ORDINANCE NO.	
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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.

<u>Section 2</u>. 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.

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

day of	, 2009.	
MAYOR		
MAYOR		
	day of MAYOR	

PLAT RECORD

CHESTERFIE DOMNIOMN

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

T. LOUIS COUNTY - MISSOURI - RANGE 4 EAST

	CITY OF CHESTERFIELD - S
We, the indertigned swards of the lines of land herein planed and littler described in the foregoing surveyor's certificate have counted the time to surveyed and subdivided in the natures shown on this plat, which subdivision shall hereafter be known as "DOWNYOWN CHESTERFIELD." PLATONEY ONE! Vetenns" Place Drive, (1849) feet wide, Park Citele Drive, varying width, and Main Chele Drive,	WHEREAS, by a deed of trest dated by a deed of trest dated of trest and feetures of trest and for the and State of Missouri, in Book conveyed to the trustee therein annumed
voying which regester with their tondeknys and rondings posted a strategic interrections, which for before redesification are otherwhethered (2007) and erees headared the EAT of herees as indicated on the plat, are hereby devicated to the City of Chesterfold, Missouri, for public was forezed	ection red exists, to secure the payment of certain note or notes in said deed described and sect or named whereas, said deed of inst and note or notes has or laws been PARTLY paid and saidfied as
The brainful parking stays as shown on the plat cross haching clarified. My square the City of Chesterfield deliciosed rights of way are to be manufacted by the Trustees of Central Park Square the City of Chesterfield and All designated common ground erest shown betton, such as readowny, pathing areas, cut de asc and croundabout inhafed are heavy deficienced to the Trustees of Central Park Square the R. has a singers and applied to the special part of the special parking and a special part of the spec	N. THEREFORD, in underspect, the costs about on the gain owner of stail deed of treas and not of ones, kereby join in and approves of in every dealt dist plat of "DOWNTOWN CHESTRIRFEILLD." PLAT ONE " and doe Enerby ERMERT ER LEASE, AND QUIT_CLAM mus the present owners, FART of the enem is said deed of true, situated in the County of St. Louis, and State of Missouri, to wir All common ground or continued land shown on this plat and all stocks, public or private, or condens,
er onest profite tuttiste in accelerates with the approved improvement plans may be constructed or ristabled within a culticase strand, from a hour island, or an action strip, without authorization by the City of Chesterfield through the jissance of a Special User Parasi:	measurements over the print. TO HAVE a recognition to the company of the superferences thereto belonging free, cites and discharged from the measurement of the state of the s
All transments as shown to the pit, unless degrated for other specific purposes are breaky dedicated to the Cap of Chesterfold, Astroni, America IRI, AT&T, Chate Communication, Latelde of Soc. Compay, Missour, America IRI, AT&T, Chate Communication, Latelde of Soc. Compay, Missour, America Wilet Company, The Netropoldies SI Loars Soc. Or District, their successors and wisters and with interests may appost to the purpose of improving, constraining, and repairing public officies, severa and draining featuring to temporary use of other properties, and the regard of temporary use of district repair, are observed by hyporement, for the extraviole had younge of materials during installation, repair, are observed to the constraint of the properties of the constraint of the constraints.	IN WITNESS WHEREOK, the undersigned has executed these prevents thas
Petrament Roadway Improvement, Mantlennine, Utility, Sewer and Sidewalk extended no breby dedicated the City of Chesterfield, Missony, Parceto UE, ASP, Chester Chemonisticions, Lastedo Gas Company, Missonit-theoriem Water Company, The Metropolism St. Louis Sewer District, their successor and existens as their interest may appear graft unto the genetest a petalwane excernent to improve, repair and manulal neutral properties, all utilities, nonewater and stailiny sewert and sidewalk in over and theories, said excernents, all tultifies, nonewater and stailiny sewert and sidewalk in over and theories, said excernents as tultifies, nonewater and stailiny sewert and sidewalk in over and theories, said excernents as tultifies.	Company Name Signature
The grappe sight distance ensement on shown bettom within Lat. 3, it bettoby dedicated to the Trystees of Control Park Store the No shows ground attendence short that required start-lights or adopte public utilities in exceedance, with decapproved improvements that, or publicing, or publicing, or publicing to exceeding 12 leaders in beight may be constructed, installed or planted within sold externent without the authorization of the City of Chestrifield.	STATE OF MISSOURI) SS OPE ST. LOUIS)
Boilding setback lines, side yard fines and reat yard lines, as shown on this plat, are hereby established	On this day of day of before me
Two permanent measurests for each book excepts (disclared as) and earn permanent monument as all for commerce (indexed as) by the commerce of the commerce o	So that it is the control of the con
This Syddricton is delyect to the conditions and retiritions filed in empiretion with this plat and recented that received that the conditions of the St. Lone (Duris Received as of	Му соппиясной скриск:
RI WITURSS WHEREOF, see have signed and rested the foregoing this	Signature
CENTRAL FARK SQUARE, INC.	Prused Name
Kathleen Ungging. Vice President	
STATE OF AUSSOURI) SS (STANTY OF ST. LOUIS)	
On this the day of 200 before me apprazed Kathleen Higgins, to me presonally known, who being by me duly sworn, did say that site is Vice President of Central Pack Splante, Inc. 8 Affection Corporation and that said incrament was signed on behalf of said corporation to additively of its members and that said Kathleen Higgins acknowledged said instrument to be the free act and deed of said corporation.	
IN WITNESS WHERICOF, I have hereunto set my hand and affixed my notarial test the day and year first written above.	
My commission expires:	
Signdare Princel Nane	

We, being The Young Men's Christian Association of Gerater St. Louis, a Pro Form Coperation of the State of Massocia, do hereby enjoin in the execution and recording of this pla IN WITNESS WHEREOY, Have browns sotiny has this the

A facet of land boing all of Adjusted Peneds A, D. R. C. C. of the "Boundary Adjustment Plat of a trenst of land being LoC (114 and C12) of "Cheverfield VIII-Rep. Area A. — Hasse One—The Two and pract of 124 of of the Boundary Adjustment of Cheverfield VIII-Rep. Area A. — "in LiS, Sanreys and pract of 124 of of the Boundary Adjustment of Cheverfield VIII-Rep. Area A." in LiS, Sanreys 41 and 2012, Township A. North — Reapy & East, City of Chevaerfield, St. Louis Connty, Modern and more particularly described as follows:

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

On this the day of, 200 before me appeared	CXXNIY CH'ST; LXUIS)	STATE OF MISSKAURI)	niacd None & Title Princed None & Ville	Signator Signator
to me norsensally fenous help he me delice and the second	to mor			

Beginning at the Southwest corner of said Adjusted Parcel A, of the aforementioned Benuthay Adjustment Plys, is all pick being recorded in PRI Plach 3.88 pers 379 and/350 for the St. Luist Costny Records, said corner side being in the shearl three in Chyd in 11th Drive; 60 tees wide, and being the Santhace corner of the property described in deed to the City of Chaestrickel, Miscount as recorded in Book 1118 page 473 of the St. Louis Control Records there. Venthwardly along the Enskern line of said City of Chestraleid property Neorotic Records there. Venthwardly along East 14532 at Cert to a point, as along the St. Louis Control, Enswersen corner of the property described in deed to the St. Louis Control, Linnay as recorded in Book 11766, page 1888 thence along the Northern line of said procelly humb 4 captures of Adjustment 13 and along the Linnay 118 and 180 being the Standard of the Chief of the appropriate control of the property described in deed to the St. Louis Control, Linnay as recorded in Book 17104, page 1520 laters a dough the Northern line of said procely North 32 degrees 55 minutes 55 seconds East 12.50 feet to a point of the Chief St. Louis Control, Linnay as recorded in Book 17104, page 1520 laters a dough the Northern line of said procely North 32 degrees 53 minutes 34 seconds 1541 St. Chief Control and Chief St. Louis Control and Chief and Chief St. Louis Control and St. Chief Control and Chief St. Louis Control and Chief St. Chief St. Louis Control and Chief St. Chief St. Chief St. Louis Control and Chief St. Chief St. Chief St. Louis Control St. St. Chief St. Louis Control St. St. Chief Louis Control St. St. Chief Louis Control and Chief St. Chief St. Chief St. Chief St. Chief St. Control St. St. Chief Louis Country Records Linnay 12 seconds 1543 150 feet to a point; theres dough degrees 54 minutes 37 seconds 1544 150 of the 10 point; there Soult 10 degrees 54 minutes 31 seconds 1544 150 feet to a point; theres Coult May degrees 56 minutes 37 seconds 1544 160 of the 10 point; there Soult 10

The following list of metric coordinates for the Missouil Coordinates System 1923 (MCS 83) — East Zone by a Static Survey to Station SL-36 of the St. Louis Coopynille Reference. System. The Acetage Unit Factor requist to 999440. The Relative Preliment Tolectonec of swith coordinates is less than fifty parts per million.

STATE PLANE COORDINATES

Signer

My comnission expires

We, The St. Levis County Library District, a body politic, of the State of Missouri, do hereby enjoin in the execution and recording of this plat. IN WITNESS WHEREOF, I have hereunto set my hand this the 200 ...

THE ST. LOUIS COUNTY LIBRARY DISTRICT, a hody politic

Signature Printed Name & Title	
STATE OF MISSOURE	
COUNTY OF ST. LOUIS	285
On this the day of	, 200 before appeared
is the	is the control of THE ST. LOUIS COUNTY LIBRARY DISTRICT, a bady pallite
of the State of Poissonri, and that said instrument was of its Board of Trustees, and said and deed of said body public.	of the Safo of Votsourt, and that said instrument was signed on behalf of said body politic, by authority of is Board of Trustees, and said
IN WITNESS WHEROF, I has above willen.	IN WITNESS WHEROE, I have hereuned set my hand and affixed my notatial sed the sky and year first above welten.

My commission expires:

the City the this plat

This is to certify that this plat of "Downtown Cheaterfield - Plat Ome" - was approved by the Commeil of the City of Chesterfield, Missouri by Onlinatoc Number on the day of the Chesterfield, Missouri by Onlinatoc Number and be of the St. Louis County Recorder of Deest, and hereby authorizes the recording of at the Office of the St. Louis County Recorder of Deest.

Judith Naggiar, CHY CLERK

John Nations, MAYOR

ATTEST

Printed Name

Dhun E. Ohomus Bruce E. Thomas Professional Land Surveyor MO. P.L.S, 2220 BRUCE E. THOMAS NUMBER PLS-2220

We, Volt incorporated have during the mentin of Judy 2008, by order of Central Park Squine, incorporated, rance areavey of all opporated a stafficient for start of fund brings in III "Majasted Pared. A Adjusted Pared Co flar Bounday Adjustement Plan of neat of Intal being Loss (CO 14 and CO 21 of "Cosserfield Wilsey Ama"). Plans: One Plat Now and part of Los 4 of the Bounday Adjustement Plat of Chesterfield, Wilsey Ama" A "Ress Con Plat Now and part of Los 4 of the Bounday Adjustement Plat of Chesterfield, Wilsey Ama" A "Ress Con Plat Now and part of Los 4 of the Bounday Adjustement Plat of Chesterfield, Wilsey Ama" Now. To all the Start of Staff Starty Adjustement Plat of Chesterfield, St. Louis County, Missourh, and the reside of staff starty and subdivision was convented in completions with the current Missourh Minimum Sundards for Property Boundary Surveys and Ladderspe Architects and the Messourh Departers, Postsonial Disputers, Profesioral Lond Startyces and Ladderspe Architects and Beyerley. Monumentation shown as est on this plat will be set upon completion of construction.

IN WITNESS WHEREOF, I have signed and scaled the foregoing this | | Ult | day of | APPIL_2008

VOLZ INCORPORATED

INCORPORATED VOLZ

LAND SURVENOUS - ENGINEERS - LAND PLANNERS

1664 NURAN HEAD MOTE, BLVB.

81. LOUIS, MISSOHE 65132

PHONE 314-416-6312

