

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR JUSTUS POINTE, FOR A 2.264 ACRE TRACT OF LAND ZONED "R-6" RESIDENCE DISTRICT LOCATED ON THE NORTH SIDE OF MILBRIDGE DRIVE APPROXIMATELY 300 FEET WEST OF JUSTUS POST ROAD (19S431943).

WHEREAS, Volz Incorporated, on behalf of Martin T. Knobloch, has submitted for review and approval a Lot Split for the above referenced property located on the north side of Milbridge Drive, approximately 300 feet west of Justus Post Road; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 2.264 acre tract of land into two (2) lots to be known as Lot 203A and Lot 203B; and,

WHEREAS, the Department of Public Services has reviewed the Lot Split 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 Lot Split to the City Council; and,

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

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

Section 1. The Lot Split which is attached hereto as Exhibit "1" 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 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 _____, 2013

MAYOR

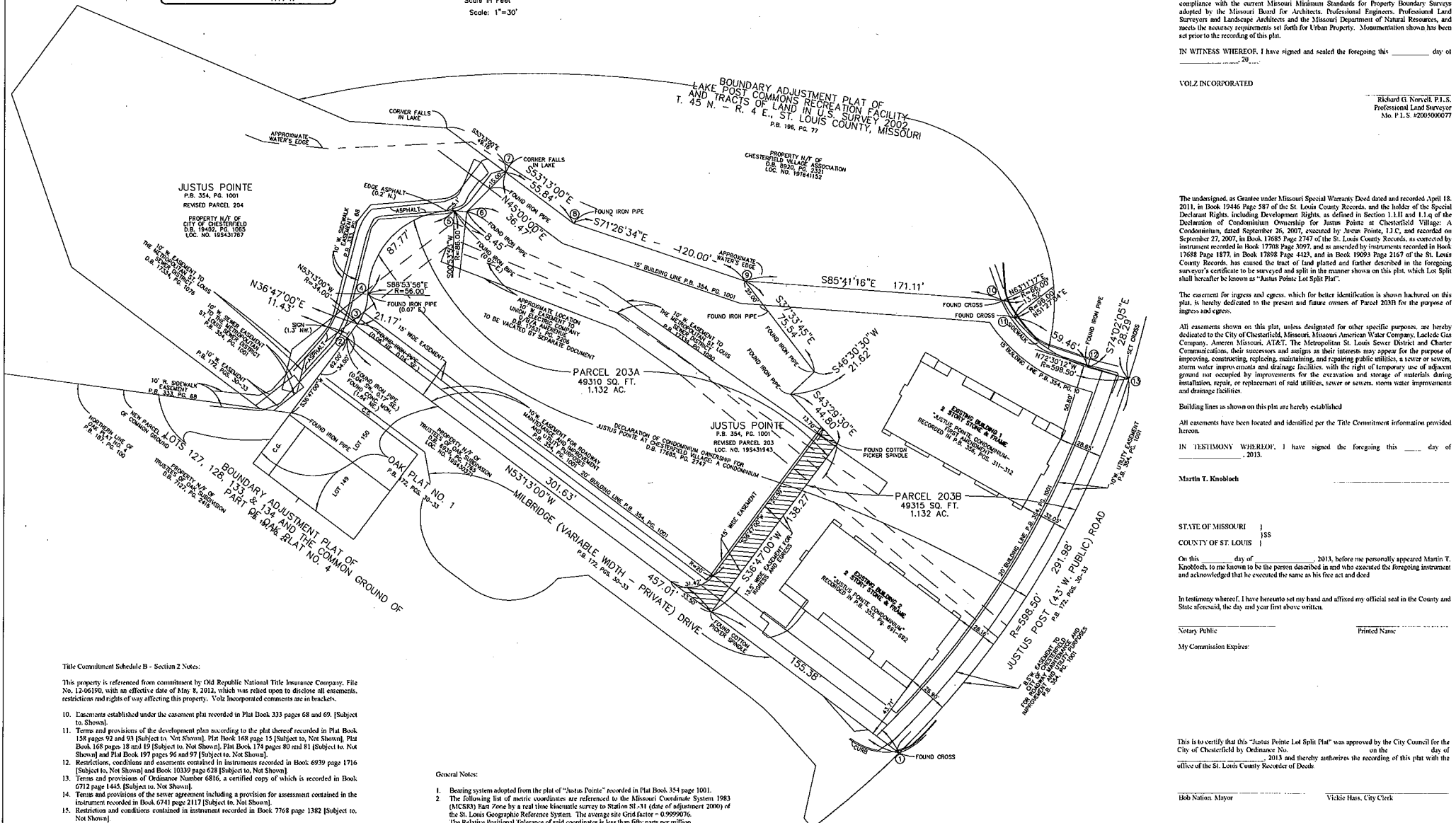
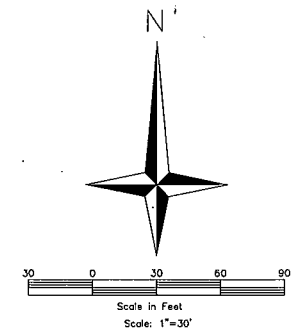
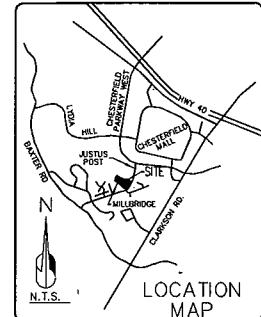
ATTEST:

CITY CLERK

JUSTUS POINTE LOT SPLIT PLAT

A TRACT OF LAND BEING REVISED PARCEL 203 OF "JUSTUS POINTE" (P.B. 354, PG. 1001) BEING ALSO THE PROPERTY DESCRIBED IN "DECLARATION OF CONDOMINIUM OWNERSHIP FOR JUSTUS POINTE AT CHESTERFIELD VILLAGE: A CONDOMINIUM" (D.B. 17685, PG. 2747) IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONED R-6 P.E.U. ORDINANCE #2021



We, Volz Incorporated, have by order of Martin T. Knobloch, made a survey and prepared a Lot Split Plat of "A tract of land being Revised Parcel 203 of 'Justus Pointe', a subdivision according to the plat thereof recorded in Plat Book 354 page 1001 of the St. Louis County records, being also the property described in 'Declaration of Condominium Ownership for Justus Pointe at Chesterfield Village: A Condominium', recorded in Book 17685 page 2747 of the St. Louis County records in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri" and the results 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 has been set prior to the recording of this plat.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this _____ day of _____, 2013.

VOLZ INCORPORATED

Richard G. Novell, P.L.S.
Professional Land Surveyor
No. P.L.S. #200500077

The undersigned, as Grantee under Missouri Special Warranty Deed dated and recorded April 18, 2011, in Book 19446 Page 587 of the St. Louis County Records, and the holder of the Special Declaratory Rights, including Development Rights, as defined in Section 1.111 and 1.114 of the Declaration of Condominium Ownership for Justus Pointe at Chesterfield Village: A Condominium, dated September 26, 2007, executed by Justice Pointe, L.P., and recorded on September 27, 2007, in Book 17685 Page 2747 of the St. Louis County Records, as corrected by instrument recorded in Book 17708 Page 3097, and as amended by instruments recorded in Book 17688 Page 1877, in Book 17808 Page 4423, and in Book 19093 Page 2167 of the St. Louis County Records, has caused the tract of land plat and further described in the foregoing surveyor's certificate to be surveyed and split in the manner shown on this plat, which Lot Split shall hereafter be known as "Justus Pointe Lot Split Plat".

The easement for ingress and egress, which for better identification is shown hatched on this plat, is hereby dedicated to the present and future owners of Parcel 203B for the purpose of ingress and egress.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, Ameren Missouri, AT&T, The Metropolitan St. Louis Sewer District and Charter Communications. Their successors and assigns as their interests may appear for the purpose of improving, conserving, repairing, maintaining, and equipping public utilities, a sewer or storm water improvement 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, sewer or storm water improvements and drainage facilities.

Building lines as shown on this plat are hereby established.

All easements have been located and identified per the Title Commitment information provided herein.

IN TESTIMONY WHEREOF, I have signed the foregoing this _____ day of _____, 2013.

Martin T. Knobloch

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2013, before me personally appeared Martin T. Knobloch, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this _____ day and year first above written.

Notary Public _____ Printed Name _____

My Commission Expires _____

This is to certify that this "Justus Pointe Lot Split Plat" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the _____ day of _____, 2013 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

Libb Nation Mayor Vickie Haas, City Clerk

- Title Commitment Schedule B - Section 2 Notes:
- This property is referenced from commission by Old Republic National Title Insurance Company, File No. 120610, with an effective date of May 8, 2012, which was relied upon to disclose all easements, restrictions and rights of way affecting this property. Volz Incorporated consents as a bracket.
10. Easements established under the easement plat recorded in Plat Book 333 pages 68 and 69. [Subject to Show].
 11. Terms and provisions of the development plan according to the plat thereof recorded in Plat Book 158 pages 02 and 03 [Subject to, Not Shown], Plat Book 168 pages 15 [Subject to, Not Shown], Plat Book 168 pages 18 and 19 [Subject to, Not Shown], Plat Book 174 pages 80 and 81 [Subject to, Not Shown] and Plat Book 177 pages 96 and 97 [Subject to, Not Shown].
 12. Restrictions, conditions and easements contained in instruments recorded in Book 6939 page 176 [Subject to, Not Shown] and Book 10339 page 628 [Subject to, Not Shown].
 13. Terms and provisions of Ordinance Number 6816, a certified copy of which is recorded in Book 6712 page 1445. [Subject to, Not Shown].
 14. Terms and provisions of the sever agreement including a provision for assessment contained in the instrument recorded in Book 6741 page 2117 [Subject to, Not Shown].
 15. Restrictions and conditions contained in instrument recorded in Book 7768 page 1382 [Subject to, Not Shown].
 16. Right of way of Milbridge Drive established by the plat recorded in Plat Book 172 page 30 over that part of the subject property outlined therein. [The offset easements shown in "Oak Plat No. 1", recorded in Plat Book 172 pages 30 through 33, affect the subject property. Said plat contains a note that all easements "outside the limits of Oak Plat No. 1 shall terminate when final plats of such property are recorded". Therefore, said easements have not been plotted herein.]
 17. Terms and provisions of Site Development Concept Plan according to plat recorded in Plat Book 354 page 318 [Subject to, Not Shown].
 18. Terms and provisions of Site Development Section Plan according to plat recorded in Plat Book 354 pages 319 to 320 [Subject to, Not Shown].
 19. Terms and provisions of Agreement executed by and between Chesterfield Village, Inc., a Missouri cooperative and Justus Pointe LLC, a Missouri limited liability company (assignee of Drano Homes, Inc.), recorded in Book 17168 page 2897 [Subject to, Not Shown].
 20. Building lines and easements, according to the plat of Justus Pointe recorded in Plat Book 354 page 1001 [Subject to, Show].
 21. Easements granted to The Metropolitan St. Louis Sewer District, according to instrument dated September 20, 2006 and recorded October 18, 2006 in Book 17334 page 1080 [Subject to, Show].
 22. Easement granted to Union Electric Company, d/b/a AmerenCo, according to instrument recorded April 27, 2007 in Book 17531 page 2206. [Subject to, Approximate location shown. The centerline of said easement shall be the centerline of facilities as actually installed.]
 23. Provisions of Easement for Parking for the use, operation and maintenance of Parking Garage dated May 16, 2008 and recorded May 28, 2008 in Book 17898 page 4444. [Subject to, Not Shown].
 24. Terms and provisions contained within the Declaration of Condominium Ownership for Justus Pointe at Chesterfield Village, a condominium recorded September 27, 2007 in Book 17685 page 2747 [Subject to, Show] and as corrected by instruments recorded in Book 17708 page 3097 [Subject to, Not Shown] and as amended by instruments recorded in Book 17688 page 1877 [Subject to, Not Shown], Book 17898 page 4423 [Subject to, Not Shown] and Book 19093 page 2167 [Subject to, Not Shown].

General Notes:

1. Bearing system adopted from the plat of "Justus Pointe" recorded in Plat Book 354 page 1001.
2. The following list of metric coordinates are referred to the Missouri Coordinate System 1983 (MCSR) East Zone by a real time kinematic survey to Station SL-11 (date of adjustment 2006) of the St. Louis Geographic Reference System. The average scale factor is 0.999976. The Relative Positional Tolerance of said coordinates is less than 10 millimeters.
Survey North varies 01 degree 07 minutes 45 seconds West of Grid North MCSR

Point Number	Northing	Easting
51.81	312023.3750	244774.6990
01	312206.7952	244073.3605
02	312292.3793	243961.4723
03	312291.1274	243961.6126
04	312201.0913	243967.7917
05	312317.4837	243985.4498
06	312317.2663	243985.0152
07	312324.9691	243996.0277
08	312314.5125	244009.4537
09	312302.1922	244043.8867
10	312297.2470	244095.8033
11	312294.7418	244097.9537
12	312281.5549	244112.5923
13	312281.0205	244120.8332
3. Project Benchmark: St. Louis County BM #12-48, "Square" on top of curb at end of rounding along the North curb line on the East side of Chesterfield Village Parkway; located 0.2 mile North of Lydia Hills Drive. Elevation = 557.81 feet (N.G.V.D. '29).
4. Site Benchmark: Top of found concrete monument located near the Northern Right-Of-Way Line of Milbridge Drive approximately 457 feet West of the Western Right-Of-Way Line of Justus Post Road. Elevation = 566.81 feet (C.G.V.D.).
5. Existing Zoning: "R-6 P.E.U.", Ordinance #2021
Setbacks: Front - 20 feet
Side - 5 feet
Rear - 15 feet

Entire Tract:

A tract of land being Revised Parcel 203 of "Justus Pointe", a subdivision according to the plat thereof recorded in Plat Book 354 page 1001 of the St. Louis County records and being also the property described in "Declaration of Condominium Ownership for Justus Pointe at Chesterfield Village: A Condominium" recorded in Deed Book 17685 page 2747 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at a point in the Northwest line of Justus Post Road, 43 feet wide, being the Southeast corner of said Revised Parcel 203; thence Northwesterly along the Southwest line of said Revised Parcel 203, North 53 degrees 13 minutes 00 seconds West 457.01 feet to a point in the Southeast line of Revised Parcel 204 of said "Justus Pointe"; thence Northwesterly along said Southeast line of Revised Parcel 204 the following courses and distances: North 36 degrees 47 minutes 00 seconds East 11.43 feet, along a curve to the left whose radius point bears North 53 degrees 13 minutes 00 seconds West 34.00 feet from the last mentioned point, a distance of 21.17 feet, along a curve to the right whose radius point bears South 89 degrees 53 minutes 56 seconds East 56.00 feet from the last mentioned point, a distance of 87.77 feet, along a curve to the right whose radius point bears South 0 degrees 53 minutes 53 seconds West 86.00 feet from the last mentioned point, a distance of 8.45 feet and North 45 degrees 00 minutes 00 seconds East 36.47 feet to a point in the Southeast line of "Boundary Adjustment Plat Of Lake Post Commons Recreation Facility And Tracts Of Land In U.S. Survey 2002, T. 45 N. - R. 4 E., St. Louis County, Missouri", according to the plat thereof recorded in Plat Book 196 page 77 of the St. Louis County records, being also a point in the Southeast line of aforesaid Revised Parcel 203; thence along the dividing line between said Boundary Adjustment Plat and said Revised Parcel 203 the following courses and distances: South 53 degrees 13 minutes 00 seconds East 55.84 feet, South 71 degrees 26 minutes 34 seconds East 120.00 feet, South 89 degrees 53 minutes 56 seconds East 171.11 feet, along a curve to the left whose radius point bears North 63 degrees 11 minutes 17 seconds East 66.00 feet from the last mentioned point, a distance of 13.92 feet, along a curve to the left whose radius point bears North 51 degrees 27 minutes 04 seconds East 96.00 feet from the last mentioned point, a distance of 59.46 feet and South 74 degrees 02 minutes 05 seconds East 28.29 feet to a point in the aforesaid Northwest line of Justus Post Road, 43 feet wide; thence Southwesterly along said Northwest line of Justus Post Road, 43 feet wide, along a curve to the right whose radius point bears North 72 degrees 30 minutes 12 seconds West 598.50 feet from the last mentioned point, a distance of 291.98 to the point of beginning and containing 2.264 acres according to a survey by Volz Incorporated.

Parcel 203A:

A tract of land being part of Revised Parcel 203 of "Justus Pointe", a subdivision according to the plat thereof recorded in Plat Book 354 page 1001 of the St. Louis County records and being also part of the property described in "Declaration of Condominium Ownership for Justus Pointe at Chesterfield Village: A Condominium" recorded in Deed Book 17685 page 2747 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at a point in the Southwest line of said Revised Parcel 203, distant North 53 degrees 13 minutes 00 seconds West 158.38 feet from its Southeast corner of Justus Post Road, 43 feet wide; thence Northwesterly along said Southwest line of Revised Parcel 203, North 53 degrees 13 minutes 00 seconds West 301.63 feet to a point in the Southeast line of Revised Parcel 204 of said "Justus Pointe"; thence Northwesterly along said Southwest line of Revised Parcel 204 the following courses and distances: North 36 degrees 47 minutes 00 seconds East 11.43 feet, along a curve to the left whose radius point bears North 53 degrees 13 minutes 00 seconds West 34.00 feet from the last mentioned point, a distance of 21.17 feet, along a curve to the right whose radius point bears South 89 degrees 53 minutes 56 seconds East 56.00 feet from the last mentioned point, a distance of 87.77 feet, along a curve to the right whose radius point bears South 0 degrees 53 minutes 53 seconds West 86.00 feet from the last mentioned point, a distance of 8.45 feet and North 45 degrees 00 minutes 00 seconds East 36.47 feet to a point in the Southeast line of "Boundary Adjustment Plat Of Lake Post Commons Recreation Facility And Tracts Of Land In U.S. Survey 2002, T. 45 N. - R. 4 E., St. Louis County, Missouri", according to the plat thereof recorded in Plat Book 196 page 77 of the St. Louis County records, being also a point in the Southeast line of aforesaid Revised Parcel 203; thence Southeastwardly and Eastwardly along the dividing line between said Boundary Adjustment Plat and said Revised Parcel 203, South 53 degrees 13 minutes 00 seconds East 55.84 feet and South 71 degrees 26 minutes 34 seconds East 120.00 feet to a point; thence South 37 degrees 33 minutes 45 seconds East 75.54 feet to a point, thence South 46 degrees 30 minutes 30 seconds West 21.62 feet to a point, thence South 41 degrees 29 minutes 30 seconds East 44.80 feet to a point, thence South 36 degrees 47 minutes 00 seconds West 138.27 feet to the point of beginning and containing 1.132 acres according to a survey by Volz Incorporated.

Parcel 203B:

A tract of land being part of Revised Parcel 203 of "Justus Pointe", a subdivision according to the plat thereof recorded in Plat Book 354 page 1001 of the St. Louis County records and being also part of the property described in "Declaration of Condominium Ownership for Justus Pointe at Chesterfield Village: A Condominium" recorded in Deed Book 17685 page 2747 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at a point in the Northwest line of Justus Post Road, 43 feet wide, being the Southeast corner of said Revised Parcel 203; thence Northwesterly along the Southwest line of said Revised Parcel 203, North 53 degrees 13 minutes 00 seconds West 158.38 feet to a point, thence North 36 degrees 47 minutes 00 seconds East 11.43 feet to a point, thence North 45 degrees 00 minutes 00 seconds West 44.80 feet to a point, thence North 46 degrees 30 minutes 30 seconds East 21.62 feet to a point, thence North 37 degrees 33 minutes 45 seconds West 75.54 feet to a point in the South line of "Boundary Adjustment Plat Of Lake Post Commons Recreation Facility And Tracts Of Land In U.S. Survey 2002, T. 45 N. - R. 4 E., St. Louis County, Missouri", according to the plat thereof recorded in Plat Book 196 page 77 of the St. Louis County records, being also a point in the North line of aforesaid Revised Parcel 203; thence along the dividing line between said Boundary Adjustment Plat and said Revised Parcel 203 the following courses and distances: South 85 degrees 41 minutes 16 seconds East 171.11 feet, along a curve to the left whose radius point bears North 63 degrees 11 minutes 17 seconds East 66.00 feet from the last mentioned point, a distance of 13.92 feet, along a curve to the left whose radius point bears North 51 degrees 27 minutes 04 seconds East 96.00 feet from the last mentioned point, a distance of 59.46 feet and South 74 degrees 02 minutes 05 seconds East 28.29 feet to a point in the aforesaid Northwest line of Justus Post Road, 43 feet wide; thence Southwesterly along said Northwest line of Justus Post Road, 43 feet wide, along a curve to the right whose radius point bears North 72 degrees 30 minutes 12 seconds West 598.50 feet from the last mentioned point, a distance of 291.98 to the point of beginning and containing 1.132 acres according to a survey by Volz Incorporated.

LEGEND
① STATE PLANNED COORDINATE POINT NUMBER
N/F NOW OR FORMERLY

THIS PLAT CONTAINS 2.264 ACRES

VOLZ
Incorporated
10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
426.6212 main 314.890.1250
WWW.VOLZINC.COM

Richard G. Novell
Professional Land Surveyor
No. P.L.S. #200500077

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
000191 EXPIRES: DECEMBER 31, 2013 - LAND SURVEYING
000203 EXPIRES: DECEMBER 31, 2013 - ENGINEERING

PREPARED FOR:
MARTIN KNOBLOCH
825 OLD SLAVE ROAD
CHESTERFIELD, MO 63005