

BILL NO. 2580

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THE ESTATES OF PACLAND PLACE SUBDIVISION IN BEING PART OF FRACTIONAL SECTION 7, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI.

WHEREAS, Volz Engineering, on behalf of GSME, L.L.C., has proposed a Boundary Adjustment Plat for the aforementioned tracts; and,

WHEREAS, the Department of Planning and Public Works has 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.

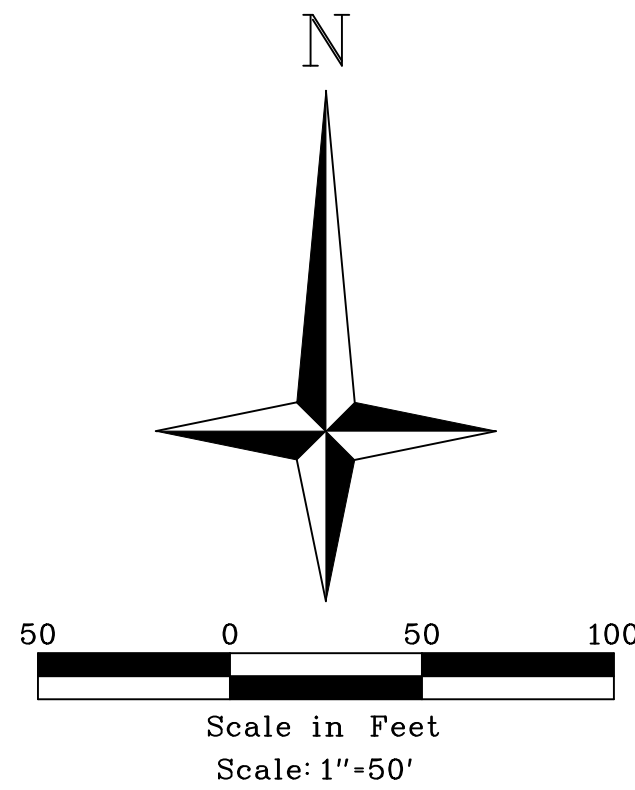
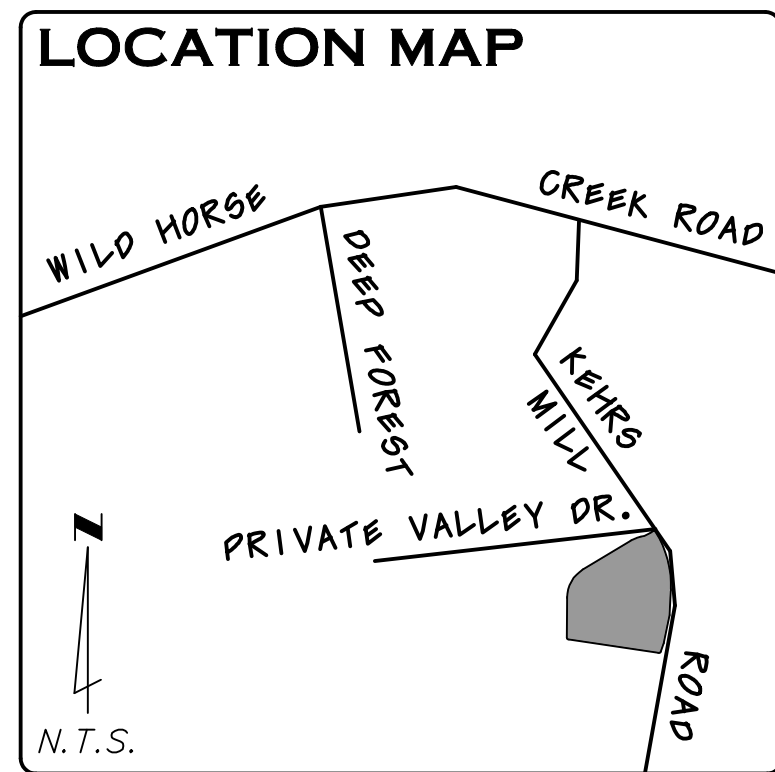
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2007.

MAYOR

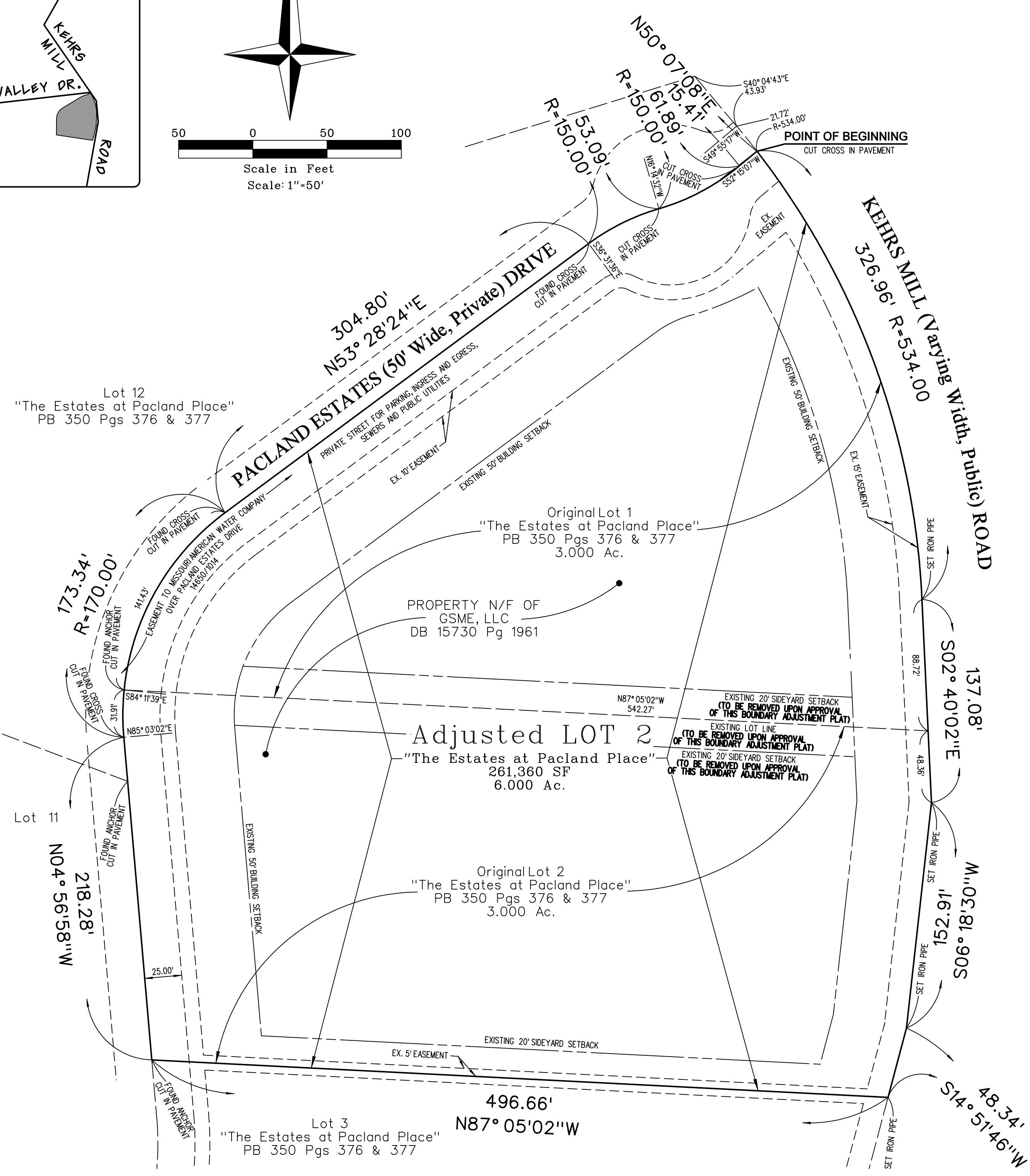
ATTEST:

CITY CLERK



A BOUNDARY ADJUSTMENT PLAT OF LOTS 1 AND 2 OF "THE ESTATES AT PACLAND PLACE"

A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350 PAGES 376 & 377 OF THE ST. LOUIS COUNTY RECORDS, BEING PART OF FRACTIONAL SECTION 7 TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI CURRENT ZONING DISTRICT: "NU"



Original Lot 1 Legal Description
A tract of land being Lot 1 of "The Estates At Pacland Place," a subdivision according to the plat thereof recorded in Plat Book 350 pages 376 and 377 of the St. Louis County Records, being part of Fractional Section 7, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the most Northern corner of said Lot 1; thence along the boundary lines of said Lot 1 the following courses and distances: along a curve to the right whose radius point bears South 52 degrees 15 minutes 07 seconds West 534.00 feet from the last mentioned point, a distance of 326.96 feet, South 02 degrees 40 minutes 02 seconds East 88.72 feet, North 87 degrees 05 minutes 02 seconds West 542.27 feet, along a curve to the right whose radius point bears South 84 degrees 11 minutes 39 seconds East 170.00 feet from the last mentioned point, a distance of 141.43 feet, North 53 degrees 28 minutes 24 seconds East 304.80 feet, along a curve to the right whose radius point bears South 36 degrees 31 minutes 36 seconds East 150.00 feet from the last mentioned point, a distance of 53.09 feet, along a curve to the left whose radius point bears North 16 degrees 14 minutes 32 seconds West 150.00 feet from the last mentioned point, a distance of 61.89 feet, and North 50 degrees 07 minutes 08 seconds East 15.41 feet to the point of beginning and containing 3.000 acres.

Original Lot 2 Legal Description
A tract of land being Lot 2 of "The Estates At Pacland Place," a subdivision according to the plat thereof recorded in Plat Book 350 pages 376 and 377 of the St. Louis County Records, being part of Fractional Section 7, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the Northeast corner of said Lot 2; thence along the boundary lines of said Lot 2 the following courses and distances: South 02 degrees 40 minutes 02 seconds East 48.36 feet, South 06 degrees 18 minutes 30 seconds West 152.91 feet, South 14 degrees 51 minutes 46 seconds West 48.34 feet, North 87 degrees 05 minutes 02 seconds West 496.66 feet, North 04 degrees 56 minutes 58 seconds West 218.28 feet, along a curve to the right whose radius point bears North 85 degrees 03 minutes 02 seconds East 170.00 feet from the last mentioned point, a distance of 31.91 feet, and South 87 degrees 05 minutes 02 seconds East 542.27 feet to the point of beginning and containing 3.000 acres.

Adjusted Lot 2 Legal Description
A tract of land being Lots 1 and 2 of "The Estates At Pacland Place," a subdivision according to the plat recorded in Plat Book 350 pages 376 and 377 of the St. Louis County Records, being part of Fractional Section 7, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the most Northern corner of said Lot 1; thence along the boundary lines of said Lot 1 the following courses and distances: along a curve to the right whose radius point bears South 52 degrees 15 minutes 07 seconds West 534.00 feet from the last mentioned point, a distance of 326.96 feet, South 02 degrees 40 minutes 02 seconds East 88.72 feet to the Northeast corner of said Lot 2; thence along the boundary lines of said Lot 2 the following courses and distances: South 02 degrees 40 minutes 02 seconds East 48.36 feet, South 06 degrees 18 minutes 30 seconds West 152.91 feet, South 14 degrees 51 minutes 46 seconds West 48.34 feet, North 87 degrees 05 minutes 02 seconds West 496.66 feet, North 04 degrees 56 minutes 58 seconds West 218.28 feet, along a curve to the right whose radius point bears North 85 degrees 03 minutes 02 seconds East 170.00 feet from the last mentioned point, a distance of 31.91 feet to the Southwest corner of said Lot 1; thence along the boundary lines of said Lot 1 the following courses and distances: along a curve to the right whose radius point bears South 84 degrees 11 minutes 39 seconds East 170.00 feet from the last mentioned point, a distance of 141.43 feet, North 53 degrees 28 minutes 24 seconds East 304.80 feet, along a curve to the right whose radius point bears South 36 degrees 31 minutes 36 seconds East 150.00 feet from the last mentioned point, a distance of 53.09 feet, along a curve to the left whose radius point bears North 16 degrees 14 minutes 32 seconds West 150.00 feet from the last mentioned point, a distance of 61.89 feet, and North 50 degrees 07 minutes 08 seconds East 15.41 feet to the point of beginning and containing 6.000 acres.

Title Commitment Notes:
A. Property referenced from title commitment by First American Title Insurance Company, Commitment No. 7-11636, dated April 19, 2007, which has been relied upon to disclose all easements and restrictions affecting this property. Title items are as follows:

- Easement granted to Union Electric Company of Missouri by instrument recorded in Book 2845 page 246. (Released by instrument recorded in Book 16075 page 2500.)
- Easement for ingress and egress by instrument recorded in Book 6509 page 561. (Does not affect this property.)
- Easement granted to Union Electric Company by instrument recorded in Book 10285 page 1929. (Does not affect this property.)
- Easement for roadway purposes, by instrument recorded in Book 4034 page 538. (Does not affect this property.)
- Maintenance Agreement by and between G.H.H. Investments, L.L.C. and The Metropolitan St. Louis Sewer District for storm water sewers and retention basin, together with the right to maintain and levy assessments according to instrument recorded in Book 13788 page 343. (Not Shown and cannot be plotted)
- Covenants and restrictions, including a provision for subdivision assessments, according to instrument recorded in Book 6823 page 1685 and amended by Book 6994 page 1382, and Amendment and Restatement of Restrictions recorded in Book 10409 Page 559. (Not shown and cannot be plotted.)
- Building lines and easements according to plat thereof recorded in Plat Book 350 pages 376-377 (shown) and Surveyor's Affidavit recorded in Book 14089 page 1068. The Surveyor's Affidavit was executed to correct the water company name to "Missouri American Water Company" (shown) The Surveyor's Affidavit recorded in Book 16933 page 3062 is an agreement for construction and maintenance of an entrance monument and subdivision sign on property outside of this plat (not shown).
- Right of Way of Pacland Estates Drive over that part of subject property embraced therein. (Easement is shown.)
- Subdivision Assessments, if any.
- Sewer Assessments, if any.
- Easement granted to Missouri American Water Company by instrument recorded in Book 14650 page 1014. (Shown.)

We, **VOLZ INCORPORATED**, have during the month of August 2007, by order of GSME, LLC, made a Property Boundary Survey and Boundary Adjustment Plat of "A tract of land being Lots 1 and 2 of "The Estates at Pacland Place," a subdivision according to the plat thereof recorded in Plat Book 350 Pages 376 & 377 of the St. Louis County Records, being part of Fractional Section 7, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri", and that the results of said survey and boundary adjustment are represented on this plat. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys jointly 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.

Date: _____ Richard W. Norvell
Professional Land Surveyor
Mo. P.L.S. #1437

The undersigned owner has caused these parcels to be adjusted in land area in the manner shown on the above Boundary Adjustment Plat.

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

GSME, LLC
A Missouri limited liability company.

By: Gregory J. Dierberg and Susan Kratky Dierberg
Trustees of the G.J.D. Trust, dtd September 28, 1999
(Its Member)

Gregory J. Dierberg

Susan Kratky Dierberg

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2007, before me appeared Gregory J. Dierberg and Susan Kratky Dierberg, to me personally known, who, being by me duly sworn, did say that they are the Trustees of the G.J.D. Trust, dated September 28, 1999, the member of GSME, LLC, a Missouri limited liability company; and that said instrument was duly signed on behalf of said Trust; and said Gregory J. Dierberg and Susan Kratky Dierberg each acknowledged the execution of said instrument to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal in the County and State aforesaid, the day and year first above written.

My commission expires: _____

Notary Public

This is to certify that this Boundary Adjustment Plat of Lots 1 and 2 of "The Estates at Pacland Place 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

Judy Naggiar, CITY CLERK

Bearing system is State Plane Grid North, Missouri Coordinate System of 1983 East Zone, St. Louis Geographic Reference System Station SL-37 and Azimuth Station SL-37A were used to establish the bearing system.

MSD BENCH MARK

12-21 Elevation 499.64 (USGS Datum) - "Standard Tablet" stamped 13 GEU 1975 set in concrete base of flag pole at entrance to Linda Vista School; 600' North and 97' West of intersection of Strecker Road and Kehrs Mill Road.

12-22 Elevation 470.31 - "Standard Tablet" stamped U.S.G.S. GAUGING STATION set in Northeast wing wall of bridge over Bonhomme Creek; 24' North of Wild Horse Creek Road and 100' East of Long Road.

SITE BENCH MARK

Elevation 520.12 (USGS Datum) - Old Iron Pipe which is the Northwest property corner of Lot 56 of Countryside at Chesterfield. It is approximately 450' West from the intersection of Countryside Manor Parkway and Kehrs Mill Road.

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD DNLD BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

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Sheet 1 of 1
Pacland Adj. Lot 2