

BILL NO. 2769

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING PARCEL C-119 OF CHESTERFIELD VILLAGE, IN U.S. SURVEY 415, FRACTION SECTION 9, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI.

WHEREAS, Volz, Inc., on behalf of Sachs Properties, has proposed a Boundary Adjustment Plat for the aforementioned tracts;

WHEREAS, the purpose of said Boundary Adjustment Plat would be to remove two (2) common property lines on Parcel C-119 merging three (3) remnant properties into one (1).

WHEREAS, the Department of Planning and Public Works has reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment regulations of the City of Chesterfield and found it to be in compliance with all applicable ordinances and 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 which is attached hereto as Exhibit "A" and made part hereof as if fully set out herein 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 said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

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

Passed and approved this _____ day of _____, 2010.

MAYOR

ATTEST:

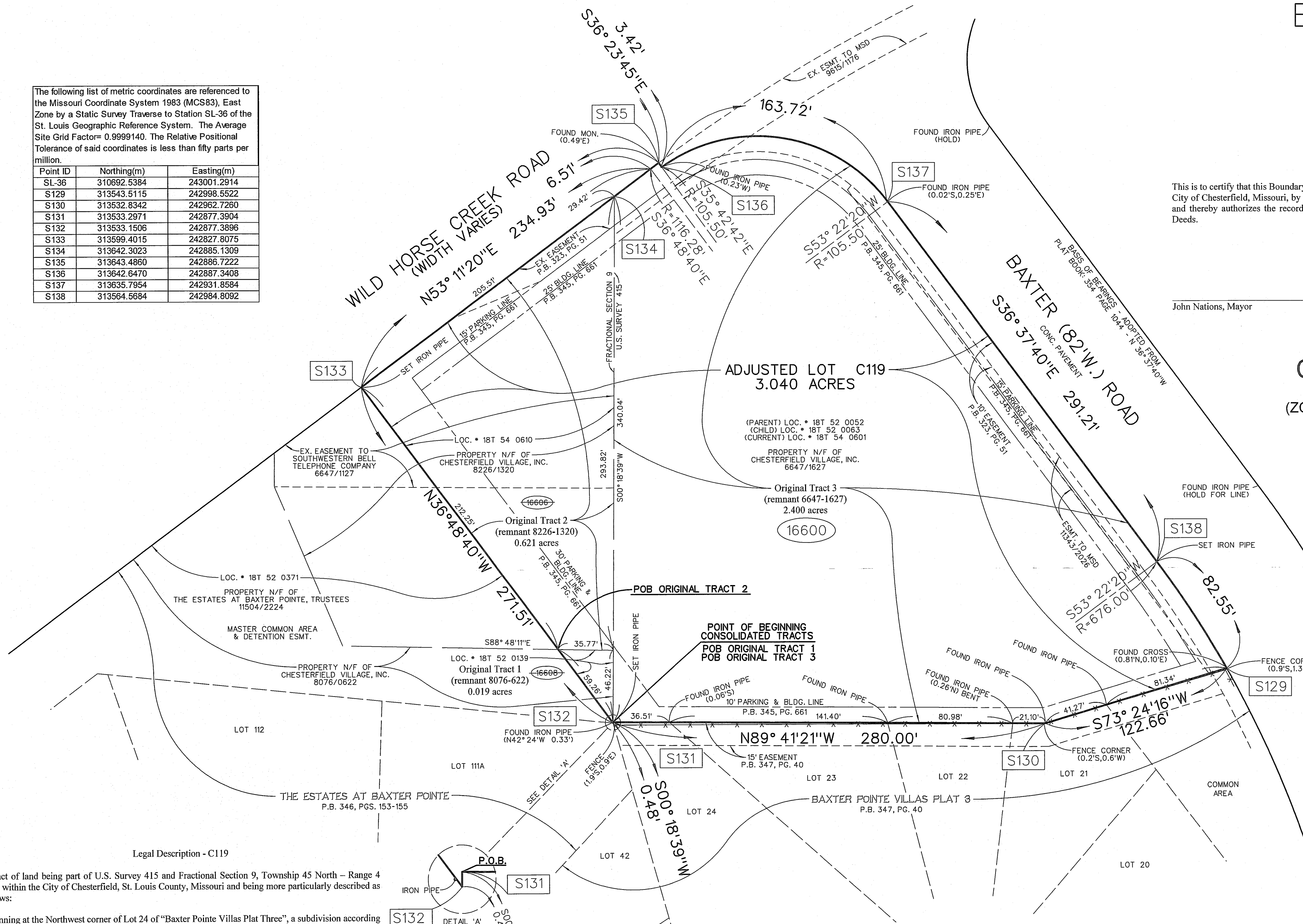
CITY CLERK

BOUNDARY ADJUSTMENT OF LOT C119

A TRACT OF LAND BEING
PART OF U.S. SURVEY 415 AND FRACTIONAL SECTION 9
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.

Point ID	Northing(m)	Easting(m)
SL-36	310692.5384	243001.2914
S129	313543.5115	242988.5522
S130	313532.8342	242962.7260
S131	313533.2971	242877.3904
S132	313533.1506	242877.3896
S133	313599.4015	242827.8075
S134	313642.3023	242885.1309
S135	313643.4860	242886.7222
S136	313642.6470	242887.3408
S137	313635.7954	242931.8584
S138	313564.5684	242984.8092



This is to certify that this Boundary Adjustment Plat of Lot C119 was approved by the City Council of the City of Chesterfield, Missouri, by Ordinance Number _____ on _____, 20____ and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

We, the undersigned owners of the tract of land herein platted 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. It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

ATTEST:
John Nations, Mayor
Judy Naggiar, City Clerk

IN WITNESS WHERE, I have signed and sealed the foregoing this _____ day of _____, 20____.

CHESTERFIELD VILLAGE INC.

Kathleen Higgins, Vice President

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this the _____ day of _____, 20____, 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.

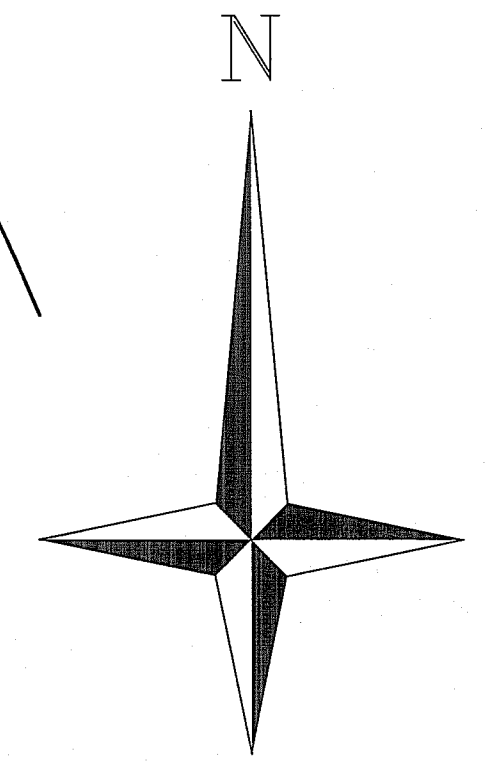
IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Date _____ NOTARY PUBLIC

CURRENT ZONING
PC - PLANNED COMMERCIAL
(ZONING ORDINANCE REVISED 2009)

CONSOLIDATED ADDRESS : #16600
ASSIGNED BY ST. LOUIS COUNTY
LAND INFORMATION SYSTEM
DEPARTMENT OF REVENUE
NOVEMBER 9, 2009



BASIS OF BEARING SYSTEM:
ADOPTED BEARING OF EASTERN RIGHT OF WAY LINE
OF BAXTER ROAD
AS SHOWN ON BOUNDARY ADJUSTMENT PLAT OF
C148, C220 & C226 - ST. LOUIS COUNTY PLAT
PLAT BOOK: 354 PAGE 1044

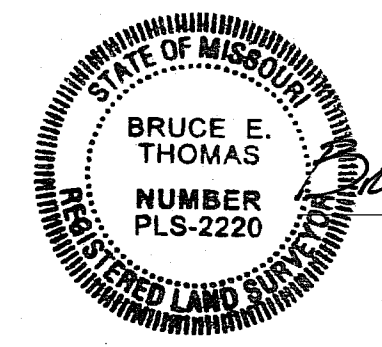
Fidelity National Title Insurance Company
Title No. 39250-08-01
Effective date: October 1, 2008 @ 8:00 a.m.

We, Volz Incorporated have during the month of October 2008 by order of Chesterfield Village, Inc. made a Survey and a Boundary Adjustment / Lot Consolidation Plat of a tract known as C119, being a tract of land in U.S. Survey 415, and Fractional Section 9, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and the results of said Survey and Boundary Adjustment are represented upon this plat.

This survey was executed in compliance with the current Missouri Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects 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 30th day of NOVEMBER, 2009.

VOLZ INCORPORATED



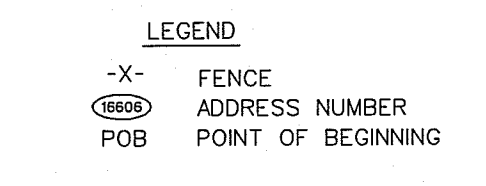
Bruce E. Thomas
Bruce E. Thomas, P.L.S.
Professional Land Surveyor
MO. P.L.S. #2220

Legal Description - C119
A tract of land being part of U.S. Survey 415 and Fractional Section 9, Township 45 North - Range 4 East, within the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of Lot 24 of "Baxter Point Villas Plat Three", a subdivision according to the plat thereof recorded in Plat Book 347 page 40 of the St. Louis County Records, and being in the Eastern line of a tract of land as described in deed to Chesterfield Village Incorporated as recorded in deed Book 8076 page 622 of the St. Louis County Records; thence along the prolongation of said Eastern line South 00 degrees 18 minutes 39 seconds West 0.48 feet to a point; said point being the Northeast corner of Lot 111A of "The Estates of Baxter Point" according to the plat thereof recorded in Plat Book 346 page 153 of the St. Louis County Records, also being the Southeast corner of Baxter Master Common Area, as shown on said plat; thence North 36 degrees 48 minutes 40 seconds West 271.51 feet to a point; in the Southeast line of Wild Horse Creek Road, varying width; thence along said Southeast line North 53 degrees 11 minutes 20 seconds East 234.93 feet to a point; thence along a curve to the right, whose radius point bears South 36 degrees 36 minutes 48 seconds East 1116.28 feet from the last mentioned point, a distance of 6.51 feet to a point; thence leaving said curve South 36 degrees 23 minutes 45 seconds East 3.42 feet to a point where the aforementioned Southeast line of Wild Horse Creek Road intersects the West line of Baxter Road, 82 feet wide; thence along said West line of Baxter Road, the following courses and distances: along a curve to the right, whose radius point bears South 35 degrees 42 minutes 42 seconds East 105.50 feet from the last mentioned point, a distance of 163.72 feet to a point; thence South 36 degrees 37 minutes 20 seconds East 291.21 feet to a point; thence along a curve to the right, whose radius point bears South 53 degrees 22 minutes 40 seconds West 676.00 feet from the last mentioned point, a distance of 82.55 feet to a point at the Northeast corner of the Common Area abutting said Baxter Road, as shown on the aforementioned plat of "Baxter Point Villas Plat Three"; thence leaving the West line of Baxter Road South 73 degrees 24 minutes 16 seconds West 122.66 feet to a point in the North line of Lot 21; thence along the North line of Lots 21, 22, 23 and 24 respectively North 89 degrees 41 minutes 21 seconds West 280.00 feet to the point of beginning and containing 3.040 acres according to calculations by Volz Inc. during November 2009.

Legal Description - Original Tract 1 (Remnant Portion)
A triangular tract of land being part of Fractional Section 9, 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 Lot 24 of "Baxter Point Villas Plat Three", a subdivision according to the plat thereof recorded in Plat Book 347 page 40 of the St. Louis County Records, said point being in the line common to U.S. Survey 415 and Fractional Section 9; thence South 00 degrees 18 minutes 39 seconds West 0.48 feet along the prolongation of the aforementioned West line of U.S. Survey 415, to the Northeast corner of Lot 111-A of "The Estates of Baxter Point" a subdivision according to the plat thereof recorded in Plat Book 346 Page 153 of the St. Louis County Records, also being the Southeast corner of Baxter Master Common Area, as shown on said plat; thence North 36 degrees 48 minutes 40 seconds West 59.26 feet to a point, which intersects the prolongation of the tract as described in deed to Chesterfield Village, Inc., as recorded in deed book 8076 page 622 of the St. Louis County Records; thence along the intersecting line, South 88 degrees 48 minutes 11 seconds East 35.77 feet to a point in the aforementioned West line of U.S. Survey 415; thence along said West line, South 00 degrees 18 minutes 39 seconds West 46.22 feet to the point of beginning and containing 0.019 acres according to calculations by Volz Inc. during November 2009.



Legal Description - Original Tract 2 (Remnant Portion)
A tract of land being part of Fractional Section 9, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Commencing at the Northwest corner of Lot 24 of "Baxter Point Villas Plat Three", a subdivision according to the plat thereof recorded in Plat Book 347 page 40 of the St. Louis County Records, said point being in the line common to U.S. Survey 415 and Fractional Section 9; thence South 00 degrees 18 minutes 39 seconds West 0.48 feet along the prolongation of the aforementioned West line of U.S. Survey 415, to the Northeast corner of Lot 111-A of "The Estates of Baxter Point" a subdivision according to the plat thereof recorded in Plat Book 346 Page 153 of the St. Louis County Records, also being the Southeast corner of Baxter Master Common Area, as shown on said plat; thence North 36 degrees 48 minutes 40 seconds West 59.26 feet to a point, which intersects the prolongation of the tract as described in deed to Chesterfield Village, Inc., as recorded in deed book 8076 page 622 of the St. Louis County Records and being the POINT OF BEGINNING of the tract herein described; continuing along the Southeast line of the aforementioned Baxter Master Common Area as shown on the plat of "The Estates of Baxter Point", North 36 degrees 48 minutes 40 seconds West 212.25 feet to a point in the Southeast line of Wild Horse Creek Road, varying width; thence along said Southeast line North 53 degrees 11 minutes 20 seconds East 205.51 feet to the intersection of the Southeast line of Wild Horse Creek Road with the East line of Fractional Section 9; same said point also being in the West line of U.S. Survey 415, and being the West line of the property as described in deed to Chesterfield Village Inc. as recorded in deed book 6647 page 1627; thence South 00 degrees 18 minutes 39 seconds West 293.82 feet to a point; said point being the intersection of the West line of U.S. Survey 415, with the aforementioned Chesterfield Village Inc. tract described in deed book 8076 page 622; thence North 88 degrees 48 minutes 11 seconds West 35.77 feet to the point of beginning and containing 0.621 acres according to calculations by Volz Inc. during November 2009.

Legal Description - Original Tract 3 (Remnant Portion)
A tract of land being part of 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 Lot 24 of "Baxter Point Villas Plat Three", a subdivision according to the plat thereof recorded in Plat Book 347 page 40 of the St. Louis County Records, said corner also being in the West line of U.S. Survey 415, and being in the East line of Fractional Section 9, and also being in the West line of the tract described in deed to Chesterfield Village, Inc. as recorded in deed book 6647 page 1627 of the St. Louis County Records; thence along said line North 00 degrees 18 minutes 39 seconds East 340.04 feet to a point in the Southeast line of Wild Horse Creek Road, varying width; thence along said Southeast line of Wild Horse Creek Road, North 53 degrees 11 minutes 20 seconds East 29.42 feet to a point; thence along a curve to the right, whose radius point bears South 36 degrees 48 minutes 40 seconds East 1116.28 feet from the last mentioned point, a distance of 6.55 feet to a point; thence leaving said curve South 36 degrees 23 minutes 45 seconds East 3.42 feet to a point where the aforementioned Southeast line of Wild Horse Creek Road intersects the West line of Baxter Road, 82 feet wide; thence along said West line of Baxter Road, the following courses and distances: along a curve to the right, whose radius point bears South 35 degrees 42 minutes 42 seconds East 105.50 feet from the last mentioned point, a distance of 163.72 feet to a point; thence South 36 degrees 37 minutes 40 seconds East 291.21 feet to a point; thence along a curve to the right, whose radius point bears South 53 degrees 22 minutes 40 seconds West 676.00 feet from the last mentioned point, a distance of 82.55 feet to a point at the Northeast corner of the Common Area abutting said Baxter Road, as shown on the aforementioned plat of "Baxter Point Villas Plat Three"; thence leaving the West line of Baxter Road South 73 degrees 24 minutes 16 seconds West 122.66 feet to a point in the North line of Lot 21; thence along the North line of Lots 21, 22, 23 and 24 respectively North 89 degrees 41 minutes 21 seconds West 280.00 feet to the point of beginning and containing 2.400 acres according to calculations by Volz Inc. during November 2009.

Property is referenced from Fidelity National Title Insurance Company, which was relied upon to disclose all easements and restrictions affecting this property. Numbering as shown matches the referenced title commitment as they relate to survey items only. Volz remarks shown in parenthesis.

- Subject to easement granted to Southwestern Bell Telephone recorded in Book 6647 page 1127 of the St. Louis County Records. (Shown, unable to determine exact size or location.)
- Subject to easement granted to Union Electric Light and Power Company recorded in Book 809 page 393 of the St. Louis County Records. (Not shown, within U.S. Survey 2031.)
- Subject to easements as shown on the plat recorded in Plat Book 347 page 41 of the St. Louis County Records. (Shown.)
- Subject to easements as shown on the Road Dedication and Easement Plat recorded in Plat Book 323 page 51 of the St. Louis County Records. (Shown.)
- Subject to Terms and Provisions of Ordinance No. 1170 of the City of Chesterfield, a certified copy of which is recorded in Book 11373 page 1172 of the St. Louis County Records. (Subject to provisions, therein.)
- Subject to easements granted to Metropolitan St. Louis Sewer District recorded in Book 9516 page 1176 (Shown, affects frontage of eastern parcel, in U.S. Survey 415, along Wild Horse Creek Road.) Also, Book 9842 page 150 (Not Shown, affects frontages of parcel East of Baxter Road.) Also, Book 11343 page 2026 (Shown, affects Baxter Road frontage.)
- Subject to Terms and Provisions of Site Development Plan of Wildhorse/Baxter Center recorded in Plat Book 345 page 661 of the St. Louis County Records office. (Subject to provisions therein.)

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD INDL. BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

4619-2
Sheet 1 of 1
C119 - BAP/PCP