

BILL NO. 2706

ORDINANCE NO. 2523

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT AND ESCROWS FOR DOWNTOWN CHESTERFIELD, PLAT ONE, A 15.96 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT, LOCATED ON THE NORTHWEST CORNER OF CHESTERFIELD PARKWAY WEST AND LYDIA HILL ROAD.

WHEREAS, Volz Inc., on behalf of Sachs Properties, has submitted for review and approval the Record Plat and Escrows for Downtown Chesterfield, Plat One, located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 15.96 acre tract of land into eleven (11) lots to be known as Downtown Chesterfield, Plat One; and,

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

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

Section 1. The Record Plat and Escrows for Downtown Chesterfield, Plat One, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

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

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

Passed and approved this 4th day of May, 2009.

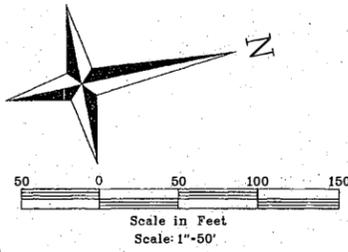

MAYOR

ATTEST:

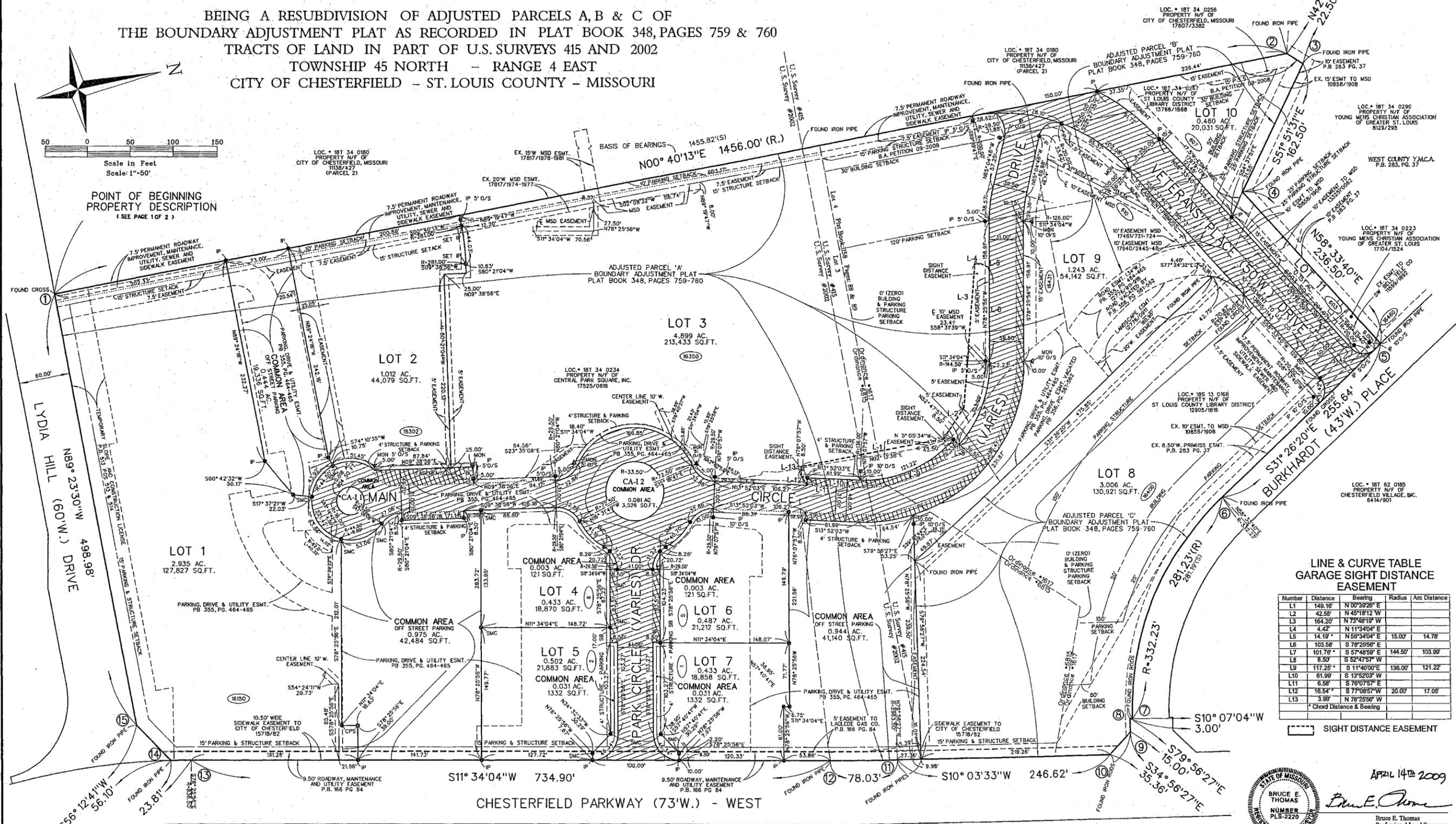

CITY CLERK

RECORD PLAT DOWNTOWN CHESTERFIELD - PLAT ONE

BEING A RESUBDIVISION OF ADJUSTED PARCELS A, B & C OF
THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 348, PAGES 759 & 760
TRACTS OF LAND IN PART OF U.S. SURVEYS 415 AND 2002
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD - ST. LOUIS COUNTY - MISSOURI



POINT OF BEGINNING
PROPERTY DESCRIPTION
(SEE PAGE 1 OF 2)



LINE & CURVE TABLE
GARAGE SIGHT DISTANCE
EASEMENT

| Number | Distance | Bearing | Radius | Arc Distance |
|--------------------------|----------|-----------------|---------|--------------|
| L1 | 148.16' | N 00° 39' 26" E | | |
| L2 | 42.55' | N 45° 18' 12" W | | |
| L3 | 164.20' | N 73° 46' 19" W | | |
| L4 | 4.42' | N 11° 34' 04" E | | |
| L5 | 14.19' | N 58° 34' 04" E | 15.00' | 14.78' |
| L6 | 103.98' | S 78° 25' 59" E | | |
| L7 | 101.78' | S 57° 48' 59" E | 144.50' | 103.99' |
| L8 | 8.50' | S 52° 47' 57" W | | |
| L9 | 117.25' | S 11° 40' 00" E | 136.00' | 121.22' |
| L10 | 61.99' | S 13° 52' 03" W | | |
| L11 | 6.58' | S 76° 07' 57" E | | |
| L12 | 16.54' | S 77° 06' 57" W | 20.00' | 17.05' |
| L13 | 3.99' | N 78° 25' 56" W | | |
| Chord Distance & Bearing | | | | |

--- SIGHT DISTANCE EASEMENT

LEGEND
 (16350) ASSIGNED ADDRESS NUMBER
 PRIMUSS PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER AND SIDEWALK EASEMENT

BENCHMARKS
 PROJECT BENCHMARK MSD12-24 "STANDARD TABLET" STAMPED TT 1E 1930 SET IN CONCRETE POST. 32' WEST OF CHESTERFIELD AIRPORT ROAD AND 150' SOUTH OF OLD OLIVE STREET ROAD 20' SOUTH OF TRACKS.
 ELEVATION 461.94 FEET - ADJUSTED BY THE ST. LOUIS METROPOLITAN ST. LOUIS SEWER DISTRICT IN 1993 TO ELEVATION 462.12 FEET (NGVD 1929).
 SITE BENCHMARK "SQUARE" ON TOP OF CURB AT END OF ROUNDING OF NORTH CURVE LINE, EAST SIDE OF CHESTERFIELD PARKWAY AND 0.20 MILES NORTH OF LYDIA HILL DRIVE.
 ELEVATION: 557.80 FEET

ABBREVIATIONS: (MONUMENTS)
 MON - METAL CAP
 IP - IRON PIPE
 CPS - COTTON PICKER SPINDLE
 SMC - SURVEY MARKER CAP

STATE PLANE COORDINATES SHOWN ON PAGE 1 OF 2.

NOTE:
 CA-1 - IS COMMON AREA - ISLAND 1
 CA-2 - IS COMMON AREA - ISLAND 2

SUBDIVISION AS SHOWN CONTAINS 11 LOTS
 SUBDIVISION TOTAL AREA 20.222 ACRES



APRIL 14th 2009
 Bruce E. Thomas
 Professional Land Surveyor
 MO. P.L.S. #2220

4-14-2009

Sheet 2 of 2
6294-33
Downtown Chesterfield

VOLZ
INCORPORATED

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
 1809 INDIAN HEAD RD., BLVD.
 ST. LOUIS, MISSOURI 63117
 PHONE 314-66-4112

MO-CAD-LS-CHS-Downtown Chesterfield Plat 1-2294-33 Record Plat-348.pdf