

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A MINOR SUBDIVISION PLAT FOR A MINOR SUBDIVISION OF PARCEL 203A OF JUSTUS POINTE LOT SPLIT PLAT “THE COVE AT JUSTUS POINTE” FOR A 1.132 ACRE TRACT OF LAND ZONED “R-6” RESIDENTIAL DISTRICT WITH A PLANNED ENVIRONMENT UNIT PROCEDURE (PEU) LOCATED NORTH OF MILBRIDGE DRIVE AND WEST OF JUSTUS POST ROAD.**

**WHEREAS**, Volz Incorporated, on behalf of Martin T. Knobloch, property owner, has submitted for review and approval a Minor Subdivision Plat for the above referenced property located north of Milbridge Drive and west of Justus Post Road; and,

**WHEREAS**, the purpose of said Minor Subdivision Plat is to subdivide a 1.132 acre tract of land into four (4) lots to be known as Lot 1, Lot 2, Lot 3 and Lot 4; and,

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

**WHEREAS**, the City Council of the City of Chesterfield having considered the request, voted to approve said Minor Subdivision Plat.

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

Section 1. The Minor Subdivision Plat for A Minor Subdivision Of Parcel 203A Of Justus Pointe Lot Split Plat “The Cove At Justus Pointe” which is made a part hereof and attached hereto as Exhibit 1, is hereby approved.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Minor Subdivision Plat 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 \_\_\_\_\_, 2014

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

Title Commitment Schedule B - Section 2 Notes:

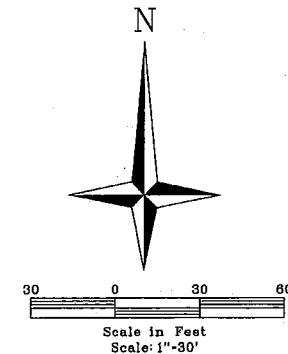
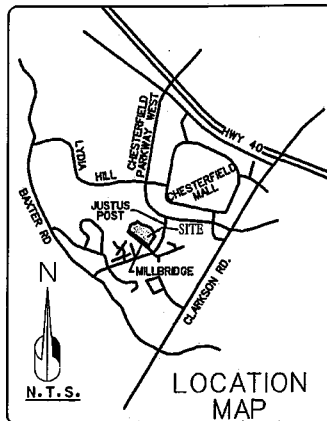
This property is referenced from commitment by Old Republic National Title Insurance Company, File No. 12-06190, with an effective date of May 8, 2012, which was relied upon to disclose all easements, restrictions and rights of way affecting this property. Volz Incorporated comments are in brackets.

- Easements established under the easement plat recorded in Plat Book 333 pages 68 and 69. [Subject to, Shown].
- Terms and provisions of the development plan according to the plat thereof recorded in Plat Book 158 pages 92 and 93 [Subject to, Not Shown], Plat Book 168 page 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 197 pages 96 and 97 [Subject to, Not Shown].
- Restrictions, conditions and easements contained in instruments recorded in Book 6939 page 1716 [Subject to, Not Shown] and Book 10339 page 628 [Subject to, Not Shown].
- Terms and provisions of Ordinance Number 6816, a certified copy of which is recorded in Book 6712 page 1445. [Subject to, Not Shown].
- Terms and provisions of the sewer agreement including a provision for assessment contained in the instrument recorded in Book 6741 page 2117 [Subject to, Not Shown].
- Restriction and conditions contained in instrument recorded in Book 7768 page 1382 [Subject to, Not Shown].
- Right of way of Milbridge Drive established by the plat recorded in Plat Book 172 page 30 over that part of the subject property embraced therein. [The off-site easements shown on "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 hereon.]
- Terms and provisions of Site Development Concept Plan according to plat recorded in Plat Book 354 page 318 [Subject to, Not Shown].
- Terms and provisions of Site Development Section Plan/Planting Plan according to plat recorded in Plat Book 354 pages 319 to 320 [Subject to, Not Shown].
- Terms and provisions of Agreement executed by and between Chesterfield Village, Inc., a Missouri corporation and Justus Pointe LLC, a Missouri limited liability company (assignee of Bruno Homes, Inc.), recorded in Book 17168 page 3897 [Subject to, Not Shown].
- Building lines and easements, according to the plat of Justus Pointe recorded in Plat Book 354 page 1001 [Subject to, Shown].
- 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, Shown].
- Easement granted to Union Electric Company d/b/a AmerenUE, according to instrument recorded April 27, 2007 in Book 17531 page 2206. [Does not affect this property, according to Partial Release of Easement recorded in Book 20677 page 443.]
- 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 444. [Subject to, Not Shown]
- Terms and provisions contained within the Declaration of Condominium Ownership for Justus Pointe at Chesterfield Village, a condominium recorded September 27, 2007 in Book 17683 page 2747 and corrected by instrument recorded in Book 17708 page 3097, and as amended by instruments recorded in Book 17688 page 1877, Book 17898 page 4423 and Book 19093 page 2167. [Upon recording of the Fourth Amendment to the Declaration of Condominium Ownership and the Justus Pointe Condominium Second Amendment plat, these items should no longer affect the subject property.]

# THE COVE AT JUSTUS POINTE

## A MINOR SUBDIVISION OF PARCEL 203A OF JUSTUS POINTE LOT SPLIT PLAT 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 Minor Subdivision Plat of "A tract of land being Parcel 203A of Justus Pointe Lot Split Plat", a subdivision according to the plat thereof recorded in Plat Book 361 page 378 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 hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board of 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 will be set upon completion of construction.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 15th day of JANUARY, 2014.

VOLZ INCORPORATED

*Richard G. Norvell*  
Richard G. Norvell, P.L.S.  
Professional Land Surveyor  
Mo. P.L.S. #200500077

Property Description:

A tract of land being Parcel 203A of "Justus Pointe Lot Split Plat", a subdivision according to the plat thereof recorded in Plat Book 361 page 378 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 the Southernmost corner of said Parcel 203A; thence Northwestwardly along the Southwest line of said Parcel 203A, North 53 degrees 13 minutes 00 seconds West 301.63 feet to a point in the Southeast line of Revised Parcel 204 of "Justus Pointe" a subdivision according to the plat thereof recorded in Plat Book 354 Page 1001 of the St. Louis County records; thence Northeastwardly along said Southeast line of Revised Parcel 204 the following courses and distances: North 36 degrees 47 minutes 00 seconds East 114.43 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 88 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 Southwest 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 Northeast line of aforesaid Parcel 203A; thence Southeastwardly and Eastwardly along the dividing line between said Boundary Adjustment Plat and said Parcel 203A, 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 43 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 acre according to a survey by Volz Incorporated.

The undersigned owner of the tract of land platted and further described in the foregoing surveyor's certificate has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "The Cove At Justus Pointe".

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) 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 (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.

Building lines as shown on this plat are hereby established.

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

IN TESTIMONY WHEREOF, I have signed the foregoing this \_\_\_ day of \_\_\_, 2014.

Martin T. Knobloch

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }

On this \_\_\_ day of \_\_\_, 2014, 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.

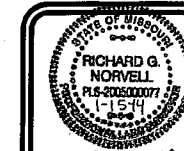
In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public \_\_\_\_\_ Printed Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

This is to certify that this "The Cove At Justus Pointe" was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on the \_\_\_ day of \_\_\_, 2014 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

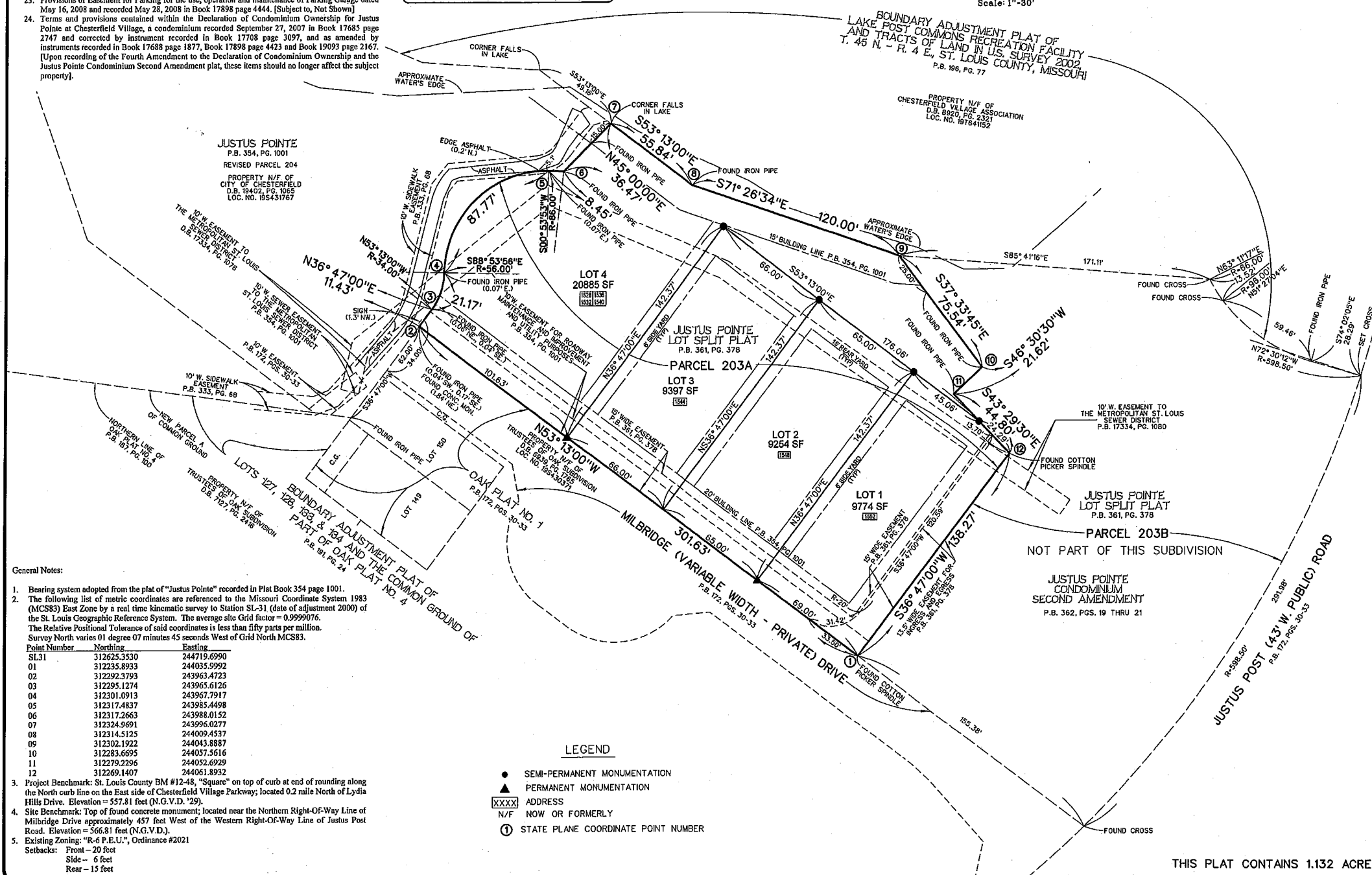
Bob Nation, Mayor \_\_\_\_\_ Vickie Hass, City Clerk \_\_\_\_\_



**VOLZ Incorporated**  
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WWW.VOLZINC.COM

*Richard G. Norvell*  
Richard G. Norvell  
Professional Land Surveyor  
Mo. P.L.S. #200500077

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:  
NO. 000019 EXPIRES: DECEMBER 31, 2015 - LAND SURVEYING  
NO. 000203 EXPIRES: DECEMBER 31, 2015 - ENGINEERING



General Notes:

- Bearing system adopted from the plat of "Justus Pointe" recorded in Plat Book 354 page 1001.
- The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83) East Zone by a real time kinematic survey to Station SL-31 (date of adjustment 2000) of the St. Louis Geographic Reference System. The average scale Grid factor = 0.9999976. The Relative Positional Tolerance of said coordinates is less than fifty parts per million. Survey North varies 01 degree 07 minutes 45 seconds West of Grid North MCS83.

Point Number	Northing	Easting
SL31	312625.3530	244719.6990
01	312235.8933	244035.9992
02	312292.3793	243963.4723
03	312295.1274	243965.6126
04	312301.0913	243967.7917
05	312317.4837	243988.4498
06	312317.2663	243988.0152
07	312324.9591	243996.0277
08	312314.5125	244009.4537
09	312302.1922	244043.8887
10	312283.6695	244037.5616
11	312279.2296	244052.6929
12	312269.1407	244061.8932

- 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).
- 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 (N.G.V.D.).
- Existing Zoning: "R-6 P.E.U.", Ordinance #2021  
Setbacks: Front - 20 feet  
Side - 6 feet  
Rear - 15 feet

- LEGEND
- SEMI-PERMANENT MONUMENTATION
  - ▲ PERMANENT MONUMENTATION
  - XXXX ADDRESS
  - N/F NOW OR FORMERLY
  - ① STATE PLANE COORDINATE POINT NUMBER

THIS PLAT CONTAINS 1.132 ACRES

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