

BILL NO. 2760

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR CHESTERFIELD VILLAGE, LOTS C140 AND C144, FOR A 2.914 ACRE TRACT OF LAND ZONED "PC&R" PLANNED COMMERCIAL AND RESIDENTIAL DISTRICT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND WILD HORSE CREEK ROAD.

WHEREAS, Chesterfield Village, Inc., has submitted for review and approval the Boundary Adjustment Plat for a 2.914 acre tract of land zoned "PC&R" Planned Commercial and Residential District located on the northwest corner of the intersection of Chesterfield Parkway West and Wild Horse Creek Road; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to remove lot lines to consolidate the property into one parcel; and,

WHEREAS, the City of Chesterfield has reviewed the Boundary Adjustment Plat in accordance with the Subdivision Ordinance of the City of Chesterfield and have found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat for Chesterfield Village, Lots C140 and C144 , 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 authorized and directed to evidence the approval of the said Boundary Adjustment 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

BOUNDARY ADJUSTMENT / LOT CONSOLIDATION OF LOTS C140 & C144 FOUR TRACTS OF LAND BEING PART OF U.S. SURVEY 123 TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

LEGEND
 (S) SURVEYED
 (D) DECEDED
 (R) STATE PLAT COORDINATE

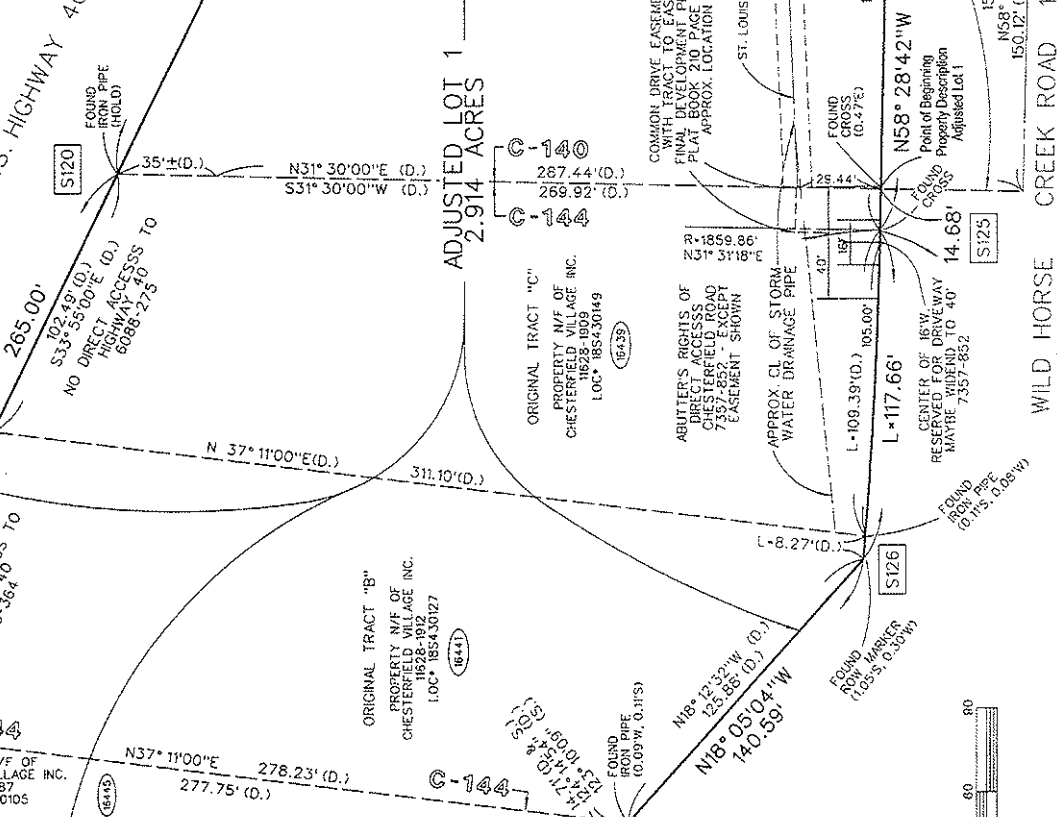
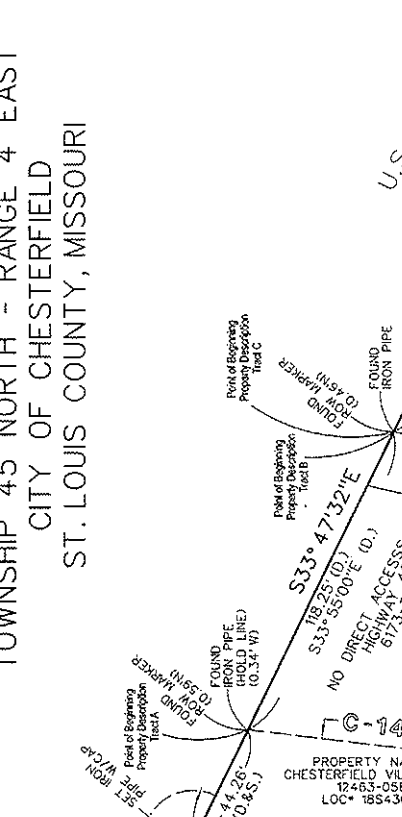
ADDRESS NUMBER
 (S) SURVEYED
 (D) DECEDED
 (R) STATE PLAT COORDINATE

**RELINQUISHMENT OF DIRECT
 ACCESS TO STATE HIGHWAY**
 401R - INTERSTATE 64
 7385-885 & 7335-989

**DESIGNATED RAMP "A"
 WIDTH VARIES**

The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83), East Zone by a Static Survey Traverse to Station SL-36 of the St. Louis Geographic Reference System. The Average Site Grid Factor= 0.9999140. The Relative Positional Tolerance of said coordinates is less than fifty parts per million.

| Point ID | Northing(m) | Easting(m) |
|----------|-------------|-------------|
| SL-36 | 310692.5384 | 243001.2914 |
| SL119 | 313710.1631 | 244036.4472 |
| SL120 | 313643.0426 | 244083.3674 |
| SL121 | 313562.2462 | 244137.4875 |
| SL122 | 313547.7870 | 244126.5989 |
| SL123 | 313540.5660 | 244093.5974 |
| SL124 | 313548.2500 | 244076.9426 |
| SL125 | 313575.3312 | 244096.4181 |
| SL126 | 313595.0335 | 244006.4629 |
| SL127 | 313635.7664 | 243993.1616 |
| SL128 | 313647.6514 | 244002.6591 |



ADJUSTED LOT 1
 2.914 ACRES

ORIGINAL TRACT "A"
 PROPERTY N/F OF CHESTERFIELD VILLAGE INC. 1745-0587 LOC. 1854-30105

ORIGINAL TRACT "B"
 PROPERTY N/F OF CHESTERFIELD VILLAGE INC. 1828-1912 LOC. 1854-30127

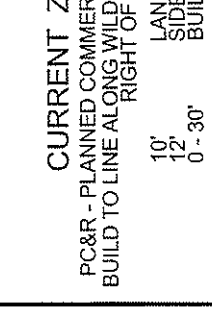
ORIGINAL TRACT "C"
 PROPERTY N/F OF CHESTERFIELD VILLAGE INC. 1868-30149 LOC. 1854-30149

ORIGINAL TRACT "D"
 PROPERTY N/F OF CHESTERFIELD VILLAGE INC. 1745-0492 LOC. 1854-30183

CURRENT ZONING
 PC&R - PLANNED COMMERCIAL & RESIDENTIAL
 BUILT TO LINE ALONG WILD HORSE CREEK ROAD
 RIGHT OF WAY

**LANDSCAPING
 SIDEWALK
 BUILDING**

10'
 12'
 0 - 30'



WE, VOLZ INCORPORATED HAVE DURING THE MONTH OF AUGUST 2009 BY ORDER OF CHESTERFIELD VILLAGE, INC. MADE A SURVEY AND A BOUNDARY ADJUSTMENT - LOT C140 & C144 BEING TRACTS OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REPRESENTED UPON THIS PLAT.

THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AND MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR URBAN PROPERTY.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 22 DAY OF SEPTEMBER, 2009.

BRUCE E. THOMAS, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NO. P.L.S. #2220

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED AND THE RESULTS THEREOF TO BE HEREIN CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 22 DAY OF SEPTEMBER, 2009.

KATHLEEN HIGGINS, VICE PRESIDENT
 CHESTERFIELD VILLAGE INC.

STATE OF MISSOURI }
 COUNTY OF ST. LOUIS }
 ON THIS DAY OF SEPTEMBER, 2009, before me personally appeared **KATHLEEN HIGGINS**, who being by me duly sworn, did say that she is the VICE PRESIDENT OF THE BOARD OF DIRECTORS OF CHESTERFIELD VILLAGE INC. AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID BOARD OF DIRECTORS BY AUTHORITY OF ITS MEMBERS AND SAID VICE PRESIDENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT OF SAID BOARD OF DIRECTORS.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

DATE: _____ NOTARY PUBLIC

ORIGINAL TRACT A
 PER DEED BOOK 12602 PAGES 567-569 FILED MARCH 2, 2003 CONVEYED TO CHESTERFIELD VILLAGE, INC.
 A PART OF A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWEST CORNER OF THE SOUTH 1/4 SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWEST CORNER OF THE SOUTH 1/4 SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ORIGINAL TRACT B
 PER DEED BOOK 11628 PAGES 1800 THRU 1811 FILED JUNE 9, 1994 CONVEYED TO CHESTERFIELD VILLAGE, INC.
 A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ORIGINAL TRACT C
 PER DEED BOOK 11628 PAGES 1812 THRU 1814 FILED JUNE 9, 1994 CONVEYED TO CHESTERFIELD VILLAGE, INC.
 A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ORIGINAL TRACT D
 PER DEED BOOK 7451 PAGES 462 THRU 464 FILED DECEMBER 15, 1992 CONVEYED TO CHESTERFIELD VILLAGE, INC.
 A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADJUSTED LOT 1
 FOUR (4) TRACTS OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST CORNER OF THE SOUTH 1/4 SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST CORNER OF THE SOUTH 1/4 SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST CORNER OF THE SOUTH 1/4 SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

85552
 Sheet 1 of 1
VOLZ
 Incorporated
 ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 TRANSPORTATION
 CONST. MANAGEMENT

10840 Indian Head Trl., Bldg. 200
 St. Louis, MO 63114
 314.990.0212 Main
 314.990.0250 Fax
 www.volzinc.com

EXHIBIT
 1

ATTEST:
JUDY MAGGIA, CITY CLERK

JOHN NATIONS, MAYOR

NOTES:
 1. PROPERTY REFERENCED FROM BANKERS & LEADERS' TITLE L.C. ISSUING COMPANY, CHESTERFIELD, MISSOURI, COMMENCEMENT DATE 07/27/2009, 8:00 AM. THE REFERENCED COMMITMENT WAS RELIED UPON TO DISCLOSE ALL EASEMENTS AFFECTING THIS PROPERTY.