AN ORDINANCE REPEALING ST. LOUIS COUNTY ORDINANCE NUMBER 8,800 TO ALLOW FOR AN AMENDMENT TO THE INTERNAL PARKING SETBACK, FOR A 14 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT LOCATED AT THE INTERSECTION OF CHESTERFIELD PARKWAY EAST AND ELBRIDGE PAYNE RD. (1281 CHESTERFIELD PARKWAY EAST)

**WHEREAS**, the petitioner, Michael Doster of Doster, Mickes, James, Ullom, Benson and Guest, on behalf of Chesterfield Payne Corporation, has requested to amend the internal parking setback; and,

**WHEREAS**, the Planning Commission having considered said request, recommended approval of the ordinance amendment; and,

**WHEREAS,** the City Council, having considered said request, voted to approve the ordinance amendment.

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

**Section 1.** The St. Louis County Ordinance Number 8,800 is hereby repealed and those conditions therein are incorporated into this Attachment A, which is attached hereto and made a part hereof for Elbridge Payne Office Park.

A tract of land being part of Lot 3 of F.K. Humphrey Estate Subdivision in U.S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southeast corner of property now or formerly of Bayer Properties, Inc., as described in the deed recorded in Book 6729 page 471 of the St. Louis County records; said point being also a point in the North line of "Brandywine", a subdivision according to the plat thereof recorded as Daily Number 440 on June 4, 1973, in the St. Louis County records; thence Westwardly along the said North line of "Brandywine," South 72 degrees 12 minutes 05 seconds West 1061.83 feet to a point on the East rightof-way line of Baxter Road as widened; thence Northwardly along the said East line of Baxter Road North 5 degrees 20 minutes 07 seconds West 20.16 feet, North 13 degrees 44 minutes 56 seconds East 68.27 feet and North 6 degrees 32 minutes 04 seconds West 189.01 feet to a pint on the Southeast line of Route AA (340) relocation; thence Northwestwardly along said Southeast line of Route AA (340) relocation, North 30 degrees 56 minutes 30 seconds East 734.17 feet to a point on the South line of property now or formerly of Doris B Andrae and Gladys B. Andrae Hill as described in the deed recorded in Book 6490 page 214 of the St. Louis County records; thence Eastwardly along said South line of the Andrae property, North 72 degrees 14 minutes 04 seconds East 432.72 feet to a point on the East line of aforesaid Lot 3 of F.K. Humphrey Estate Subdivision; thence Southwardly along said East line South 17 degrees 48 minutes 56 seconds East 747.15 feet to the point of beginning and containing 14.013 acres.

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, which is attached hereto and made a part of.

<u>Section 3.</u> The City Council, pursuant to the request filed by Michael Doster of Doster, Mickes, James, Ullom, Benson and Guest, on behalf of Chesterfield Payne Corporation, requesting the amendments embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted, 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.

<u>Section 4.</u> This ordinance and the requirements thereof are exempt 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	day of	, 2007.
	N	MAYOR
ATTEST:		
CITY CLERK		
		FIRST READING HELD: _11/19/2007

# 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 "C-8" District shall be either:
  - a. A maximum of 200,000 gross square feet of office space to be included in not more than seven (7) buildings; or
  - b. A maximum of 170,000 gross square feet of office space to be included in not more than six (6) buildings; and, one free standing restaurant not to exceed 15,000 square feet. Office buildings containing at least 30,000 gross square feet may contain retail uses (i.e. cigar/newspaper stands, snack bars, etc.) the aggregation of such uses in a single building shall not exceed 4,500 square feet, as may normally be found in such buildings. No banks or financial institutions shall be permitted on this site.

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

1. No structure within 300 feet of the existing northeast or southeast line of the subject property shall exceed two (2) stories in height or contain more than 30,000 gross square feet of floor area and no other structure shall exceed three stories and may not contain more than 45,000 gross square feet.

# C. SETBACKS

- 1. No building or off-street parking stall shall be located within the following setbacks:
  - a. Seventy (70) feet of the existing southeast property line;
  - b. Forty-five (45) feet of the existing southeast property line, but if the fence and earth berm provided in E. 3. (below) is built the set back line may be reduced to thirty (30) feet.

- c. Fifteen (15) feet from all other existing property lines and from all roadway right-of-ways.
- d. Five (5) feet from all interior parcel lines to be established by the subdivision of the subject property.
- e. For lots to the west of Elbridge Payne Road there shall be a setback of Zero (0) feet from all interior parcel lines to be established by the subdivision of the subject property.
- 2. No portion of any building shall be located within the following:
  - a. Seventy-five (75) feet of the existing southeast property line.
  - b. One hundred (100) feet of the existing northeast property line.
  - c. Fifteen (15) feet of all other property lines and roadway right-of-ways.

# D. PARKING AND LOADING REQUIREMENTS

- 1. Off-street parking spaces shall be as required in the Chesterfield City Code.
- 2. Off-street loading requirements for office buildings shall be provided according to the following ratio:
  - a. One (1) space for each building containing from 5,000 gross square feet to 24,000 gross square feet of floor area.
  - b. Two (2) spaces for each building containing from 24,000 gross square feet to 60,000 gross square feet of floor area.

# E. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Tree Manual of the City of Chesterfield.
- 2. No portion of any building or parking lot may be located closer than 15 feet to any roadway right of way. Such setbacks shall be adequately landscaped as approved by the Planning Commission.
- 3. A landscaped buffer shall be indicated at least along the southeastern and northeastern property lines where subject site

adjoins developed residential property. Landscaping shall be provided by means of a combination of deciduous and evergreen trees and or earth berms in a manner approved by the Planning Commission. A five (5) foot high security fence shall be provided within the northeast property line buffer.

# F. SIGN REQUIREMENTS

- 1. Two (2) free standing project identification signs shall be allowed, one along Clarkson Road and one along the future loop road. Such signs shall not exceed thirty (30) feet in height and shall not exceed fifty (50) square feet in outline area.
- 2. Business, information and directional signs shall conform to City of Chesterfield Code.

# G. LIGHT REQUIREMENTS

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

# H. ARCHITECTURAL

- 1. The developer shall submit architectural elevations, including but not limited to, color renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
- 2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
- 3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.
- 4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

# I. ACCESS/ACCESS MANAGEMENT

1. The petitioner shall conform to the Missouri State Highway Department comments regarding a system of highway geometrics which may be required of the developer in conjunction with this development.

# J. PUBLIC PRIVATE ROAD IMPROVEMENTS INCLUDING PEDESTRIAN CIRCULATION

- 1. Provide for the extension of the exiting east service road of Clarkson Road southwardly and westwardly through this tract to an intersection with Baxter Road.
- 2. Dedicate necessary right-of-way for the proposed Chesterfield Village loop road in this area and construct a portion of the loop road as required to serve this development.
- 3. Contribute to the Chesterfield Village Trust Fund in a manner similar to the contribution required by other developers in the Chesterfield Village Area.
- 4. Construct sidewalks along Baxter Road and the Chesterfield Village loop road.
- 5. Provide improvements along the frontage of Chesterfield Parkway in accordance with the "Pathway on the Parkway" project, as directed by the City of Chesterfield. A minimum 14' wide area is required for the improvements. The improvements may be located in the St. Louis County ROW or within an easement on the subject property. The improvements include, but are not limited to, construction of a 8' wide sidewalk and installation of street trees and street lights.
- 6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.

# K. POWER OF REVIEW

1. The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

# L. SANITARY SEWERS

1. Formal plan submittal and approval is required by MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

# M. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

# N. SPECIAL USE PERMIT

1. Prior to Special Use Permit issuance by the St. 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 St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements

# O. MISCELLANIOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

# 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 additional year.

# IV. GENERAL CRITERIA

# A. SITE DEVELOPMENT CONCEPT PLAN

- 1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
- 2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

- 3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
- 4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

# B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and 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. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
- 3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
- 4. Provide Floor Area Ratio (F.A.R.).
- 5. A note indicating all utilities will be installed underground.
- 6. A note indicating signage approval is separate process.
- 7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
- 8. Specific structure and parking setbacks along all roadways and property lines.
- 9. Indicate location of all existing and proposed freestanding monument signs.
- 10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
- 11. Floodplain boundaries.

- 12. 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
- 13. 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.
- 14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
- 15. 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.
- 16. Address trees and landscaping in accordance with the City of Chesterfield Code.
- 17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
- 18. 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.
- 19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
- 20. Compliance with Sky Exposure Plane.

# V. TRUST FUND CONTRIBUTION

The developer will be required to contribute to any and all trust funds as applicable, as directed by the City of Chesterfield.

# VI. RECORDING

Within 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.

We have during the month of July 2006, by order of Chesterfield Payne Corporation, made a Survey and Subdivision of "A tract of land being Adjusted Lot A of "A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and part of Lot 3 of Elbridge Payne Office Park". according to the plat thereof recorded in Plat Book 350 page 237 of the St Louis County records, in U.S. Survey 2002, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County records, in U.S. Survey 2002, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County records, the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board of 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. Monumentation shown on this plat is existing as of this date.

N WITNESS WHEREOF, I have signed and scaled the foregoing this 30 tay of

VOLZ INCORPORATED



a, the undersigned owners of the tract of land platted and further described in the foregoing veyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be eafler be les royed also advision of Adjusted Lot A of a Boundary Adjustmen Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and part of Lot 3 of Eltridge Payer Office Pate."

Building lines as shown on this plat are hereby established. A parking setback of zero feet is hereby established. The cross access easements shown hereon are hereby dedicated to the present and future owners of the lots shown hereon, their tearners, guests, invites and assigns for ingress and egrees between said lots. This subdivision is subject to conditions and restrictions recorded in Deed Book. page of the St. Louis County records

It is hereby certified that all existing easements are shown on this plat as of the time and date of

IN WITNESS WHEREOF, I have signed the foregoing this \_\_\_\_\_ day of \_\_\_\_

COUNTY OF ST. LOUIS

nestimony whereof, I have hereunto set my hand and affixed my official seal in the County and tate aforesaid, the day and year first above written.

Sotary Public My Commission Expires

Property referenced from First American Title Insurance Company commitment for title insurance number NCS-25031-STLO with an effective date of August 2, 2006, which was relied upon to disclose all essements and restrictions affecting this property. Title Parcels 3 and 4 of said commitment comprise the property within this plat.

Printed Name

- Subject to terms, provisions, building lines and easements as shown on plats recorded in Plat Book 195 pages 12 and 13 (shown) and Plat Book 339 page 60 (dalown). Terms, provisions, building lines and easements as shown on plat recorded in Plat Book 202 page 88 do not affect this property (not shown).

  Subject to terms, provisions, easements, covenants, coaditions and restrictions according to instrument recorded in Book 7197 page 27 (not shown), as amended by instrument recorded to thook 272 page 197 and 197 page 27 (not shown), as amended by instrument recorded in Book 197 page 27 (not shown), as amended by instrument recorded in Book 197 page 240. Said casement is a "blanked" easement and is of an unplottable nature (not shown).

- BOOK 125 page 9 (shown) Note The allower assentiate was partially released and relocated according to instrument recorded in Book 125 page 9 (shown) Note. The allower assentient was partially released and relocated according to instrument recorded in Book 805 e2 page 2007 (shown). Subject to relinquisiment of abuter's right of direct access according to instruments recorded in Book 6169 page 95 (shown), Book 7260 page 945 (shown) and Book 7270 page 2010 (shown).
- Subject to permanent easements to the State of Missouri according to instruments recorded in
- Subject to permanent casements to the State of Missoun according to instruments recorded to Book. 7260 page 2010 (shown).

  Subject to coveniums, conditions and restrictions according to instrument recorded in Book. 7270 page 256 (out shown).

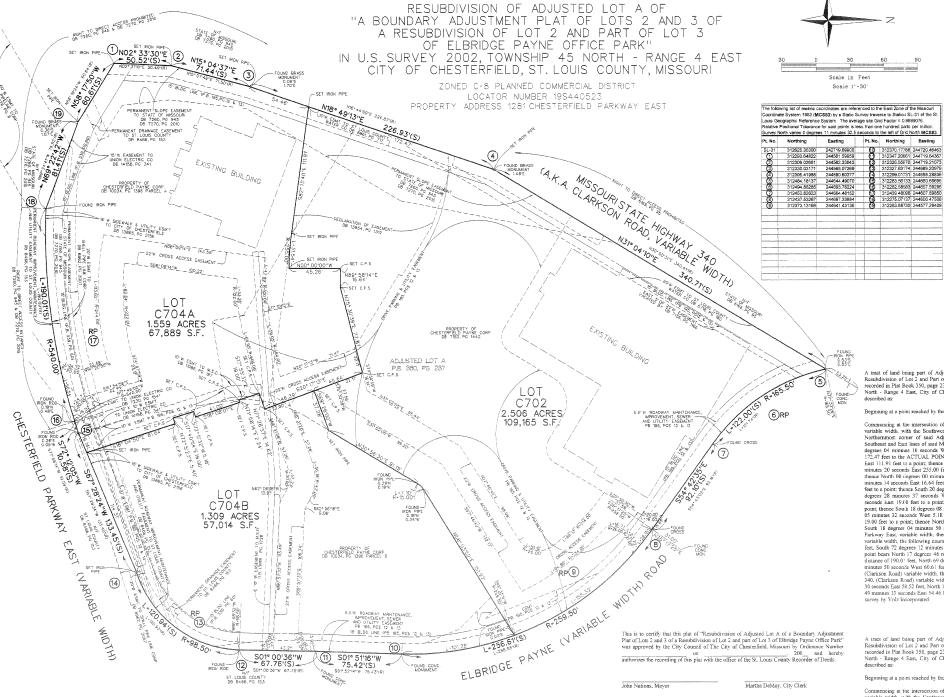
  Subject to terms, provisions and seasements shown on Development Plats recorded in Plat Book. 1867 page 45 (not shown). Book. 1867 page 45 (not shown). Book. 1867 page 100 (not shown).

- (not shown) and Plat Book 320 page 14 foot shown)

  8 subject to terms and provisions as set unt in Chidanace recorded in Book 7135 page 1363
  (not shown)

  (not sh
- 8466 page 159 does not affect thus property (not shown)
  Subject to easement in favor of St. Louise County Water Company according to instrument recorded in Book 8861 page 717 (shown)
  Subject to Deed of Trust according to instrument recorded in Book 11008 page 654 (not shown) Subject to insegment of enia seconding to instrument recorded in Book 11008 page 854 (not shown) Subject to insegment of enia seconding to instrument recorded in Book 11008 page

- Subject to easement granted to the Metropolitan St. Louis Sewer District according to
- Subject to easement grained to the Metropolitan St. Louis Sewer District according to instrument recorded in Book 11086 page 197 (althous) St. Louis Sewer District according to Subject to dedication of sewer system to The Metropolitan St. Louis Sewer District according to instrument recorded in Book 12047 page 1920 (not shown) Subject to Permanetal Roadway Improvement, Maintenance and Utility Eisenbear (although and Permanetal Paramage Eisenbear (fallow) of Sewer Subject and Construction Lecentic described in said instrument was "for temporary purposes only" and is assumed to have terminated (not although the Sewer Subject to Subject Construction Lecentic described in said instrument was "for temporary purposes only" and is assumed to have terminated (not although the Sewer Subject Construction Lecentic described in Said instrument was "for temporary purposes only" and is assumed to have terminated (not subject to the Sewer Subject Construction Lecentic described in Said instrument was "for temporary purposes only" and is assumed to have terminated (not subject to the Sewer Subject Louis Loui
- terminated (not shown)
  The instrument recorded in Book 7136 page 1979 is not an easement to Southwestern Bell Telephone Company as reported in said utile commitment.



sueral Notes:

Bearing of South 01 degree 00 minutes 36 seconds West on the West line of Elbridge Payne
Road at Lot C704B was adopted from "A Boundary Adjustment Plat of Lots 2 and 3 of "A
Resubdivision of Lot 2 and part of Lot 3 of Elbridge Payne Office Park, "recorded in Plat
Book 350 page 257.

We find the following easements that do not appear on the title commission referenced

- hereon:
  A) Easement granted to St. Louis County Water Company according to instrument recorded in Book 6718 page 180 (shown).
  B) Declaration of Easement according to instrument recorded in Book 13854 page 1312

- B) Declaration of Essement according to instrument recorded in Book 1384-8 page 1312 (shown).

  C) Permanent Sidewalls and Utility Essement granted to the City of Chesterfield, Mission according to instrument recorded in Book 13865 page 2156 (shown).

  D) Essement granted to The Metropolitan St. Louis Sewer District according to instrument recorded in Book 13918 page 1728 (shown).

  E) Easement granted to Union Electric Company according to instrument recorded in Book 1418 page 373 described is belief 24 ten (10) floot wide strap of land being part of a treat of land being part of a resubdivision of Lot 2 and part of 1 Lot 2 and 1 Lot 2 and part of 1 Lot 2 and 1 Lo

### Plat Boundary

A tract of land being Adjusted Lot  $\Lambda$  of " $\Lambda$  Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Part", according to the plat thereof recorded in Plat Book 350, page 237 of the St. Louis County, records, in U.S. Survey 2002, Township 45 North - Range 4 East. City of Chesterfield. St. Louis County, Missouri, and being more particularly described as:

East. City of Chesterfield, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the Southeast line of Missouri State Highway 340, (Clarkson Road)
variable width, with the Southwest line of Elbridge Payne Road, variable width, said point being the
Northernmost corner of said Adjusted Lox A; thence Southeastwardly, Southwardly and Southwest West and Northwest lines of said Elbridge Payne Road, variable width, the
following courses and distances: along a curve to the left whose radius point bears North 77 degrees 33
minutes 26 seconds East 162.0 feet from the last mentioned point, a distance of 122.00 feet, South 54
degrees 42 minutes 35 seconds East 92.10 feet, along a curve to the right whose radius point bears South
35 degrees 17 minutes 25 seconds West 259.60 feet from the last mentioned point, a distance of 122.00 feet, South 54
feet, South 61 degree 51 minutes 16 seconds West 75.42 feet, South 61 degree 00 minutes 36 seconds
West 98.50 feet from the last mentioned point, a distance of 120.94 feet to a point in the North
line of Chesterfield Parkway East, variable width; thence Westwardly along said North line of
Chesterfield Parkway East, variable width, the following courses and distances: South 67 degrees 26 minutes 32
seconds West 98.50 feet from the last mentioned point, a distance of 120.94 feet to a point in the North
minutes 24 seconds West 3545 feet. South 72 degrees 27 minutes 25 seconds West 940.00 feet
minutes 24 seconds West 3545 feet. South 72 officeres 12 minutes 03 seconds West 940.00 feet
from the last mentioned point, a distance of 100.00 feet, Meet 60.01 feet at 200 minutes 32
seconds West 940.00 feet of 100 feet, Meet 60.01 feet at 200 minutes 32
seconds West 940.00 feet feet of 100 feet, Meet 60.01 feet at 200 minutes 32
seconds West 940.00 feet feet 60.00 feet, Meet 60.01 feet 200 minutes 30
seconds Seconds West 940.00 feet 60.00 feet, Meet 60.01 feet 200 minutes 30
seconds West 940.00 feet 60.00 feet, Meet 60.01 feet 200 minutes 30
sec

### Lot C702

A tract of land being part of Adjusted Lot A of "A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of TLot 3 of Elbridge Payne (Tibre Paix\*, according to the plan thereor readed in Plan Book 330, page 237 of the St. Louis County records, IU.S. Survey 2002, Township 45 North - Range 4 East, City of Cheserfield, St. Louis County, Missouri, and being more particularly

Beginning at the intersection of the Southeast line of Missouri State Highway 340, (Clarkson Road) variable width, with the Southwest line of Elbridge Payne Road, variable width, said point being the Northermost corner of said Adjusted Lot A: thence Southeastwardly along the Southwest line of said Elbridge Payne Road, variable width, the following courses and distances: along a curve to the left whose radius point bears North 77 degrees 33 minutes 26 seconds East 156.50 feet from the first country of the second point, a distance of 122.00 feet, South 34 degrees 42 minutes 35 seconds East 150.10 feet and along a curve to the left payne with the second point, a distance of 122.00 feet, South 34 degrees 54 minutes 31 degrees 54 minutes 31 degrees 56 minutes 30 seconds East 15.00 feet from the last mentioned point, a distance of 7.10 feet to a point; thence South 36 degrees 56 minutes 30 seconds West 31 19 feet to a point thence South 64 degrees 26 minutes 30 seconds West 31.9 feet to a point; thence South 64 degrees 26 minutes 30 seconds West 31.9 feet to a point; thence South 64 degrees 60 minutes 30 seconds West 31.19 feet to a point; thence South 64 degrees 60 minutes 30 seconds West 31.19 feet to a point; thence South 64 degrees 60 minutes 30 seconds West 31.19 feet to a point; thence South 64 degrees 60 minutes 30 seconds West 31.19 feet to a point; thence South 64 degrees 61 minutes 10 seconds West 71.87 feet to a point; thence South 64 degrees 61 minutes 10 seconds West 71.19 feet to a point; thence South 64 degrees 61 minutes 10 seconds West 71.19 feet to a point thence South 64 degrees 62 minutes 10 seconds West 71.19 feet to a point thence for North 26 degrees 62 minutes 10 seconds West 71.19 feet to a point thence for North 26 degrees 63 minutes 61 seconds West 71.19 feet to a point thence for North 26 degrees 64 minutes 10 seconds West 71.19 feet to a point thence for North 26 degrees 64 minutes 10 seconds West 71.19 feet to a point thence for North 26 degrees 64 minutes 10 seconds West 71.19 feet to a



#### M S D BENCH MARK

12-16E ELEVATION 64-68 (USSS DATUM)
"STANDARD ALUMINUM DISK", STAMPED SL-79
1890 DISC. STEEL AROMA CONTROL STAMPED SL-79
1890 DISC. STEEL AROMA CONTROL STAMPED SL-79
1890 DISC. STEEL AROMA CONTROL STAMPED SL-79
1890 DISC. STAMPED STAMPED STAMP

### SITE BENCH MARK

ELEVATION 640.57 (USGS DATUM) DESCRIPTION: TOP OF EXISTING STORM SEWER MANHOLE \*7 AT ELBRIDGE PAYNE RD. AND CHESTERFIELD PARKWAY EAST

THIS PROPERTY IS IN THE FOLLOWING DISTRICTS AND SERVICE AREAS:

PLANNING

PARKWAY SCHOOL DISTRICT MONARCH FIRE PROTECTION DISTRICT METROPOLITAN ST. LOUIS SEWER DIS MISSOURI AMERICAN WATER COMPANY LACLEDE GAS COMPANY AT&T AMERENUE CHARTER CABLE

(R) RECORD FROM P.B. 350, PG. 237 C.P.S. COTTON PICKER SPINDLE

#### Lot C704A

A tract of land being part of Adjusted Lot A of "A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park", according to the plat thereof recorded in Plat Book 350, page 237 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as

Beginning at a point reached by the following courses and distances

Beginning at a point resched by the following courses and distances:

Commencing at the intersection of the Southeast line of Missouri State Highway 340, (Clarkson Road) variable width, with the Southward line of Elbridge Payne Road, variable width, and point being the Northermonst corner of said Adjusted Lot A: thence Southwardy and Southwardy along the Southeast and East lines of said Missouri State Highway 340, (Clarkson Road) variable width, south 31 degrees 04 minutes 10 seconds West 340.71 feet and South 18 degrees 99 minutes 13 seconds West 172.47 feet to the ACTUAL POINT OF BEIGNINNIC, thence South 18 degrees 99 minutes 13 seconds Said State 111.91 feet to a point; thence along a curve to the left whose radius point bears North 7 degrees 36 minutes 30 seconds East 111.91 feet to a point; thence along a curve to the left whose radius point bears North 7 degrees 36 minutes 14 seconds East 16.64 feet to a point; thence North 75 degrees 30 minutes 39 seconds East 77.85 minutes 14 seconds East 16.64 feet to a point; thence South 18 degrees 17 minutes 30 seconds East 18.01 feet to a point; thence South 18 degrees 18 minutes 31 second East 19.01 feet to a point; thence South 18 degrees 60 minutes 30 seconds East 19.00 feet to a point; thence South 18 degrees 50 minutes 31 seconds East 19.00 feet to a point; thence South 18 degrees 50 minutes 31 seconds East 18.10 feet to a point; thence South 18 degrees 60 minutes 30 seconds East 5.40 feet to a point; thence South 18 degrees 60 minutes 30 seconds East 5.40 feet to a point; thence South 18 degrees 60 minutes 30 seconds East 5.40 feet to a point; thence South 18 degrees 60 minutes 53 seconds East 5.40 feet to a point; thence South 18 degrees 60 minutes 54 seconds East 5.40 feet to a point; thence South 18 degrees 60 minutes 54 seconds East 5.40 feet to a point; thence South 18 degrees 60 minutes 54 seconds East 5.40 feet to a point; thence South 18 degrees 60 minutes 54 seconds East 5.40 feet to a point; thence South 18 degrees 50 seconds East 5.40 feet to a poi distance of 190.0° feet, North 69 degrees 22 minutes 42 seconds West 81.4° feet and North 58 degrees 17 minutes 59 seconds West 60.6° feet to a point in the East line of facesiad Missouri State Highway 340. (Clarkson Road) variable width; thence Northwardly along the East line of said Missouri State Highway 340. (Clarkson Road) variable width, the following courses and distances: North 07 degrees 33 minutes 30 seconds East 50.52 feet, North 15 degrees 04 minutes 37 seconds East 71.44 feet and North 18 degrees 49 minutes 17 seconds East 70.14 feet and North 18 degrees warvey by Vol'h Incorporated.

A tract of land being part of Adjusted Lot A of "A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park", according to the plat thereof recorded in Plat Book 350, page 237 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as:

Beginning at a po.nt reached by the following ocurses and distances:

Commencing at the interaction of the Southeast line of Missouri State Highway 340, (Clarkson Road) variable width, with the Southwest line of Elbridge Payne Road, variable width, and point being the Northermont copier of said Adjusted Lot A; thence Southeastwardly along the Southwest line of Bland Pathermont operation of the Southwest line of Bland Pathermont operation of the Southwest line of Said Elbridge Payne Road, variable width, the following courses and distances: along a curve to the lot whose radius point bears. North 77 degrees 33 minutes 26 seconds East 165.50 feet from the last mentioned point, a distance of 122.00 feet, South 54 degrees 42 minutes 25 seconds East 192.0 feet and along a curve to the right whose radius point bears South 35 degrees 17 minutes 25 seconds West 259.50 feet from the last mentioned point, a distance of 152.52 feet to the ACTULAL POINT OF BEGINNING, thence Southwardly and Southwestwardly along the West and Northwest lines of said Elbridge Payne boars. South 69 degrees 25 minutes 65 seconds West 259.50 feet from the last mentioned point, a distance of 102.95 feet, South 01 degree 51 minutes 16 seconds West 154.25 feet, South 01 degree 10 minutes 36 seconds West 154.05 feet from the last mentioned point, and sistance of 102.95 feet, South 01 degree 68 minutes 30 seconds West 98.50 feet from the last mentioned point, and sistance of 102.95 feet, South 01 degree 68 minutes 30 seconds West 18.64 feet to a point the North line of Cheserfield Parkway East, variable width; thence Westwardly along said North line of Chestrefield Parkway East, variable width; thence Westwardly along said North line of Chestrefield Parkway East, variable width; thence Westwardly along said North line of Chestrefield Parkway East, variable width; thence Westwardly along said North line of Chestrefield Parkway East, variable width; thence Westwardly along said North line of Chestrefield Parkway East, variable width; thence Westwardly 2 seconds East 151.97 feet to the point of beginning and containing 1.309 acres according to a survey by



