

BILL NO. 2687

ORDINANCE NO. 2505

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR ST. LUKE'S HOSPITAL NORTHWEST, FOR A 35.807 ACRE TRACT OF LAND ZONED "MU" MEDICAL USE DISTRICT LOCATED TO THE NORTHWEST OF THE INTERSECTION OF CONWAY ROAD AND WOODS MILL ROAD.**

**WHEREAS**, St. Luke's Episcopal Presbyterian Hospitals, has submitted for review and approval the Boundary Adjustment Plat for a 35.807 acre tract of land zoned "MU" Medical Use District located to the northwest of the intersection of Conway Road and Woods Mill Road; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to remove lot lines to consolidate the property into one parcel; and,

**WHEREAS**, the City of Chesterfield has reviewed the Boundary Adjustment Plat in accordance with the Subdivision Ordinance of the City of Chesterfield and have found it to be in compliance with all applicable ordinances and has 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 for St. Luke's Hospital Northwest, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

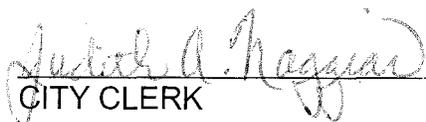
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this 12<sup>th</sup> day of DECEMBER, 2008.

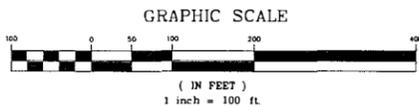
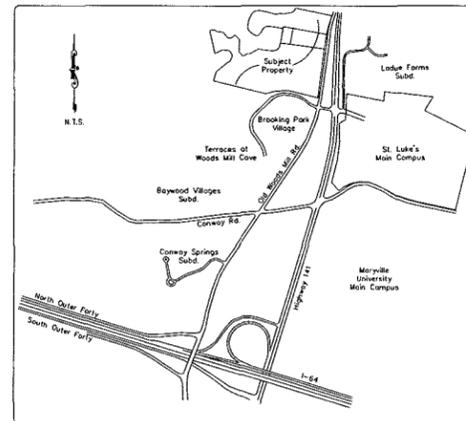
  
MAYOR

ATTEST:

  
CITY CLERK

# "ST. LUKE'S HOSPITAL NORTHWEST"

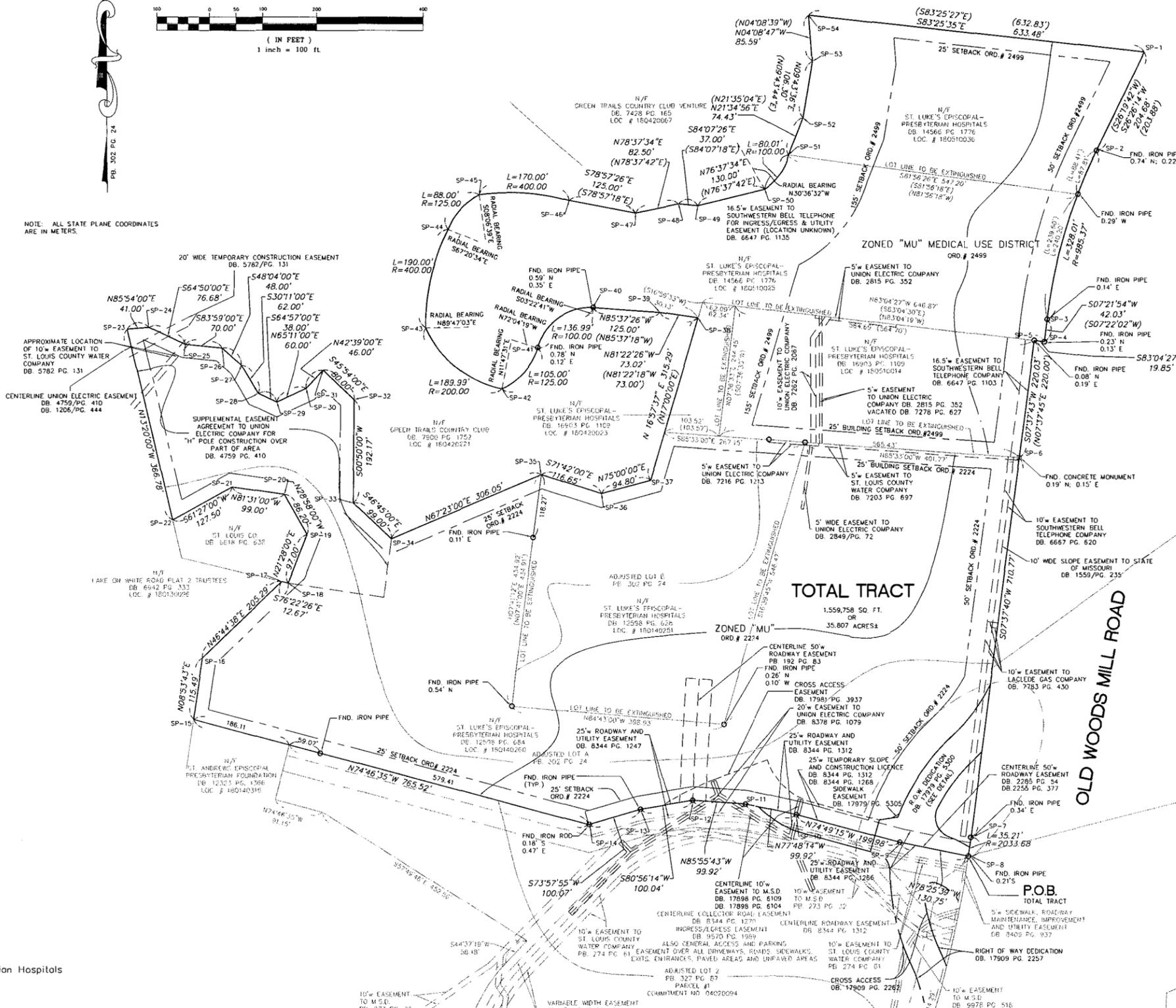
A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING ADJUSTED LOT A AND ADJUSTED LOT B OF "SEGER SUBDIVISION LOT A AND LOT B BOUNDARY ADJUSTMENT" AS RECORDED IN PLAT BOOK 302, PAGE 24 AND A TRACT OF LAND LOCATED IN U.S. SURVEY 109 AND PART OF SECTION 7 TOWNSHIP 45 NORTH, RANGE 4 AND 5 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONING "MU" MEDICAL USE DISTRICT ORD. 2224 AND 2499



STATE PLANE COORDINATE TABLE

#	NORTHING	EASTING
SP-1	313,434.810	249,470.732
SP-2	313,378.712	249,393.445
SP-3	313,283.254	249,365.345
SP-4	313,270.541	249,363.814
SP-5	313,271.218	249,357.802
SP-6	313,204.677	249,349.478
SP-7	312,989.728	249,322.592
SP-8	312,979.092	249,321.165
SP-9	312,986.746	249,282.081
SP-10	313,002.193	249,223.102
SP-11	313,008.367	249,193.282
SP-12	313,010.265	249,162.888
SP-13	313,005.201	249,132.822
SP-14	312,996.522	249,103.584
SP-15	313,055.826	248,877.937
SP-16	313,030.646	248,883.077
SP-17	313,133.915	248,928.270
SP-18	313,133.038	248,932.031
SP-19	313,160.644	248,942.610
SP-20	313,183.517	248,929.688
SP-21	313,187.709	248,899.808
SP-22	313,168.841	248,865.837
SP-23	313,177.384	248,839.113
SP-24	313,278.386	248,851.569
SP-25	313,268.632	248,872.806
SP-26	313,266.581	248,894.041
SP-27	313,256.899	248,905.009
SP-28	313,240.649	248,914.650
SP-29	313,235.836	248,925.185
SP-30	313,243.655	248,941.715
SP-31	313,254.049	248,951.124
SP-32	313,237.234	248,966.780
SP-33	313,178.667	248,968.437
SP-34	313,158.185	248,990.593
SP-35	313,194.803	249,076.381
SP-36	313,183.933	249,110.230
SP-37	313,191.654	249,138.072
SP-38	313,283.805	249,165.302
SP-39	313,286.952	249,143.271
SP-40	313,289.528	249,105.282
SP-41	313,266.663	249,074.209
SP-42	313,243.392	249,053.625
SP-43	313,178.105	249,009.998
SP-44	313,334.023	249,022.799
SP-45	313,353.444	249,040.486
SP-46	313,350.245	249,091.808
SP-47	313,343.273	249,129.281
SP-48	313,348.446	249,153.867
SP-49	313,347.389	249,165.094
SP-50	313,356.888	249,203.559
SP-51	313,376.100	249,217.504
SP-52	313,397.266	249,225.564
SP-53	313,429.244	249,230.860
SP-54	313,455.244	249,228.747

NOTE: ALL STATE PLANE COORDINATES ARE IN METERS.



LEGEND

FOUND 1/2" IRON PIPE	○
SET IRON PIPE	●
FOUND CROSS	+
FOUND STONE	□
DENOTES RECORD INFORMATION	( )

ABBREVIATIONS

DB.	- DEED BOOK
FT.	- FEET
FND.	- FOUND
N/F.	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.G.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
SO.	- SQUARE
(86'W)	- RIGHT-OF-WAY WIDTH

- (6) REVISED 11/15/08 - NEW ZONING ORDINANCE
- (5) REVISED 11/12/08 - ZONING AND SETBACK INFORMATION PER CITY COMMENTS
- (4) REVISED 9/03/08 - ZONING AND SETBACK INFORMATION PER ORD # 2224
- (3) REVISED 6/26/08 - ADDED ZONING AND SETBACK INFORMATION PER ORD # 2224
- (2) REVISED 8/26/08 - ADDED RECORDING INFORMATION FOR R.O.W. DEDICATIONS
- (1) REVISED 7/8/08 - ADDED NORTH LOT TO PLAT, REVISED LEGAL, ADDED STATE PLANE COORDINATES

"ST. LUKE'S HOSPITAL NORTHWEST"  
BOUNDARY ADJUSTMENT PLAT

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

PREPARED FOR:  
St. Luke's Episcopal Presbyterian Hospitals  
232 South Woods Mill Road  
Chesterfield, MO 63017  
Phone: (314) 205-6800  
Fax: (314) 205-6824



# "ST. LUKE'S HOSPITAL NORTHWEST"

A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING ADJUSTED LOT A AND ADJUSTED LOT B OF 'SEEGER SUBDIVISION LOT A AND LOT B BOUNDARY ADJUSTMENT' AS RECORDED IN PLAT BOOK 302, PAGE 24 AND A TRACT OF LAND LOCATED IN U.S. SURVEY 109 AND PART OF SECTION 7 TOWNSHIP 45 NORTH, RANGE 4 AND 5 EAST OF THE 5TH PRINCIPAL MERIDIAN

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONING 'MU' MEDICAL USE DISTRICT ORD. 2224 AND 2499

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-50  
GRID FACTOR = 0.9999129  
NORTH (Y) = 312307.133  
EAST (X) = 251537.350

NOTE: 1 METER = 3.28083333 FEET  
ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-50, ADJUSTED IN 2003

Station SL-50 to SL-50A Grid Azimuth = 170 Degrees 01 Minutes 24 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during May, 2008 using a Trimble 5600 Total Station and Trimble 4800 GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 302 Page 24. The grid bearing along the Northernly line on this plat is found to be South 82 degrees 26 minutes 19 seconds East. The measured bearing labeled along the same line is South 81 degrees 56 minutes 26 seconds East. The grid bearing from SL-50 to the Northeast corner on this plat is North 64 degrees 04 minutes 55 seconds West 2395.461 meters with the scale factor applied.

Property Description  
Adjusted Lot A of "Seeger Subdivision Lots A and B Boundary Adjustment Plat", a subdivision in the County of St. Louis, Missouri, according to plat thereof recorded in Plat Book 302 page 24 of the St. Louis County Records.

Property Description  
Adjusted Lot B of "Seeger Subdivision Lots A and B Boundary Adjustment Plat", a subdivision in the County of St. Louis, Missouri, according to plat thereof recorded in Plat Book 302 page 24 of the St. Louis County Records.

Property Description  
A tract of land in U.S. Survey 109, Township 45 North, Range 4 and 5 East and described as: Beginning at the intersection of the Western line of Woods Mill Road, 100 feet wide, with the Northern line of a tract conveyed to Homer J. Richardson and others, by deed recorded in Book 2068 Page 483 of the St. Louis County Records; thence along the Northern line of said tract so conveyed to Homer J. Richardson and others, North 83 degrees 04-1/2 minutes West 554.70 feet to a point; thence South 7 degrees 35-1/2 minutes West 244.45 feet to a point; thence South 85 degrees 33 minutes 14 seconds 14 feet to a point in the Western line of Woods Mill Road, thence along the Western line of Woods Mill Road, North 7 degrees 37-2/3 minutes East 220 feet to the point of beginning, according to a survey executed by Kropp and Steele Surveying Company on December 4, 1946.

Property Description  
A tract of land in U.S. Survey 109, Township 45 North, Range 4 East, and described as follows: Beginning at the Southwest corner of property conveyed to Jos. L. Hoenny (o/a Jos. Hoenny) and wife by deed recorded in Book 261 page 284, thence along the direct prolongation of Hoenny's South line of a creek, thence along the center line of said creek, North 17 degrees 00 minutes East 252.82 feet to a point; thence South 83 degrees 04-1/2 minutes East 62.34 feet to an iron pipe at the Northwest corner of said Hoenny property, thence along the West line of said Hoenny property, South 7 degrees 36-1/2 minutes West 244.45 feet to the point of beginning, according to a survey thereof executed by the Elbring Surveying Company during the month of May, 1954.

Property Description  
A tract of land being part of U.S. Survey 109, Township 45 North, Range 4 and 5 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West line of Woods Mill (60 foot wide) Road with the Eastwarily prolongation of the North line of land conveyed to now or formerly of Terrence J. and Patricia A. Cowee (husband and wife) as recorded by deed in Book 9692 page 1607 of the St. Louis County, Missouri Recorder's Office; thence along said prolongation and North line of Cowee, North 83 degrees 04 minutes 19 seconds West, a distance of 646.87 feet to the Northwest corner thereof; thence along the West line of said Cowee and, South 16 degrees 59 minutes 33 seconds West, a distance of 3013 feet to the centerline of Creve Coeur Creek; thence along the centerline of Creve Coeur Creek the following courses and distances: North 81 degrees 22 minutes 18 seconds West a distance of 73.00 feet; North 85 degrees 37 minutes 18 seconds West a distance of 125.00 feet to a point of curvature, along a curve to the left having a radius of 100 feet, a chord which bears South 54 degrees 08 minutes 04 seconds West a chord distance of 125.00 feet; thence along an arc distance of 137.00 feet to a point of reverse curvature, along a curve to the right having a radius of 125 feet, which chord bears South 41 degrees 59 minutes 40 seconds West a chord distance of 101.94 feet through an arc distance of 105.00 feet to a point of compound curvature, along a curve to the right having a radius of 200 feet, which chord bears North 03 degrees 52 minutes 28 seconds West a chord distance of 182.93 feet through an arc distance of 190.00 feet to a point of compound curvature, along a curve to the right having a radius of 400 feet, which chord bears North 13 degrees 23 minutes 40 seconds East a chord distance of 188.22 feet through an arc distance of 190.00 feet to a point of compound curvature, along a curve to the right having a radius of 125 feet, which chord bears North 42 degrees 49 minutes 36 seconds East a chord distance of 86.19 feet through an arc distance of 88.00 feet to a point of compound curvature, along a curve to the right having a radius of 400 feet, which chord bears South 85 degrees 56 minutes 00 seconds East a chord distance of 168.72 feet through an arc distance of 170.00 feet to a point; South 78 degrees 57 minutes 18 seconds East a distance of 125.00 feet; North 78 degrees 37 minutes 42 seconds East a distance of 82.50 feet; South 84 degrees 07 minutes 18 seconds East a distance of 37.00 feet; North 76 degrees 37 minutes 42 seconds East a distance of 130.00 feet to a point of curvature, along a curve to the left having a radius of 100 feet, which chord bears North 36 degrees 28 minutes 23 seconds East a chord distance of 77.89 feet through an arc distance of 80.00 feet to the South line of land now or formerly conveyed to West County Church as recorded by Deed in Book 6629 page 1984 of said Recorder's office; thence along said South line, South 81 degrees 56 minutes 18 seconds East, a distance of 547.20 feet to the aforementioned West line of Woods Mill Road; thence along said West line along a curve to the left, having a radius of 985.37 feet, which chord bears South 14 degrees 21 minutes 01 seconds West a chord distance of 239.50 feet through an arc distance of 240.19 feet to a point; thence continuing along said West line, South 07 degrees 22 minutes 02 seconds West, a distance of 42.03 feet to the point of beginning.

Property Description:  
A tract of land being part of U.S. Survey 109, Township 45 North, Range 4 and 5 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Beginning at the intersection of the West line of Woods Mill (60 foot wide) Road with the Eastwarily prolongation of the South line of land conveyed to Now or Formerly of West County Christian Church as recorded by Deed in Book 6629, Page 1934 of the St. Louis County, Missouri Recorder's Office; thence North 81 degrees 56 minutes 18 seconds West, a distance of 547.20 feet along the North line of land conveyed to West County Christian Church as recorded by Deed in Book 1222, Page 2226 of the St. Louis County, Missouri Recorder's Office to a point on the East line of Green Trails Country Club Grounds as recorded by Plat in Book 219, Pages 54 thru 56 of the St. Louis County Recorder's Office; thence along said East line North 21 degrees 35 minutes 04 seconds East, a distance of 74.43 feet to a point; thence along said line North 09 degrees 43 minutes 44 seconds East, a distance of 106.30 feet to a point; thence along said line North 04 degrees 08 minutes 39 seconds West, a distance of 855.9 feet to a point at the Southwest corner of property conveyed to Richard A. and Charlotte C. Clark as recorded by Deed in Book 6308 Page 1735 of the St. Louis County Recorder's Office; thence along the line of said Clark property, South 83 degrees 25 minutes 27 seconds East, a distance of 632.83 feet to a point on the West line of Woods Mill (60 foot wide) Road; thence South along said West line South 25 degrees 19 minutes 42 seconds West, a distance of 203.88 feet to a point; thence continuing along said West line along a curve to the left, having a radius of 985.37 feet, which chord bears South 23 degrees 45 minutes 28 seconds West a chord distance of 88.38 feet through an arc distance of 88.41 feet back to the Point of Beginning.

This drawing has been reviewed under Section 1005.360 PLATTING EXCEPTIONS of the City of Chesterfield Subdivision Ordinance (Chapter 1005), and approved by the City Council for the City of Chesterfield by Ordinance No. 2008-09 on the 11th day of May, 2008. On this day of May, 2008, and thereby authorizes the recording of this plat with the St. Louis County Recorder of Deeds. The purpose of this plat is to adjust a boundary between adjoining properties, no additional lots are created, and the original lots are not reduced below the minimum size required in the Zoning Ordinance or Subdivision Ordinance.

John Notians, Mayor      Judy Noggior, City Clerk

PREPARED FOR:  
St. Luke's Episcopal Presbyterian Hospitals  
232 South Woods Mill Road  
Chesterfield, MO 63017  
Phone: (314) 288-5288  
Fax: (314) 205-6824

## PROPERTY DESCRIPTION

A tract of land being Adjusted Lots A and B of Seeger Subdivision Lot A and B Boundary Adjustment, a subdivision according to the plat thereof as recorded in Plat Book 302, Page 24 of the St. Louis County Records and tracts of land as conveyed to St. Luke's Episcopal-Presbyterian Hospitals by instruments recorded in Book 16903, Page 1109 and Book 14566, Page 1766 of the St. Louis County Records, located in U.S. Survey 109 and Section 7, Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the Southeast corner of a above said Adjusted Lot A, said point also being the Northeast corner of Adjusted Lot 2 of the Boundary Adjustment Plat of Brookings Park Village Lots 1 and 2, a subdivision thereof as recorded in Plat Book 327, Page 87 of above said records, said point also being located on the Westerly line of Old Woods Mill Road, variable width, thence along the common line of above said Seeger Subdivision Lot A and B Boundary Adjustment and said Boundary Adjustment Plat of Brookings Park Village Lots 1 and 2 and the Northernly line of a tract of land as conveyed to St. Andrew's Episcopal Presbyterian Foundation by instrument recorded in Book 12323, Page 1364 of above said records the following courses and distances: North 78 degrees 25 minutes 39 seconds West 130.75 feet; North 71 degrees 49 minutes 15 seconds West 199.98 feet; North 77 degrees 48 minutes 14 seconds West 99.92 feet; North 85 degrees 55 minutes 43 seconds West 99.92 feet; South 80 degrees 56 minutes 14 seconds West 100.04 feet; South 73 degrees 57 minutes 55 seconds West 100.07 feet and North 74 degrees 46 minutes 35 seconds West 765.52 feet to the easterly line of Lake On White Road Plat 2, a subdivision thereof as recorded in Plat Book 327, Page 87 of above said records; thence along said Easterly line North 08 degrees 53 minutes 43 seconds East 115.49 feet and North 46 degrees 44 minutes 38 seconds East 205.29 feet to the Southerly line of a tract of land as conveyed to St. Louis County by instrument recorded in Book 6618, Page 638 of above said records; thence along said Southerly line and the Easterly, Northernly and Westerly lines of said St. Louis County tract the following courses and distances: South 76 degrees 22 minutes 26 seconds East 12.67 feet; North 21 degrees 28 minutes 07 seconds East 97.00 feet; North 28 degrees 58 minutes 00 seconds West 88.20 feet; North 81 degrees 31 minutes 00 seconds West 90.00 feet and South 61 degrees 27 minutes 00 seconds West 127.56 feet to the Easterly line of above said Lake On White Road Plat 2; thence along said Easterly line North 13 degrees 20 minutes 00 seconds West 366.78 feet to the Northernly line of above said Adjusted Lot A; thence along said Northernly line the following course and distances: North 85 degrees 54 minutes 00 seconds East 41.30 feet; South 64 degrees 50 minutes 00 seconds East 76.68 feet; South 83 degrees 59 minutes 00 seconds East 70.00 feet; South 48 degrees 04 minutes 00 seconds East 48.00 feet; South 30 degrees 11 minutes 00 seconds East 62.00 feet; South 64 degrees 57 minutes 00 seconds East 38.00 feet; North 65 degrees 11 minutes 00 seconds East 60.00 feet; North 42 degrees 39 minutes 00 seconds East 46.00 feet; South 45 degrees 54 minutes 00 seconds East 80.00 feet; South 00 degrees 50 minutes 00 seconds West 182.17 feet; South 46 degrees 45 minutes 00 seconds East 99.00 feet and North 67 degrees 23 minutes 00 seconds East 308.05 feet to the Northwest corner of above said Adjusted Lot B; thence along the Northernly and Westerly lines of said Adjusted Lot A and the Westerly line of above said St. Luke's Episcopal-Presbyterian Hospitals Book 16903, Page 1109 tract the following courses and distances: South 71 degrees 42 minutes 00 seconds East 116.85 feet; North 75 degrees 21 minutes 00 seconds East 94.80 feet and North 16 degrees 57 minutes 37 seconds East 315.29 feet to the Southerly line of above said St. Luke's Episcopal-Presbyterian Hospitals Book 14566, Page 1766 tract; thence along the Southerly, Westerly and Northernly lines of last said St. Luke's Episcopal-Presbyterian Hospitals tract the following courses and distances: North 81 degrees 22 minutes 26 seconds West 73.02 feet; North 85 degrees 37 minutes 26 seconds West 125.00 feet to the beginning of a non-tangent curve to the left for which the radius point bears South 03 degrees 22 minutes 41 seconds West 100.00 feet; thence along said curve with a chord which bears South 54 degrees 07 minutes 55 seconds West 126.53 feet, on an arc length of 136.99 feet to the beginning of a non-tangent curve to the right for which the radius point bears North 72 degrees 04 minutes 19 seconds West 125.00 feet; thence along said curve with a chord which bears South 41 degrees 59 minutes 32 seconds West 101.94 feet, on an arc length of 105.00 feet to the beginning of a non-tangent curve to the right for which the radius point bears North 13 degrees 23 minutes 40 seconds East 200.00 feet; thence along said curve with a chord which bears North 50 degrees 59 minutes 36 seconds West 182.93 feet, on an arc length of 189.99 feet to the beginning of a non-tangent curve to the right for which the radius point bears North 89 degrees 47 minutes 03 seconds East 400.00 feet; thence along said curve with a chord which bears North 13 degrees 23 minutes 32 seconds East 188.22 feet, on an arc length of 190.00 feet to the beginning of a non-tangent curve to the right for which the radius point bears South 67 degrees 20 minutes 34 seconds East 125.00 feet; thence along said curve with a chord which bears North 42 degrees 49 minutes 28 seconds East 86.19 feet, on an arc length of 88.00 feet to the beginning of a non-tangent curve to the left for which the radius point bears South 08 degrees 08 minutes 34 seconds East 400.00 feet; thence along said curve with a chord which bears South 85 degrees 56 minutes 08 seconds East 168.72 feet, on an arc length of 170.00 feet; South 78 degrees 57 minutes 26 seconds East 125.00 feet; North 78 degrees 37 minutes 44 seconds East 82.50 feet; South 84 degrees 07 minutes 26 seconds East 37.00 feet; North 76 degrees 37 minutes 34 seconds East 130.00 feet to the beginning of a non-tangent curve to the left for which the radius point bears North 30 degrees 36 minutes 32 seconds West 100.00 feet; thence along said curve with a chord which bears North 36 degrees 28 minutes 15 seconds East 77.89 feet, on an arc length of 80.01 feet; North 21 degrees 34 minutes 56 seconds East 74.33 feet; North 09 degrees 43 minutes 36 seconds East 106.30 feet; North 04 degrees 08 minutes 47 seconds West 85.59 feet; and South 83 degrees 25 minutes 35 seconds East 633.48 feet to the Westerly line of above said Old Woods Mill Road; thence along said Westerly line the following courses and distances: thence South 26 degrees 26 minutes 14 seconds West 204.68 feet to a point of tangent curvature to the left having a radius of 985.37 feet, on an arc distance of 328.01 feet to a point of tangency; South 07 degrees 21 minutes 54 seconds West 42.03 feet; North 83 degrees 04 minutes 27 seconds West 19.85 feet; South 07 degrees 37 minutes 43 seconds West 220.03 feet; South 07 degrees 37 minutes 40 seconds West 710.77 feet to a point of curvature to the right; thence along said curve having a radius of 2033.68 feet, a chord which bears South 08 degrees 07 minutes 26 seconds West 35.21 feet and on an arc length of 35.21 feet to the Point of Beginning and containing 1,559,758 square feet or 35,807 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on May 20, 2008.

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during the month of May, 2008, by order of and for the use of St. Luke's Episcopal Presbyterian Hospital, executed a Property Boundary Survey and prepared a Boundary Adjustment Plat of a tract of land being Part of the U.S. Survey 109 Township 45 North Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and plat are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 4 CSR 30-16.03 of the Missouri Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC NO. 222-D

By: Daniel Ehlmann, Missouri P.L.S. 2215

## OWNER'S CERTIFICATION

We the undersigned owners of the tract of land as shown hereon and further described in the foregoing Surveyor's Certification have caused the same to be surveyed and boundary adjusted in the manner shown on this plat, which plat shall hereafter be known as

"ST. LUKE'S HOSPITAL NORTHWEST"

No new public right of ways have been created. Upon recording of this plat, all existing plots, subdivisions and subservient lots of record are hereby vacated or amended accordingly.

Permanent or semi-permanent monuments will be set at all lot corners, with the exception that the front lot corners may be monumented by notches or crosses cut in the concrete pavement on the prolongation of the lot lines within twelve (12) months after construction has been completed and/or the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 4 CSR 30-16.090 of the Missouri Department of Economic Development.

All taxes which are due and payable against this property have been paid in full.

St. Luke's Episcopal Presbyterian Hospitals  
a Missouri Non-Profit Corporation

By: \_\_\_\_\_

Print Name and Title

State of )

) SS.

County of )

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year 2008 before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared \_\_\_\_\_ who is the \_\_\_\_\_ of said non-profit corporation, \_\_\_\_\_, known to me to be the person who executed this plat in behalf of said non-profit corporation and acknowledged to me that he executed the same for the purposes therein stated.

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

Notary Public

Print Name

My comission expires: \_\_\_\_\_

- (6) REVISED 11/19/08 - NEW ZONING ORDINANCE
- (5) REVISED 11/12/08 - ZONING AND SETBACK INFORMATION PER CITY COMMENTS
- (4) REVISED 9/03/08 - ZONING AND SETBACK INFORMATION PER ORD # 2224 & #2374
- (3) REVISED 8/28/08 - ADDED ZONING AND SETBACK INFORMATION PER ORD # 2224
- (2) REVISED 8/26/08 - ADDED RECORDING INFORMATION FOR R.O.W. DEDICATIONS
- (1) REVISED 7/8/08 - ADDED NORTH LOT TO PLAT; REVISED LEGAL; ADDED STATE PLANE COORDINATES

"ST. LUKE'S HOSPITAL NORTHWEST"

BOUNDARY ADJUSTMENT PLAT

**Stock & Associates**  
**Consulting Engineers, Inc.**

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

DRAWN BY: J.K.      DATE: 5/19/08      CHECKED BY: D.M.E.      DATE: 5/19/08      SHEET: 2 of 2