

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING PART OF LOTS C-802 AND C-803 OF KEMP AUTOMOBILE MUSEUM SUBDIVISION IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH-RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI.

WHEREAS, JPR Corporation c/o Sachs Properties, has proposed a Boundary Adjustment Plat for the aforementioned tracts; and,

WHEREAS, the Department of Planning and Department of Public Works have reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinances and forwarded said Boundary Adjustment Plat 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 Boundary Adjustment Plat which is attached hereto as Exhibit "A" 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 said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

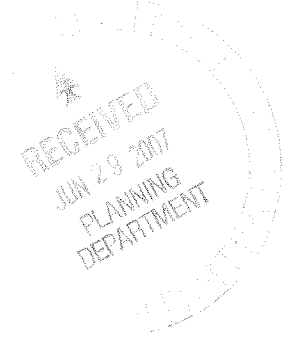
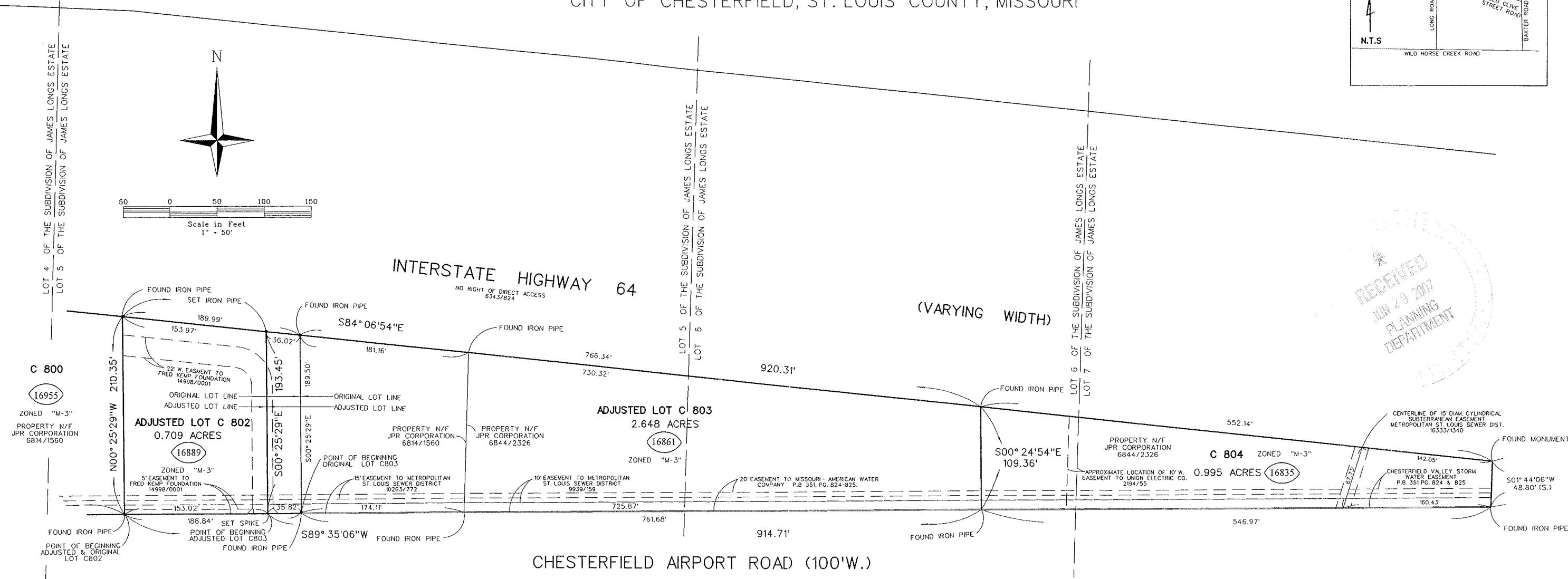
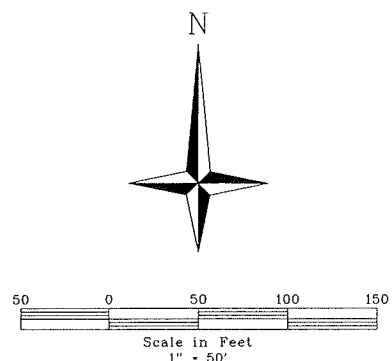
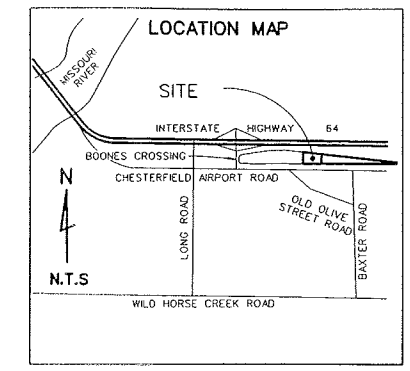
Passed and approved this _____ day of _____, 2007.

MAYOR

ATTEST:

CITY CLERK

BOUNDARY ADJUSTMENT PLAT
 OF A TRACT OF LAND BEING LOTS C802 & C803 OF THE
 KEMP AUTOMOBILE MUSEUM SUBDIVISION OF THE
 PLAT RECORDED IN PLAT BOOK 351 PAGES 824 & 825
 IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



First American Title Insurance Company
 Commitment No. NCS-277584-STLO
 Effective Date: January 22, 2007

Schedule B - Part 2 - Exceptions
 Items below are per Item # on Commitment

- | | |
|---|---|
| <p>13. Easement to St. Louis County Water Co. recorded in deed book 8638, page 1350. (Not shown).</p> <p>14. Easement to Southwestern Bell Telephone Co. recorded in deed book 9353, page 829. (Not shown).</p> <p>15. Property may be subject to terms and provisions of the ordinance Ordinance Number 587 (amended by Ordinance Number 7014). Ordinance recorded in deed book 9827, page 188. (Not shown).</p> <p>16. Property may be subject to terms and provisions of the development plan thereof recorded in plat book 320, page 67. (Not shown).</p> <p>17. Easement to Metropolitan St. Louis Sewer Co. recorded in deed book 10263, page 775 (Not shown).</p> <p>18. Property subject to Restrictions to direct access to Highway 40 (Interstate 64) created by Condemnation Suit No. 290860 and Report of Commissioners recorded in deed book 6343, page 824. Direct access to interstate highway not permitted. Access gained by interchanges accessed via service road interchanges.</p> <p>19. Property may be subject to terms and provisions of the following ordinance: Ordinance Number 10160, recorded in deed book 7340, page 1140. (Not shown).</p> <p>20. Easement in favor of St. Louis County Water Co. as condemned under Cause No. 608603 in Circuit Court of St. Louis County, a certified copy of the Commissioners on same being recorded in deed book 8937, page 887. (Not shown).</p> <p>21. Property may be subject to terms and provisions of the development plan thereof recorded in plat book 208, pages 38 and 39. (Not shown).</p> <p>22. Easement to Laclade Gas Co. recorded in deed book 6769, page 1462. (Not shown).</p> <p>23. Easements (2) to St. Louis County Water Co. recorded in deed book 8575, page 1718, and deed book 8592, page 2285. (Not shown).</p> <p>24. Easements (2) to St. Louis County Water Co. recorded in deed book 8571, page 1601, and deed book 8597, page 688. (Not shown).</p> <p>25. Property may be subject to terms and provisions of the ordinance Ordinance #1344. Ordinance recorded in deed book 12008, pages 1759-1781. (Not shown).</p> <p>26. Easements to Union Electric Co. (2) according to commitment, document recorded in deed book 12477, page 2692, granted to Laclade Gas Co. and document recorded in deed book 12249, page 105 also granted to Laclade Gas Co. Deed book 12477, page 2692 (Not shown). Deed book 12249, page 105 (Not shown).</p> <p>27. Easement to Union Electric Co. recorded in deed book 12495, page 1633. (Not shown).</p> <p>28. Easement to Metropolitan St. Louis Sewer District as recorded in deed book 12630, page 1615. (Not shown).</p> <p>29. Easement to St. Louis County, for permanent drainage, recorded in deed book 12688, page 1609. (Not shown).</p> <p>30. Easement to Union Electric Co. (d/b/a Ameren UE) recorded in deed book 12716, page 229. (Not shown).</p> | <p>31. Property may be subject to Declaration of Easements, Covenants, and Restrictions Chesterfield North Commons, recorded in deed book 12792, page 398, and amendment thereto recorded in deed book 12867, page 1309. (Not shown).</p> <p>32. Property subject to easements (2) to Metropolitan St. Louis Sewer District, recorded in deed book 9939, page 159, shown affecting south 10 feet of parcel. (Shown). Recorded in deed book 10263, page 772 shown affecting south 15 feet of parcel. (Shown).</p> <p>33. Property subject to easement to Union Electric Co. recorded in deed book 2094, page 55. 10 wide easement approximate location shown affecting the western end of Lot C 804. (Shown).</p> <p>34. Property may be subject to terms and provisions as set out in Development Plat, recorded in plat book 349, pages 12 and 13. (Not shown).</p> <p>35. Correction to plat book 348, pages 733, 734, 735 by surveyor's affidavit, recorded in deed book 12798, page 1162. (Not shown).</p> <p>36. Correction to plat book 348, pages 733, 734, 735 by surveyor's affidavit, recorded in deed book 12798, page 1164. (Not shown).</p> <p>37. Unrecorded lease documents recorded in deed book 6939, page 2446 - NO REMARKS</p> <p>38. Easement agreement between THF/TMI Chesterfield Office Devel., L.L.C., and JPR Corporation, recorded in deed book 13396, page 1238. (Not shown).</p> <p>39. Easement agreement between THF/TMI Chesterfield Office Devel., L.L.C., and JPR Corporation, recorded in deed book 13396, page 1245. (Not shown).</p> <p>40. Property may be subject to restrictions, conditions, and easements contained in instrument(s) recorded in plat book 159, page 27, plat book 210, page 33, plat book 320, pages 67 and 68, plat book 347, pages 101 through 143, plat book 348, pages 376 and 377, plat book 348, pages 554 through 564, plat book 348, pages 753, 754, and 755; plat book 350, pages 81.82 and 83. (Not shown).</p> <p>41. Subordination, Non-Disturbance and Attornment Agreement, recorded in deed book 12991, page 2493. NO REMARKS</p> <p>42. Estoppel, Subordination, Attornment and Non-Disturbance Agreement, recorded in deed book 13167, page 2605. NO REMARKS</p> <p>43. Permanent Sidewalk Easement, recorded in deed book 15535, page 3207. (Not shown).</p> <p>44. Cross Access Easement Agreement, recorded in deed book 15535, page 3201. (Not shown).</p> <p>45. Easement to Metropolitan St. Louis Sewer District, recorded in deed book 16333, page 1340. 10 feet wide affecting the east end of Lot C 804. (Shown).</p> <p>46. Easement Agreement by and between JPR Corporation and the Fred M. Kemp Foundation, as recorded in deed book 14998, page 1. Sidewalk and Roadway Easement affecting Lot C 802. (Shown).</p> |
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Notes:

Basis for bearing and state plane coordinates

Missouri State Plane Coordinate System, East Zone
 Grid Azimuth: 266 degrees 49 minutes 04 seconds
 Grid Bearing: South 86 degrees 49 minutes 04 seconds West
 Station Name: SL-38, 1990
 Azimuth Mark: SL-38A, 1990
 Grid Factor: 0.9999175
 Coordinates (meters): N314,628.250, E239,963.018

U.S.G.S. Datum Benchmark

MSD No. 12-171 Elevation = 460.06 Standard Aluminum Disk stamped SL-30. Disk is set a the Northwest corner of Chesterfield Airport Road and Caprice Drive

VOLZ
INCORPORATED
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS
 10849 INDIAN HEAD IND'L BLVD.
 ST. LOUIS, MISSOURI 63132
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7028-B
 Sheet 2 of 2
 Bldg. Adj. C802-C803

BOUNDARY ADJUSTMENT PLAT

OF A TRACT OF LAND BEING LOTS C802 & C803 OF THE KEMP AUTOMOBILE MUSEUM SUBDIVISION OF THE PLAT RECORDED IN PLAT BOOK 351 PAGES 824 & 825 IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Original Lot C802

A tract of land being Lot C802 of "Kemp Automobile Museum Subdivision", as recorded in plat book 351 pages 824 and 825 of the St. Louis County Records in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West lot line of Lot C802 of said "Kemp Automobile Museum Subdivision" with the North right of way line of Chesterfield Airport Road, varying width, thence along the line common to Lots C800 and C802, North 00 degrees 25 minutes 29 seconds West, 210.35 feet to the South right of way line of Interstate 64, varying width; thence along said South right of way line of Interstate 64, South 84 degrees 06 minutes 54 seconds East, 189.99 feet to the Northeast corner of Lot C802; thence along the line common to Lots C802 and C803, South 00 degrees 25 minutes 29 seconds East, 189.50 feet to a point in the North right of way line of Chesterfield Airport Road, varying width; thence along the North line of Chesterfield Airport Road, South 89 degrees 35 minutes 06 seconds West, 188.84 feet to the point of beginning and containing 0.867 acres according to a survey by Volz Inc. during March 2003.

ADJUSTED LOT C802

A tract of land being Part of Lot C802 of "Kemp Automobile Museum Subdivision", as recorded in plat book 351 pages 824 and 825 of the St. Louis County Records in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West lot line of Lot C802 of said "Kemp Automobile Museum Subdivision" with the North right of way line of Chesterfield Airport Road, varying width, thence along the line common to Lots C802 and C800, North 00 degrees 25 minutes 29 seconds West, 210.35 feet to the South right of way line of Interstate 64, varying width; thence along said South right of way line of Interstate 64, South 84 degrees 06 minutes 54 seconds East, 153.97 feet to a point; thence along a line parallel to the East line of the line common to Lots C802 and C803, South 00 degrees 25 minutes 29 seconds East, 193.45 feet to a point in the North right of way line of Chesterfield Airport Road, thence along said North line of Chesterfield Airport Road, South 89 degrees 35 minutes 06 seconds West, 153.02 feet to the point of beginning and containing 0.709 acres according to a survey by Volz Inc. during June 2007.

Original Lot C803

A tract of land being Lot C803 of "Kemp Automobile Museum Subdivision", as recorded in plat book 351 pages 824 and 825 of the St. Louis County Records in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West lot line of Lot C803 of said "Kemp Automobile Museum Subdivision" with the North right of way line of Chesterfield Airport Road, varying width; thence along the line common to Lots C803 and C802, North 00 degrees 25 minutes 29 seconds West, 189.50 feet to the South right of way line of Interstate 64, varying width; thence along said South right of way line of Interstate 64, South 84 degrees 06 minutes 54 seconds East, 730.32 feet to the Northeast corner of Lot C803; thence along the line common to Lots C803 and C804, South 00 degrees 24 minutes 54 seconds East, 109.36 feet to a point in the North right of way line of Chesterfield Airport Road, varying width; thence along the North line of Chesterfield Airport Road, South 89 degrees 35 minutes 06 seconds West, 725.87 feet to the point of beginning and containing 2.490 acres according to a survey by Volz Inc. during March 2003.

ADJUSTED LOT C803

A tract of land being Part of Lot C802 and all of Lot C803 of "Kemp Automobile Museum Subdivision", as recorded in plat book 351 pages 824 and 825 of the St. Louis County Records in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Commencing at the intersection of the West lot line of Lot C803 of said "Kemp Automobile Museum Subdivision" with the North right of way line of Chesterfield Airport Road, varying width, and being the Southeast corner of Lot C802; thence along said North right of way line of Chesterfield Airport Road South 89 degrees 35 minutes 06 seconds West, 35.82 feet to the point of beginning of the description herein described, thence along a line parallel to the line common between Lots C802 and C803, North 00 degrees 25 minutes 29 seconds West, 193.45 feet to the South right of way line of Interstate 64, varying width; thence along said South right of way line of Interstate 64 South 84 degrees 06 minutes 54 seconds East, 766.34 feet to a point; said point being the Northwest corner of Lot C804; thence along the line common to Lots C803 and C804, South 00 degrees 24 minutes 54 seconds East, 109.36 feet to a point in the North right of way line of Chesterfield Airport Road; thence along said North line Chesterfield Airport Road, South 89 degrees 35 minutes 06 seconds West, 761.68 feet to the point of beginning and containing 2.648 acres according to a survey by Volz Inc. during June 2007.

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and adjusted in the manner shown on this plat. It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ____ day of _____, 2007.

JPR CORPORATION

Kathleen Higgins, Vice President

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

On this the ____ day of _____, 2007 before me personally appeared Kathleen Higgins, who being by me duly sworn did say that she is the Vice President of the Board of Directors of the JPR Corporation, and that said instrument was signed on behalf of said Board of Directors by authority of its members and said Vice President acknowledged said instrument to be the free act of said Board of Directors.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires.

Date _____ NOTARY PUBLIC

This is to certify that this Boundary Adjustment Plat of Lots C 802 & 803 of "Kemp Automobile Museum Subdivision" was approved by the City Council of the City of Chesterfield, Missouri, by Ordinance Number _____ on _____, 2007 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

John Nations, MAYOR

Martha DeMay, CITY CLERK

We, Volz Inc. have during the month of June, 2007 by order of JPR Corporation, made a Survey and Boundary Adjustment of "A tract of land being Lots C 802 & 803 of the "Kemp Automobile Museum Subdivision" according to the plat recorded in plat book 351 pages 824 & 825 in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, County of Missouri, Missouri and the results of said survey are represented on this plat. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and The Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ____ day of _____, 2007.

VOLZ INCORPORATED

Bruce E. Thomas
Professional Land Surveyor
Missouri # 2220

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Sheet 1 of 2
7008-8
Bndry. Adj. C802-C803