BILL NO. 2998 ORDINANCE NO. 2839

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR FOUR SEASONS PLAZA FOR A 16.26 ACRE TRACT OF LAND ZONED "C-2" SHOPPING DISTRICT AND "PC" PLANNED COMMERCIAL DISTRICT LOCATED SOUTH OF OLIVE BOULEVARD AND WEST OF WOODS MILL ROAD (16Q220719, 16Q210763, and 16Q220690).

WHEREAS, DosterUllom LLC., on behalf of Caplaco Seven, Inc. and Dierbergs Four Seasons, Inc., has submitted for review and approval a Boundary Adjustment Plat for the above referenced property located south of Olive Boulevard and west of Woods Mill Road; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate a 0.04 acre portion of Original Adjusted Lot 1 with Original Adjusted Lot 2 to be known as Readjusted Lot 1 and Readjusted Lot 2; and,

WHEREAS, the Department of Public Services has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council; and,

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Boundary Adjustment Plat.

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 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 16th day of March, 2015

Bob Nation
MAYOR

ATTEST:

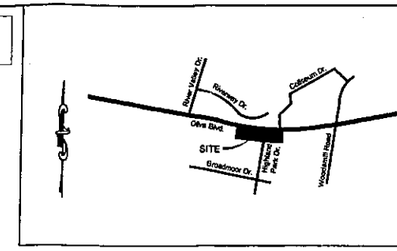
Vickie Hass
CITY CLERK

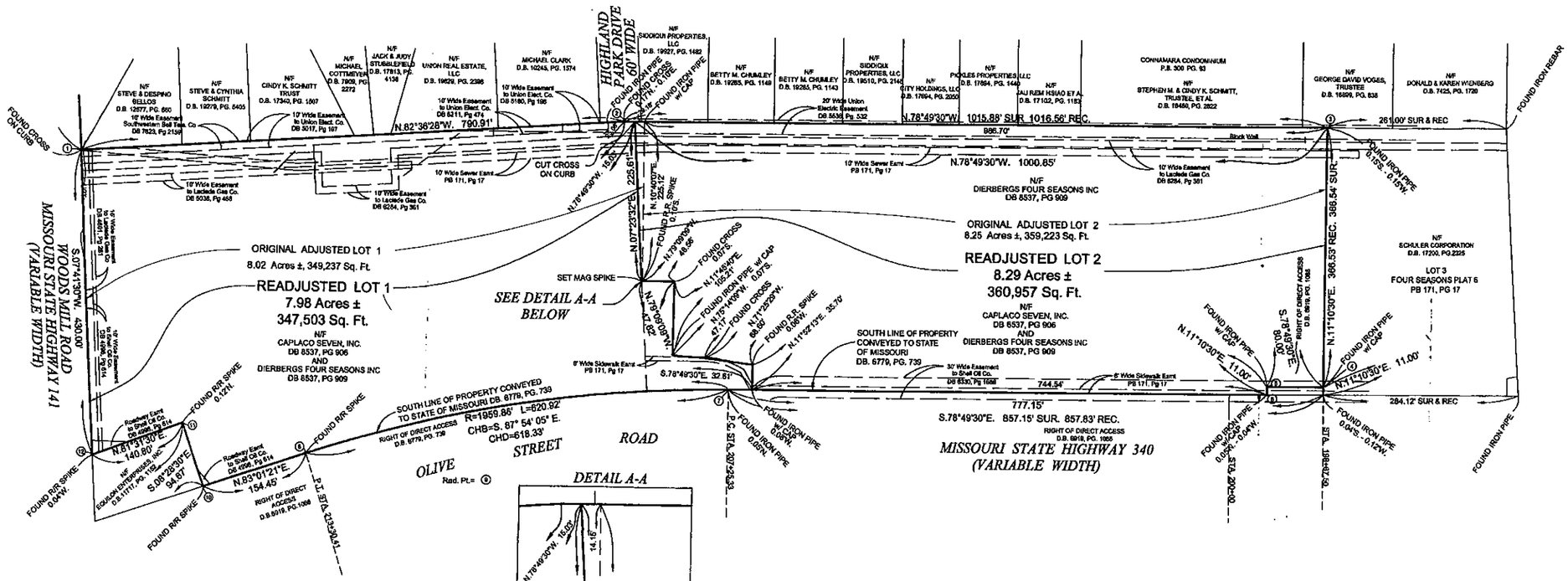
FOUR SEASONS CENTER

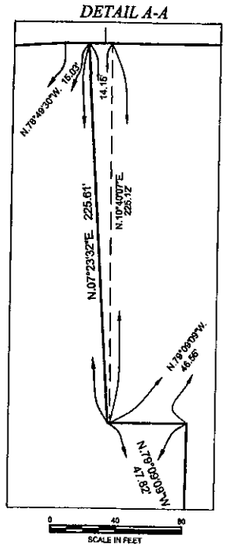
A BOUNDARY ADJUSTMENT OF
ADJUSTED LOTS 1 AND 2 OF
"A BOUNDARY ADJUSTMENT OF LOTS 1
AND 2 OF FOUR SEASONS PLAT 6"

SITUATED WITHIN LOT 2 OF SHARE 1, LOT 3 OF SHARE 2
AND LOT 5 OF SHARE 3 OF THE MISSOURI STEVENS ESTATE
IN U.S. SURVEY 207, TOWNSHIP 46 NORTH RANGE 5 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CITY OF CHESTERFIELD
EXHIBIT 1







The following list of metric coordinates are referenced to the Missouri Coordinate System NAD 1983 (COORS 96) 2401 East Zone by a real time kinematic survey traverse with a Trimble 5800 Receiver to Station MOSI of the Missouri D'epartment of Transportation (MoDOT) GNSS) Network. The average site Grid Factor = 0.9999258.
The Relative Positional Tolerance of said coordinates is less than fifty parts per million.

	NORTHING	EASTING
STATION	302843.569	253367.359
MOSI	(Grid Factor = 0.9999335)	
PONT NUMBER	NORTHING	EASTING
1	315724.811	250028.146
2	315752.950	249788.742
3	315809.302	249484.295
4	315919.148	249504.627
5	315914.711	249528.602
6	315918.007	249529.212
7	315874.897	249762.116
8	315870.259	249950.513
9	316462.243	249870.832
10	315876.538	249997.165
11	315848.053	250001.760
12	315854.887	250044.125
13	315822.073	249792.264

The Clayton Engineering Company
11920 Westline Industrial Drive
St. Louis, MO 63146-3204
(314) 692-8888

This is to certify that we have, during the month of March, 2014, at the request of Capitol Land Company made a Property Boundary Survey and prepared a Boundary Adjustment Plat of a tract of land being Adjusted Lots 1 and 2 of "A Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof recorded in Plat Book 341, Page 38 of the St. Louis County Records, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, containing 16.27 acres, more or less. This Survey was made in accordance with the current "Missouri Minimum Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, meets the accuracy requirements for an Urban Class Survey as defined therein and the results are as shown on this plat. Bearings are based on the aforementioned Boundary Adjustment plat.

The Clayton Engineering Company

By: James D. Boles
MO PLS 2127

JAMES D. BOLES NUMBER LS-2127 STATE OF MISSOURI PROFESSIONAL LAND SURVEYOR

8-28-14

Call Before you DIG
Dial 811 or TOLL FREE
1-800-344-7483
mocall.com
MISSOURI ONE-CALL SYSTEM INC.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

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the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8889 www.tcecorp.com
Mo. Cert. of Authority - Prof. Engineering #000287 & Prof. Surveying #000014

REVISIONS

F.B.
PLOTTED: 9/26/2014 9:23 AM | By: JDB
ISUR.
F.B.
FILE: G:\Jobs\95128\4_1\95128\Survey\Bndy Adj Plat.dwg

Prepared for:
CAPITOL LAND COMPANY
11850 Studt Avenue
St. Louis, Missouri 63141
Phone: 314-991-8900 Fax: 314-991-2474

BOUNDARY ADJUSTMENT PLAT

(Olive Street Road & Woods Mill Road (Hwy. 141))

RECEIVED
City of Chesterfield
SEP - 3 2014
Department of Public Services

Designed	
Drawn	JML
Checked	JDB
Date	4/1/2014
Project Number	95128-6
Sheet Number	1 of 2

FOUR SEASONS CENTER

A BOUNDARY ADJUSTMENT OF
ADJUSTED LOTS 1 AND 2 OF
"A BOUNDARY ADJUSTMENT OF LOTS 1
AND 2 OF FOUR SEASONS PLAT 6"

SITUATED WITHIN LOT 2 OF SHARE 1, LOT 3 OF SHARE 2
AND LOT 5 OF SHARE 3 OF THE MISSOURI STEVENS ESTATE
IN U.S. SURVEY 207, TOWNSHIP 46 NORTH RANGE 5 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GENERAL NOTES

1) Source of Title: An Old Republic National Title Insurance Company Commitment for Title Insurance No. 12-06227 Revision No. 1, having an effective date of May 1, 2012. There may be easements and restrictions of record occurring after the aforementioned date that are unknown by the Surveyor. This Survey is subject to any facts that may be disclosed by a current and accurate title search.

2) The existence of utilities has not been investigated.

3) Project Benchmark; "Cross" on top of a retaining wall 9 inches south of the angle point; 31' west of the centerline of Woods Mill Road and 94' south of the centerline of Olive Boulevard. Elevation = 545.38' N.G.V.D. '29.

We the undersigned owners of the tracts of land hereon 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 Boundary Adjustment Plat shall be subject to any easements, restrictions or covenants of record and hereafter be known as:

FOUR SEASONS CENTER

Unless otherwise shown, semi-permanent monumentation (iron pipes w/cap) will be set at all lot corners within twelve (12) months of the recording of this Boundary Adjustment Plat in accordance with the aforementioned current Missouri Minimum Standards for Property Boundary Surveys.

IN WITNESS WHEREOF, we have hereunto set our hand this ________ day of ________________, 2014.

Caplaco Seven, Inc.
a Missouri corporation

By: ______________________________
George K. Capps, President

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

On this ____ day of __________________, 2014, before me appeared **George K. Capps**, to me personally known, who being by me duly sworn, did say that he is President, of **Caplaco Seven, Inc.**, a Missouri corporation, duly organized and existing under the laws of the State of Missouri, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and he further acknowledges said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written. My Commission expires ________________.

____________________ *(Printed name of Notary Public)* ____________________ *(Notary Public)*

IN WITNESS WHEREOF, we have hereunto set our hand this ________ day of ____________________, 2014.

Dierbergs Four Seasons, Inc.
a Missouri corporation

By: ______________________________
Robert J. Dierberg, Chairman

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

On this _____ day of __________________, 2014, before me appeared **Robert J. Dierberg**, to me personally known, who being by me duly sworn, did say that he is Chairman of **Dierbergs Four Seasons, Inc.**, a Missouri corporation, duly organized and existing under the laws of the State of Missouri, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors and he further acknowledges said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written. My Commission expires ________________.

____________________ *(Printed name of Notary Public)* ____________________ *(Notary Public)*

HOLDER OF NOTES

We the undersigned legal owners and holder of notes for Caplaco Seven, Inc. and Dierbergs Four Seasons, Inc., secured by Deed of Trust dated December 10, 1998 recorded in Deed Book 11895, Page 860 of the St. louis County Records, as affected by the First Modification Agreement dated October 3, 2012 recorded in Deed Book 20184, Page 3401 of the St. Louis County Records, do hereby join in and approve the foregoing Boundary Adjustment as shown on this Plat.

IN WITNESS WHEREOF, we have hereunto set our hand this _________ day of ______________________, 2014.

Jackson National Life Insurance Company

By: ____________________ *(Corporate Officer*   By: ____________________ *(Printed name of Corporate Officer, Title)*

STATE OF __________)
)SS.
COUNTY OF _________)

On this _________ day of ______________________, 2014, before me appeared __________________, to me personally known, who being by me duly sworn, did say that (s)he is __________________ of ______________________, a Missouri corporation duly organized and existing under the laws of the State of Missouri, and that said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors and (s)he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written. My Commission expires ________________.

____________________ *(Printed name of Notary Public)* ____________________ *(Notary Public)*

PROPERTY DESCRIPTION
(Original Adjusted Lot 1)

A tract of land being Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 29.18 feet to the Southeastern corner of Adjusted Lot 2 of said Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6; thence Northeasterly, along the Eastern line of said Adjusted Lot 2, North 10 degrees 40 minutes 07 seconds East, 225.12 feet; thence North 79 degrees 09 minutes 09 seconds West, 46.56 feet; thence North 11 degrees 45 minutes 40 seconds East, 105.21 feet; thence North 75 degrees 14 minutes 09 seconds West, 47.17 feet; thence North 71 degrees 25 minutes 29 seconds West, 68.60 feet; thence North 11 degrees 52 minutes 13 seconds East, 35.70 feet to its intersection with a point on the Southern line of property conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along the Southern line thereof, South 78 degrees 49 minutes 30 seconds East, 32.61 feet to a point of curvature; thence Southeasterly, along a curve to the left having a radius of 1959.86 feet, an arc distance of 620.92 feet (South 87 degrees 54 minutes 05 seconds East, 618.33 feet on its chord) to a point of tangency; thence North 83 degrees 01 minute 21 seconds East, 154.45 feet to the Northwestern corner of a tract of land conveyed to Equilon Enterprises, LLC, by deed recorded in Deed Book 11717, Page 1152 of the St. Louis County Records; thence along the Western line of said tract, South 08 degrees 28 minutes 30 seconds East, 94.67 feet to the Southwestern corner thereof; thence along the Southern line of said tract, North 81 degrees 31 minutes 30 seconds East, 140.80 feet to a point on the Western right of way line of Missouri State Highway 141, as aforementioned; thence Southwesterly, along said Western right of way line, South 07 degrees 41 minutes 30 seconds West, 430.00 feet to the point of beginning, containing 8.02 acres, more or less (349,237 square feet).

PROPERTY DESCRIPTION
(Original Adjusted Lot 2)

A tract of land being Adjusted Lot 2 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 29.18 feet to the Southwestern corner of Adjusted Lot 1 of said Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6 and being the Point of Beginning of the tract of land hereon described; thence Northwesterly, along the Southern line of said Adjusted Lot 2, North 78 degrees 49 minutes 30 seconds West, 986.70 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northeasterly, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern Line of a tract of land conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width, by deed recorded in Deed Book 6919, Page 1088 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds East, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri, for the widening of said Missouri State Highway 340, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 744.54 feet to the Northwestern corner of Adjusted Lot 1, as aforementioned; thence Southwesterly, along the Western line of said Adjusted Lot 1, South 11 degrees 52 minutes 13 seconds West, 35.70 feet; thence South 71 degrees 25 minutes 29 seconds East, 68.60 feet; thence South 75 degrees 14 minutes 09 seconds East, 47.17 feet; thence South 11 degrees 45 minutes 40 seconds West 105.21 feet; thence South 79 degrees 09 minutes 09 seconds East, 46.56 feet; thence South 10 degrees 40 minutes 07 seconds West 225.12 feet to the point of beginning, containing 8.25 acres, more or less (359,223 square feet).

PROPERTY DESCRIPTION
(Part of Original Adjusted Lot 1)

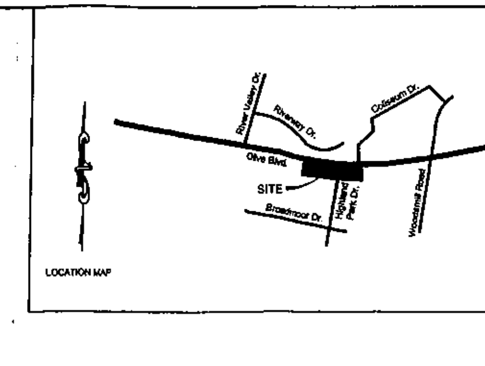
A tract of land being part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the Southwestern corner of Adjusted Lot 1, as aforementioned; thence Northeasterly, along the Western line thereof, North 10 degrees 40 minutes 07 seconds East, 225.12 feet to a point; thence Southeasterly, along the Southeasterly prolongation of the Western line of said Adjusted Lot 1, South 79 degrees 09 minutes 09 seconds East, 1.26 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to its intersection with a point on the Southern line of said Adjusted Lot 1; thence Northwesterly, along the Southern line thereof, North 78 degrees 49 minutes 30 seconds West, 14.15 feet to the point of beginning, containing 1,733 square feet (0.04 acres, more or less).

CITY OF CHESTERFIELD

This is to certify that this plat of Four Seasons Center was approved by the City Council of the City of Chesterfield by Ordinance Number __________ on the ________ day of ______________ 20___ and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

____________________ Bob Nation, Mayor   ____________________ Vickie Hass, City Clerk



PROPERTY DESCRIPTION
(Readjusted Lot 1)

A tract of land being part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 15.03 feet to a point; thence North 07 degrees 23 minutes 32 seconds East, 225.61 feet to a point; thence Northwesterly, along the Western line of said Adjusted Lot 1 and its Southeasterly prolongation, North 79 degrees 09 minutes 09 seconds West, 47.82 feet to a point; thence Northeasterly, continuing along the Western line of said Adjusted Lot 1, North 11 degrees 45 minutes 40 seconds East, 105.21 feet; thence North 75 degrees 14 minutes 09 seconds West, 47.17 feet; thence North 71 degrees 25 minutes 29 seconds West, 68.60 feet; thence North 11 degrees 52 minutes 13 seconds East, 35.70 feet to its intersection with a point on the Southern line of property conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along the Southern line thereof, South 78 degrees 49 minutes 30 seconds East, 32.61 feet to a point of curvature; thence Southeasterly, along a curve to the left having a radius of 1959.86 feet, an arc distance of 620.92 feet (South 87 degrees 54 minutes 05 seconds East, 618.33 feet on its chord) to a point of tangency; thence North 83 degrees 01 minute 21 seconds East, 154.45 feet to the Northwestern corner of a tract of land conveyed to Equilon Enterprises, LLC, by deed recorded in Deed Book 11717, Page 1152 of the St. Louis County Records; thence along the Western line of said tract, South 08 degrees 28 minutes 30 seconds East, 94.67 feet to the Southwestern corner thereof; thence along the Southern line of said tract, North 81 degrees 31 minutes 30 seconds East, 140.80 feet to a point on the Western right of way line of Missouri State Highway 141, as aforementioned; thence Southwesterly, along said Western right of way line, South 07 degrees 41 minutes 30 seconds West, 430.00 feet to the point of beginning, containing 7.98 acres, more or less (347,503 square feet).

PROPERTY DESCRIPTION
(Readjusted Lot 2)

A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 15.03 feet to the Point of Beginning of the tract of land hereon described; thence Northwesterly, continuing along the Southern line of said Adjusted Lot 1 and the Southern line of Adjusted Lot 2 thereof, North 78 degrees 49 minutes 30 seconds West, 1000.85 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northeasterly, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern Line of a tract of land conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width,) by deed recorded in Deed Book 6919, Page 1088 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds East, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri, for the widening of said Missouri State Highway 340, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 744.54 feet to the Northwestern corner of Adjusted Lot 1, as aforementioned; thence Southwesterly, along the Western line of said Adjusted Lot 1, South 11 degrees 52 minutes 13 seconds West, 35.70 feet; thence South 71 degrees 25 minutes 29 seconds East, 68.60 feet; thence South 75 degrees 14 minutes 09 seconds East, 47.17 feet; thence South 11 degrees 45 minutes 40 seconds West 105.21 feet; thence Southeasterly, continuing along the Western line of said Adjusted Lot 1 and its Southeasterly prolongation, South 79 degrees 09 minutes 09 seconds East, 47.82 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to the point of beginning, containing 8.29 acres, more or less *(360,957 square feet)*.

PROPERTY DESCRIPTION
(Original Adjusted Lots 1 and 2)

A tract of land being Adjusted Lots 1 and 2 of the "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern Line of said Adjusted Lots 1 and 2 thereof, North 82 degrees 36 minutes 28 seconds West, 790.91 feet to a point; thence North 78 degrees 49 minutes 30 seconds West, 1015.88 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northeasterly, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern Line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width) by deed recorded in Deed Book 6919, Page 1088 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds East, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 340 by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 777.15 feet to a point of curvature; thence Southeastwardly, along a curve to the left, having a radius of 1959.86 feet, an arc distance of 620.92 feet (South 87 degrees 54 minutes 05 seconds East, 618.33 feet on its chord) to a point of tangency; thence North 83 degrees 01 minute 21 seconds East, 154.45 feet to the Northwestern corner of a tract of land conveyed to Equilon Enterprises, LLC, by deed recorded in Deed Book 11717, Page 1152 of the St. Louis County Records; thence along the Western line of said tract, South 08 degrees 28 minutes 30 seconds East, 94.67 feet to the Southwestern corner thereof; thence along the Southern line of said tract, North 81 degrees 31 minutes 30 seconds East, 140.80 feet to a point on the Western right of way line of Missouri State Highway 141, as aforementioned; thence Southwesterly, along said Western right of way line, South 07 degrees 41 minutes 30 seconds West, 430.00 feet to the point of beginning, containing 16.26 acres, more or less (708,460 square feet).

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

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the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8896 claytoneng.pro
Mo. Cert. of Authority - Prof. Engineering #000067 & Prof. Surveying #000014

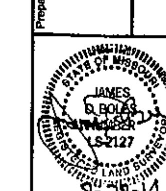
REVISIONS

F.S. | F.B. | SUR. | FILE: [illegible] | PLOTTED: 8/26/2014 [illegible] | BY: JDB

Prepared for:
CAPITOL LAND COMPANY
11850 Studt Avenue
St. Louis, Missouri 63141
Phone: 314-991-8900 Fax: 314-991-2474

BOUNDARY ADJUSTMENT PLAT

Olive Street Road & Woods Mill Road (Hwy 141)



Designed	
Drawn	JML
Checked	JDB
Date	4/1/2014
Project Number	95128-6
Sheet Number	2 of 2