

BILL NO. 2548

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE VILLAGE AT OLDE BAXTER SQUARE, FOR A 2.0 ACRE TRACT OF LAND ZONED "R-4" P.E.U RESIDENCE DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF OLD BAXTER RD AND CENTURY LAKE DR.**

**WHEREAS**, Flower Homes L.L.C., has submitted for review and approval the Record Plat for The Village at Olde Baxter Square, located at the southwest corner of Old Baxter Rd and Century Lake Dr.,

**WHEREAS**, the purpose of said Record Plat is to subdivide a 2.0 acre tract of land into eight (8) lots for single family attached and detached residential use; and,

**WHEREAS**, the Planning Commission having reviewed the same and has recommended approval thereof.

**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 for The Village at Olde Baxter Square, 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2006.

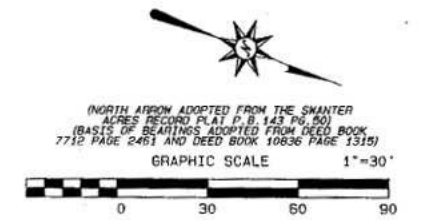
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**THE VILLAGE AT OLDE BAXTER SQUARE**  
**A TRACT OF LAND IN**  
**U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST**  
**CITY OF CHESTERFIELD**  
**ST. LOUIS COUNTY, MISSOURI**  
**R-4 (7,500 S.F. RESIDENTIAL DISTRICT) P.E.U., ORD.2262**

LINE	BEARING	DISTANCE
L1	S21°05'00"E	22.82'
L2	S46°38'40"E	33.02'
L3	S21°06'52"E	27.73'
L4	S65°30'16"E	21.10'
L5	S70°05'01"W	20.48'
L6	N21°02'45"W	10.16'
L7	S26°54'50"W	37.43'
L8	N60°39'38"W	44.15'
L9	S68°57'14"W	15.48'
L10	N21°02'45"W	17.41'
L11	S69°26'49"W	36.17'
L12	N65°33'00"W	11.99'
L13	S69°27'00"W	22.21'
L14	S22°44'37"W	21.85'
L15	S16°19'33"W	11.22'
L16	N20°33'45"W	53.64'
L17	N00°18'51"W	35.59'
L18	N17°03'45"W	20.45'
L19	N90°00'00"W	0.00'
L20	N50°26'04"E	21.59'
L21	S69°33'21"W	10.00'
L22	S20°26'39"E	7.73'
L23	N20°26'39"W	12.32'
L24	N23°15'35"E	28.45'
L25	S23°15'35"W	12.09'
L26	N20°26'39"W	11.42'
L27	S70°48'21"W	21.06'
L28	S21°02'45"E	26.00'
L30	S68°57'15"W	31.32'
L31	N20°48'01"W	14.25'
L32	S21°02'45"E	10.01'
L33	S68°57'15"W	8.00'



CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	32.00'	50.27'	S66°02'45"E	45.25'
C2	10.00'	9.12'	S42°49'11"W	8.81'
C3	28.00'	13.02'	N30°00'07"E	12.90'
C4	32.00'	16.38'	S28°39'19"W	16.20'
C5	32.00'	16.45'	N74°30'38"W	16.27'
C6	28.00'	15.36'	N73°31'27"W	15.16'
C7	10.00'	9.29'	S84°25'47"E	8.96'

**LAND DESCRIPTION**

TWO TRACTS OF LAND IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, SAID TRACTS OF LAND BEING PROPERTY AS DESCRIBED BY DEED IN BOOK 17257 PAGES 1988 AND 1992 TO FLOWER HOMES, INC., AS RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE NORTH LINE OF PROPERTY CONVEYED TO EARL O. AND VIRGINIA L. EBERWEIN, BY DEED RECORDED IN BOOK 6005 PAGE 399 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE SOUTHWEST CORNER OF LOT 2 OF DREW STATION SHOPPING CENTER, A SUBDIVISION RECORDED IN PLAT BOOK 287 PAGE 71 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 20 DEGREES 33 MINUTES 00 SECONDS WEST, 306.83 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER THEREOF, SAID PIPE ALSO BEING ON THE SOUTH LINE OF PROPERTY AS DESCRIBED BY DEED IN BOOK 15496 PAGE 004 TO THE CITY OF CHESTERFIELD AS RECORDED IN OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID CITY OF CHESTERFIELD PROPERTY AND THE SOUTH LINE OF LOT "A" OF SWANTER ACRES, A SUBDIVISION RECORDED IN PLAT BOOK 143 PAGE 50 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, NORTH 72 DEGREES 56 MINUTES 15 SECONDS EAST, 306.67 FEET TO A FOUND IRON PIPE WITH CAP ON THE WEST RIGHT-OF-WAY LINE OF OLD BAXTER (WIDTH VARIES) ROAD;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BAXTER ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 05 DEGREES 08 MINUTES 00 SECONDS EAST, 33.91 FEET TO A FOUND IRON PIPE WITH CAP SOUTH 16 DEGREES 39 MINUTES 00 SECONDS EAST, 170.56 FEET AND WHERE A FOUND IRON PIPE WITH CAP BEARS, 0.31 FEET SOUTH AND SOUTH 34 DEGREES 34 MINUTES 00 SECONDS EAST, 85.10 FEET TO THE NORTHEAST CORNER OF SAID EBERWEIN PROPERTY AND WHERE A FOUND IRON PIPE WITH CAP BEARS, 0.94 FEET SOUTH AND 1.10 FEET WEST AND A FOUND IRON PIPE BEARS, 0.34 FEET SOUTH AND 1.26 FEET WEST;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF OLD BAXTER ROAD AND ALONG THE NORTH LINE OF SAID EBERWEIN TRACT, SOUTH 68 DEGREES 55 MINUTES 00 SECONDS WEST, 306.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 87,118 SQUARE FEET OR 2,000 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD IF ANY.

**LENDER INFORMATION**

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AS SHOWN HEREON JOIN IN AND APPROVE EVERY DETAIL OF THIS PLAT,

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

LENDER \_\_\_\_\_

SYGN \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

TITLE \_\_\_\_\_

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND \_\_\_\_\_ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**TITLE COMMITMENTS:**

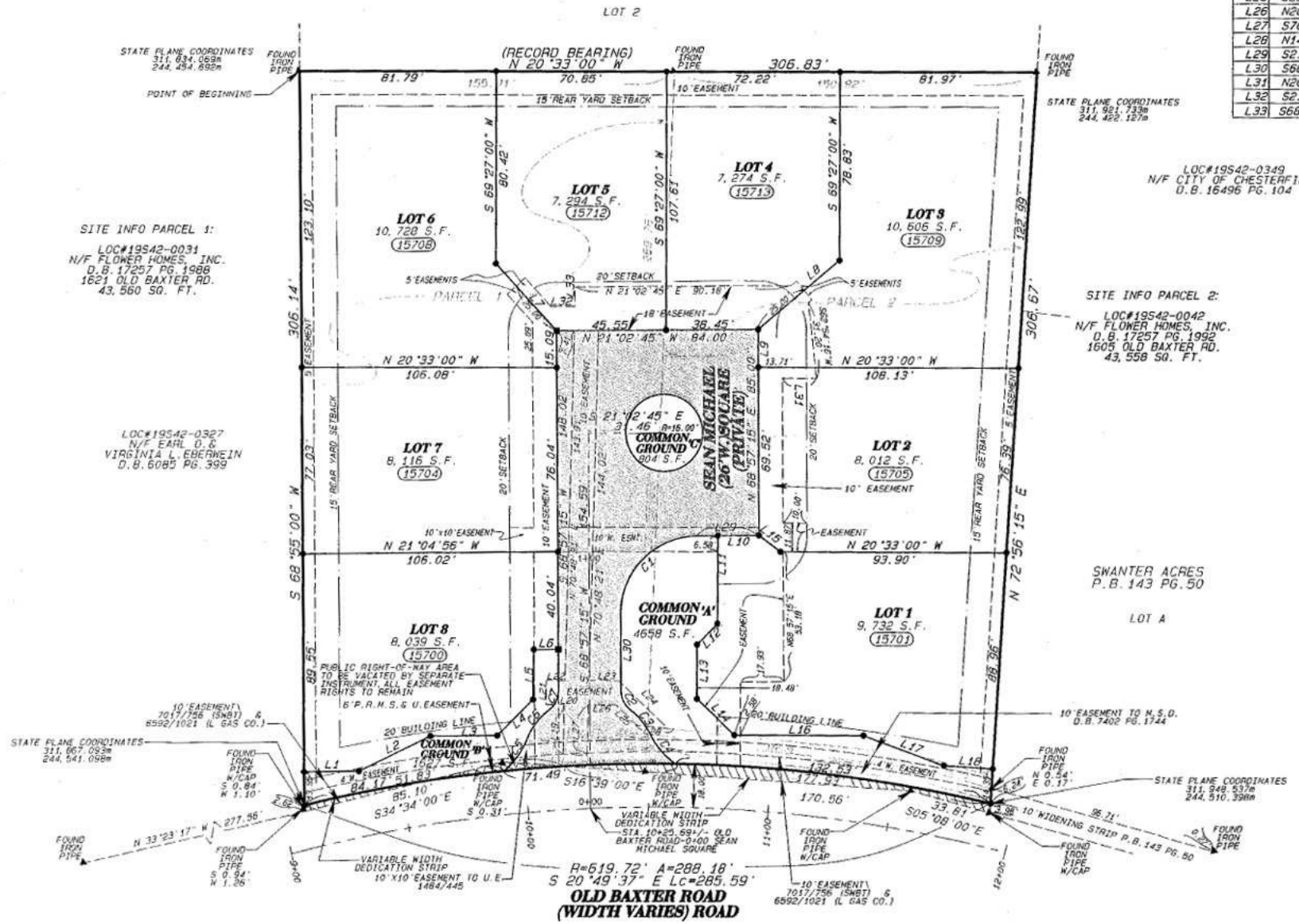
- EASEMENTS SHOWN ON THIS PLAT ARE AS PER HILLSBORO TITLE COMPANY COMMITMENT NUMBER, DATED JULY 27, 2005, SCHEDULE B11.
- ITEM #4 EASEMENT PER DEED BOOK 6592 PAGE 1021. IS DEPICTED HEREON.
- ITEM #5 EASEMENT PER DEED BOOK 7017 PAGE 756. IS DEPICTED HEREON.
- ITEM #6 EASEMENT PER DEED BOOK 7402 PAGE 1744. IS DEPICTED HEREON.
- TRACT IS "URBAN" CLASS PROPERTY.

THIS IS TO CERTIFY, THAT THIS PLAT OF "THE VILLAGE AT OLDE BAXTER", WAS APPROVED BY THE CITY COUNCIL OF CHESTERFIELD, MISSOURI BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007 AND HEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITHIN THE OFFICE OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS.

BY: JOHN NATIONS, MAYOR  
BY: MARTY DEMAY, CITY CLERK

STATE PLANE COORDINATES WERE DETERMINED ON 10/5/06 USING TWO TRIMBLE SINGLE FREQUENCY GPS RECEIVERS. DATA WAS COLLECTED BY STATIC METHOD AND POST PROCESSED IN TRIMBLE GEOMATICS OFFICE SOFTWARE. ST. LOUIS COUNTY GEOGRAPHIC REFERENCE MONUMENT SL-32 AND ST. LOUIS COUNTY GEOGRAPHIC REFERENCE MONUMENT SL-33 WERE FIXED IN THE ADJUSTMENT. THE PUBLISHED VALUES FOR SL-32 WERE N=314818.125 METERS AND E=242042.016 METERS. FOR SL-33 N=312688.708 METERS AND E=247833.044 METERS. SITE GRID AZIMUTH AND THE GRID FACTOR WERE CALCULATED BY THE TRIMBLE GEOMATICS SOFTWARE. THE TRIMBLE SOFTWARE GENERATED POSITIONAL ERROR ELLIPSES FOR THE TWO ON SITE RECEIVERS OF LESS THAN A CENTIMETER, BUT WE ONLY REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY REQUIREMENTS OF THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN RELATION TO MONUMENTS SL-32 AND SL-33. THE BOUNDARY SURVEY WAS COMPLETED WELL PRIOR TO THE STATE PLANE TIE AND IN ORDER TO ORIENT THIS TO MISSOURI STATE PLANE COORDINATES EAST ZONE, GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PLAT BEARINGS CLOCKWISE BY 00 DEGREES 10 MINUTES 01 SECONDS. THE PUBLISHED PLAT BEARINGS OF SOUTH 69 DEGREES 50 MINUTES 00 SECONDS WEST, WOULD BE SOUTH 69 DEGREES 05 MINUTES 01 SECONDS WEST IF ROTATED TO GRID NORTH. SITE COMBINED FACTOR IS 0.99990864.

DREW STATION SHOPPING CENTER  
P.B. 287 PG. 71



SITE INFO PARCEL 1:  
LOC#19542-0031  
N/F FLOWER HOMES, INC.  
D.B. 17257 PG. 1988  
1621 OLD BAXTER RD.  
43,580 SQ. FT.

LOC#19542-0327  
N/F EARL O.G. VIRGINIA L. EBERWEIN  
D.B. 6085 PG. 399

SITE INFO PARCEL 2:  
LOC#19542-0042  
N/F FLOWER HOMES, INC.  
D.B. 17257 PG. 1992  
1605 OLD BAXTER RD.  
43,558 SQ. FT.

SWANTER ACRES  
P.B. 143 PG. 50

LOC#19542-0349  
N/F CITY OF CHESTERFIELD  
D.B. 16496 PG. 104

THE UNDERSIGNED OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS THE VILLAGE AT OLDE BAXTER SQUARE.

SEAN MICHAEL SQUARE (26 FOOT WIDE) TOGETHER WITH ALL BOUNDINGS LOCATED AT THE STREET INTERSECTIONS, AND CURVE-SACS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN DOTTED ON THIS PLAT, ARE HEREBY DEDICATED TO THE VILLAGES AT OLDE BAXTER SQUARE HOMEOWNERS ASSOCIATION, FOR PRIVATE USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF CHESTERFIELD, AMEREN UTIL. CHARTER COMMUNICATIONS, LADECO GAS CO., MISSOURI AMERICAN WATER CO. AND THE METROPOLITAN ST. LOUIS SENIOR DISTRICT, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING, PUBLIC UTILITIES, SEWERS, AND DRAINAGE FACILITIES, ALONG WITH TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS, DURING INSTALLATION OR REPAIR OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE 6 FOOT WIDE PERMANENT ROADWAY, MAINTENANCE SIDEWALK AND UTILITY EASEMENT (P.B. 5, 6, 7) SHOWN ALONG THE WEST EDGE OF THE OLD BAXTER RIGHT-OF-WAY DEDICATION IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI.

THE DEDICATION STRIP SHOWN ADJACENT TO OLD BAXTER ROAD ON THIS PLAT AND HATCHED FOR BETTER IDENTIFICATION, IS HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY TO THE CITY OF CHESTERFIELD, MISSOURI FOREVER.

BOUNDARY LINES AS SHOWN ON THIS PLAT WAS ESTABLISHED BY CITY OF CHESTERFIELD, ORDINANCE NO. 2262, APPROVED MAY 1, 2006.

ALL COMMON GROUND AREAS ARE HEREBY DEDICATED TO THE BOARD OF TRUSTEES OF THE VILLAGE AT OLDE BAXTER SQUARE HOMEOWNERS ASSOCIATION FOREVER.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF TRUST, COVENANTS, CONDITIONS AND RESTRICTIONS OF "THE VILLAGE AT OLDE BAXTER SQUARE", RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS, DATE \_\_\_\_\_ DAILY # \_\_\_\_\_

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

FLOWER HOMES, INC.  
DONALD A. FLOWER, PRESIDENT

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007, BEFORE ME PERSONALLY APPEARED DONALD A. FLOWER TO ME KNOWN WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF FLOWER HOMES, INC., A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT THE INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND DONALD A. FLOWER FURTHER ACKNOWLEDGED SAID INSTRUMENT TO THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES \_\_\_\_\_



BENCHMARK INFO: "1" ON TOP OF CURB; 60" EAST OF THE CENTERLINE OF BAXTER ROAD AND 15" NORTH OF THE CENTERLINE OF HIGHCROFT DRIVE. ELEVATION 629.33. N.S.D. REF. NO. 12-95.

TOTAL AREA OF PLAT = 87,118 SQ. FT.  
OR 2,000 ACRES

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY TO FLOWER HOMES, INC., THAT AT THEIR REQUEST, DURING THE MONTH OF SEPTEMBER, 2006, CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC. HAS PREPARED A SUBDIVISION PLAT FOR A TRACT OF LAND AS DESCRIBED BY DEED IN BOOK 17257 PAGES 1988-1992 TO FLOWER HOMES, INC., AS RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF SAID TRACT, COMPLETED BY CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC.  
CORPORATE LSF 2001010602

GLENN S. MAZURANC  
MISSOURI CERT. NO. L.S. 2610  
DATED: 5/1/07



THE VILLAGE AT OLDE BAXTER SQUARE

RECORD PLAT

**CORNERSTONE**  
**LAND SURVEYING &**  
**CIVIL ENGINEERING, INC.**

2705 DOUGHERTY FERRY RD., SUITE 100  
ST. LOUIS, MO. 63122 (314) 966-9987 (314) 956-0329 (FAX)

Project #	Drawn By	File Name	Sheet Number
05-229	R.E.B.	05229 RP	1 OF 1
Checked By	Date	Revisions:	
J.E.W.	9/26/06	11/13/06, 12/5/06, 3/12/07, 4/12/07, 4/26/07-add draw text.	