

**BILL NO. 2673**

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

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE RECORD PLAT AND ESCROWS FOR DOWNTOWN CHESTERFIELD, PLAT ONE, A 15.96 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT, LOCATED ON THE NORTHWEST CORNER OF CHESTERFIELD PARKWAY WEST AND LYDIA HILL ROAD.**

**WHEREAS**, Volz Inc., on behalf of Sachs Properties, has submitted for review and approval the Record Plat and Escrows for Downtown Chesterfield, Plat One, located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road; and,

**WHEREAS**, the purpose of said Record Plat is to subdivide a 15.96 acre tract of land into eleven (11) lots to be known as Downtown Chesterfield, Plat One; and,

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

**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 and Escrows for Downtown Chesterfield, Plat One, which is made a part hereof and attached hereto as Exhibit 1, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the subdivision plat.

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 \_\_\_\_\_, 2008.

\_\_\_\_\_  
MAYOR

ATTEST:

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

# DOWNTOWN CHESTERFIELD - PLAT ONE

BEING A RESUBDIVISION OF ADJUSTED PARCELS A, B & C OF  
 THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 348, PAGES 759 & 760  
 TRACTS OF LAND IN PART OF U.S. SURVEYS 415 AND 2002  
 TOWNSHIP 45 NORTH - RANGE 4 EAST  
 CITY OF CHESTERFIELD - ST. LOUIS COUNTY - MISSOURI

RECORD PLAT

tabbles'

## EXHIBIT

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 subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "DOWNTOWN CHESTERFIELD - PLAT ONE":

Vernon P. Place, Divo, fifty (50) foot wide, Park Circle Drive, opening with and Main Circle Drive, varying width, together with their surroundings and conditions located at or near the intersection of the latter with the former, are hereby dedicated to the City of Chesterfield, Missouri, for public use hereafter.

All designated common ground areas shown hereon, such as roadways, parking areas, easels and the adjacent strip-paved parking strips are hereby dedicated to the Trustees of Central Park Square Inc. who are the owners of the same. All other common areas shown hereon, including the area between the street lights or other public utilities in conjunction with the public utility lines, shall be dedicated to the City of Chesterfield, Missouri, for public use hereafter.

All easements shown on this plat, unless designated for other specific purposes are hereby dedicated to the City of Chesterfield, Missouri, hereinafter, AT & T, Charter Communications, Laclede Gas Company, Metropolitan Water Company, The Metropolitan St. Louis Sewer District, their successors and assigns for the purpose of installing, maintaining, improving, constructing, repairing and replacing public utilities, sewers and lines, fire hydrants and other public utility lines, and for the purpose of providing for the installation, repair, or replacement of said utilities, sewers and lines, and for the installation of building setback lines, side yard lines, and rear yard lines, as shown on this plat, are hereby established.

Two permanent monuments for each block created (indicated as A, B, C) and semi permanent monuments at all lot corners (indicated as D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) were established by notes or crosses on the concrete street pavements or curbs within twelve (12) months after the recording of this subdivision plat, in accordance with the Missouri Economic Development Code, Chapters 107 and 108, and 4 CSR:30-16.070 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

This is hereby certified that all existing easements so shown on this plat as of the time and date of recording on this plat:

This Subdivision is subject to the conditions and restrictions filed in conjunction with this plat and recorded in this day of \_\_\_\_\_, 2002, as duly number \_\_\_\_\_ of the St. Louis County Records.

I, S. WITNESS WHEREOF, I have signed and sealed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

CENTRAL PARK SQUARE, INC.

Kathleen Higgins, Vice President

STATE OF MISSOURI )  
 )  
 COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me appeared Kathleen Higgins, to me personally known, who being by me duly sworn, did say that she is Vice President of Central Park Square, Inc., a Missouri Corporation and that said instrument was signed on behalf of said corporation by authority of its members and that said Kathleen Higgins acknowledged said instrument to be the free act and deed of said corporation.

I, S. WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this day and year first written above.

My commission expires:

\_\_\_\_\_  
*Signature*

We, being The Young Men's Christian Association of Greater St. Louis, a Pro Forma Corporation of the State of Missouri, do hereby, engage in the execution and recording of this plat:

I, S. WITNESS WHEREOF, I have hereunto set my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF  
 GREATER ST. LOUIS, a Pro Forma Corporation

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name & Title*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name & Title*

STATE OF MISSOURI )  
 )  
 COUNTY OF ST. LOUIS )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that \_\_\_\_\_, for The Young Men's Christian Association of Greater St. Louis, a Pro Forma Corporation of the State of Missouri, and that said instrument was signed on behalf of said Pro Forma Corporation by authority of its members and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said Not For Profit Corporation.

I, S. WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this day and year first written above.

My commission expires:

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name*

We, The St. Louis County Library District, a body politic, of the State of Missouri, do hereby engage in the execution and recording of this plat:

I, S. WITNESS WHEREOF, I have hereunto set my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

THE ST. LOUIS COUNTY LIBRARY DISTRICT, a body politic

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name & Title*

STATE OF MISSOURI )  
 )  
 COUNTY OF ST. LOUIS )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me appeared \_\_\_\_\_, to me personally known, who being by me duly sworn did say that \_\_\_\_\_, of THE ST. LOUIS COUNTY LIBRARY DISTRICT, a body politic of the State of Missouri, and that said instrument was signed on behalf of said body politic, by authority of its Board of Trustees, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said body politic.

I, S. WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this day and year first written above.

My commission expires:

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name*

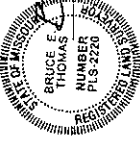
A tract of land being all of Adjusted Parcel A, B & C of the "Boundary Adjustment Plat of a portion of Lot 4 of the Boundary Adjustment of 'Chesterfield Village Area A'" in U.S. Surveys 415 and 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and more particularly described as follows:

Beginning at the Southwest corner of said Adjusted Parcel A, of the aforementioned Boundary Adjustment Plat, said plat being recorded in Plat Book 348, pages 759 and 760 of the St. Louis County Records, and being the North line of Lydia Hill Drive, 40 feet wide, and being the Southwest corner of the said Adjusted Parcel A, and being the North line of the Eastern line of said City of Chesterfield property North 80 degrees 40 minutes 13 seconds East 1455.82 feet to a point, said point being the northwestern corner of Adjusted Parcel B of the aforementioned Boundary Adjustment Plat and also being the Northwestern corner of the property described in deed to the St. Louis County Library as recorded in Book 13766, page 1488, thence along the Northern line of said parcel North 42 degrees 45 minutes 55 seconds East 336.50 feet to a point, thence along the Eastern line of Adjusted Parcel B, South 51 degrees 51 minutes 11 seconds West 281.19 feet to a point, thence along the Northern line of the Young Men's Christian Association of Greater St. Louis, as recorded in Book 13766, page 1488, thence along the Northern line of said property North 88 degrees 33 minutes 40 seconds South 316.50 feet to a point, thence along the Southwest line of Burkhardt Place, 43 feet wide, thence South 31 degrees 26 minutes 20 seconds East 255.64 feet to a point, thence along a curve to the left whose radius point bears North 58 degrees 33 minutes 49 seconds East 332.23 feet from the last mentioned point, a distance of 281.19 feet to a point, thence South 10 degrees East 15.00 feet to a point, thence along the Northern line of Burkhardt Place, 43 feet wide, to a point in the West line of Chesterfield Parkway, 33 feet wide, thence South 10 degrees 40 seconds West 246.62 feet to a point, thence along a curve to the right whose radius point bears North 79 degrees 36 minutes 27 seconds West 280.50 feet from the last mentioned point a distance of 78.03 feet to a point, thence South 11 degrees 34 minutes 04 seconds West 734.90 feet to a point, thence along a curve to the left whose radius point bears South 78 degrees 25 minutes 36 seconds East 836.39 feet from the last mentioned point, 23.81 feet to a point, thence South 56 degrees 12 minutes 41 seconds West 36.10 feet to a point in the North line of Lydia Hill Drive as recorded in Plat Book 345, pages 512 and 514 of the St. Louis County Records, thence along the Northern line of said property North 42 degrees 45 minutes 55 seconds East 498.98 feet to the point of beginning and containing 20,222 Acres, according to calculations by Volz Incorporated during July 2008.

We, Volz Incorporated have during the month of July, 2008, by order of Central Park Square, Incorporated, made a survey of and prepared a subdivision for a tract of land being all of Adjusted Parcel A, Adjusted Parcel B and Adjusted Parcel C of the Boundary Adjustment Plat of a tract of land being Lot C14 and C21 of "Chesterfield Village Area A", Phase One Plat Two and part of Lot 4 of the Boundary Adjustment Plat of Chesterfield, Village Area "A", in U.S. Survey 415 and 2002, Township 45 North - Range 4 East, within the City of Chesterfield, St. Louis County, Missouri, and the results of said survey and subdivision are represented on this plat. This survey and subdivision was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys as 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 necessary requirements set forth for Urban Property. Measurement shown as set on this plat will be set upon completion of construction.

I, S. WITNESS WHEREOF, I have signed and sealed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

VOLZ INCORPORATED



\_\_\_\_\_  
 Bruce E. Thomas  
 Professional Engineer  
 License No. PLS-2220  
 MO. P.L.S. 2220

\_\_\_\_\_  
*Signature*

PORTIONS OF THE EASEMENTS DESIGNATED AS "PARKING AND DRIVE" EASEMENTS SHOWN ON THIS PLAT HAVE PREVIOUSLY BEEN CREATED BY THE CITY OF CHESTERFIELD, MISSOURI. THE PORTIONS OF THIS PLAT NOW ARE WITHIN THE PLATTED - DEDICATED STREET RIGHT OF WAY. THESE PORTIONS OF THIS PLAT ARE TO BE VACATED BY A SEPARATE INSTRUMENT, TO BE RECORDED.

9-8-08  
 6294-33  
 Sheet 1 of 2  
 Downtown Chesterfield

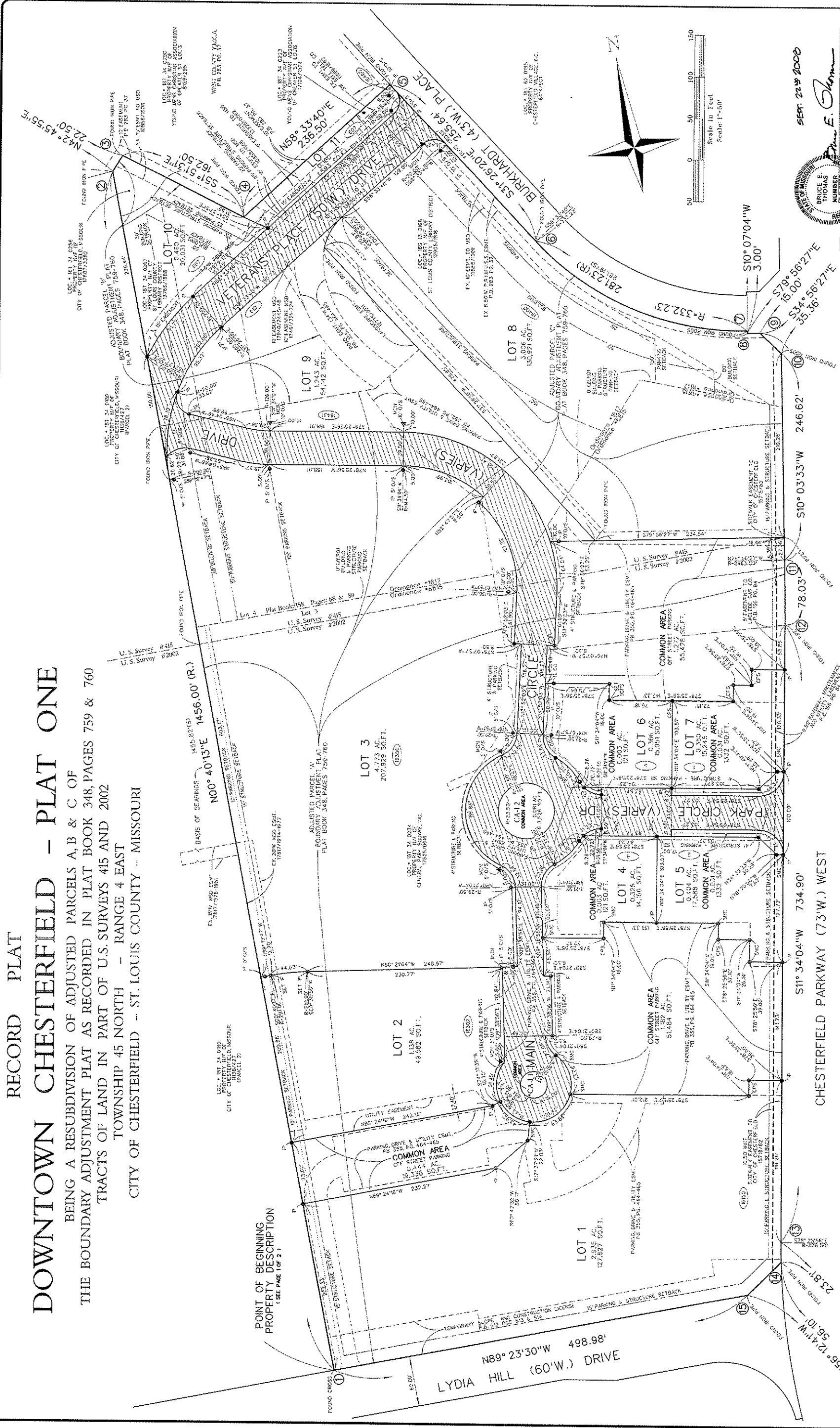
VOLZ  
 INCORPORATED

LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
 1949 INDIAN HEAD ENLE, BELVO,  
 ST. LOUIS, MISSOURI 63112  
 PHONE 314-864-9112

# RECORD PLAT DOWNTOWN CHESTERFIELD - PLAT ONE

BEING A RESUBDIVISION OF ADJUSTED PARCELS A, B & C OF  
THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 348, PAGES 759 & 760  
TRACTS OF LAND IN PART OF U.S. SURVEYS 415 AND 2002  
TOWNSHIP 45 NORTH - RANGE 4 EAST  
CITY OF CHESTERFIELD - ST. LOUIS COUNTY - MISSOURI

POINT OF BEGINNING  
PROPERTY DESCRIPTION  
(SEE PAGE 1 OF 2)



**ABBREVIATIONS (APPLICABLES)**  
 AMN - METAL CAP  
 IP - IRON PIPE  
 F - FACE SURVEY  
 SMC - SURVEY MARKER CAP

**REMARKS**  
 PROJECT BENCHMARK MSH244 - STANDARD TABLET STAMPED T.H. 1894  
 SET IN CONCRETE POST 32" WEST OF CHESTERFIELD AIRPORT ROAD AND  
 150' SOUTH OF OLD DRIVE STREET ROAD 20' SOUTH OF TRACKS.  
 ELEVATION: 461.94 FEET - ADJUSTED BY THE ST. LOUIS METROPOLITAN  
 ST. LOUIS SURVEY DISTRICT IN 1993 TO BAVATON 462.12 FEET (NGVD 1929).  
 SITE BENCHMARK "SMAH" ON TOP OF CURB AT END OF CORNER OF  
 NORTH CURBLINE, EAST SIDE OF CHESTERFIELD PARKWAY AND 0.28  
 MILES NORTH OF LYDIA HILL DRIVE.  
 ELEVATION: 557.50 FEET

**STATE PLANE COORDINATES SHOWN ON PAGE 1 OF 2.**  
 NOTE:  
 CA11 - IS COMMON AREA - ISLAND 1  
 CA12 - IS COMMON AREA - ISLAND 2  
 SUBDIVISION AS SHOWN CONTAINS 11 LOTS  
 SUBDIVISION TOTAL AREA 28,222 ACRES

**PORTIONS OF THE EASEMENTS DESIGNATED AS "PARKING" AND "DRIVE" EASEMENTS SHOWN ON THIS PLAT ARE NOT CREATED BY THIS EASEMENT PLAT RECORDED IN PLAT BOOK 348, PAGES 759 & 760. THESE ARE WITHIN THE PLATTED - DEDICATED STREET RIGHT OF WAY AS SHOWN ON THIS PLAT ARE VACATED BY A SEPARATE INSTRUMENT, RECORDED AS 2008091800236 - SEPTEMBER 18, 2008 - #236.**

**VOLZ INCORPORATED**  
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
 1400 BRIMLEY HEADLAND BLVD.  
 ST. LOUIS, MISSOURI 63137  
 PHONE 314-424-8412  
 FAX 314-424-8412  
 www.volz.com  
 BRUCE E. THOMAS  
 REG. NO. 155-2220  
 MISSOURI PROFESSIONAL LAND SURVEYOR  
 Since E. Thomas  
 Professional Land Surveyor  
 MO. R.L.S. #2220  
 6-9-08  
 6294-333  
 Sheet 2 of 2  
 Downtown Chesterfield  
 SER: 22nd 2008