

BILL NO. 2706

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 _____, 2009.

MAYOR

ATTEST:

CITY CLERK

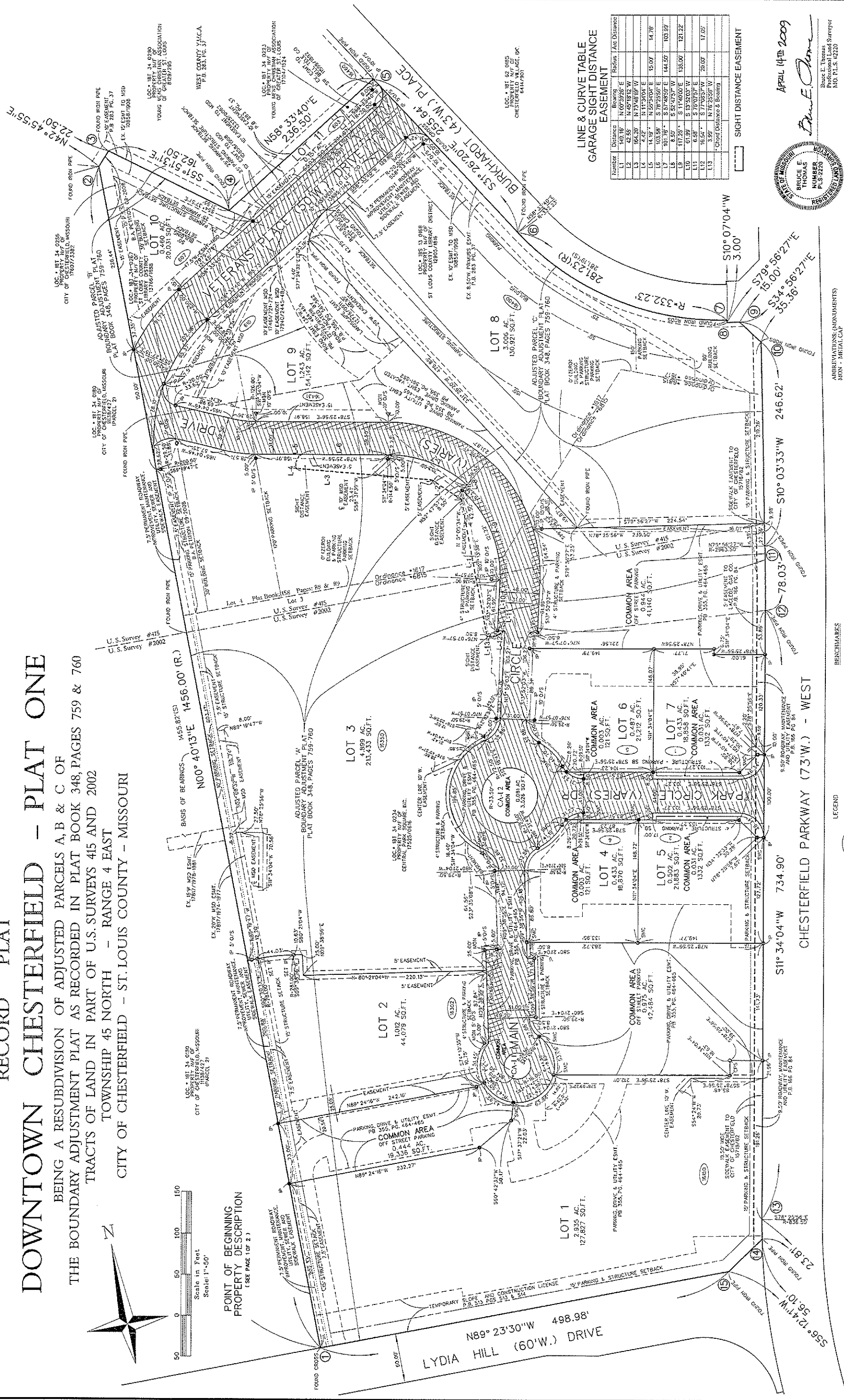
RECORD PLAT DOWNTOWN CHESTERFIELD - PLAT ONE

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



Scale in Feet
Scale: 1" = 50'

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



LINE & CURVE TABLE GARAGE SIGHT DISTANCE EASEMENT

Number	Distance	Bearing	Radius	Arc Distance
L1	140.00'	N 00° 29' 26" E		
L2	42.55'	N 45° 18' 12" W		
L3	44.27'	N 11° 13' 00" E		
L4	14.18'	N 55° 24' 04" E	15.00'	14.78'
L5	103.58'	S 78° 25' 55" E	144.50'	103.99'
L6	8.50'	S 82° 47' 57" W	144.50'	121.22'
L7	117.25'	S 11° 40' 00" E	155.00'	121.22'
L8	6.58'	S 76° 07' 57" E		
L9	95.24'	S 77° 05' 57" W		
L10	20.00'	N 18° 25' 35" W		
L11	3.00'	S 00° 00' 00" E		
L12	3.00'	S 00° 00' 00" E		
L13	3.00'	S 00° 00' 00" E		

APRIL 14TH 2009
Bruce E. Thomas
Professional Land Surveyor
NO. PLS. 62220

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
1868 BISHOP ROAD, BURLINGTON, MISSOURI 64411
PHONE 314-454-6411

LEGEND:
 (B-350) ASSIGNED ADDRESS NUMBER
 PERMANENT ROADWAY
 UTILITY, SIDEWALK, MAINTENANCE,
 EASEMENT
 PERMISS
 (B-350) PERMISS

BENCHMARKS:
 MON. MARKER
 C.P.S. - COTTON PICKER SPINDLE
 S.I.C. - SURVEY MARKER CAP

ABBREVIATIONS (AS APPLICABLE):
 ADJ. - ADJUSTED
 B.P. - BOUNDARY POINT
 C.P.S. - COTTON PICKER SPINDLE
 S.I.C. - SURVEY MARKER CAP

STATE PLANE COORDINATES SHOWN ON PAGE 1 OF 2.
 NOTE:
 CA-11 - IS COMMON AREA - ISLAND 1
 CA-12 - IS COMMON AREA - ISLAND 2
 SUBDIVISION AS SHOWN CONTAINS 11 LOTS
 SUBDIVISION TOTAL AREA 26.222 ACRES
 ELEVATION: 557.89 FEET

PLAT BOOK 348, PAGE 760, CITY OF CHESTERFIELD, MISSOURI