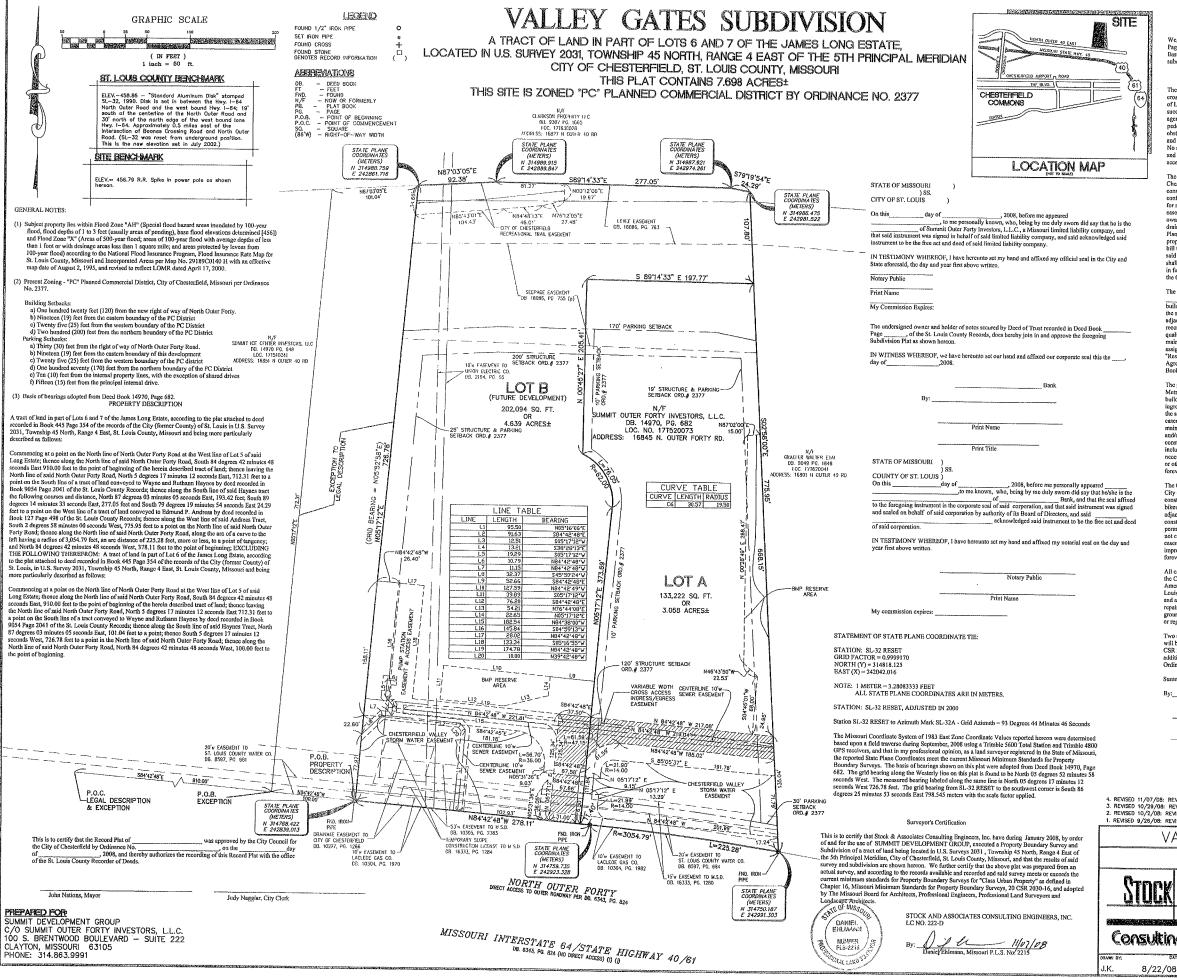
BILL NO	ORDINANCE NO
AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR VALLEY GATES, FOR A 7.698 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT, LOCATED ALONG NORTH OUTER FORTY ROAD AND EAST OF BOONES CROSSING.	
<b>WHEREAS,</b> Stock & Associates, on behalf of Summ submitted for review and approval the Lot Split for a 7.60 Planned Commercial District, located along North Outer Crossing; and,	98 acre tract of land zoned "PC"
<b>WHEREAS</b> , the purpose of said Lot Split is to sub into two lots for commercial use; and,	divide a 7.698 acre tract of land
WHEREAS, the City of Chesterfield has reviewed the Subdivision Ordinance of the City of Chesterfield and we have with all applicable ordinances and has forwarded said Lot Specifically.	have found it to be in compliance
NOW THEREFORE BE IT ORDAINED BY THE CONTROL OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS I	
Section 1. The Lot Split for Valley Gates, 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 author the approval of the said Lot Split by affixing their sign the City of Chesterfield as required on the said documents.	natures and the official seal of
Section 3. This Ordinance shall be in full force passage and approval.	e and effect from and after its
Passed and approved thisday of	, 2008.
MAYOR	
ATTEST:	
CITY CLERK	



OWNERS CERTIFICATION

We, the undersigned owners of tracts of land as shown hereon and held by deeds recorded in Book 14970 Page 682 of St. Louis County Records, being part of U.S. Survey 2031, Township 45 North, Range 3 Bast of the 5th Principal Merdian St. Louis County Missouri, have caused the same to be surveyed and subdivided in the manner shown on this plat, which plat shall bereafter be known as;

## "VALLEY GATES SUBDIVISION"

The area, which for better identification is shown "hatched" on this plat is hereby established as a cross-access and ingress/egress casement and utility easement, reserved by the present and future owners of Lots A and B and the present and future owners of the adjoining property to the east, their respective successors and assigns, their treams, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive rights and privilege for ingress and egress by pedestrina, automobiles, passesager vehicles, and trucks. The owners of Lots A and B agree not to obstruct the foregoing easement by means of a fence or other burrier, and further, to keep the area open and useable on their property leading to and from the aforesaid cross-access and ingress/egrees easement. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots A and B, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

The Chesterfield Valley Storm Water Easement shown on this plat is hereby dedicated to the city of Chesterfield, Missouri, their successors and assigns as their interest tray appear for the purpose of construction, maintaining and repair of the dry/wet basins, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines, located within the easement, in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to maintain the dry/wet basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missour, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lice on the real property and shall accome interest at a rato of eight percent (8 %) until paid in full. All easements that overlay the Chesterfield Valley Storm Water Easements shall be subordinate to the Chesterfield Valley Storm Water Easements.

The pump station essement as shown hereon is hereby given, granted, extended, and conveyed to the Metropolitan St. Lonis Sewer District, its agents, successors and assigns, as an exclusive casement to build and maintain a lift and/or pump station, sewer or sewers, including stormwater improvements, ingress and egencs, roadway, appurtenances, fencing, gates, and necessary service and/or utility lines, on the strip or strips of ground described an shown hereon and to use such additional space adjacent to the eastening(s) so granted as may be required for working room during the construction, renonstruction, maintenance, or repair of the aforementioned lift and/or pump station, sewer or sewers, including service and/or utility lines. The St. Louis Sewer District may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid lift and/or pump station, sewer or sewers, including stormwater improvements, ingress and egress, madway, appurtenances, fencing, gates, and necessary service and/or utility lines, and may assign its rights in this casement to the State. County, City or other political subdivisions of the State. The easement hereby granted is trevocable and shall continue forever.

The City of Chesterfield Recreational Trail Easement as shown on this plat is hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of constructing, installing, reconstruction, replacement, removel, repair, maintaining and operating a biteway/walkway-path/rail and appurtenances thereto, with the right of temporary access and use of adjacent ground not occupied by improvements for the excavation and storage of materials for the construction, repair or replacement of said biteway/walkway-path/rail. No private encrose-hment shall be permitted within the easement and the property owner(s) or its successors in title to said property shall not cause to be constructed or ellow to be constructed in, over, under, across, through, or upon the easement any buildings, structures, signs, billboards, utility lines, poles or pipes, or any other improvements not provided herein. The easement hereby granted is irrevocable and shall continue forever.

All casements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, Missouri American Water Company, Laclede Cas Company, AmerenUE dhha Union Electric Company, AT&T of Missouri, dbha SBC Missouri, The Metropolitan St. Louis Sewert District, the relevant cable company, Monarch-Chesterfield Levee District, the relevant cable company, Monarch-Chesterfield Levee District, their successors and assigns as their interest may appear for the purpose of improving, constructing, maintaining, and repairing public utilities and sewers and drainage facilities, with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair or replacement of said utilities, sewers, and drainage facilities.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot comers will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

Summit Outer Forty Investors, L.L.C.
Ву:
Print Name
Print Title

REVISED 11/07/08: REVISED PER CITY COMMENTS
REVISED 10/29/08: REVISED PER CITY COMMENTS
REVISED 10/2/08: REVISED PER CITY COMMENTS
REVISED 10/2/08: REVISED PER CITY COMMENTS

VALLEY GATES SUBDIVISION
16485 N. OUTER 40 ROAD

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway St. Louis. MD 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com

8/22/08 D.M.E. 8/22/08 203—2992

EXHIBIT Supples.