

BILL NO. 2804

ORDINANCE NO. 2621

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR 200 VALLEY VIEW DRIVE FOR A 7.95 ACRE TRACT OF LAND ZONED "NU" NON URBAN DISTRICT LOCATED ON THE SOUTHEAST SIDE OF EATHERTON ROAD, SOUTH OF THE CENTRAL MIDLAND RAILROAD.

WHEREAS, AMS, Inc., on behalf of Scott Meader, has submitted for review and approval the Lot Split for a 7.95 acre tract of land located on the southeast side of Eatherton, south of the Central Midland Railroad; and,

WHEREAS, the purpose of said Lot Split is to subdivide the parcel of land into a 4.2880 acre lot and a 3.6625 acre lot; and,

WHEREAS, the City of Chesterfield has reviewed the Lot Split in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Lot Split 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 Lot Split for 200 Valley View Drive, 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 Lot Split 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 AUGUST, 2010.


MAYOR

ATTEST:


CITY CLERK

VALLEY VIEW LOT SPLIT PLAT

A TRACT OF LAND PARTLY IN U.S. SURVEY 132 AND PARTLY IN U.S. SURVEY 362 TOWNSHIP 45 NORTH, RANGE 3 EAST, 5TH PRINCIPAL MERIDIAN

RECORDED IN DEED BOOK 17512, PAGE 3905 ST. LOUIS COUNTY, MISSOURI, RECORDER OF DEEDS.

THE CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI.

ZONING: NU- NON URBAN DISTRICT

SUBJECT PROPERTY ADDRESS: 200 VALLEY VIEW DRIVE, CHESTERFIELD, MO. 63005
 PREPARED FOR OWNER (S): SCOTT W. MEADER, TRUSTEE OF SCOTT W. MEADER TRUST
 PROPERTY ID #: 19W430102

SERVICE PROVIDERS LIST:
 A. SCHOOL: ROCKWOOD R-6
 B. FIRE: MONARCH
 C. SEWER: PRIVATE SEPTIC SYSTEM
 D. WATER: PRIVATE WELL
 E. GAS: LACLEDE GAS CO.
 F. PHONE: AT&T
 G. ELECTRIC: AMEREN U.R.
 H. ZIP CODE: 63005
 I. FLOOD MAP PANEL: 29189C(1)08(8.95)
 J. WATER SHED: MISSOURI RIVER
 K. CABLE: N/A

PARCEL DESCRIPTION (ORIGINAL BEFORE LOT SPLIT)

AS RECORDED IN DEED BOOK 17512, PAGE 3905 (GENERAL WARRANTY DEED)
 A TRACT OF LAND PARTLY IN U.S. SURVEY 132 AND PARTLY IN U.S. SURVEY 362 TOWNSHIP 45 NORTH, RANGE 3 EAST AND DESCRIBED AS:
 BEGINNING AT A STONE OF LAND CONVEYED TO WILLIAM RICHARD, JR. BY DEED RECORDED IN BOOK 125 PAGE 168, FROM WHICH THE NORTH EAST CORNER BEARS NORTH 12° 30' EAST 654.97 FEET;
 THENCE NORTH 1° 53' EAST 426.50 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BEN & GOODWIN AND LORRAINE GOODWIN, HIS WIFE, BY DEED RECORDED IN BOOK 101 PAGE 451;
 THENCE NORTH 84° 12' EAST 667.7 FEET;
 THENCE NORTH 1° 10' EAST 576.3 FEET TO THE SOUTH RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD;
 THENCE SOUTH 80° 14' WEST 169 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD TO THE WEST LINE OF U.S. SURVEY 362;
 THENCE SOUTH 72° 30' WEST 454.5 FEET TO THE POINT OF BEGINNING,
 CONTAINING 7.64 ACRES, MORE OR LESS.

PARCEL DESCRIPTION (AFTER LOT SPLIT)

A TRACT OF LAND IN U.S. SURVEY 132, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, BEING THE WEST PORTION OF THAT TRACT DESCRIBED IN INSTRUMENT RECORDED IN BOOK 17512 PAGE 3905 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT A POINT ON THE NORTHWEST CORNER OF ABOVE MENTIONED TRACT, SAID POINT BEING A PERPENDICULAR DISTANCE OF 6.1 FEET TO THE CENTERLINE OF BATHERTON ROAD AS TRAVELED;
 THENCE NORTH 71 DEGREES 32 MINUTES 00 SECONDS EAST 409.37 FEET; AND ALONG THE NORTH LINE OF ABOVE MENTIONED TRACT, TO A POINT;
 THENCE NORTH 71 DEGREES 32 MINUTES 00 SECONDS EAST 45.09 FEET; AND ALONG THE NORTH LINE OF ABOVE MENTIONED TRACT, TO A POINT BEING THE NORTHEAST CORNER OF THE ORIGINAL TRACT;
 THENCE SOUTH 01 DEGREES 10 MINUTES 00 SECONDS WEST 576.30 FEET; AND ALONG THE EAST LINE OF ABOVE MENTIONED TRACT, TO A POINT;
 THENCE LEAVING THE SOUTH LINE, 394.40 FEET PARALLEL WITH THE WEST LINE OF THE ORIGINAL TRACT, NORTH 02 DEGREES 55 MINUTES 23 SECONDS WEST 526.21 FEET; TO THE ACTUAL POINT OF BEGINNING.
 CONTAINING 3.6024 ACRES, MORE OR LESS.
 AS SURVEYED BY AMS INC. ACCURATE MEASUREMENT SERVICES, IN JULY 2010.
 SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR CONDITIONS OF RECORD, IF ANY.

PARCEL DESCRIPTION (AFTER LOT SPLIT)

A TRACT OF LAND PARTLY IN U.S. SURVEY 132 AND PARTLY IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, BEING THE EAST PORTION OF THAT TRACT DESCRIBED IN INSTRUMENT RECORDED IN BOOK 17512 PAGE 3905 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT A POINT ON THE NORTHWEST CORNER OF ABOVE MENTIONED TRACT, SAID POINT BEING A PERPENDICULAR DISTANCE OF 6.1 FEET TO THE CENTERLINE OF BATHERTON ROAD AS TRAVELED;
 THENCE NORTH 71 DEGREES 32 MINUTES 00 SECONDS EAST 409.37 FEET; AND ALONG THE NORTH LINE OF ABOVE MENTIONED TRACT, TO THE ACTUAL POINT OF BEGINNING;
 THENCE NORTH 71 DEGREES 32 MINUTES 00 SECONDS EAST 45.09 FEET; AND ALONG THE NORTH LINE OF ABOVE MENTIONED TRACT, TO A POINT;
 THENCE NORTH 71 DEGREES 32 MINUTES 00 SECONDS EAST 21.63 FEET; TO A POINT;
 THENCE NORTH 01 DEGREES 10 MINUTES 00 SECONDS WEST 576.30 FEET; AND ALONG THE EAST LINE OF ABOVE MENTIONED TRACT, TO A POINT BEING THE NORTHEAST CORNER OF THE ORIGINAL TRACT;
 THENCE SOUTH 01 DEGREES 10 MINUTES 00 SECONDS WEST 576.30 FEET; AND ALONG THE EAST LINE OF ABOVE MENTIONED TRACT, TO A POINT;
 THENCE LEAVING THE SOUTH LINE, 394.40 FEET PARALLEL WITH THE WEST LINE OF THE ORIGINAL TRACT, NORTH 02 DEGREES 55 MINUTES 23 SECONDS WEST 526.21 FEET; TO THE ACTUAL POINT OF BEGINNING.
 CONTAINING 3.6024 ACRES, MORE OR LESS.
 AS SURVEYED BY AMS INC. ACCURATE MEASUREMENT SERVICES, IN JULY 2010.
 SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR CONDITIONS OF RECORD, IF ANY.

ROADS AND EASEMENTS DESCRIPTION FOR A 20' WIDE EXISTING PRIVATE GRAVEL ROAD

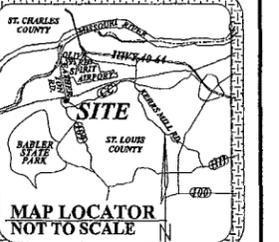
A STRIP OF LAND 30 FEET IN WIDTH PARTLY IN U.S. SURVEY 132 AND PARTLY IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, LOCATED IN TRACT DESCRIBED IN INSTRUMENT RECORDED IN BOOK 17512 PAGE 3905 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE CENTERLINE OF THIS STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT A POINT ON THE NORTHWEST CORNER OF THE ORIGINAL TRACT, SAID POINT BEING A PERPENDICULAR DISTANCE OF 42.8 FEET TO THE CENTERLINE OF BATHERTON ROAD AS TRAVELED;
 THENCE NORTH 71 DEGREES 32 MINUTES 00 SECONDS EAST 98.67 FEET; AND ALONG THE NORTH LINE OF ABOVE MENTIONED TRACT, TO THE ACTUAL POINT OF BEGINNING;
 THENCE SOUTH 25 DEGREES 16 MINUTES 23 SECONDS WEST 30.03 FEET; (L1)
 A CURVE TO LEFT, RADIUS 85.00 FEET, ARC LENGTH 51.17 FEET, CHORD LENGTH 30.40 FEET, CHORD BEARING SOUTH 08 DEGREES 01 MINUTE 41 SECONDS WEST; (C1)
 A CURVE TO LEFT, RADIUS 261.64 FEET, ARC LENGTH 211.49 FEET, CHORD BEARING SOUTH 32 DEGREES 22 MINUTES 30 SECONDS EAST; (C2)
 A CURVE TO LEFT, RADIUS 57.81 FEET, ARC LENGTH 62.26 FEET, CHORD LENGTH 41.85 FEET, CHORD BEARING SOUTH 85 DEGREES 38 MINUTE 32 SECONDS EAST; (C3)
 THENCE NORTH 64 DEGREES 14 MINUTE 40 SECONDS EAST 84.47 FEET; (L2)
 A CURVE TO RIGHT, RADIUS 90.00 FEET, ARC LENGTH 14.91 FEET, CHORD LENGTH 14.89 FEET, CHORD BEARING NORTH 54 DEGREES 41 MINUTE 08 SECONDS WEST; (C4)
 A CURVE TO RIGHT, RADIUS 90.00 FEET, ARC LENGTH 14.91 FEET, CHORD LENGTH 14.89 FEET, CHORD BEARING NORTH 54 DEGREES 41 MINUTE 08 SECONDS WEST; (C5)
 THENCE SOUTH 64 DEGREES 14 MINUTE 40 SECONDS WEST 84.47 FEET; (L3)
 A CURVE TO LEFT, RADIUS 440.80 FEET, ARC LENGTH 158.17 FEET, CHORD BEARING SOUTH 54 DEGREES 14 MINUTE 18 SECONDS EAST; (C6)
 THENCE SOUTH 64 DEGREES 14 MINUTE 40 SECONDS EAST 21.71 FEET; (L4)
 A CURVE TO THE RIGHT, RADIUS 31.50 FEET, ARC LENGTH 40.55 FEET, CHORD LENGTH 38.18 FEET, CHORD BEARING NORTH 30 DEGREES 17 MINUTE 46 SECONDS WEST; (C7)
 TO A POINT BEING ON THE SOUTH LINE OF THE ORIGINAL TRACT, AND A DISTANCE OF 38.20 FEET ALONG THE SOUTH LINE OF THE ORIGINAL TRACT TO THE SOUTHWEST CORNER OF THE ORIGINAL TRACT.
 AS SURVEYED BY AMS INC. ACCURATE MEASUREMENT SERVICES, IN JULY 2010.
 SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES

1. ALL BEARINGS TO BE SET WILL HAVE CAPS READING LHS UNLESS OTHERWISE NOTED.
 2. URBAN CLASS SURVEY AS DEFINED BY THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
 3. BASIS OF BEARING: PARCEL DESCRIPTION
 4. SOURCE OF PARCEL DESCRIPTION:
 DEED BOOK 1023, PAGE 1599
 DEED BOOK 1251, PAGE 3905
 5. SOURCE OF EASEMENTS: TITLEWORK FILE # 61610
 SCHEDULE B - SECTION 2
 PLAT 71, DEED BOOK 2465, PAGE 57
 DOES NOT APPLY TO SUBJECT PROPERTY
 PL. 83-DEED BOOK 7181, PAGE 1775 (AS SHOWN)
 PL. 83-DEED BOOK 11281, PAGE 2962 (AS SHOWN)
 PL. 143-DEED BOOK 10391, PAGE 2962 (AS SHOWN)
 6. SUBDIVISION INSTRUMENT, RESTRICTION: N/A
 NOTE: A CURRENT TITLE COMMITMENT WAS PROVIDED FOR THE EXECUTION OF THIS SURVEY FILE # 61610; THIS SURVEY IS SUBJECT TO ALL CONDITIONS AND EXCEPTIONS CONTAINED IN A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: A) EASEMENTS OF RECORD IN PUBLIC RECORDS, B) EASEMENTS NOT REVEALED BY THE PUBLIC RECORDS, C) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, NOT SHOWN BY PUBLIC RECORDS, D) DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY. THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, RIGHT-OF-WAYS, SETBACKS, CONVEYANCES, CONDITIONS, RESTRICTIONS AND ZONING ORDINANCES. NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.

General Notes

1. ALL BEARINGS TO BE SET WILL HAVE CAPS READING LHS UNLESS OTHERWISE NOTED.
 2. URBAN CLASS SURVEY AS DEFINED BY THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
 3. BASIS OF BEARING: PARCEL DESCRIPTION
 4. SOURCE OF PARCEL DESCRIPTION:
 DEED BOOK 1023, PAGE 1599
 DEED BOOK 1251, PAGE 3905
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STATEMENT OF STATE PLANE COORDINATES
 MISSOURI INSTRUMENT NO. 74, 45N R.2E, SECTION 18S362
 ELEVATION: (NAVD 1988) 1408.6 METER
 FIRST ORDER ZONE EAST, DATE OF ADJUSTMENT: 2001
 GRID FACTOR: 0.9999191 CONVERGENCE: -00°00'30"
 STATION TO SL-414
 GRID AZIMUTH: 169°39'43" ASTRONOMICAL AZIMUTH: 169°39'13"
 EASTING: 234,890.181 METERS
 NORTHING: 313,595.653 METERS
 LONGITUDE: 90° 40' 24.984"
 LATITUDE: 39° 39' 22.500"
 THE MISSOURI COORDINATE SYSTEM OF 1983 EAST ZONE COORDINATE VALUES REPORTED HEREON WERE DETERMINED BASED UPON A FIELD TRAVERSE DURING MAY 2010 USING A LEICA TCR 703 TOTAL STATION AND TOPCON HITER PLUS GPS RECEIVER, 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 204-10). THE BASIS OF BEARINGS SHOWN ON THIS PLAT WERE ADOPTED FROM DEED BOOK 17512 PAGE 3905. THE GRID BEARING ALONG THE NORTHERLY LINE ON THIS PLAT IS FOUND TO BE SOUTH 84° 09' 06" WEST. THE MEASURED BEARING LABELED ALONG THE SAME LINE IS SOUTH 84° 09' 06" EAST. THE GRID BEARING AND GRID DISTANCE FROM SL-41 TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS: SOUTH 84° 09' 06" EAST, 1127.8 METERS WITH THE SCALE FACTOR (0.9999341567) APPLIED.

CITY OF CHESTERFIELD, MISSOURI
 1. REVIEW: DATED: JUNE 16, 2010 07.02.2010
 1. (SIGNATURE) CITY OF CHESTERFIELD 04.07.2010

FIRM NAME & ADDRESS
AMS Inc.
 Accurate Measurement Services, Inc.
 2329 Hunters Creek Drive
 Wildwood, MO. 63118
 Tel. (636) 485 0107
 Fax. (636) 458 1315

PROPERTY ADDRESS:
 200 VALLEY VIEW DRIVE
 CHESTERFIELD, MO. 63005

A TRACT OF LAND PARTLY IN U.S. SURVEY 132 AND PARTLY IN U.S. SURVEY 362 TOWNSHIP 45 NORTH, RANGE 3 EAST 5TH PRINCIPAL MERIDIAN

RECORDED IN:
 DEED BOOK 17512, PAGE 3905
 ST. LOUIS COUNTY, MISSOURI,
 RECORDER OF DEEDS.

AMS-Project # **LOTSPLIT** Sheet **1 OF 1**
OXXXB2010
 Date: 06.07.2010 07.09.2010
 Scale: 1" = 40'
 © 2010 AMS INC.

ELEVATION BENCHMARK
 DEPT. OF HIGHWAYS & TRAFFIC, ST. LOUIS COUNTY
 12.182 → 78.41 MO. DNR MONUMENT
 ELEVATION = 481.32 (G.S.G.S. - NAVD 1988 DATUM)
 *STANDARD ALLUMINUM DISK, STAMPED SL-41 1996
 -SET ALONG THE EAST SIDE OF BATHERTON ROAD, JUST NORTH OF THE SHELL PIPE LINE MARKER, 19' EAST OF THE CENTERLINE OF BATHERTON RD., & 60' NORTH OF THE EAST PIPELINE MARKER, APPROX. 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND BATHERTON ROAD.

THE UNDERSIGNED OWNER OF A TRACT OF LANDS SHOWN HEREON AND HELD BY DEED RECORDED IN BOOK 17512, PAGE 3905 OF ST. LOUIS COUNTY RECORDS, BEING PART OF U.S. SURVEY 132 AND 362 TOWNSHIP 45 NORTH, RANGE 3 EAST OF 5TH MERIDIAN, ST. LOUIS COUNTY, MISSOURI, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL BE KNOWN AS, "VALLEY VIEW".

THE AREA SHOWN "HATCHED" ON THIS PLAT, IS HEREBY ESTABLISHED AS A CROSS-ACCESS AND INGRESS/EGRESS EASEMENT, RESERVED BY THE PRESENT AND FUTURE OWNERS OF PARCELS A AND B AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THEIR TENANTS, SUB-TENANTS, LESSEES, AND THEIR RESPECTIVE OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, WITNESSES, FOR THE EXCLUSIVE RIGHTS AND PRIVILEGE FOR INGRESS AND EGRESS BY PIEDWALK, AUTOMOBILES, PASSENGER VEHICLES, AND TRUCKS TO THE OWNERS' PARCELS "A" AND "B" AND "B" AGREE NOT TO OBSTRUCT THE FOREGOING EASEMENT BY MEANS OF A FENCE OR OTHER BARRIER, AND FURTHER, TO KEEP THE AREA OPEN AND USEABLE ON THEIR PROPERTY LEADING TO AND FROM THE AFORESAID CROSS-ACCESS AND INGRESS/EGRESS EASEMENT. NO SUCH ACCESSWAY SHALL BE RELOCATED, NARROWED, OR OTHERWISE ALTERED WITHOUT THE APPROVAL OF THE PRESENT AND FUTURE OWNERS OF PARCELS A AND B, AND THE EASEMENT HEREBY ESTABLISHED SHALL APPLY FULLY TO SUCH ALTERED ACCESSWAY, AND SAID EASEMENT SHALL BE PERPETUAL AND FURTHER SHALL RUN WITH THE REAL ESTATE.

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, ILLINOIS GAS COMPANY, AMEREN U.R./A UNION ELECTRIC COMPANY, AT&T OF MISSOURI, OI/A SRC MISSOURI, THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE COMPANY, MONARCH CHESTERFIELD FIELD DISTRICT, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES AND SEWERS AND DRAINAGE FACILITIES, WITH A RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED FOR IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS, AND DRAINAGE FACILITIES.

IN TESTIMONY WHEREOF, WE HAVE HEREBY SET OUR HAND ON THIS DAY OF _____, 2010.

SCOTT W. MEADER, TRUSTEE OF SCOTT W. MEADER LIVING TRUST, (OWNER)
 STATE OF MISSOURI,)
 COUNTY OF ST. LOUIS)

ON THIS DAY OF _____, 2010, BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND

ACKNOWLEDGED THAT _____ EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: _____ NOTARY PUBLIC PRINTED NAME

This is to certify that the Record Plat of "VALLEY VIEW" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the _____ day of _____, 2010 and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

John Nations, Mayor

Judith Naggar, City Clerk

TWO (2) PERMANENT MONUMENTS FOR EACH BLOCK CREATED, AND SEMI-PERMANENT MONUMENTS AT ALL LOT CORNERS WILL BE SET WITHIN TWELVE (12) MONTHS AFTER RECORDING OF THIS SUBDIVISION PLAT, IN ACCORDANCE WITH 20 CSR 2030-10.6 OF THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION. IN ADDITION, OTHER SURVEY MONUMENTS INDICATED ON THIS SUBDIVISION PLAT, REQUIRED BY THE SUBDIVISION ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI WILL BE SET.

SURVEYORS CERTIFICATION
 THIS IS TO STATE THAT AT THE REQUEST OF MR. SCOTT MEADER, AMS, ACCURATE MEASUREMENT SERVICES, INC. HAS PERFORMED, DURING THE MONTH OF APRIL, 2010, A BOUNDARY AND LOTSPLIT SURVEY OF 200 VALLEY VIEW DRIVE, CHESTERFIELD MISSOURI, 63005, A TRACT OF LAND CONVEYED BY INSTRUMENTS RECORDED IN BOOK 17512 PAGE 3905 OF THE ST. LOUIS COUNTY RECORDS, MISSOURI. THE RESULTS OF THIS SURVEY AND SUBDIVISION WERE EXECUTED WITHIN THE MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AS SET BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THAT THE RESULTS ARE SHOWN HEREON.

AMS, ACCURATE MEASUREMENT SERVICES, INC.
 LS 2001021874

MAX ESHRAGHI PLS.-2008000717

LEGEND

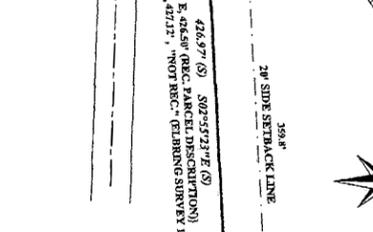
- PP POWER POLE
- △ D.C.P.S. FOUND COTTON TACKER SCHEDULE
- 1/2" FOUND 1/2" IRON ROD
- 1/2" FOUND 1/2" IRON PIPE
- IRON ROD (SET)
- IRON ROD WITH PLASTIC CAP (SSHI PERMANENT MONUMENT)
- TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT.

ABBREVIATIONS

- CP W. WIDTH OF RIGHT OF WAY
- DBL DEED BOOK
- EA EDGE OF ASPHALT
- FOG EDGE OF GRAVEL
- FT FEET
- GRV GRVEL ROAD
- PL PLAT BOOK
- PG. (P) PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- REC. (R) RECORDED
- ROW RIGHT OF WAY
- SCH SCHEDULE
- SRV(S) SURVEYED

PROPOSED PARCEL A
 AREA: 4.2805 ACRES
 186785 SQ. FT.
 ADDRESS: BATHERTON ROAD
 CHESTERFIELD, MISSOURI 63005
 LOCATOR ID #: _____
 ASSESSOR'S BOOK: 08 PAGE 0685
 RECORDED IN: _____ PAGE: _____
 DEED BOOK: _____ PAGE: _____
 ST. LOUIS COUNTY, MISSOURI
 RECORDER OF DEEDS

PROPOSED PARCEL B
 AREA: 3.6625 ACRES
 159339+ SQ. FT.
 ADDRESS: 200 VALLEY VIEW DRIVE
 CHESTERFIELD, MISSOURI 63005
 LOCATOR ID #: _____
 ASSESSOR'S BOOK: 08 PAGE 0685
 RECORDED IN: _____ PAGE: _____
 DEED BOOK: _____ PAGE: _____
 ST. LOUIS COUNTY, MISSOURI
 RECORDER OF DEEDS



MO. STATE PLANE COORDINATES (METERS)

CORNER NAME	NORTHING	EASTING
(A)	312471.375	234976.026
(B)	312508.306	235095.190
(C)	312512.373	235108.314
(D)	312519.162	235107.103
(E)	312531.059	235108.135
(F)	312255.589	235100.736
(G)	312349.840	235099.825
(H)	312254.313	234978.837

OWNER (N/P): Care Holdings Llc Co Chicago Bank
 ADDRESS: 144 S. BATHERTON ROAD
 CHESTERFIELD, MISSOURI 63005
 LOCATOR ID #: 19W430092
 AREA: 4.385 ACRES (RECORDED)
 DEED BOOK: 1313, PAGE: 142
 ST. LOUIS COUNTY, MISSOURI
 RECORDER OF DEEDS
 ASSESSOR'S BOOK: 08 PAGE 0685

OWNER (N/P): Nicholas Charles E. Curtis V
 ADDRESS: 130 S. BATHERTON ROAD
 CHESTERFIELD, MISSOURI 63005
 LOCATOR ID #: 19W430070
 AREA: 7.5 ACRES (RECORDED)
 DEED BOOK: 1567, PAGE: 1567
 ST. LOUIS COUNTY, MISSOURI
 RECORDER OF DEEDS

