

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR CHESTERFIELD COMMONS SEVEN FOR A 6.727 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND ARNAGE ROAD (17U510028 & 17U230265).

WHEREAS, Volz Incorporated, on behalf of THF Chesterfield Seven Development LLC has submitted for review and approval a Record Plat for Chesterfield Commons Seven; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 6.727 acre tract of land into three (3) lots for commercial use; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval thereof; and,

WHEREAS, the Department of Planning and Public Works has reviewed the Record Plat in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Record 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 Record Plat for Chesterfield Commons Seven, which is made 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 Record Plat. 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 Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this _____ day of _____, 2011.

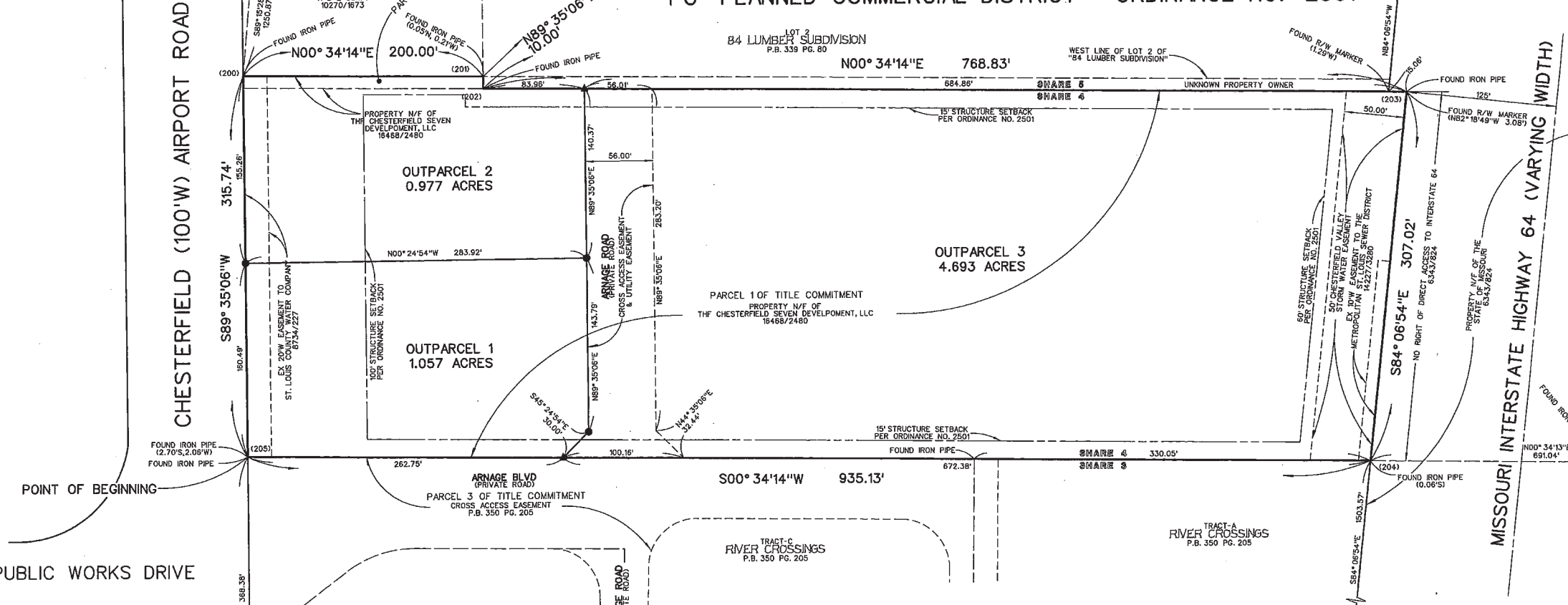
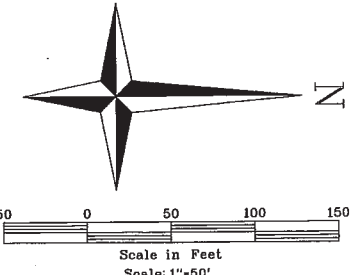
ACTING MAYOR

ATTEST:

CITY CLERK

CHESTERFIELD COMMONS SEVEN

A TRACT OF LAND BEING PART OF SHARES 4 AND 5 OF THE SUBDIVISION OF "THE ESTATE OF PETER STEFFAN", IN. U.S. SURVEY 125, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI "PC" PLANNED COMMERCIAL DISTRICT - ORDINANCE NO. #2501



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 subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Chesterfield Commons Seven."

Two permanent monuments for each block created (indicated as **A**) and semi permanent monuments at all lot corners (indicated as **B**) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development.

All utility easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, AmerenUE, Laclede Gas Company, AT&T, Charter Communications, Missouri-American Water Company, The Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements, for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewers and drainage facilities.

The Cross Access Easement, as shown herein, is hereby granted to the present and future owners of "Chesterfield Commons Seven" and present and future owners of the properties adjoining the eastern and western boundary lines of this plat, for cross access for vehicular and pedestrian ingress and egress between Lots and the adjoining properties.

The Chesterfield Valley Storm Water Easements shown on this plat are hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interests may appear for the purpose of construction, maintaining and repair of the basins, reservoirs, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to adequately maintain the basins, reservoirs, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for the services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full. All easements that overlay the Chesterfield Valley Storm Water Easement shall be subordinate to the Chesterfield Valley Storm Water Easement.

The City of Chesterfield may from time to time enter upon said premises to construct, reconstruct, or maintain the sewers or storm water improvements aforesaid, and may assign its rights in this easement to the State, County, or other political subdivisions of the State. The right of way hereby granted is irrevocable and shall continue forever.

All storm water easements as dedicated to the City of Chesterfield per the above, shall not be in the possession or control of the City. Nor shall the City be responsible for the maintenance, inspection, alteration, repair, operation, removal or relay on any storm water drainage system.

Building lines as shown on this plat are hereby established.

Certain Lots are subject to the Declaration of Easements, Covenants and Restrictions recorded in Book _____, Page _____.

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 _____ day of _____, 2011.

THE CHESTERFIELD SEVEN DEVELOPMENT, L.L.C.

Michael H. Stenberg, Manager

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2011, before me personally appeared Michael H. Stenberg, who being by me duly sworn did say that he is the Manager of THF Chesterfield Seven Development, 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 Manager 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

Print Name

Parcels 1 & 2 of Title Commitment
A tract of land being part of Shares 4 and 5 of the Subdivision of the Estate of Peter Steffan, according to the plat accompanying Commissioners Report a certified copy of which is recorded in Book 80 page 457 of the St. Louis County Records, in U.S. Surveys 125, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East line of said Share 4 of with the North line of Chesterfield Airport Road, 100 feet wide; thence Westwardly along North line of Chesterfield Airport Road, 100 feet wide, South 89 degrees 35 minutes 06 seconds West 315.74 feet to the East line of property described in deed to HDE Corp. as recorded in Book 10270 page 1673 of the St. Louis County Records, said point being distant 10.00 feet from the East line of said Share 5; thence Northwardly and parallel with said East line of Share 5, North 00 degrees 34 minutes 14 seconds East 200.00 feet to a point; thence North 89 degrees 35 minutes 06 seconds East 10.00 feet to said East line of Share 5; thence Northwardly along said East line of Share 5, North 00 degrees 34 minutes 14 seconds East 768.83 feet to the South line of Missouri Interstate Highway 64, varying width; thence Eastwardly along said South line of Missouri Interstate Highway 64, varying width, South 84 degrees 05 minutes 54 seconds East 307.02 feet to the aforementioned East line of Share 4; thence Southwardly along said East line South 00 degrees 34 minutes 14 seconds West 935.13 feet to the point of beginning and containing 6.727 acres according to a survey by Volz, Inc. during March 2005.

Parcel 3 of Title Commitment
Cross Access Easement according to plat thereof recorded in Plat Book 350 page 205 of the St. Louis County Records.

We have during the month of November 2010 by order of THF Chesterfield Seven Development, L.L.C., made a subdivision plat based on a survey prepared during the month of March 2005 of "A tract of land being part of Shares 4 and 5 of the subdivision of "The Estate of Peter Steffan" in U.S. Survey 125, 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.

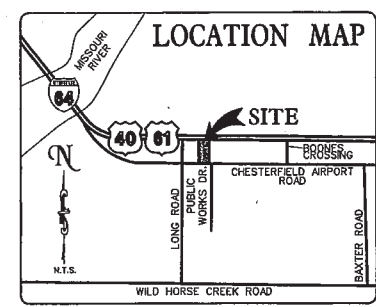
IN WITNESS WHEREOF, I have signed and sealed the foregoing this 3rd day of FEBRUARY, 2011.

VOLZ INCORPORATED
ERIC J. KIRBY
Professional Land Surveyor
No. 05742371
P.L.S. #200500074

- Notes:
- Bearing on the South line of Interstate Highway 64 adopted from "Chesterfield Commons Plat Six" as recorded in Plat Book 352 page 210.
 - Property referenced from Transaction Title Insurance Company Commitment No. 04008406, 1st Revision, dated February 11, 2005. The above referenced commitment was relied upon to disclose all easements of record, if any.
 - Easement to St. Louis County Water Company recorded in Book 5086 page 152 does not affect this property.
 - There is no direct access to Missouri Interstate Highway 64 per instrument recorded in Book 6343 page 824, except that if an outer-roadway is constructed along the property's frontage there shall be the usual right of direct access to said outer roadway.

This is to certify that this plat of "Chesterfield Commons Seven" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2011 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

Barry Flachsbart, ACTING MAYOR
Judy Naggar, CITY CLERK



BASIS OF STATE PLANE COORDINATES
Station Name: SL-38 NAD 83(2007)
Northing: 314628.248 (Meters)
Easting: 236993.051 (Meters)
Grid Factor: 0.9999175
(Note: 1 Meter = 3.28083333 feet)

Pl No.	Northing	Easting
200	314633.1873	240344.2534
201	314684.1384	240344.8602
202	314684.1615	240347.9083
203	314828.4882	240350.2411
204	314918.8750	240443.3183
205	314833.6843	240440.4819

THIS PLAT CONTAINS 6.727 ACRES

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
18849 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212