted after a portion of this property was conveyed to Monarch-Chesterfield Levee District, recorded in Book 10697 page 1960. (Not shown.)
29. Greenpace Easement, recorded in Book 16793 page 2679-2703 and as corrected by affidavit recorded in Book 17205 page 4003 does not affect this property (not shown)
30. Property subject to easement for levee purposes established by Monarch-Chesterfield Levee District, recorded in Book 12692 page 662. (Shown hereon.)
31. Property subject to Provisions of Proceedings 2005CC5178 and 2005CC5179 of the Circuit Court of St. Louis County, Missouri filed October 3 and October 5, 2005, now pending in the Circuit Court filed by Monarch-Chesterfield Levee District.

Title Notes for Original Parcel 2

- 1. Per St. Louis County Circuit Court Cause No. 290860 (recorded in Book 6343, Page 824), all direct access to State Highway Route 40 TR (Missouri Interstate Highway 64) from the abutting property is herewith prohibited or limited, except there shall be the usual right of direct access between the abutting land and an outer-roadway.
2. Easement granted to The State of Missouri by instrument recorded in Book 1302, Page 5 does not affect this property.
3. Easements granted to St. Louis County Water Company by instruments recorded in Book 5091, Page 268, Book 5107, Page 254, Book 5107, Page 252 and Book 8597, Page 684 do not affect this property.
4. The instrument recorded in Book 11446, Page 391 describes a 50 foot wide temporary construction easement, which is shown hereon. However, Page 1 of said instrument contains the following statement: "...together with a temporary construction easement of the width of twenty feet (20'), located on either or both sides of the perpetual exclusive easement..." This statement implies there is a 20 foot wide temporary construction easement on both sides of the 30 foot wide perpetual exclusive easement which would result in a 70 foot wide temporary construction easement.
5. Property subject to Terms and provisions of the Maintenance Agreement recorded in Book 10179 page 1829.

Original Parcel 1

A tract of land being part of Lots 1 and 2 of the "Subdivision of Ludwell Bacon's Estate" and part of Lots 4 and 5 of the "James Long's Estate" in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Interstate Highway 64, varying width, with the West line of said Lot 5 of the "James Long's Estate", said point being 190 feet perpendicularly distant from said centerline of Interstate Highway 64, varying width; thence Westwardly along said North right-of-way line of Interstate Highway 64, varying width, the following courses and distances: North 84 degrees 06 minutes 54 seconds West 367.97 feet, North 87 degrees 28 minutes 53 seconds West 510.88 feet, North 84 degrees 06 minutes 54 seconds West 830.00 feet and North 83 degrees 59 minutes 14 seconds West 751.77 feet to the East line of Lot 9 of the "Herman Fick Estate Subdivision"; thence along said East line North 09 degrees 58 minutes 49 seconds East 2886.79 feet to the Missouri River; thence Eastwardly along the meanders of the Missouri River the following courses and distances: North 87 degrees 48 minutes 01 seconds East 29.63 feet, South 86 degrees 58 minutes 23 seconds East 82.99 feet, South 73 degrees 41 minutes 54 seconds East 42.28 feet, North 79 degrees 01 minutes 50 seconds East 65.29 feet, South 82 degrees 22 minutes 00 seconds East 107.02 feet, North 88 degrees 02 minutes 58 seconds East 176.71 feet, South 85 degrees 37 minutes 37 seconds East 612.71 feet, North 82 degrees 19 minutes 36 seconds East 755.09 feet and North 78 degrees 39 minutes 14 seconds East 622.92 feet to the West line of property described in deed to Wayne D. and Rutban E. Haynes, as recorded in Book 9054 page 2041 of the St. Louis County Records; thence Southwardly along said West line and the West line of property described in deed to the Monarch-Chesterfield Levee District recorded in Book 11936 page 867 of the St. Louis County Records, South 02 degrees 31 minutes 06 seconds West 2289.46 feet to the South line of the Haynes property; thence Eastwardly along said South line of the Haynes property North 70 degrees 21 minutes 42 seconds East 36.07 feet and North 66 degrees 57 minutes 23 seconds East 40.74 feet to the aforementioned East line of Lot 5 of "James Long's Estate"; thence Southwardly along said East line South 01 degrees 38 minutes 15 seconds West 288.83 feet to the point of beginning and containing 169.403 acres according to a survey by Volz, Inc. during November 2006.

Original Parcel 2

A tract of land being part of Lots 4, 5, 6 and 7 of James Long's Estate 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 North line of property described in deed to Summit Outer Frsty Investors, L.L.C., by deed recorded in Book 14970 page 682 of the St. Louis County Records with the West line of property described in deed to Clarkson Property Company by deed recorded in Book 9307 page 1665 of the St. Louis County Records, said West line being the East line of said Lot 7 of James Long's Estate; thence Westwardly along said North line of property described in deed to Summit Outer Frsty Investors, L.L.C., along the North line of property conveyed to U.S. Ice Sports Complex, L.L.C., by deed recorded in Book 11291 page 68 of the St. Louis County Records, along the North line of property conveyed to U.S. Ice Sports Complex, L.L.C. (Parcel No. 1) by deed recorded in Book 10346 page 126 of the St. Louis County Records and along the North and East lines of property conveyed to the Monarch-Chesterfield Levee District by deed recorded in Book 10697 page 1960 of the St. Louis County Records the following courses and distances: North 79 degrees 04 minutes 06 seconds West 24.48 feet, North 88 degrees 38 minutes 29 seconds West 277.05 feet, South 87 degrees 23 minutes 35 seconds West 36.47 feet, South 87 degrees 39 minutes 34 seconds West 316.34 feet, North 86 degrees 58 minutes 10 seconds West 209.16 feet, North 87 degrees 00 minutes 21 seconds West 188.72 feet, South 84 degrees 43 minutes 08 seconds West 44.91 feet, South 89 degrees 31 minutes 03 seconds West 128.51 feet, South 38 degrees 40 minutes 37 seconds West 130.29 feet, South 43 degrees 35 minutes 48 seconds West 119.08 feet, South 52 degrees 55 minutes 22 seconds West 83.69 feet, South 66 degrees 52 minutes 23 seconds West 83.33 feet, South 70 degrees 21 minutes 42 seconds West 36.07 feet and North 02 degrees 31 minutes 06 seconds West 53.52 feet to the South line of property described in deed to the Monarch-Chesterfield Levee District recorded in Book 11936 page 867; thence Eastwardly and Northwardly along the South and East line of said Monarch-Chesterfield Levee District property the following courses and distances: North 57 degrees 08 minutes 31 seconds East 40.92 feet, North 04 degrees 59 minutes 20 seconds East 75.64 feet, North 05 degrees 03 minutes 23 seconds West 225.26, North 02 degrees 24 minutes 53 seconds East 385.49 feet, North 28 degrees 22 minutes 48 seconds East 46.99 feet, North 62 degrees 13 minutes 56 seconds East 171.64 feet, North 01 degree 33 minutes 03 seconds East 890.42 feet, South 02 degrees 31 minutes 09 seconds East 653.97 feet and South 62 degrees 41 minutes 74 seconds West 18.34 feet to the East line of property described in deed to Monarch-Chesterfield Levee District as recorded in Book 10697 page 1960 of the St. Louis County Records; thence North 02 degrees 31 minutes 06 seconds East 510.99 feet along said East line of property conveyed to the Monarch-Chesterfield Levee District to the top of bank of the Missouri River as located by Volz, Inc. on October 16, 1998; thence Eastwardly along said top of bank of the Missouri River as located by Volz, Inc. on October 16, 1998 the following courses and distances: North 87 degrees 43 minutes 55 seconds East 48.62 feet, South 57 degrees 12 minutes 08 seconds East 158.27 feet, North 71 degrees 14 minutes 43 seconds East 302.67 feet, North 59 degrees 25 minutes 18 seconds East 146.61 feet, North 55 degrees 21 minutes 14 seconds East 88.95 feet, North 89 degrees 19 minutes 38 seconds East 162.39 feet, North 71 degrees 52 minutes 15 seconds East 153.73 feet, North 82 degrees 12 minutes 01 seconds East 188.18 feet, North 77 degrees 29 minutes 23 seconds East 212.25 feet, North 88 degrees 30 minutes 02 seconds East 146.64 feet, South 23 degrees 37 minutes 07 seconds East 72.07 feet and South 62 degrees 53 minutes 26 seconds East 35.79 feet to the West line of property conveyed to Clarkson Property Company, by deed recorded in Book 9307 page 1665 of the St. Louis County Records, said West line being the East line of said Lot 7 of James Long's Estate; thence South 03 degrees 35 minutes 45 seconds West 2,673.05 feet along said West line and South 03 degrees 39 minutes 08 seconds East 13.30 feet to the point of beginning and containing 88.304 acres.

Original Parcel 3

A tract of land being part of Lots 4 and 5 of James Long's Estate in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Commencing at the intersection of the North line of property conveyed to U.S. Ice Sports Complex L.L.C. (Parcel No. 1) by deed recorded in Book 10346 page 126 of the St. Louis County Records with the East line of said Lot 4 of James Long's Estate; thence along the North and East lines of property conveyed to Monarch-Chesterfield Levee District by deed recorded in Book 10697 page 1960 of the St. Louis County Records the following courses and distances: South 66 degrees 52 minutes 23 seconds West 40.74 feet, South 70 degrees 21 minutes 42 seconds West 36.07 feet and North 02 degrees 31 minutes 06 seconds East 53.52 feet to the actual point of beginning; thence North 02 degrees 31 minutes 06 seconds East 2,289.46 feet along said East line of property conveyed to Monarch-Chesterfield Levee District to the North toe of the agricultural levee as located on October 16, 1998; thence North 62 degrees 41 minutes 26 seconds East 184.34 feet along said North toe of the agricultural levee as located on October 16, 1998 to a point; thence South 02 degrees 31 minutes 09 seconds West 653.97 feet to a point; thence South 01 degree 33 minutes 03 seconds West 890.42 feet to a point; thence South 62 degrees 41 minutes 56 seconds West 171.64 feet to a point; thence South 28 degrees 22 minutes 48 seconds West 46.99 feet to a point; thence South 02 degrees 24 minutes 53 seconds West 385.49 feet to a point; thence South 05 degrees 03 minutes 23 seconds East 225.26 feet to a point; thence South 04 degrees 59 minutes 20 seconds West 75.64 feet to a point; thence South 57 degrees 08 minutes 31 seconds West 40.92 feet to the point of beginning and containing 6.111 acres according to a survey by Volz, Inc. during October, 1998.

Adjusted Lot 1

A tract of land being part of Lots 6, 7, 8 and 9 of the "Herman Fick Estate Subdivision", part of Lots 1 and 2 of the "Subdivision of Ludwell Bacon's Estate" and part of Lots 4 and 5 of the "James Long's Estate" in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Interstate Highway 64, varying width, with the West line of said Lot 5 of the "James Long's Estate", said point being 190 feet perpendicularly distant from said centerline of Interstate Highway 64, varying width; thence Westwardly along said North right-of-way line of Interstate Highway 64, varying width, the following courses and distances: North 84 degrees 06 minutes 54 seconds West 367.97 feet, North 87 degrees 28 minutes 53 seconds West 510.88 feet, North 84 degrees 06 minutes 54 seconds West 830.00 feet and North 83 degrees 59 minutes 14 seconds West 751.77 feet to the East line of Lot 9 of the "Herman Fick Estate Subdivision"; thence Northwardly along said East line North 09 degrees 58 minutes 49 seconds East 2886.79 feet to the Missouri River; thence Northwardly along said East line North 09 degrees 58 minutes 49 seconds East 2886.79 feet to the Missouri River; thence Eastwardly along the meanders of the Missouri River the following courses and distances: North 87 degrees 48 minutes 01 seconds East 29.63 feet, South 86 degrees 58 minutes 23 seconds East 82.99 feet, South 73 degrees 41 minutes 54 seconds East 42.28 feet, North 79 degrees 01 minutes 50 seconds East 65.29 feet, South 82 degrees 22 minutes 00 seconds East 107.02 feet, North 88 degrees 02 minutes 58 seconds East 176.71 feet, South 85 degrees 37 minutes 37 seconds East 612.71 feet, North 82 degrees 19 minutes 36 seconds East 755.09 feet and North 78 degrees 39 minutes 14 seconds East 622.92 feet to the West line of property described in deed to Wayne D. and Rutban E. Haynes, as recorded in Book 9054 page 2041 of the St. Louis County Records; thence Southwardly along said West line and the West line of property described in deed to the Monarch-Chesterfield Levee District recorded in Book 11936 page 867 of the St. Louis County Records, South 02 degrees 31 minutes 06 seconds West 2289.46 feet to the South line of the Haynes property; thence Eastwardly along said South line of the Haynes property North 70 degrees 21 minutes 42 seconds East 36.07 feet and North 66 degrees 57 minutes 23 seconds East 40.74 feet to the aforementioned East line of Lot 5 of "James Long's Estate"; thence Southwardly along said East line South 01 degrees 38 minutes 15 seconds West 288.83 feet to the point of beginning and containing 169.403 acres according to a survey by Volz, Inc. during November 2006.

Adjusted Lot 2

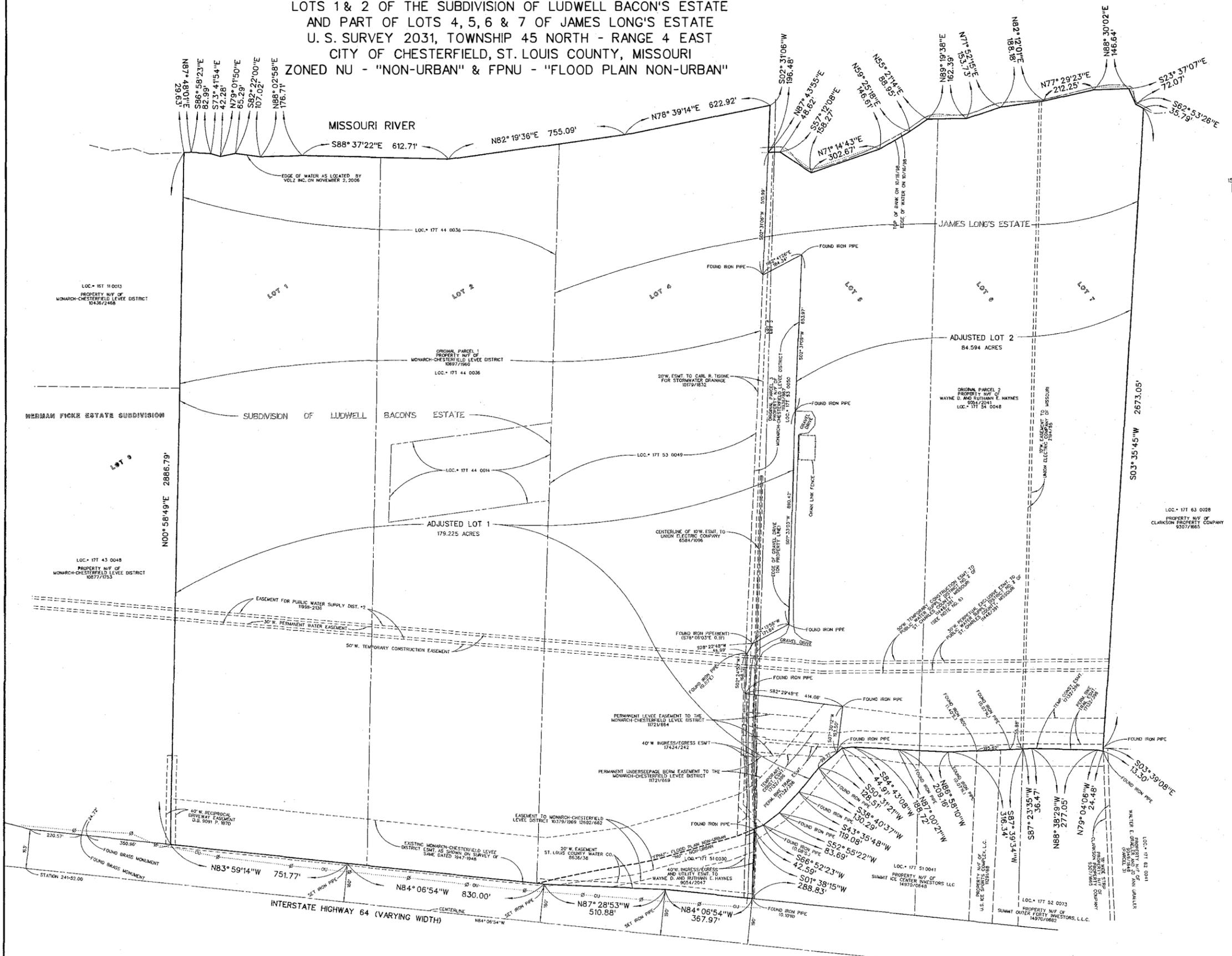
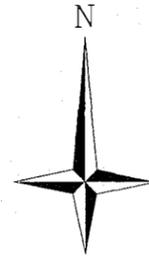
A tract of land being part of Lots 4, 5, 6 and 7 of James Long's Estate in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the North line of property conveyed to Carl R. Tison, by deed recorded in Book 10619 page 1347 of the St. Louis County Records with the West line of property conveyed to Walter E. and Jo Ann Graeler by deed recorded in Book 9049 page 1848 of the St. Louis County Records, said West line being the East line of said Lot 7 of James Long's Estate; thence Westwardly along said North line of property conveyed to Carl R. Tison, along the North line of property conveyed to U.S. Ice Sports Complex, L.L.C., by deed recorded in Book 11291 page 68 of the St. Louis County Records, along the North line of property conveyed to U.S. Ice Sports Complex, L.L.C. (Parcel No. 1) by deed recorded in Book 10346 page 126 of the St. Louis County Records the following courses and distances: North 79 degrees 04 minutes 06 seconds West 24.48 feet, North 88 degrees 38 minutes 29 seconds West 277.05 feet, South 87 degrees 23 minutes 35 seconds West 36.47 feet, South 87 degrees 39 minutes 34 seconds West 316.34 feet, North 86 degrees 58 minutes 10 seconds West 209.16 feet, North 87 degrees 00 minutes 21 seconds West 188.72 feet, South 84 degrees 43 minutes 08 seconds West 44.91 feet, South 89 degrees 31 minutes 03 seconds West 128.51 feet, South 38 degrees 40 minutes 37 seconds West 130.29 feet, South 43 degrees 35 minutes 48 seconds West 119.08 feet, South 52 degrees 55 minutes 22 seconds West 83.69 feet, South 66 degrees 52 minutes 23 seconds West 83.33 feet, South 70 degrees 21 minutes 42 seconds West 36.07 feet and North 02 degrees 31 minutes 06 seconds West 53.52 feet to the South line of property described in deed to the Monarch-Chesterfield Levee District recorded in Book 11936 page 867; thence Eastwardly and Northwardly along the South and East line of said Monarch-Chesterfield Levee District property the following courses and distances: North 57 degrees 08 minutes 31 seconds East 40.92 feet, North 04 degrees 59 minutes 20 seconds East 75.64 feet, North 05 degrees 03 minutes 23 seconds West 225.26, North 02 degrees 24 minutes 53 seconds East 385.49 feet, North 28 degrees 22 minutes 48 seconds East 46.99 feet, North 62 degrees 13 minutes 56 seconds East 171.64 feet, North 01 degree 33 minutes 03 seconds East 890.42 feet, South 02 degrees 31 minutes 09 seconds East 653.97 feet and South 62 degrees 41 minutes 74 seconds West 18.34 feet to the East line of property described in deed to Monarch-Chesterfield Levee District recorded in Book 11936 page 867 of the St. Louis County Records; thence Northwardly along said East line the following courses and distances: North 02 degrees 31 minutes 06 seconds East 168.12 feet, North 28 degrees 22 minutes 48 seconds East 46.99 feet, South 62 degrees 41 minutes 56 seconds East 171.64 feet, North 01 degree 33 minutes 03 seconds East 890.42 feet, South 02 degrees 31 minutes 09 seconds East 653.97 feet and South 62 degrees 41 minutes 26 seconds East 184.34 feet to said East line of property conveyed to Monarch-Chesterfield Levee District; thence North 02 degrees 31 minutes 06 seconds East 510.99 feet along said East line of property conveyed to the Monarch-Chesterfield Levee District to the top of bank of the Missouri River as located by Volz, Inc. on October 16, 1998; thence Eastwardly along said top of bank of the Missouri River as located by Volz, Inc. on October 16, 1998 the following courses and distances: North 87 degrees 43 minutes 55 seconds East 48.62 feet, South 57 degrees 12 minutes 08 seconds East 158.27 feet, North 71 degrees 14 minutes 43 seconds East 302.67 feet, North 59 degrees 25 minutes 18 seconds East 146.61 feet, North 55 degrees 21 minutes 14 seconds East 88.95 feet, North 89 degrees 19 minutes 38 seconds East 162.39 feet, North 71 degrees 52 minutes 15 seconds East 153.73 feet, North 82 degrees 12 minutes 01 seconds East 188.18 feet, North 77 degrees 29 minutes 23 seconds East 212.25 feet, North 88 degrees 30 minutes 02 seconds East 146.64 feet, South 23 degrees 37 minutes 07 seconds East 72.07 feet and South 62 degrees 53 minutes 26 seconds East 35.79 feet to the West line of property conveyed to Clarkson Property Company, by deed recorded in Book 9307 page 1665 of the St. Louis County Records, said West line being the East line of said Lot 7 of James Long's Estate; thence South 03 degrees 35 minutes 45 seconds West 2,673.05 feet along said West line of property conveyed to Clarkson Property Company being the East line of said Lot 7 of James Long's Estate to the Northwest corner of said property conveyed to Walter E. and Jo Ann Graeler; thence South 03 degrees 39 minutes 08 seconds East 13.30 feet along said West line of property conveyed to Walter E. and Jo Ann Graeler being the East line of said Lot 7 of James Long's Estate to the point of beginning and containing 84.594 acres according to calculations by Volz, Inc. during December 2006.

VOLZ INCORPORATED LAND SURVEYORS - ENGINEERS - LAND PLANNERS 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MISSOURI 63132 PHONE 314-426-6112

HAYNES BOUNDARY ADJUSTMENT PLAT

LOTS 1 & 2 OF THE SUBDIVISION OF LUDWELL BACON'S ESTATE AND PART OF LOTS 4, 5, 6 & 7 OF JAMES LONG'S ESTATE U. S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED NU - "NON-URBAN" & FPNU - "FLOOD PLAIN NON-URBAN"



VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
1849 INDIAN HEAD BOUL. BLVD.
ST. LOUIS, MISSOURI 63112
PHONE: 314-424-0122

NOTE: THE LOCATION OF THE ZONING DISTRICT LINE SHOWN HEREON WAS SCALED FROM THE CITY OF CHESTERFIELD ZONING MAP 171, DATED 02/22/2007