

BILL NO. 2924

ORDINANCE NO. 2743

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "NU" NON-URBAN DISTRICT TO A "UC" URBAN CORE DISTRICT AND APPROVING A LANDMARK AND PRESERVATION AREA (LPA) OVERLAY FOR A .24 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLD CHESTERFIELD ROAD APPROXIMATELY 250 FEET WEST OF SANTA MARIA DRIVE (PZ 03-2013 AND PZ 04-2013 16636 OLD CHESTERFIELD ROAD {Edward Struckman}).**

**WHEREAS**, the petitioner, Edward Struckman, has requested a change in zoning from "NU" Non-Urban District to "UC" Urban Core District and approval of a Landmark and Preservation Area (LPA) Overlay for a .24 acre tract of land located on the south side of Old Chesterfield Road approximately 250 feet west of Santa Maria Drive; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on February 25, 2013; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the change of zoning and Landmark Preservation Area Overlay; and,

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning and Landmark and Preservation Area Overlay; and,

**WHEREAS**, the City Council, having considered said request, voted to approve the change of zoning request and Landmark and Preservation Area Overlay.

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

**Section 1.** The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps which are a part thereof, are hereby amended by transferring from the "NU" Non-Urban District to the "UC" Urban Core District and Landmark and Preservation Area (LPA) Overlay a .24 acre tract of land located south of Old Chesterfield Road approximately 250 feet west of Santa Maria Drive, as described below:

## Legal Description

A tract of land being all of Lot 5 and part of Lot 12 of Burkhardt Place, recorded in Plat Book 12, Page 94, of the St. Louis County Records, in the City of Chesterfield, Missouri being particularly described as follows: beginning at the northeast corner of said Lot 5 with the southern line of Old Chesterfield Road, 60 feet wide; thence south 19 degrees 13 minutes 00 seconds west 203.82 feet, along the eastern line of said lot 5, produced to a point on the southern line of said Lot 12; thence along the south line of said Lot 12, north 82 degrees 29 minutes 45 seconds west 51.06 feet, to a point in the produced western line of said Lot 5; thence north 19 degrees 13 minutes 00 seconds east 214.19 feet, along the western line of said Lot 5, to the northwestern corner of said Lot 5, and the southern line of said Old Chesterfield Road, to a point; thence south 70 degrees 47 minutes 00 seconds east 50.00 feet, along the southern line of said Old Chesterfield Road, to the point of beginning and containing 10,450 square feet more or less as prepared by Pitzmans Company.

**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A" and preliminary plan, which is attached hereto and made a part of.

**Section 3.** The City Council, pursuant to the petition filed by Edward Struckman, in P.Z. 03-2013 and P.Z. 04-2013, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearings, held by the Planning Commission on the 25<sup>th</sup> day of February 2013, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

**Section 4.** This ordinance and the requirements thereof are exempted from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

**Section 5.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 6<sup>th</sup> day of MAY, 2013

Bob Nativ  
MAYOR

ATTEST:

Vickie Haas  
CITY CLERK

FIRST READING HELD: April 17, 2013

## ATTACHMENT A

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this "UC" Urban Core District, with Landmark and Preservation Area Overlay (LPA) shall be:
  - a. Art Gallery
  - b. Office, General
  - c. Retail sales establishment, neighborhood
  - d. Dwelling, single-family detached
2. Hours of Operation.
  - a. Hours of operation for this "UC" District with LPA Overlay shall not be restricted.

#### **B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. Floor Area
  - a. Total building floor area shall not exceed 1,700 square feet.
2. Height
  - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty (30) feet.
3. Building Requirements
  - a. A minimum of 20% openspace is required for this development.

#### **C. SETBACKS**

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

  - a. Twenty (20) feet from the right-of-way of Old Chesterfield Road.
  - b. Zero (0) feet from the western and eastern boundaries of the "UC" Urban Core District.

- c. Twenty five (25) feet from the southern boundary of the "UC" Urban Core District.

## 2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Twenty (20) feet from the right-of-way of Old Chesterfield Road.
- b. Zero (0) feet from the western and eastern boundaries of the "UC" Urban Core District.
- c. Forty (40) feet from the southern boundary of the "UC" Urban Core District.

## **D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
4. No parking shall be permitted along Old Chesterfield Road.

## **E. LANDSCAPE AND TREE REQUIREMENTS**

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

## **F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

#### **G. LIGHT REQUIREMENTS**

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

#### **H. ARCHITECTURAL**

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

#### **I. ACCESS/ACCESS MANAGEMENT**

1. Access to this development from Old Chesterfield Road shall be limited to one street approach. The location of the entrance shall be as directed by the City of Chesterfield.
2. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield.
3. Any improvements to the entrance geometrics and drainage shall be in accordance with City standards and shall be reviewed and approved by the City. A permit will be required for any work within the City right-of-way.

#### **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Provide any additional right-of-way and construct any improvements to Old Chesterfield Road including storm drainage facilities as directed by the City of Chesterfield.
2. Provide a five (5) foot sidewalk conforming to ADA standards adjacent to Old Chesterfield Road as directed by the City of Chesterfield.
3. Locations of proposed curb cuts, areas of new dedication and roadway improvements shall be as approved by the City of Chesterfield.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Saint

Louis County Department of Highways and Traffic. The delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

5. Prior to Special Use Permit issuance by the Saint Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
6. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

#### **K. POWER OF REVIEW**

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

#### **L. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

#### **M. SANITARY SEWER**

1. Hydraulic calculations of downstream sewers will be required by the Metropolitan St. Louis Sewer District and the City of Chesterfield. Downstream sanitary reaches may need to be replaced or upgraded, as

directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

2. Easements may be required on this site as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield. Encroachments will not be permitted.
3. Extension of public sanitary sewer lines may be required to serve this site and those adjacent. Extension of sanitary sewer lines shall be completed in such a manner as to coordinate with other adjacent parcels. A strong preference will be shown for gravity sanitary sewers. Private sanitary laterals shall not cross property lines.

#### **N. GEOTECHNICAL REPORT**

Provide a geotechnical report, prepared by a professional engineer licensed in the State of Missouri, as directed by the Department of Public Services prior to site disturbance including surcharge, clearing, grading, site utilities and infrastructure or building construction. The geotechnical report shall identify the suitability of soil and geologic conditions for proposed improvements and shall include methods to address any ponds, septic fields, sinkholes, wetlands, compressible soils, steep slopes, or liquefaction risk. A statement of report compliance signed and sealed by the engineer preparing the geotechnical report, shall be included on all Site Development Plans, grading plans, and improvement plans, as directed by the Department of Public Services.

#### **O. MISCELLANEOUS**

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
3. If cut or fill slopes in excess of 3:1 are desired, an exception to this requirement must be obtained from the Department of Public Services. Any request for steep slopes must include justification as required by Chapter 12 of the Chesterfield City Code.

#### **II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire

development within eighteen (18) months of the date of approval of the change of zoning by the City.

- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

### **III. COMMENCEMENT OF CONSTRUCTION**

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one (1) additional year.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.

Planning Commission March 11, 2013

Planning & Public Works Committee March 21, 2013

City Council April 17, 2013

City Council May 6, 2013

9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

23. Compliance with the current MSD Site Guidance as adopted by the City of Chesterfield.

## V. TRUST FUND CONTRIBUTION

1. The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the ordinance-required parking spaces for the difference between the existing and proposed uses by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
TGA Category	Contribution
General Office	\$626.57
General Retail	\$1,879.80
Loading Space	\$3,076.06

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

As a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory. Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contributions which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The amount of the required contributions, if not submitted by January 1, 2014, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

Planning Commission March 11, 2013

Planning & Public Works Committee March 21, 2013

City Council April 17, 2013

City Council May 6, 2013

## **VI. RECORDING**

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

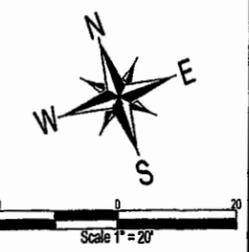
## **VII. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

# CHESTERFIELD AIRPORT ROAD 60'w

ASPHALT PAVING

	CLEAN OUT		= DOLLARD	<b>ABBREVIATIONS:</b>
	FLARED END SECTION		= AIR CONDITION UNIT (AC)	AL = AREA INLET
	SMALL GRATE INLET		= GAS METER (G.M.)	ASPH. = ASPHALT
	SEWER MANHOLE		= GAS VALVE (G.V.)	B.D.C. = BUILDING
	INLET MANHOLE		= WATER METER (W.M.)	B/S/W.G. = BOTTOM OF STRUC.
	GRATE INLET		= FIRE HYDRANT (F.H.)	C.I. = CURB INLET
	SANITARY SEWERS		= WATER VALVE (W.V.)	C.C. = CEMENT
	STORM SEWERS		= ELECTRIC METER (E.M.)	C.M.P. = CORRUGATED METAL PIPE
	FLOW DIRECTION		= UTILITY POLE (U.P.)	CONC. = CONCRETE
	UTILITIES		= UTILITY POLE ANCHOR	CR. = CURB
	TREE LINE		= LIGHT STANDARD	DR. = DRAINER
	DECIDUOUS TREE		= ELECTRIC TRANSFORMER	D.R.P. = DUCTILE IRON PIPE
	EVERGREEN TREE		= ELECTRIC BOX (E.L.)	E.L.P. = ELEVATION
			= TELEPHONE BOX (T.B.)	E.P. = EDGE OF PAVEMENT
			= MAIL BOX	E.S.P. = EASEMENT
			= SIGN	EXST. = EXISTING
			= TRAFFIC SIGNAL	F.A. = FLOOR DRAIN
			= EXISTING SPOT ELEV.	F.F. = FRESH FLOOR
			= TEST HOLE	F.L. = FLOWLINE
			= BENCHMARK	F.O.L. = FIBER OPTIC LINE
			= CABLE T.V. PEDESTAL	G.I. = GRADE INLET
			= TELEPHONE MANHOLE	LS = UNDEVELOPED AREA
			= ELECTRIC MANHOLE	M.S. = MESSAGED
			= CHAMLINK FENCE	M.H. = MANHOLE
			= WOODEN FENCE	O.A.E. = OVERHEAD ELECTRIC
			= METAL FENCE	P.V.C. = POLYVINYL CHLORIDE PIPE
				P.W.T. = PAVEMENT
				R.C.P. = REINFORCED CONCRETE PIPE
				REC. = RECORD
				R-R = RAILROAD
				R.W. = REDDING WALL
				R.O.M. = RIGHT OF WAY
				U.G.E. = UNDERGROUND ELECTRIC
				U.G.T. = UNDERGROUND TELEPHONE
				U.C.P. = UNIFORM CLAY PIPE
				W. = WOODEN WELL
				W. = WIDE
				W.L. = WATER LINE



**PITZMAN'S COMPANY OF SURVEYORS & ENGINEERS**  
 2725 SUTTON BLVD.  
 ST. LOUIS, MISSOURI 63143  
 PHONE: (314) 781-6665 FAX: (314) 781-1801  
 www.pitzmans.com  
 A DIVISION OF FRONTIENIC ENGINEERING



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ORDER#:	08-461
C.B. OR F.P.#:	599-B
DRAWN BY:	A K B
CHECKED BY:	R.J.R.
DATE:	NOV 21, 2008
LOCATOR #	17T310137

RECEIVED SHEET  
 City of Chesterfield 1 of 1  
 JAN 17 2009

SANTA MARIA DRIVE 40'w

### SURVEYORS NOTES:

- 1.) SOURCE OF TITLE: NO TITLE WAS PROVIDED
- 2.) BEARING BASIS: BURKHARDT PLACE PLAT BOOK 12 PAGE 94.
- 3.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4.) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND AS POINTED OUT OR MAPPED BY UTILITIES PERSONNEL. LOCATIONS AND SIZES OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. BURIED UTILITIES / STRUCTURES SHOWN HEREON MAY NOT EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO FIND OR VERIFY BURIED UTILITY LOCATIONS.

### DEED DESCRIPTION: (DEED BOOK 17999 PAGE 3414)

LOT 5 OF BURKHARDT PLACE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 12 PAGE 94, OF THE ST. LOUIS COUNTY RECORDS.

### NEW LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOT 5 AND PART OF LOT 12, OF BURKHARDT PLACE, RECORDED IN PLAT BOOK 12 PAGE 94, OF THE ST. LOUIS COUNTY RECORDS, IN THE CITY OF CHESTERFIELD, MISSOURI BEING PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 WITH THE SOUTHERN LINE OF OLD CHESTERFIELD ROAD, 60 FEET WIDE; THENCE SOUTH 19 DEGREES 13 MINUTES 00 SECONDS WEST 203.82 FEET, ALONG THE EASTERN LINE OF SAID LOT 5, PRODUCED TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE ALONG THE SOUTH LINE OF SAID LOT 12, NORTH 82 DEGREES 29 MINUTES 45 SECONDS WEST 51.06 FEET, TO A POINT IN THE PRODUCED WESTERN LINE OF SAID LOT 5; THENCE NORTH 19 DEGREES 13 MINUTES 00 SECONDS EAST 214.19 FEET, ALONG THE WESTERN LINE OF SAID LOT 5, TO THE NORTHWESTERN CORNER OF SAID LOT 5, AND THE SOUTHERN LINE OF SAID OLD CHESTERFIELD ROAD, TO A POINT; THENCE SOUTH 70 DEGREES 47 MINUTES 00 SECONDS EAST 50.00 FEET, ALONG THE SOUTHERN LINE OF SAID OLD CHESTERFIELD ROAD, TO THE POINT BEGINNING AND CONTAINING 10,450 SQUARE FEET MORE OR LESS AS PREPARED BY PITZMAN'S COMPANY.

### TO: DONALD E. KOESTER

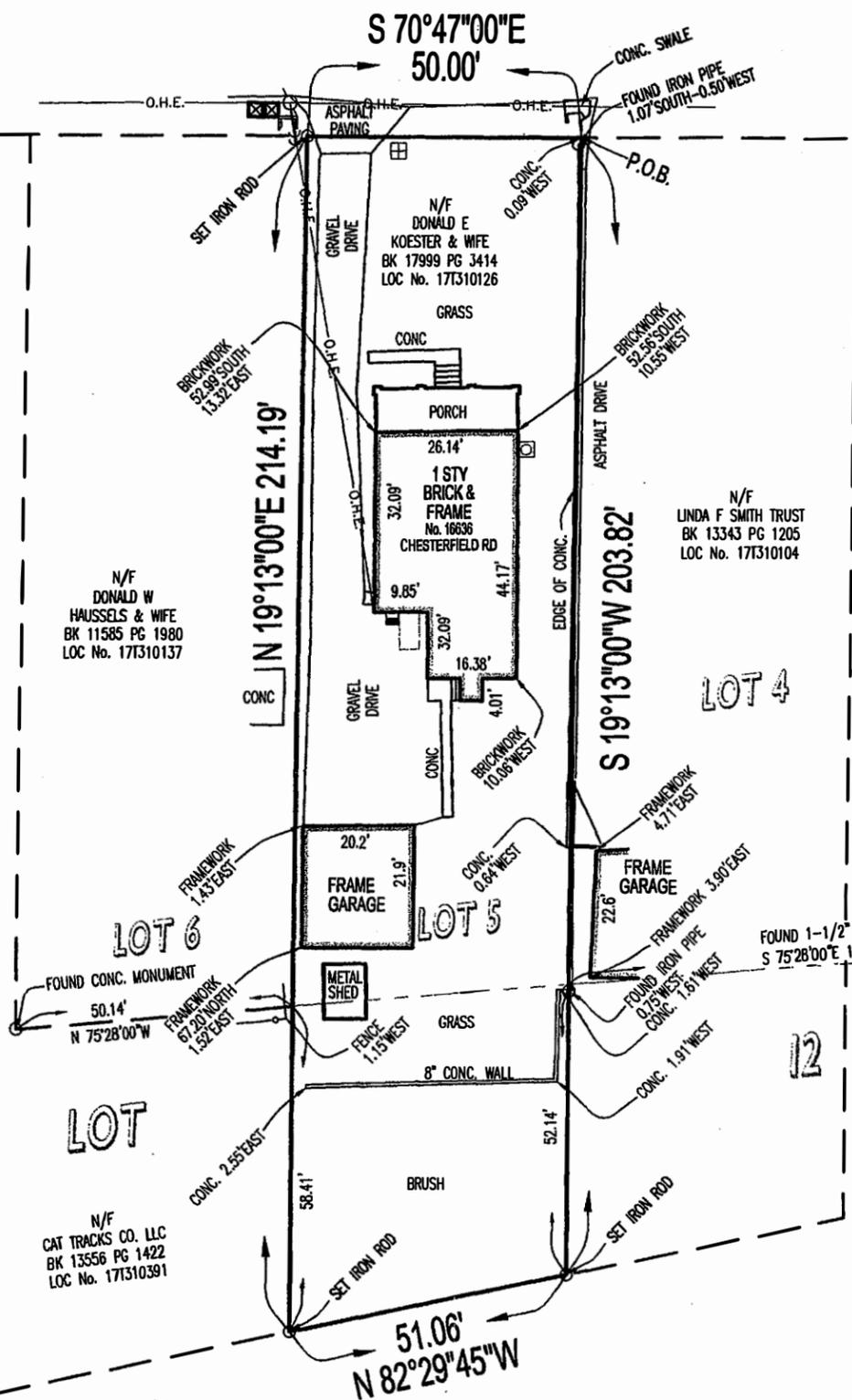
THIS IS TO CERTIFY THAT WE HAVE COMPLETED A BOUNDARY AND IMPROVEMENT SURVEY OF THE PROPERTY SHOWN HEREON, AND THAT THE RESULTS ARE CORRECTLY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY FOR "URBAN" SURVEYS. (10 CSR 30-2.070)

NOVEMBER 21, 2008

RICHARD J. RYERSON, V.P., MoPLS 2002014093  
 PITZMAN'S COMPANY OF SURVEYORS & ENGINEERS, 100 & 2820  
 2725 SUTTON BLVD.  
 ST. LOUIS, MISSOURI 63143  
 TEL: 314-781-6665  
 FAX: 314-781-1801  
 MBL: 314-504-6662  
 RICHRO@PITZMANS.COM



SEAL VALID ONLY WITH SIGNATURE



Plotted Date: 12/9/08 Time: 9:34 AM

P:\2008 PIZMAN\08-461 RYERSON - 1603 00 CHESTERFIELD\08\08-461-01.DWG