

BILL NO. \_\_\_\_\_

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

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE RESERVE AT CHESTERFIELD VILLAGE, LOTS 37 THROUGH 42, LOT 56 AND LOT 57, FOR TRACTS OF LAND ZONED "R5" AND "R8" RESIDENCE DISTRICTS WITHIN A "PEU" PLANNED ENVIRONMENT UNIT LOCATED ON THE EAST SIDE OF BAXTER RD. NORTH OF AUGUST HILL DR. AND SOUTH OF WILD HORSE CREEK RD.**

**WHEREAS**, Volz Inc., on behalf of Gunhay, LLC has submitted for review and approval the Boundary Adjustment Plat for eight lots zoned "R5" and "R8" Residence Districts with a "PEU" Planned Environment Unit located on the east side of Baxter Road north of August Hill Dr. and south of Wild Horse Creek Rd.; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to adjust lot lines for eight residential lots; 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 The Reserve at Chesterfield Village, Lots 37 through 42 and Lot 56 and Lot 57 , 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

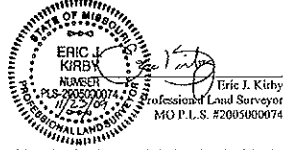
ATTEST:

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

We have during the month of October 2009 by order of Gundaker Commercial Group prepared a Boundary Adjustment Plat "A tract of land being Lots 37 through 42, Lots 56 & 57 of 'The Reserve at Chesterfield Village - Plat One', in U.S. Survey 415, in Township 45 North - Range 4 East, City of Chesterfield, Missouri, St. Louis County, Missouri" and the results are represented on this plat. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional 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 23rd day of November, 2009.

VOLZ INCORPORATED



We, the undersigned owners of the tract of land herein plotted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and adjusted in the manner shown on this plat, which shall hereafter be known as "The Reserve at Chesterfield Village Plat One - Boundary Adjustment Plat of Lots 37 through 42, Lot 56 & Lot 57"

It is hereby 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 20th day of 2009.

GUNHAY, L.L.C.

Signature

Print Name

STATE OF MISSOURI )
) SS
COUNTY OF ST. LOUIS )

On this 20th day of November, 2009, before me personally appeared \_\_\_\_\_ who being by me duly sworn did say that he is the \_\_\_\_\_ of Gunhay, L.L.C. a Missouri limited liability company and that said instrument was signed on behalf of said limited liability company by authority of its members and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

Notary Public

The undersigned holder or legal owner of notes secured by deed recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the St. Louis County Records, joins in and approves in every detail this Boundary Adjustment Plat.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this 20th day of November, 2009.

\_\_\_\_\_, it's successors and assigns.

Signature

Print Name & Title

STATE OF \_\_\_\_\_ )
) SS
COUNTY OF \_\_\_\_\_ )

On this 20th day of November, 2009, before me personally appeared \_\_\_\_\_ who personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her authorized capacity, and that by his/her signature in the instrument the person or the entity upon behalf of which the person acted executed the instrument.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

Notary Public

Print Name

This is to certify that the plat of "The Reserve at Chesterfield Village Plat One - Boundary Adjustment Plat of Lots 37 through 42, Lot 56 & Lot 57" was approved by the City Council of the City of Chesterfield by Ordinance Number \_\_\_\_\_ on \_\_\_\_\_, 2009, and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

John Nations, MAYOR

Judy Naggar, CITY CLERK

THE RESERVE AT CHESTERFIELD VILLAGE - PLAT ONE
BOUNDARY ADJUSTMENT OF LOTS 37 THROUGH 42, LOT 56 & LOT 57
A TRACT OF LAND BEING PART OF U.S. SURVEY 415
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Adjusted Lot 37

A tract of land being part of Lot 37 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728 of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 37; thence Southwardly along the West line of Maple Rise Path, 50 feet wide, along a curve to the left, whose radius point bears South 77 degrees 53 minutes 28 seconds East 474.43 feet from the last mentioned point, a distance of 51.21 feet to a point; thence North 84 degrees 04 minutes 31 seconds West 124.84 feet to the West line of said Lot 37; thence Northwardly along said West line North 05 degrees 54 minutes 26 seconds East 94.94 feet to the North line of said Lot 37; thence Eastwardly along said North line, South 77 degrees 53 minutes 28 seconds East 128.37 feet to the point of beginning and containing 7,310 square feet according to calculations by Volz Inc. during October 2009.

Adjusted Lot 38

A tract of land being part of Lot 37 and all of Lot 38 and part of Lot 39 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 38; thence Northwardly along the West line of said Lots 37 and 38, North 05 degrees 54 minutes 26 seconds East 52.28 feet to a point; thence South 84 degrees 04 minutes 31 seconds East 124.84 feet to the West line of Maple Rise Path, 50 feet wide; thence Southwardly along said West line along a curve to the left, whose radius point bears South 84 degrees 04 minutes 31 seconds East 50.14 feet to a point; thence South 89 degrees 52 minutes 10 seconds West 127.91 feet to the West line of said Lot 39; thence Northwardly along said West line of Lot 39, North 05 degrees 54 minutes 26 seconds East 1.28 feet to the point of beginning and containing 7,153 square feet according to calculations by Volz Inc. during October 2009.

Adjusted Lot 39

A tract of land being part of Lot 39 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 39; thence Westwardly along the South line of said Lot 39, South 83 degrees 41 minutes 48 seconds West 124.43 feet to the West line of said Lot 39; thence Northwardly along said West line North 06 degrees 17 minutes 37 seconds West 64.77 feet to a point; thence North 89 degrees 52 minutes 10 seconds East 127.91 feet to the West line of Maple Rise Path, 50 feet wide; thence Southwardly along said West line, along a curve to the left, whose radius point bears North 89 degrees 52 minutes 10 seconds East 474.43 feet from the last mentioned point, a distance of 51.11 feet to the point of beginning and containing 7,268 square feet according to calculations by Volz Inc. during October 2009.

Adjusted Lot 40

A tract of land being part of Lot 40 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 40; thence Southwardly along the West line of Maple Rise Path, 50 feet wide, along a curve to the left, whose radius point bears North 83 degrees 41 minutes 48 seconds East 474.43 feet from the last mentioned point, a distance of 50.65 feet to a point; thence South 17 degrees 36 minutes 09 seconds West 127.84 feet to the West line of said Lot 40; thence Northwardly along said West line North 06 degrees 17 minutes 37 seconds West 63.94 feet to the North line of said Lot 40; thence Eastwardly along said North line North 83 degrees 41 minutes 48 seconds East 124.43 feet to the point of beginning and containing 7,175 square feet according to calculations by Volz Inc. during October 2009.

Adjusted Lot 41

A tract of land being part of Lots 40, 41 and 42 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 41; thence South 77 degrees 36 minutes 09 seconds East 131.82 feet to the West line of said Lot 42; thence Northwardly along the West line of Lots 42, 41 and 40, North 20 degrees 33 minutes 01 second West 17.39 feet and North 06 degrees 17 minutes 37 seconds West 36.59 feet to a point; thence leaving said West line of Lot 40, North 77 degrees 36 minutes 09 seconds East 127.84 feet to the West line of Maple Rise Path, 50 feet wide; thence Southwardly along said West line, along a curve to the left, whose radius point bears North 77 degrees 36 minutes 09 seconds East 474.43 feet from the last mentioned point, a distance of 43.94 feet and along a curve to the right, whose radius point bears South 72 degrees 17 minutes 47 seconds West 125.00 feet from the last mentioned point, a distance of 9.70 feet to the point of beginning and containing 7,017 square feet according to calculations by Volz Inc. during October 2009.

Adjusted Lot 42

A tract of land being part of Lot 42 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 42; thence Southwardly along the West line of Maple Rise Path, 50 feet wide, along a curve to the right, whose radius point bears South 76 degrees 44 minutes 40 seconds West 125.00 feet from the last mentioned point, a distance of 60.82 feet to the South line of said Lot 42; thence Westwardly along said South line South 76 degrees 20 minutes 43 seconds West 109.47 feet to the West line of said Lot 42; thence Northwardly along said West line North 20 degrees 33 minutes 01 second West 61.69 feet to a point; thence leaving said West line North 77 degrees 36 minutes 09 seconds East 131.82 feet to the point of beginning and containing 7,366 square feet according to calculations by Volz Inc. during October 2009.

Adjusted Lot 56

A tract of land being part of Lot 56 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 56; thence Northwardly along the East line of Maple Rise Path, 50 feet wide, along a curve to the right, whose radius point bears South 84 degrees 03 minutes 41 seconds East 424.43 feet from the last mentioned point, a distance of 66.03 feet to a point; thence South 55 degrees 08 minutes 53 seconds East 122.33 feet to the East line of said Lot 56; thence Northwardly along said East line, South 25 degrees 56 minutes 19 seconds West 46.81 feet to the South line of said Lot 56; thence Westwardly along said South line North 84 degrees 03 minutes 41 seconds West 128.00 feet to the point of beginning and containing 7,926 square feet according to calculations by Volz Inc. during October 2009.

Adjusted Lot 57

A tract of land being part of Lots 56 and 57 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 57; thence Eastwardly along the North line of said Lot 57, South 46 degrees 40 minutes 41 seconds East 125.00 feet to the East line of said Lot 57; thence Southwardly along said East line, South 41 degrees 19 minutes 19 seconds West 43.32 feet to the South line of Lot 57; thence Westwardly along said South line of Lot 57, North 54 degrees 20 minutes 24 seconds West 20.02 feet to the East line of said Lot 56; thence Southwardly along said East line of Lot 56, South 25 degrees 56 minutes 19 seconds West 4.32 feet to a point; thence North 55 degrees 08 minutes 53 seconds East 122.33 feet to the East line of Maple Rise Path, 50 feet wide; thence Northwardly along said East line along a curve to the right, whose radius point bears South 55 degrees 08 minutes 53 seconds East 424.43 feet from the last mentioned point, a distance of 56.85 feet and along a curve to the left, whose radius point bears North 47 degrees 28 minutes 26 seconds West 225.00 feet from the last mentioned point, a distance of 4.73 feet to the point of beginning and containing 6,793 square feet according to calculations by Volz Inc. during October 2009.

Original Lot 37

A tract of land being Lot 37 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of Lot 37; thence Southwardly along the West line of Maple Rise Path, 50 feet wide, along a curve to the left, whose radius point bears South 77 degrees 53 minutes 28 seconds West 474.43 feet from the last mentioned point, a distance of 52.25 feet to the South line of said Lot 37; thence Westwardly along said South line North 84 degrees 12 minutes 02 seconds West 124.84 feet to the West line of said Lot 37; thence Northwardly along said West line, North 85 degrees 54 minutes 26 seconds East 66.25 feet to the North line of said Lot 37; thence Eastwardly along said North line, South 77 degrees 53 minutes 28 seconds East 128.37 feet to the point of beginning and containing 7,457 square feet according to a survey by Volz Inc. during October 2009.

Original Lot 38

A tract of land being Lot 38 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 38; thence Southwardly along the West line of Maple Rise Path, 50 feet wide, along a curve to the left, whose radius point bears South 84 degrees 12 minutes 02 seconds East 474.43 feet from the last mentioned point, a distance of 45.10 feet to the South line of said Lot 38; thence Westwardly along said South line South 89 degrees 59 minutes 27 seconds West 128.05 feet to the West line of said Lot 38; thence Northwardly along said West line North 05 degrees 54 minutes 26 seconds East 60.97 feet to the North line of said Lot 38; thence Eastwardly along said North line, South 84 degrees 12 minutes 02 seconds East 124.84 feet to the point of beginning and containing 6,861 square feet according to calculations by Volz Inc. during October 2009.

Original Lot 39

A tract of land being part of Lot 39 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 39; thence Southwardly along the West line of Maple Rise Path, 50 feet wide, along a curve to the left, whose radius point bears North 89 degrees 59 minutes 27 seconds East 474.43 feet from the last mentioned point, a distance of 52.12 feet to the South line of said Lot 39; thence Westwardly along said South line, South 83 degrees 41 minutes 48 seconds West 124.43 feet to the West line of said Lot 39; thence Northwardly along said West line North 06 degrees 17 minutes 37 seconds West 63.94 feet to the North line of said Lot 39; thence Eastwardly along said North line, North 89 degrees 59 minutes 27 seconds East 128.05 feet to the point of beginning and containing 7,414 square feet according to a survey by Volz, Inc. during October 2009.

Original Lot 40

A tract of land being Lot 40 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728, of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 40; thence Southwardly along the West line of Maple Rise Path, 50 feet wide, along a curve to the left, whose radius point bears North 83 degrees 41 minutes 48 seconds East 474.43 feet from the last mentioned point, a distance of 53.41 feet to the South line of said Lot 40; thence Westwardly along said South line South 77 degrees 14 minutes 50 seconds West 128.25 feet to the West line of said Lot 40; thence Northwardly along said South line South 77 degrees 14 minutes 50 seconds West 128.25 feet to the West line of said Lot 40; thence Northwardly along said West line North 06 degrees 17 minutes 37 seconds West 67.70 feet to the North line of said Lot 40; thence Eastwardly along said North line North 83 degrees 41 minutes 48 seconds East 124.43 feet to the point of beginning and containing 7,602 square feet according to a survey by Volz, Inc. during October 2009.

Original Lot 41

A tract of land being Lot 41 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728 of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 41; thence Southwardly along the West line of Maple Rise Path, 50 feet wide, along a curve to the left, whose radius point bears North 77 degrees 14 minutes 59 seconds East 474.43 feet from the last mentioned point, a distance of 40.99 feet to a point; thence along a curve to the right, whose radius point bears South 72 degrees 17 minutes 47 seconds West 125.00 feet from the last mentioned point, a distance of 9.70 feet to the South line of said Lot 41; thence Westwardly along said South line, South 79 degrees 16 minutes 51 seconds West 132.42 feet to the West line of said Lot 41; thence Northwardly along said West line North 20 degrees 33 minutes 01 second West 135.51 feet and North 06 degrees 17 minutes 37 seconds West 32.80 feet to the North line of said Lot 41; thence Eastwardly along said North line, North 77 degrees 14 minutes 50 seconds East 128.25 feet to the point of beginning and containing 6,335 square feet according to a survey by Volz Inc. during October 2009.

Original Lot 42

A tract of land being Lot 42 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728 of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 42; thence Southwardly along the West line of Maple Rise Path, 50 feet wide, along a curve to the right, whose radius point bears South 76 degrees 44 minutes 40 seconds West 125.00 feet from the last mentioned point, a distance of 60.82 feet to the South line of said Lot 42; thence Westwardly along said South line, South 76 degrees 20 minutes 43 seconds West 109.47 feet to the West line of said Lot 42; thence Northwardly along said West line, North 20 degrees 33 minutes 01 second West 55.56 feet to the North line of said Lot 42; thence Eastwardly along said North line North 79 degrees 15 minutes 51 seconds East 132.42 feet to the point of beginning and containing 7,619 square feet according to a survey by Volz, Inc. during October 2009.

Original Lot 56

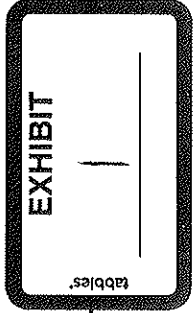
A tract of land being Lot 56 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728 of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 56; thence Northwardly along the East line of Maple Rise Path, 50 feet wide, along a curve to the right, whose radius point bears South 64 degrees 03 minutes 41 seconds East 424.43 feet from the last mentioned point, a distance of 72.01 feet to the North line of said Lot 56; thence Eastwardly along said North line, South 54 degrees 20 minutes 24 seconds East 121.85 feet to the East line of said Lot 56; thence Southwardly along said East line South 25 degrees 56 minutes 19 seconds West 51.13 feet to the South line of said Lot 56; thence Westwardly along said South line North 84 degrees 03 minutes 41 seconds West 128.00 feet to the point of beginning and containing 7,653 square feet according to a survey by Volz, Inc. during October 2009.

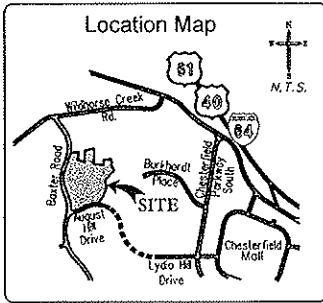
Original Lot 57

A tract of land being Lot 57 of "The Reserve at Chesterfield Village - Plat One" a subdivision according to the plat thereof recorded in Plat Book 355 pages 726 through 728 of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

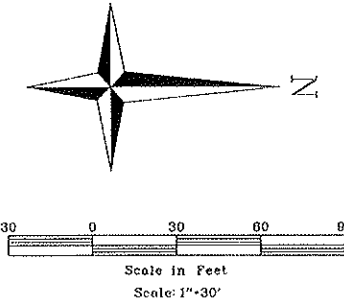
Beginning at the Southwest corner of said Lot 57; thence Northwardly along the East line of Maple Rise Path, 50 feet wide, along a curve to the right, whose radius point bears South 54 degrees 20 minutes 24 seconds East 424.43 feet from the last mentioned point, a distance of 50.65 feet and along a curve to the left, whose radius point bears North 47 degrees 28 minutes 26 seconds West 225.00 feet from the last mentioned point, a distance of 4.73 feet to the North line of said Lot 57; thence Eastwardly along said North line South 46 degrees 40 minutes 41 seconds East 125.00 feet to the East line of said Lot 57; thence Southwardly along said East line South 41 degrees 19 minutes 19 seconds West 43.32 feet to the South line of said Lot 57; thence Westwardly along said South line North 54 degrees 20 minutes 24 seconds West 123.68 feet to the point of beginning and containing 6,167 square feet according to a survey by Volz, Inc. during October 2009.



VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10349 INDIAN HEAD ENCL. BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

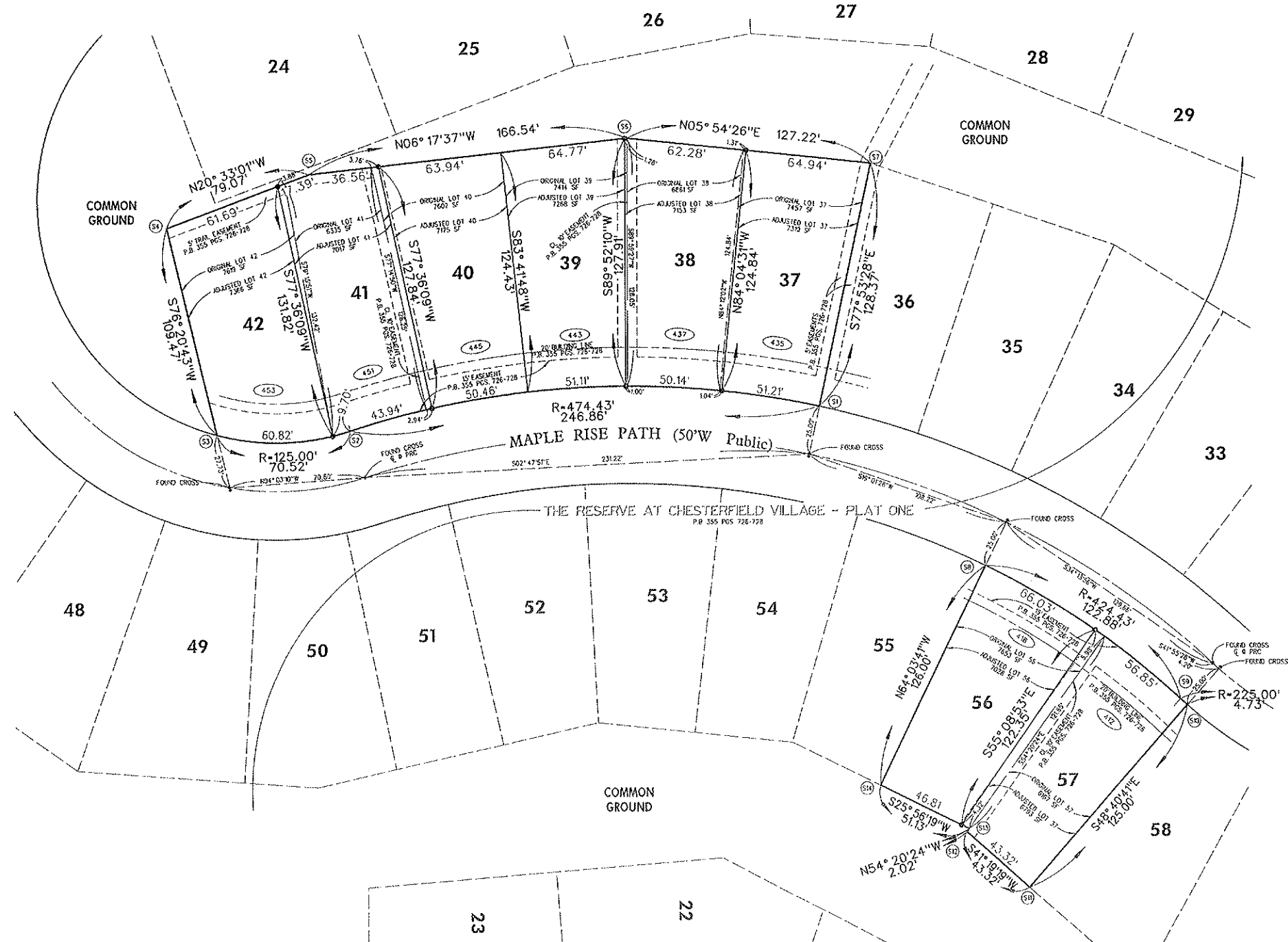


THE RESERVE AT CHESTERFIELD VILLAGE - PLAT ONE  
 BOUNDARY ADJUSTMENT OF LOTS 37 THROUGH 42, LOT 56 & LOT 57  
 A TRACT OF LAND BEING PART OF U.S. SURVEY 415  
 TOWNSHIP 45 NORTH - RANGE 4 EAST  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



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.

PL. No.	Northing(m)	Easting(m)
SL-36	310692.638	243001.291
S1	313218.054	243148.610
S2	313145.652	243150.240
S3	313124.450	243150.811
S4	313116.574	243118.391
S5	313135.140	243109.931
S6	313189.693	243104.357
S7	313228.181	243106.358
S8	313246.203	243171.682
S9	313277.058	243192.658
S10	313252.129	243193.618
S11	313252.974	243222.230
S12	313243.058	243213.512
S13	313243.418	243213.011
S14	313229.400	243206.195



General Notes:

- Bearing system referenced from the recorded subdivision plat of "The Reserve at Chesterfield Village Plat One" recorded in Plat Book 355 Pages 726-728.
- A Title Commitment was not available for our use.
- Building Setbacks:  
 Front - 20'  
 Side - 6'  
 Rear - 15'

M.S.D. BENCH MARK

PROJECT BENCHMARK M5012-24 "STANDARD TABLET" STAMPED T.I. 16 1930 SET BY A CONCRETE POST 1/2" WEST OF CHESTERFIELD AIRPORT ROAD AND 20' SOUTH OF OLD OLIVE STREET ROAD, 20' SOUTH OF TRACKS ELEVATION - 481.54 FEET ADJUSTED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT IN 1993 TO ELEVATION 482.12 FEET (MCOV1929)

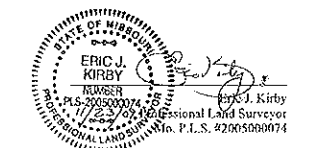
SITE BENCH MARK

CROSS-CUT IN ISLAND AT THE NORTHEAST CORNER OF INTERSECTION OF AUGUST HILL DRIVE AND BAXTER RD. ELEVATION - 552.13 FEET (480 0.18) TO CONVERT TO MCOV1929)

LEGEND:

- SET SEMI-PERMANENT MONUMENT
- ▲ SET PERMANENT MONUMENT
- ② ADDRESS
- Ⓢ COORDINATE POINT ID

NOTE: THE PHYSICAL CHARACTERISTICS OF THE MONUMENTS TO BE SET SHALL MEET THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



**VOLZ INCORPORATED**  
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
 10849 IRISHAN HILLS PATH, BLVD.  
 ST. LOUIS, MISSOURI 63132  
 PHONE 314-426-6112

Sheet 2 of 2  
 THE RESERVE AT CHESTERFIELD VILLAGE  
 10/04/2

THIS PLAT CONTAINS 138 ACRES