

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING ZONED “PC” PLANNED COMMERCIAL DISTRICT AND “C8” PLANNED COMMERCIAL DISTRICT LOCATED ON THE SOUTH SIDE OF BURKHARDT PLACE WEST OF ITS INTERSECTION WITH CHESTERFIELD PARKWAY.

WHEREAS, The City of Chesterfield on behalf of West County YMCA has proposed a Boundary Adjustment Plat for the aforementioned tracts; and

WHEREAS, the purpose of said Boundary Adjustment Plat would be to transfer 0.151 acres of land to the YMCA property; and

WHEREAS, the Department of Planning, Public Works and Parks 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.

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Boundary Adjustment Plat.

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 “1” and made part hereof as is 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 _____, 2012.

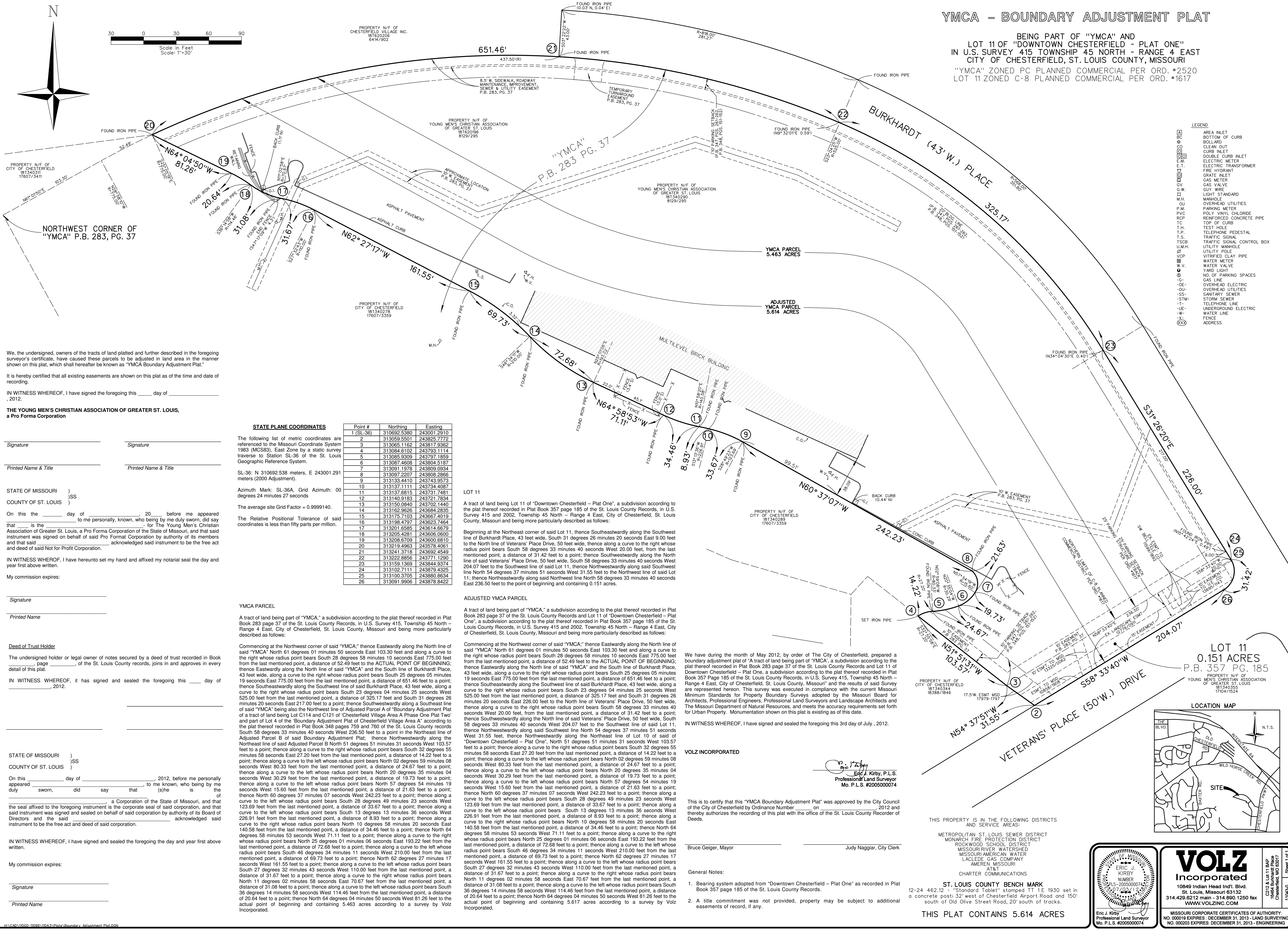
MAYOR

ATTEST:

CITY CLERK

YMCA - BOUNDARY ADJUSTMENT PLAT

BEING PART OF "YMCA" AND LOT 11 OF "DOWNTOWN CHESTERFIELD - PLAT ONE" IN U.S. SURVEY 415 TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI "YMCA" ZONED PC PLANNED COMMERCIAL PER ORD. #2520 LOT 11 ZONED C-8 PLANNED COMMERCIAL PER ORD. #1617



LEGEND table listing symbols for various utility features such as AREA INLET, BOTTOM OF CURB, BOLLARD, CLEAN OUT, CURB INLET, DOUBLE CURB INLET, ELECTRIC METER, ELECTRIC TRANSFORMER, FIRE HYDRANT, GRATE INLET, GAS METER, GAS VALVE, GUY WIRE, LIGHT STANDARD, MANHOLE, OVERHEAD UTILITIES, PARKING METER, POLY VINYL CHLORIDE, REINFORCED CONCRETE PIPE, TOP OF CURB, TELEPHONE PEDESTAL, UTILITY MANSOLE, UTILITY POLE, WITRIFIED CLAY PIPE, WATER METER, WATER VALVE, YARD LIGHT, NO. OF PARKING SPACES, GAS LINE, OVERHEAD ELECTRIC, OVERHEAD UTILITIES, SANITARY SEWER, STORM SEWER, TELEPHONE LINE, UNDERGROUND ELECTRIC, WATER LINE, FENCE, ADDRESS.

We, the undersigned, owners of the tracts of land platted and further described in the foregoing surveyor's certificate, have caused these parcels to be adjusted in land area in the manner shown on this plat, which shall hereafter be known as "YMCA Boundary Adjustment Plat."

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording.

IN WITNESS WHEREOF, I have signed the foregoing this ___ day of ___, 2012.

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER ST. LOUIS, a Pro Forma Corporation

Signature lines for the Young Men's Christian Association of Greater St. Louis.

STATE PLANE COORDINATES

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.

Table with 3 columns: Point #, Northing, Easting. Lists coordinates for points 1 through 26.

SL-36: N 310692.538 meters, E 243001.291 meters (2000 Adjustment).

Azimuth Mark: SL-36A, Grid Azimuth: 00 degrees 24 minutes 27 seconds

The average site Grid Factor = 0.9999140.

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

YMCA PARCEL

A tract of land being part of "YMCA," a subdivision according to the plat thereof recorded in Plat Book 283 page 37 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:

Commencing at the Northwest corner of said "YMCA," thence Eastwardly along the North line of said "YMCA" North 61 degrees 01 minutes 50 seconds East 103.30 feet and along a curve to the right whose radius point bears South 28 degrees 58 minutes 10 seconds East 775.00 feet from the last mentioned point, a distance of 52.49 feet to the ACTUAL POINT OF BEGINNING; thence Eastwardly along the North line of said "YMCA" and the South line of Burkhardt Place, 43 feet wide, along a curve to the right whose radius point bears South 25 degrees 05 minutes 19 seconds East 775.00 feet from the last mentioned point, a distance of 651.46 feet to a point; thence Southwardly along the Southwest line of said Burkhardt Place, 43 feet wide, along a curve to the right whose radius point bears South 23 degrees 04 minutes 25 seconds West 525.00 feet from the last mentioned point, a distance of 325.17 feet and South 31 degrees 26 minutes 20 seconds East 217.00 feet to a point; thence Southwardly along a Southeast line of said "YMCA" being also the Northwest line of Adjusted Parcel A of "Boundary Adjustment Plat of a tract of land being Lot C114 and C121 of 'Chesterfield Village Area A Phase One Plat Two' and part of Lot 4 of the 'Boundary Adjustment Plat of Chesterfield Village Area A' according to the plat thereof recorded in Plat Book 348 pages 759 and 760 of the St. Louis County records South 58 degrees 33 minutes 40 seconds West 236.50 feet to a point in the Northeast line of Adjusted Parcel B of said Boundary Adjustment Plat; thence Northwardly along the Northeast line of said Adjusted Parcel B North 51 degrees 51 minutes 31 seconds West 103.57 feet to a point; thence along a curve to the right whose radius point bears South 32 degrees 55 minutes 58 seconds East 27.20 feet from the last mentioned point, a distance of 14.22 feet to a point; thence along a curve to the left whose radius point bears North 02 degrees 59 minutes 08 seconds West 80.33 feet from the last mentioned point, a distance of 24.67 feet to a point; thence along a curve to the left whose radius point bears North 20 degrees 35 minutes 04 seconds West 30.29 feet from the last mentioned point, a distance of 19.73 feet to a point; thence along a curve to the left whose radius point bears North 57 degrees 54 minutes 19 seconds West 15.60 feet from the last mentioned point, a distance of 21.63 feet to a point; thence North 60 degrees 37 minutes 07 seconds West 242.23 feet to a point; thence along a curve to the left whose radius point bears South 28 degrees 49 minutes 23 seconds West 123.69 feet from the last mentioned point, a distance of 33.67 feet to a point; thence along a curve to the left whose radius point bears North 13 degrees 13 minutes 36 seconds West 226.91 feet from the last mentioned point, a distance of 8.93 feet to a point; thence along a curve to the right whose radius point bears North 10 degrees 58 minutes 20 seconds East 140.58 feet from the last mentioned point, a distance of 34.46 feet to a point; thence North 64 degrees 58 minutes 53 seconds West 71.11 feet to a point; thence along a curve to the right whose radius point bears North 25 degrees 01 minutes 06 seconds East 193.22 feet from the last mentioned point, a distance of 72.68 feet to a point; thence along a curve to the left whose radius point bears South 46 degrees 34 minutes 11 seconds West 210.00 feet from the last mentioned point, a distance of 69.73 feet to a point; thence North 62 degrees 27 minutes 17 seconds West 161.55 feet to a point; thence along a curve to the left whose radius point bears South 27 degrees 32 minutes 43 seconds West 110.00 feet from the last mentioned point, a distance of 31.67 feet to a point; thence along a curve to the right whose radius point bears North 11 degrees 02 minutes 58 seconds East 70.67 feet from the last mentioned point, a distance of 31.08 feet to a point; thence along a curve to the left whose radius point bears South 35 degrees 14 minutes 58 seconds West 114.46 feet from the last mentioned point, a distance of 20.64 feet to a point; thence North 64 degrees 04 minutes 50 seconds West 81.26 feet to the actual point of beginning and containing 5.463 acres according to a survey by Volz Incorporated.

LOT 11

A tract of land being Lot 11 of "Downtown Chesterfield - Plat One", a subdivision according to the plat thereof recorded in Plat Book 357 page 185 of the St. Louis County Records, in U.S. Survey 415 and 2002, 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 11, thence Southeastwardly along the Southwest line of Burkhardt Place, 43 feet wide, South 31 degrees 26 minutes 20 seconds East 9.00 feet to the right whose radius point bears South 28 degrees 58 minutes 10 seconds East 775.00 feet from the last mentioned point, a distance of 52.49 feet to the ACTUAL POINT OF BEGINNING; thence Eastwardly along the North line of said "YMCA" and the South line of Burkhardt Place, 43 feet wide, along a curve to the right whose radius point bears South 25 degrees 05 minutes 19 seconds East 775.00 feet from the last mentioned point, a distance of 651.46 feet to a point; thence Southwardly along the Southwest line of said Burkhardt Place, 43 feet wide, along a curve to the right whose radius point bears South 23 degrees 04 minutes 25 seconds West 525.00 feet from the last mentioned point, a distance of 325.17 feet and South 31 degrees 26 minutes 20 seconds East 226.00 feet to the North line of Veterans' Place Drive, 50 feet wide, thence Southwardly along the North line of said Veterans' Place Drive, 50 feet wide, South 58 degrees 33 minutes 40 seconds West 204.07 feet to the Southwest line of said Lot 11, thence Northwardly along said Southwest line North 54 degrees 37 minutes 51 seconds West 31.55 feet to the Northwest line of said Lot 11; thence Northeastwardly along said Northwest line North 58 degrees 33 minutes 40 seconds East 236.50 feet to the point of beginning and containing 0.151 acres.

ADJUSTED YMCA PARCEL

A tract of land being part of "YMCA," a subdivision according to the plat thereof recorded in Plat Book 283 page 37 of the St. Louis County Records and Lot 11 of "Downtown Chesterfield - Plat One", a subdivision according to the plat thereof recorded in Plat Book 357 page 185 of the St. Louis County Records, in U.S. Survey 415 and 2002, 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 said "YMCA," thence Eastwardly along the North line of said "YMCA" North 61 degrees 01 minutes 50 seconds East 103.30 feet and along a curve to the right whose radius point bears South 28 degrees 58 minutes 10 seconds East 775.00 feet from the last mentioned point, a distance of 52.49 feet to the ACTUAL POINT OF BEGINNING; thence Eastwardly along the North line of said "YMCA" and the South line of Burkhardt Place, 43 feet wide, along a curve to the right whose radius point bears South 25 degrees 05 minutes 19 seconds East 775.00 feet from the last mentioned point, a distance of 651.46 feet to a point; thence Southwardly along the Southwest line of said Burkhardt Place, 43 feet wide, along a curve to the right whose radius point bears South 23 degrees 04 minutes 25 seconds West 525.00 feet from the last mentioned point, a distance of 325.17 feet and South 31 degrees 26 minutes 20 seconds East 226.00 feet to the North line of Veterans' Place Drive, 50 feet wide, thence Southwardly along the North line of said Veterans' Place Drive, 50 feet wide, South 58 degrees 33 minutes 40 seconds West 204.07 feet to the Southwest line of said Lot 11, thence Northwardly along said Southwest line North 54 degrees 37 minutes 51 seconds West 31.55 feet to the Northwest line of said Lot 11 of said "Downtown Chesterfield - Plat One", North 51 degrees 51 minutes 31 seconds West 103.57 feet to a point; thence along a curve to the right whose radius point bears South 32 degrees 55 minutes 58 seconds East 27.20 feet from the last mentioned point, a distance of 14.22 feet to a point; thence along a curve to the left whose radius point bears North 02 degrees 59 minutes 08 seconds West 80.33 feet from the last mentioned point, a distance of 24.67 feet to a point; thence along a curve to the left whose radius point bears North 20 degrees 35 minutes 04 seconds West 30.29 feet from the last mentioned point, a distance of 19.73 feet to a point; thence along a curve to the left whose radius point bears North 57 degrees 54 minutes 19 seconds West 15.60 feet from the last mentioned point, a distance of 21.63 feet to a point; thence North 60 degrees 37 minutes 07 seconds West 242.23 feet to a point; thence along a curve to the left whose radius point bears South 28 degrees 49 minutes 23 seconds West 123.69 feet from the last mentioned point, a distance of 33.67 feet to a point; thence along a curve to the left whose radius point bears North 13 degrees 13 minutes 36 seconds West 226.91 feet from the last mentioned point, a distance of 8.93 feet to a point; thence along a curve to the right whose radius point bears North 10 degrees 58 minutes 20 seconds East 140.58 feet from the last mentioned point, a distance of 34.46 feet to a point; thence North 64 degrees 58 minutes 53 seconds West 71.11 feet to a point; thence along a curve to the right whose radius point bears North 25 degrees 01 minutes 06 seconds East 193.22 feet from the last mentioned point, a distance of 72.68 feet to a point; thence along a curve to the left whose radius point bears South 46 degrees 34 minutes 11 seconds West 210.00 feet from the last mentioned point, a distance of 69.73 feet to a point; thence North 62 degrees 27 minutes 17 seconds West 161.55 feet from the last mentioned point, a distance of 31.67 feet to a point; thence along a curve to the left whose radius point bears South 27 degrees 32 minutes 43 seconds West 110.00 feet from the last mentioned point, a distance of 31.67 feet to a point; thence along a curve to the right whose radius point bears North 11 degrees 02 minutes 58 seconds East 70.67 feet from the last mentioned point, a distance of 31.08 feet to a point; thence along a curve to the left whose radius point bears South 35 degrees 14 minutes 58 seconds West 114.46 feet from the last mentioned point, a distance of 20.64 feet to a point; thence North 64 degrees 04 minutes 50 seconds West 81.26 feet to the actual point of beginning and containing 5.617 acres according to a survey by Volz Incorporated.

We have during the month of May 2012, by order of The City of Chesterfield, prepared a boundary adjustment plat of "A tract of land being part of 'YMCA', a subdivision according to the plat thereof recorded in Plat Book 283 page 37 of the St. Louis County Records and Lot 11 of 'Downtown Chesterfield - Plat One', a subdivision according to the plat thereof recorded in Plat Book 357 Page 185 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 the results of said Survey are represented herein. 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, Professional Land Surveyors and Landscape Architects and The Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property. Monumentation shown on this plat is existing as of this date.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 3rd day of July, 2012.

VOLZ INCORPORATED

Signature and seal of Eric J. Kirby, P.L.S., Professional Land Surveyor, No. P.L.S. #200500074.

This is to certify that this "YMCA Boundary Adjustment Plat" was approved by the City Council of the City of Chesterfield by Ordinance Number ___ on ___ 2012 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

Bruce Geiger, Mayor; Judy Naaggar, City Clerk

General Notes: 1. Bearing system adopted from 'Downtown Chesterfield - Plat One' as recorded in Plat Book 357 page 185 of the St. Louis County Records. 2. A title commitment was not provided, property may be subject to additional easements of record, if any.

LOT 11 0.151 ACRES P.B. 357 PG. 185

PROPERTY N/F OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER ST. LOUIS 1813402290 1813403355 17604/1624

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 3rd day of July, 2012.

Eric J. Kirby, P.L.S., Professional Land Surveyor, No. P.L.S. #200500074

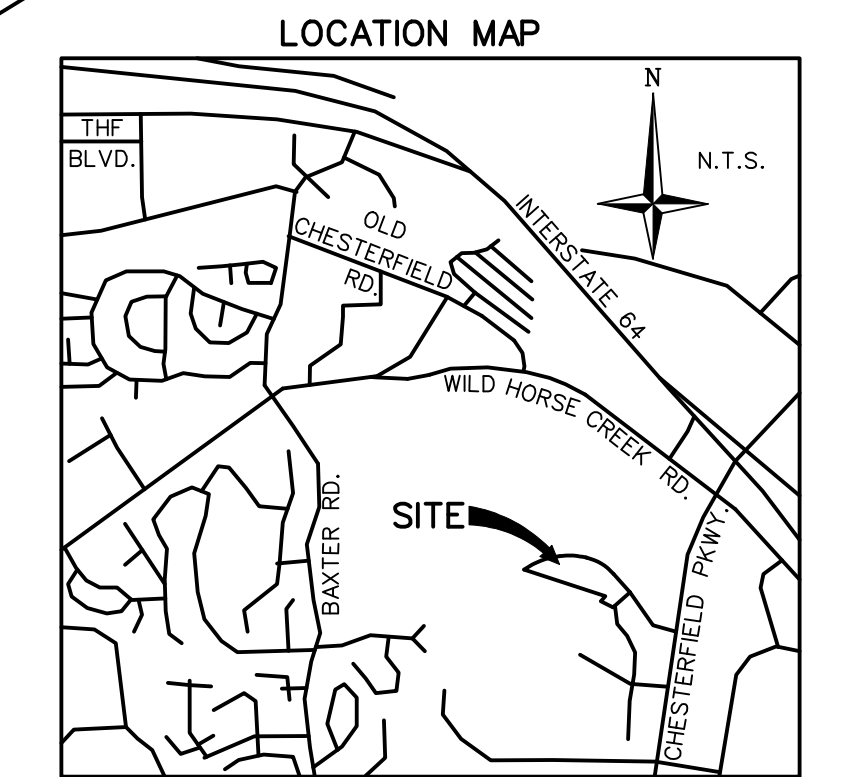
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Eric J. Kirby, P.L.S., Professional Land Surveyor, No. P.L.S. #200500074

General Notes: 1. Bearing system adopted from 'Downtown Chesterfield - Plat One' as recorded in Plat Book 357 page 185 of the St. Louis County Records. 2. A title commitment was not provided, property may be subject to additional easements of record, if any.

ST. LOUIS COUNTY BENCH MARK 12-24 462.12 - "Standard Table" stamped TT 1 E 1930 set in a concrete post; 32' west of Chesterfield Airport Road and 150' south of Old Olive Street Road, 20' south of tracks.

THIS PLAT CONTAINS 5.614 ACRES



VOLZ Incorporated logo and contact information: 10849 Indian Head Ind'l. Blvd., St. Louis, Missouri 63132, 314.429.6212 main - 314.890.1250 fax, WWW.VOLZINC.COM