

BILL NO. 2783

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR A 11.184 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED IN THE SOUTHEAST CORNER OF LONG ROAD AND EDISON AVENUE. (EDISON CROSSING)

WHEREAS, Holthaus Realty and Development Inc., has submitted for review and approval a Lot Split for the above referenced property located on the southeast corner of Long Road and Edison Avenue; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 11.184 acre tract of land into two (2) lots to be known as Edison Crossing; and,

WHEREAS, the Department of Planning and Public Works has reviewed the Lot Split 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 Lot Split to the City Council.

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Lot Split.

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

Section 1. The Lot Split for the tract of land in Lot 1 of the subdivision in partition of the Damian Kroenungs Estate and part of share 7 of the subdivision in partition of the Peter Steffan Estate in U.S. Survey 126 Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, 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 Lot Split 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 _____, 2010

MAYOR

ATTEST:

CITY CLERK

EDISON CROSSING LOT SPLIT
A TRACT OF LAND BEING PART OF LOT 1 OF THE
SUBDIVISION IN PARTITION OF THE DAMIAN KROENUNGS ESTATE
AND PART OF SHARE 7 OF THE
SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE
IN U.S. SURVEY 126
TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

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

On this _____ day of _____, 2010, before me appeared _____, to me personally known, who being by me duly sworn, did say that (s)he is the _____ of Enterprise Bank & Trust, a Missouri Banking Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors and (s)he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.
 My Commission expires _____

 (Printed name of Notary Public) (Notary Public)

IN WITNESS WHEREOF, we have hereunto set our hand this _____ day of _____, 2010.

Southwest Bank, an M&I Bank
 (a Missouri Banking Corporation)

By: _____
 Corporate Officer

 (Printed name of Corporate Officer, Title)

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

On this _____ day of _____, 2010, before me appeared _____, to me personally known, who being by me duly sworn, did say that (s)he is the _____ of Southwest Bank, a Missouri Banking Corporation duly organized and existing under the laws of the State of Missouri, and that said instrument was signed in behalf of said Corporation, by authority of its Board of Directors and (s)he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.
 My Commission expires _____

 (Printed name of Notary Public) (Notary Public)

CITY OF CHESTERFIELD

This is to certify that the plat of **EDISON CROSSING LOT SPLIT** was approved by the City Council for the City of Chesterfield by Ordinance NO. _____ on the _____ day of _____, 2009 and thereby authorizes the recording of this Record Plat with the Office of the St. Louis County Recorder of Deeds.

 John Nations, Mayor

 Judith Naggjar, City Clerk

GENERAL NOTE:

- 1) Source of Title: A First American Title Insurance Company Commitment for Title Insurance No. 816469 dated January 4, 2007 issued by First American Title, as agent. Easements and restrictions occurring after the above mentioned date are considered unknown by the Surveyor. All calls to Deed and Plat Books are for those books in the St. Louis County Records. Platable easements are as shown, others are as follows:
 - A) As evidenced by the descriptions contained therein, the following instruments do not affect the subject property: Temporary Slope and Construction License to St. Louis County recorded in Deed Book 7534, Page 2270, Easements to St. Louis County recorded in Deed Book 7534, Page 2272 and Deed Book 8217, Page 2367; Monarch-Chesterfield Levee District recorded in Deed Book 11153, Page 2303.
 - B) There are terms and provisions of the Agreement to convey right of way to Missouri and Meramec Water Company recorded in Deed Book 130, Page 625 and Deed Book 133, Page 66, the status of which, as to its affect on the subject property, can not be determined as described therein.
 - C) There is a possible Easement of the Chicago Rock Island and Pacific Railroad Company recorded in Deed Book 2388, Page 595, the status of which, as to its affect on the subject property, can not be determined as described therein.
- 2) There is an Easement, fifteen feet wide, for a hiking, biking, and walking trail according to "Permanent, Hiking, Biking, and Walking Trail Easement Agreement" dated May 15, 2008 recorded in Deed Book 17932, Page 2210 which affects the subject property and is plotted approximate hereon. Said easement is defined as "a fifteen (15) foot wide permanent, nonexclusive easement centered atop the existing Monarch-Chesterfield levee structure (the "Levee"). The exact position of said easement can not be located since the existing levee is currently being raised to provide for additional protection. Said instrument was not shown on the aforementioned title commitment.
- 3) The property is subject to the terms, conditions, and easements according to Special Warranty Deed by and between Edison Crossing, LLC (Grantor) and St. Louis County, Missouri, (Grantee) dated April 9, 2008 recorded in Deed Book 17849, Page 973; the platable portions of which are shown hereon. Said instrument was not shown on the aforementioned title commitment.
- 4) The subject property is situated within the corporate limits of the City of Chesterfield and currently lies within the "PC" Planned Commercial Zoning District in accordance with City of Chesterfield Ordinance No. 2448 passed and approved on March 19, 2008.

LEGAL DESCRIPTION
 (Lot 1 of Edison Crossing)

A tract of land being part of property conveyed to Edison Crossing, LLC, by deed recorded in Deed Book 17849, Page 967 of the St. Louis County Records, being part of Lot 1 of the Subdivision in Partition of the Damian Kroenungs Estate according to the plat accompanying Commissioner's Report recorded in Plat Book 5, Page 28 of the St. Louis County Records, situated in U.S. Survey 126, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County Missouri, being more particularly described as follows:

Beginning at the Northeastern corner of property conveyed to St. Louis County, Missouri, for the widening of Long Road, by deed recorded in Deed Book 17849, Page 973 of the St. Louis County Records, being a point on the Southern line of property conveyed to the City of Chesterfield for the establishment of Edison Avenue according to Condemnation Suit Cause No. 00CC003064 of the Circuit Court for St. Louis County according to "Notice of Payment of Condemnation Award" recorded in Deed Book 12841, Page 777 of the St. Louis County Records; thence Northeasterly, along the Southern line of said property conveyed to the City of Chesterfield for the establishment of Edison Avenue, North 44 degrees 45 minutes 15 seconds East, 150.63 feet to a point; thence Southeasterly, continuing along the Southern line of said property conveyed to the City of Chesterfield for the establishment of Edison Avenue, South 88 degrees 35 minutes 03 seconds East, 103.23 feet to a point; thence Southwesterly, departing the Southern line thereof, South 01 degree 24 minutes 57 seconds West, 234.01 feet to a point; thence North 88 degrees 35 minutes 03 seconds West, 206.63 feet to its intersection with a point on the Eastern line of property conveyed to St. Louis County, Missouri, for the widening of Long Road, as aforementioned; thence Northeasterly, along the Eastern line thereof, North 01 degree 25 minutes 27 seconds East, 124.45 feet to the point of beginning and containing 0.980 acres, more or less (42,687 square feet).

LEGAL DESCRIPTION
 (Lot 2 of Edison Crossing)

A tract of land being part of property conveyed to Edison Crossing, LLC, by deed recorded in Deed Book 17849, Page 967 of the St. Louis County Records, being part of Lot 1 of the Subdivision in Partition of the Damian Kroenungs Estate according to the plat accompanying Commissioner's Report recorded in Plat Book 5, Page 28 of the St. Louis County Records, situated in U.S. Survey 126, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County Missouri, being more particularly described as follows:

Commencing at the Northeastern corner of property conveyed to St. Louis County, Missouri, for the widening of Long Road, by deed recorded in Deed Book 17849, Page 973 of the St. Louis County Records, being a point on the Southern line of property conveyed to the City of Chesterfield for the establishment of Edison Avenue according to Condemnation Suit Cause No. 00CC003064 of the Circuit Court for St. Louis County according to "Notice of Payment of Condemnation Award" recorded in Deed Book 12841, Page 777 of the St. Louis County Records, thence Northeasterly and Southeasterly, along the Southern line of said property conveyed to the City of Chesterfield, North 44 degrees 45 minutes 15 seconds East, 150.63 feet to a point; thence South 88 degrees 35 minutes 03 seconds East, 103.23 feet to the Point Of Beginning of the tract of land hereon described; thence Southeasterly, continuing along said Southern line, South 88 degrees 35 minutes 03 seconds East, 192.88 feet to a point on curve; thence along a curve to the left having a radius of 635.37 feet and an arc distance of 206.20 feet (North 80 degrees 09 minutes 22 seconds East, 205.29 feet on its chord) to a point on curve on the South line of Adjusted Parcel 2 of Boundary Adjustment Plat of Plat 4 of The Valley Center and Part of Share 7 of the Estate of Peter Steffan and Part of Lot 1 of Kroenung Estate recorded in Plat Book 347, Page 13 of the St. Louis County Records; thence Southeasterly, along the Southern line of said Adjusted Parcel 2, South 88 degrees 36 minutes 24 seconds East, 277.65 feet to a point; thence North 81 degrees 37 minutes 36 seconds East 67.01 feet to its intersection with a point on the Eastern line of Lot 1 of the Subdivision in Partition of the Damian Kroenungs Estate, as aforementioned; thence Northeasterly, along the Southern line of said Adjusted Parcel 2, North 74 degrees 13 minutes 36 seconds East 77.55 feet to a point; thence North 83 degrees 54 minutes 36 seconds East 243.10 feet to the Southeastern corner of said Adjusted Parcel 2; thence Southwesterly, along the Eastern line of Share 7 of said Subdivision in Partition of the Peter Steffan Estate, South 00 degrees 33 minutes 36 seconds West 39.00 feet to a point; thence Southwesterly, along the approximate centerline of Bonhomme Creek as located by Valz Engineering and Surveying, Inc., on October 30, 1981 according to Deed Book 7400, Page 312 of the St. Louis County Records, South 86 degrees 14 minutes 47 seconds West 224.88 feet to a point; thence South 80 degrees 58 minutes 28 seconds West 105.00 feet to a point; thence South 62 degrees 32 minutes 26 seconds West 75.00 feet to a point; thence South 27 degrees 52 minutes 42 seconds West 217.00 feet to a point; thence South 39 degrees 43 minutes 19 seconds West 326.00 feet to a point; thence South 32 degrees 55 minutes 15 seconds West 103.00 feet to a point; thence South 15 degrees 11 minutes 37 seconds West 88.00 feet to a point; thence South 27 degrees 52 minutes 25 seconds West 84.12 feet to a point; thence Southwesterly, along the Northern line of property conveyed to the Monarch-Chesterfield Levee District by deed recorded in Deed Book 11721, Page 724 of the St. Louis County Records, South 89 degrees 58 minutes 47 seconds West 456.51 feet to the Southeastern corner of property conveyed to St. Louis County, Missouri, for the widening of said Long Road per Deed Book 17849, Page 973, as aforementioned; thence Northeasterly, along the Eastern line of said property conveyed to St. Louis County, North 01 degree 25 minutes 27 seconds East, 484.35 feet to a point; thence Southeasterly, departing the Eastern line thereof, South 88 degrees 35 minutes 03 seconds East, 206.63 feet to a point; thence North 01 degree 24 minutes 57 seconds East, 234.01 feet to the point of beginning, containing 10.204 acres, more or less (444,501 square feet).

We the undersigned owners of the tracts of land hereon platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and resubdivided in the manner shown on this plat, which resubdivision plat shall be subject to any easements, restrictions or covenants of record and hereafter be known as

EDISON CROSSING LOT SPLIT

The building setbacks shown hereon are hereby established. The ten and thirteen-foot wide sewer and utility easements, shown hereon, are hereby granted to The Metropolitan Saint Louis Sewer District, Union Electric Company d/b/a/ AmerenUE, Missouri-American Water Company, AT&T, LaClede Gas Company, and Charter Communications as their interests may appear for the construction, installation, maintenance and repair of sewer and public utilities. The ten-foot wide Permanent Roadway Improvement, Maintenance, Utility, Sewer and Sidewalk Easement, shown hereon, is hereby granted to The Metropolitan St. Louis Sewer District, Union Electric Company d/b/a/ AmerenUE, Missouri-American Water Company, AT&T, LaClede Gas Company, Charter Communications, and St. Louis County, Missouri, their heirs and assigns, as their interests may appear, for the construction, installation, maintenance and repair of roadway improvements, utilities, stormwater and sanitary sewers and sidewalks. There is also granted to the aforementioned utility companies and The Metropolitan St. Louis Sewer District the right to use such additional space adjacent to the aforementioned easements so granted as may be required for working room during construction, reconstruction, maintenance, or repair of the aforementioned sewer or utilities. The right is also granted the aforementioned utility companies and The Metropolitan St. Louis Sewer District to enter, from time to time, upon the land hereon platted, to construct, reconstruct, maintain or repair the aforesaid sewer(s) or utilities, and may assign their rights herein to the State, County, City, or other political subdivisions of the State of Missouri. There is hereby granted to the owners, tenants, guests, invitees and assigns of Lots 1 and 2, the non-exclusive right of ingress and egress to Edison Avenue and Lots 1 and 2, platted hereon, in and over the cross access easement, shown hereon for better identification, for the purpose of pedestrian and vehicular traffic over the drives or roads as may now or from time to time be constructed within said easement. The sidewalk easement, 6 feet wide, shown hereon, is hereby dedicated to The City of Chesterfield for public walkway purposes.

IN WITNESS WHEREOF, we have hereunto set our hand this _____ day of _____, 2010.

Edison Crossing, LLC
 (a Missouri limited liability company)

By: Holthaus Realty and Development, Manager

By: _____
 Corporate Officer

 (Printed name of Corporate Officer, Title)

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

On this _____ day of _____, 2010, before me appeared _____, to me personally known, who being by me duly sworn, did say that he is the _____ of Holthaus Realty and Development, a Missouri _____, duly organized and existing under the laws of the State of Missouri, and that said instrument was signed in behalf of said _____ and he further acknowledges said instrument to be the free act and deed of said _____ and he further declared that said _____ is manager of Edison Crossing, LLC, a Missouri limited liability company, and he further acknowledged said instrument to be the free act and deed of said _____.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.
 My Commission expires _____

 (Printed name of Notary Public) (Notary Public)

HOLDER OF NOTES

We the undersigned legal owners and holder of notes for Enterprise Bank & Trust, secured by Deed of Trust recorded in Deed Book 17849, Page 1005 of the St. Louis County Records, do hereby join in and approve the foregoing ReSubdivision, as shown on this Plat.

IN WITNESS WHEREOF, we have hereunto set our hand this _____ day of _____, 2009.

Enterprise Bank & Trust
 (Corporation)

By: _____
 (Corporate Officer)

 (Printed name of Corporate Officer, Title)

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 Clayton Engineering Co.
 All Rights Reserved
the clayton engineering company, inc.
 ENGINEERS • SURVEYORS • PLANNERS
 11203 WESTLINE INDUSTRIAL DRIVE
 ST. LOUIS, MISSOURI 63146
 (314) 692-8888 FAX: (314) 692-8888 claytoneng.com
 Mo. Cert. of Authority - Prof. Engineering #200887 & Prof. Surveying #202074

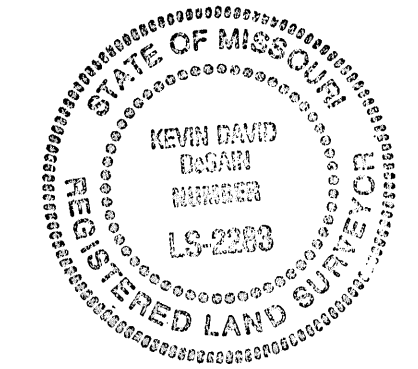
REVISIONS	FILE	F.S.	F.B.	SUR.	BY: AMH

PH: 636-532-2171
 FAX: 636-532-1950
 162 Long Road
 Chesterfield,
 Missouri 63005
EDISON CROSSING LLC
 c/o Holthaus Realty and Development
 18102-A Chesterfield Airport Road
 Chesterfield, Missouri 63005-1117
EDISON CROSSING
 162 Long Road
 Chesterfield, Missouri 63005

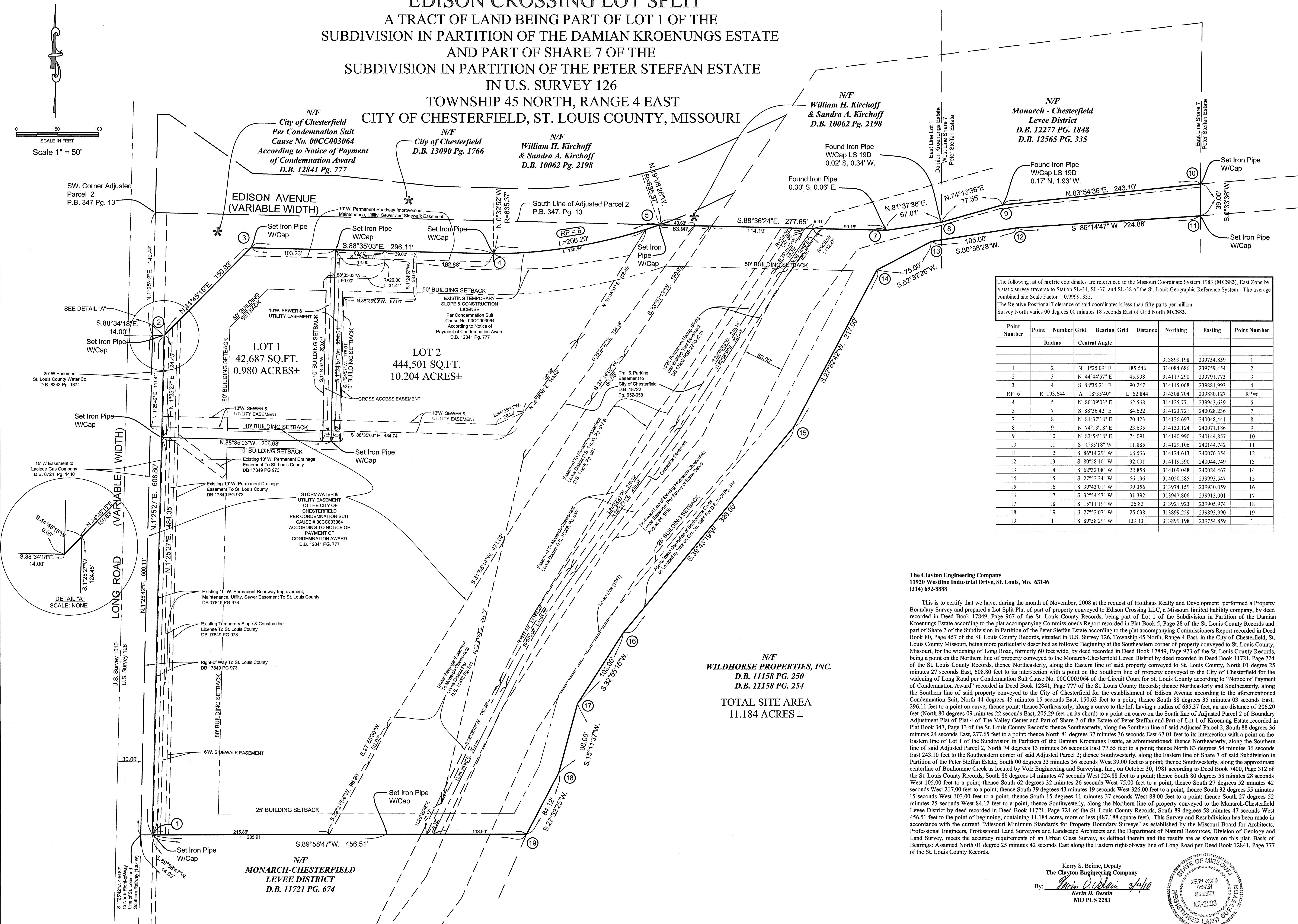
Prepared for:

Designed _____
 Drawn DEO/RKF
 Checked KDD
 Date 04/16/09
 Project Number
07014
 Sheet Number
2 of **2**

Min D. DeWain
 3/4/10



EDISON CROSSING LOT SPLIT
A TRACT OF LAND BEING PART OF LOT 1 OF THE
SUBDIVISION IN PARTITION OF THE DAMIAN KROENUNGS ESTATE
AND PART OF SHARE 7 OF THE
SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE
IN U.S. SURVEY 126
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 traverse to Station SL-31, SL-37, and SL-38 of the St. Louis Geographic Reference System. The average combined site Scale Factor = 0.99991335.

The Relative Positional Tolerance of said coordinates is less than fifty parts per million.

Survey North varies 00 degrees 00 minutes 18 seconds East of Grid North MCS83.

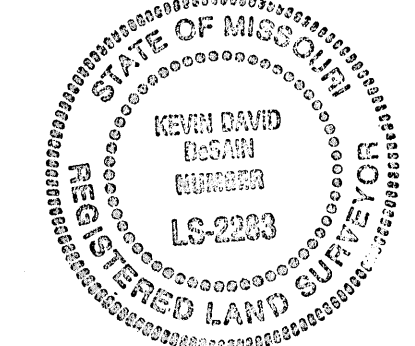
Point Number	Point Number	Grid Bearing	Grid Distance	Northing	Easting	Point Number
	Radius	Central Angle				
1	2	N 1°25'09" E	185.546	313899.198	239754.859	1
2	3	N 44°44'57" E	45.908	314117.290	239791.773	3
3	4	S 88°35'21" E	90.247	314115.068	239881.993	4
RP=6	R=193.644	A= 18°35'40"	L=62.844	314308.704	239880.127	RP=6
4	5	N 80°09'03" E	62.568	314125.771	239943.639	5
5	7	S 88°36'42" E	84.622	314123.721	240028.236	7
7	8	N 81°37'18" E	20.423	314126.697	240048.441	8
8	9	N 74°13'18" E	23.635	314133.124	240071.186	9
9	10	N 83°54'18" E	74.091	314140.990	240144.857	10
10	11	S 0°33'18" W	11.885	314129.106	240144.742	11
11	12	S 86°14'29" W	68.536	314124.613	240076.354	12
12	13	S 80°58'10" W	32.001	314119.590	240044.749	13
13	14	S 62°32'08" W	22.858	314109.048	240024.467	14
14	15	S 27°52'24" W	66.136	314050.585	239993.547	15
15	16	S 39°43'01" W	99.356	313974.159	239930.059	16
16	17	S 32°54'57" W	31.392	313947.806	239913.001	17
17	18	S 15°11'19" W	26.82	313921.923	239905.974	18
18	19	S 27°52'07" W	25.638	313899.259	239893.990	19
19	1	S 89°58'29" W	139.131	313899.198	239754.859	1

The Clayton Engineering Company
 11920 Westline Industrial Drive, St. Louis, Mo. 63146
 (314) 692-8888

This is to certify that we have, during the month of November, 2008 at the request of Holthaus Realty and Development performed a Property Boundary Survey and prepared a Lot Split Plat of part of property conveyed to Edison Crossing LLC, a Missouri limited liability company, by deed recorded in Deed Book 17849, Page 967 of the St. Louis County Records, being part of Lot 1 of the Subdivision in Partition of the Damian Kroenungs Estate according to the plat accompanying Commission's Report recorded in Plat Book 5, Page 28 of the St. Louis County Records and part of Share 7 of the Subdivision in Partition of the Peter Steffan Estate according to the plat accompanying Commission's Report recorded in Deed Book 80, Page 457 of the St. Louis County Records, situated in U.S. Survey 126, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County Missouri, being more particularly described as follows: Beginning at the Southeastern corner of property conveyed to St. Louis County, Missouri, for the widening of Long Road, formerly 60 feet wide, by deed recorded in Deed Book 17849, Page 973 of the St. Louis County Records, being a point on the Northern line of property conveyed to the Monarch-Chesterfield Levee District by deed recorded in Deed Book 11721, Page 724 of the St. Louis County Records, thence Northeastly, along the Eastern line of said property conveyed to St. Louis County, North 01 degree 25 minutes 27 seconds East, 608.80 feet to its intersection with a point on the Southern line of property conveyed to the City of Chesterfield for the widening of Long Road per Condemnation Suit Cause No. 00CC003064 of the Circuit Court for St. Louis County according to "Notice of Payment of Condemnation Award" recorded in Deed Book 12841, Page 777 of the St. Louis County Records; thence Northeastly and Southeastly, along the Southern line of said property conveyed to the City of Chesterfield for the establishment of Edison Avenue according to the aforementioned Condemnation Suit, North 44 degrees 45 minutes 15 seconds East, 150.63 feet to a point; thence South 88 degrees 35 minutes 03 seconds East, 296.11 feet to a point on curve; thence Northeastly, along a curve to the left having a radius of 635.37 feet, an arc distance of 206.20 feet (North 80 degrees 09 minutes 22 seconds East, 205.29 feet on its chord) to a point on curve on the South line of Adjusted Parcel 2 of Boundary Adjustment Plat of Plat 4 of The Valley Center and Part of Share 7 of the Estate of Peter Steffan and Part of Lot 1 of Kroenung Estate recorded in Plat Book 347, Page 13 of the St. Louis County Records; thence Southeastly, along the Southern line of said Adjusted Parcel 2, South 88 degrees 36 minutes 24 seconds East, 277.65 feet to a point; thence North 81 degrees 37 minutes 36 seconds East 67.01 feet to its intersection with a point on the Eastern line of Lot 1 of the Subdivision in Partition of the Damian Kroenungs Estate, as aforementioned; thence Northeastly, along the Southern line of said Adjusted Parcel 2, North 74 degrees 13 minutes 36 seconds East 77.55 feet to a point; thence North 83 degrees 54 minutes 36 seconds East 243.10 feet to the Southeastern corner of said Adjusted Parcel 2; thence Southwesterly, along the Eastern line of Share 7 of said Subdivision in Partition of the Peter Steffan Estate, South 00 degrees 33 minutes 36 seconds West 39.00 feet to a point; thence Southwesterly, along the approximate centerline of Bonhomme Creek as located by Volz Engineering and Surveying, Inc., on October 30, 1981 according to Deed Book 7400, Page 312 of the St. Louis County Records, South 86 degrees 14 minutes 47 seconds West 224.88 feet to a point; thence South 80 degrees 58 minutes 28 seconds West 105.00 feet to a point; thence South 62 degrees 32 minutes 26 seconds West 75.00 feet to a point; thence South 27 degrees 52 minutes 42 seconds West 217.00 feet to a point; thence South 39 degrees 43 minutes 19 seconds West 326.00 feet to a point; thence South 32 degrees 55 minutes 15 seconds West 103.00 feet to a point; thence South 15 degrees 11 minutes 37 seconds West 88.00 feet to a point; thence South 27 degrees 52 minutes 25 seconds West 84.12 feet to a point; thence Southwesterly, along the Northern line of property conveyed to the Monarch-Chesterfield Levee District by deed recorded in Deed Book 11721, Page 724 of the St. Louis County Records, South 89 degrees 58 minutes 29 seconds West 456.51 feet to the point of beginning, containing 11.184 acres, more or less (487,188 square feet). This Survey and Resubdivision has been made in accordance with the current "Missouri Minimum Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Department of Natural Resources, Division of Geology and Land Survey, meets the accuracy requirements of an Urban Class Survey, as defined therein and the results are as shown on this plat. Basis of Bearings: Assumed North 01 degree 25 minutes 42 seconds East along the Eastern right-of-way line of Long Road per Deed Book 12841, Page 777 of the St. Louis County Records.

N/F
WILDHORSE PROPERTIES, INC.
 D.B. 11158 PG. 250
 D.B. 11158 PG. 254
TOTAL SITE AREA
11.184 ACRES ±

Kerry S. Beime, Deputy
 The Clayton Engineering Company
 By: *Kevin D. Desain* 3/4/10
 Kevin D. Desain
 MO PLS 2283



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the clayton engineering company, inc.
 ENGINEERS • SURVEYORS • PLANNERS
 11920 WESTLINE INDUSTRIAL DRIVE
 ST. LOUIS, MISSOURI 63146
 (314) 692-8888 FAX: (314) 692-8888 claytoneng.com
 Mo. Cert. of Authority - Prof. Engineering #00009 & Prof. Surveying #00014

DESIGNED	DEO/RKF
DRAWN	KDD
CHECKED	KDD
DATE	04/16/09
PROJECT NUMBER	07014
SHEET NUMBER	1 of 2

EDISON CROSSING LLC
 c/o Holthaus Realty and Development
 18102-A Chesterfield Airport Road
 Chesterfield, Missouri 63005-1117

EDISON CROSSING
 162 Long Road
 Chesterfield, Missouri 63005

Prepared for:
 EDISON CROSSING LLC

REVISIONS

FILE: G:\07014\07014 Survey\Subdivision Plat.dwg
 SUR.
 PLOTTED: 3/4/10 06:45 [BY: AMH]
 F.S.