

BILL NO. 2978

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR CHESTERFIELD BLUE VALLEY LOT 6, FOR A 49.452 ACRE TRACT OF LAND ZONED "FPNU" FLOODPLAIN NON-URBAN DISTRICT LOCATED NORTH OF OUTLET BOULEVARD, WEST OF INTERSTATE 64 (16W230086).**

**WHEREAS**, Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Blue Valley LLC, has submitted for review and approval a Lot Split for the above referenced property located north of Outlet Boulevard, west of Interstate 64; and,

**WHEREAS**, the purpose of said Lot Split is to subdivide a 49.452 acre tract of land into two (2) lots to be known as Lot 6A and Lot 6B; 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 \_\_\_\_\_, 2014

\_\_\_\_\_  
MAYOR

ATTEST:

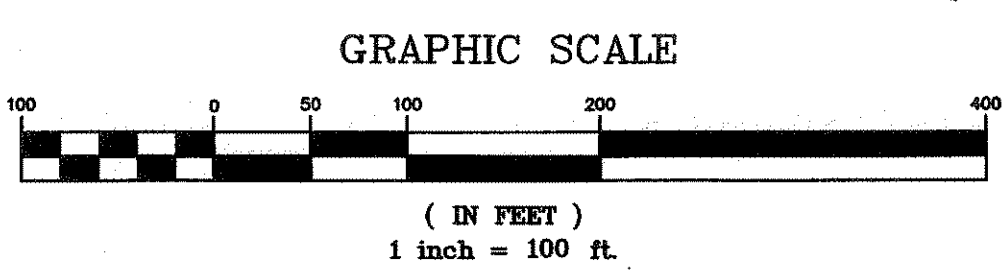
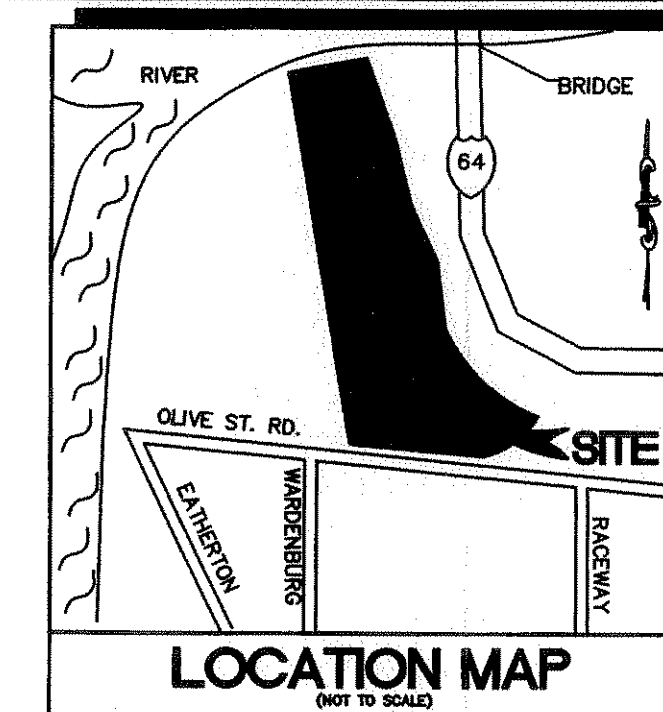
\_\_\_\_\_  
CITY CLERK

# LOT SPLIT PLAT

## OF LOT 6 OF "CHESTERFIELD BLUE VALLEY PLAT ONE"

A TRACT OF LAND BEING LOT 6 OF CHESTERFIELD BLUE VALLEY PLAT ONE AS  
RECORDED IN PLAT BOOK 360, PAGE 256-259, U.S. SURVEYS 102, 368 AND 371,  
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
**THIS PLAT CONTAINS 49.452 ACRES±**

# Exhibit 1

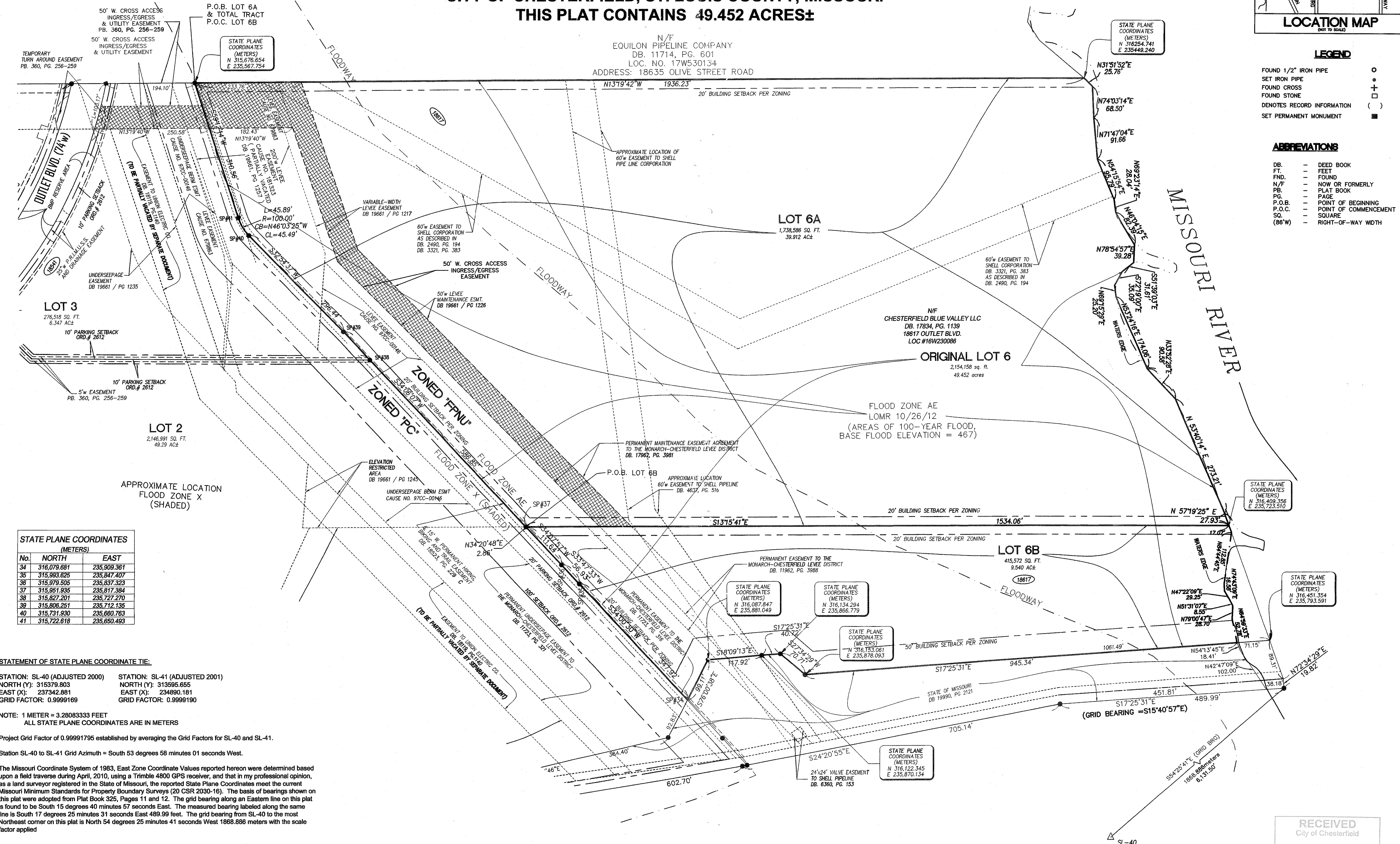


**LEGEND**

FOUND 1/2" IRON PIPE ○  
SET IRON PIPE □  
FOUND CROSS +  
FOUND STONE ●  
DENOTES RECORD INFORMATION ( )  
SET PERMANENT MONUMENT ■

**ABBREVIATIONS**

DB. DEED BOOK  
FT. FEET  
FND. FOUND  
N/F. NOW OR FORMERLY  
PB. PLAT BOOK  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
SQ. SQUARE  
(86'W) RIGHT-OF-WAY WIDTH



**STATE PLANE COORDINATES (METERS)**

No.	NORTH	EAST
34	316,079.681	235,909.361
35	315,983.625	235,847.407
36	315,979.505	235,837.323
37	315,951.935	235,817.384
38	315,827.201	235,727.270
39	315,808.261	235,712.135
40	315,731.930	235,680.763
41	315,722.618	235,650.493

**STATEMENT OF STATE PLANE COORDINATE TIE:**

STATION: SL-40 (ADJUSTED 2000)      STATION: SL-41 (ADJUSTED 2001)  
 NORTH (Y): 315,979.903      NORTH (Y): 313,695.655  
 EAST (X): 237,342.881      EAST (X): 234,890.181  
 GRID FACTOR: 0.9999169      GRID FACTOR: 0.9999190

NOTE: 1 METER = 3.28083333 FEET  
 ALL STATE PLANE COORDINATES ARE IN METERS

Project Grid Factor of 0.99991795 established by averaging the Grid Factors for SL-40 and SL-41.

Station SL-40 to SL-41 Grid Azimuth = South 53 degrees 58 minutes 01 seconds West.

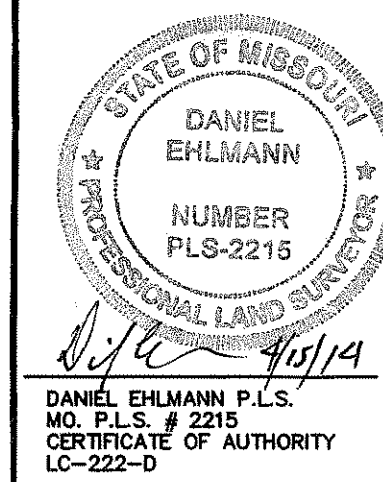
The Missouri Coordinate System of 1983, East Zone Coordinate Values reported hereon were determined based upon a field traverse during April, 2010, using a Trimble 4800 GPS receiver, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 325, Pages 11 and 12. The grid bearing along an Eastern line on this plat is found to be South 15 degrees 40 minutes 57 seconds East. The measured bearing labeled along the same line is South 17 degrees 25 minutes 31 seconds East 489.99 feet. The grid bearing from SL-40 to the most Northeast corner on this plat is North 54 degrees 25 minutes 41 seconds West 1868.886 meters with the scale factor applied.

**PREPARED FOR:**  
 CHESTERFIELD BLUE VALLEY, L.L.C.  
 7711 Bonhomme Avenue, Suite 901  
 CLAYTON, MISSOURI 63105  
 ATTN: MR. DEAN WOLFE

257 Chesterfield Business Parkway  
 St. Louis, MO 63016 PH. (636) 530-9100 FAX (636) 530-9100  
 E-mail: general@stockandassociates.com  
 Web: www.stockandassociates.com

**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

**LOT 6 - CHESTERFIELD BLUE VALLEY PLAT ONE**  
 18575 OLIVE STREET ROAD  
 CITY OF CHESTERFIELD, MISSOURI



REVISIONS:

DATE	BY	DESCRIPTION
1/10/14	W.J.P.	BASE MAP #
	D.M.E.	HAT S.U.P. #

SHEET TITLE: **LOT SPLIT PLAT**

SHEET NO.: **1 OF 2**

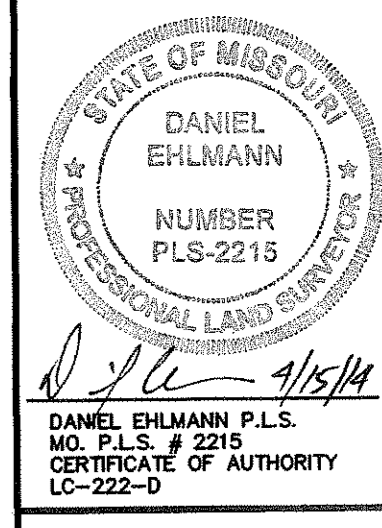
RECEIVED  
 City of Chesterfield  
 APR 16 2014  
 Department of Public Services



**LOT SPLIT PLAT**  
**OF LOT 6 OF "CHESTERFIELD BLUE VALLEY PLAT ONE"**  
 AS RECORDED IN PLAT BOOK 360, PAGE 256-259, U.S. SURVEYS 102, 368 AND 371,  
 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

257 Chesterfield Business Parkway  
 St. Louis, MO 63045-1411 (636)  
 530-9100 FAX (636) 550-9100  
 e-mail: general@stockandassociates.com  
 Web: www.stockandassociates.com  
**STOCK & ASSOCIATES**  
**Consulting Engineers, Inc.**

PREPARED BY:  
 SCRIPT SHEET  
**LOTS 6 - CHESTERFIELD BLUE VALLEY PLAT ONE**  
 18575 OLIVE STREET ROAD  
 CITY OF CHESTERFIELD, MISSOURI



REVISIONS:

DRAWN BY: M.J.P.	CHECKED BY: D.M.E.
DATE: 1/10/14	JOB NO. 205-3652-25
M.S.D. P.#	BASE MAP #
S.L.C. H&T #	H&T SUP. #
M.D.N.R. #	

SHEET TITLE:  
**LOT SPLIT PLAT**  
 SHEET NO.:  
**2 OF 2**

**PROPERTY DESCRIPTION LOT 6B**

A tract of land being part of Lot 6 of Chesterfield Blue Valley Plat One, a subdivision according to the plat thereof as recorded in Plat Book 360, Pages 256 through 259 of the St. Louis County Records, located in U.S. Surveys 102, 368 and 371, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Commencing at the southwestern corner of said Lot 6, said point also being the eastern line of a tract of land as conveyed to the Equilon Pipeline Company by instrument recorded in Book 11714, Page 601 of the above said records; thence along the southern line of said Lot 6 the following courses and distances: North 59 degrees 12 minutes 14 seconds East, 310.56 feet to a point of curvature to the left; along said curve having a radius of 100.00 feet, an arc length of 45.89 feet, and a chord which bears North 46 degrees 03 minutes 25 seconds East, 45.49 feet to a point of tangency; North 32 degrees 54 minutes 37 seconds East, 296.44 feet and North 34 degrees 06 minutes 07 seconds East, 586.85 feet to the POINT OF BEGINNING of the herein described tract; thence departing east said south line North 13 degrees 15 minutes 41 seconds West, 1534.06 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 57 degrees 19 minutes 25 seconds East, 17.07 feet; North 84 degrees 44 minutes 45 seconds East 112.85 feet; North 74 degrees 43 minutes 09 seconds East, 16.58 feet; North 47 degrees 22 minutes 09 seconds East 29.25 feet; North 51 degrees 31 minutes 07 seconds East, 28.70 feet and North 64 degrees 59 minutes 33 seconds East, 52.78 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 19990, Page 2121; thence along said right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East, 945.34 feet; South 27 degrees 34 minutes 29 seconds West, 70.71 feet; South 17 degrees 25 minutes 31 seconds East, 40.72 feet; South 18 degrees 09 minutes 13 seconds East, 117.92 feet and South 76 degrees 00 minutes 38 seconds East, 99.11 feet to the southeastern corner of said Lot 6; thence along the southern line of said Lot 6 the following courses and distances: South 34 degrees 00 minutes 30 seconds West, 347.92 feet; South 33 degrees 47 minutes 33 seconds West, 56.93 feet; South 34 degrees 07 minutes 57 seconds West, 111.64 feet; South 34 degrees 20 minutes 48 seconds West, 2.86 feet; South 34 degrees 06 minutes 07 seconds West, 586.85 feet; South 32 degrees 54 minutes 37 seconds West, 296.44 feet to a point of curvature to the right; along said curve having a radius of 100.00 feet, an arc length of 45.89 feet and a chord which bears South 46 degrees 03 minutes 25 seconds West, 45.49 feet to a point; thence South 59 degrees 12 minutes 14 seconds West, 310.56 feet to the Point of Beginning and containing 2,154,158 square feet or 49.452 acres more or less.

**NOTES**

- Basis of Bearings: Plat Book 325, Pages 11 & 12
  - Subject property lies within Flood Zone AE (special flood hazard areas inundated by 100-year flood, base flood elevations determined). Flood Zone AH (special flood hazard areas inundated by 100-year flood; flood depths of 1-3 feet, usually areas of ponding; base flood elevations determined) and Flood Zone X (areas of 500-year flood); areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas per Map No. 29189C0120 H, with an effective map date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000 and also revised by LOMR dated June 12, 2012 with an effective date of October 26, 2012.
  - Existing Zoning: "FPNU" Floodplain Non-Urban.
- General yard requirements; "NU" - Non Urban
- Front yard:  
No structure shall be allowed within fifty (50) feet of any roadway right-of-way line.
  - Side and rear yard:  
No structure shall be allowed within twenty (20) feet of any property line other than a roadway right-of-way line.
- Specific yard requirements and exceptions.
- Notwithstanding any other provision of this appendix, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
  - Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
  - Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.
  - Any structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
  - No residential building or structure attached thereto shall be allowed within thirty (30) feet of the limits of the one hundred-year floodplain.

**SURVEYOR'S CERTIFICATION**

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2013, by order of and for the use of Chesterfield Blue Valley, L.L.C., executed a Property Boundary Survey and Lot Split Plat of Lot 6 of Chesterfield Blue Valley Plat One as recorded in Plat Book 360, Pages 256 through 259 of the St. Louis County Records, located in U.S. Surveys 368, 102, and 371, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Lot Split Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 LC NO. 222-D  
 By: *[Signature]*  
 Daniel Ehlmann, Missouri P.L.S. No. 2215

**PROPERTY DESCRIPTION LOT 6**

A tract of land being part of Lot 6 of Chesterfield Blue Valley Plat One, a subdivision according to the plat thereof as recorded in Plat Book 360, Pages 256 through 259 of the St. Louis County Records, located in U.S. Surveys 102, 368 and 371, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the southwestern corner of said Lot 6, said point also being the eastern line of a tract of land as conveyed to the Equilon Pipeline Company by instrument recorded in Book 11714, Page 601 of the above said records; thence along the common line between said Equilon Pipeline Company and last said Lot 6, North 13 degrees 19 minutes 42 seconds West, 1936.23 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 31 degrees 51 minutes 52 seconds East, 25.76 feet; North 74 degrees 03 minutes 14 seconds East, 68.50 feet; North 71 degrees 47 minutes 04 seconds East, 91.66 feet; North 54 degrees 15 minutes 54 seconds East, 95.79 feet; North 69 degrees 23 minutes 14 seconds East, 28.04 feet; North 46 degrees 04 minutes 15 seconds East, 82.39 feet; North 78 degrees 54 minutes 57 seconds East, 39.28 feet; South 51 degrees 39 minutes 03 seconds East, 31.61 feet; South 72 degrees 19 minutes 00 seconds East, 35.09 feet; North 89 degrees 15 minutes 29 seconds East, 25.20 feet; North 53 degrees 24 minutes 16 seconds East, 174.06 feet; North 33 degrees 52 minutes 28 seconds East, 90.58 feet; North 53 degrees 40 minutes 14 seconds East, 273.21 feet; North 57 degrees 19 minutes 25 seconds East, 45.00 feet; North 84 degrees 44 minutes 45 seconds East 112.85 feet; North 74 degrees 43 minutes 09 seconds East, 16.58 feet; North 47 degrees 22 minutes 09 seconds East 29.25 feet; North 51 degrees 31 minutes 07 seconds East, 8.55 feet; North 79 degrees 00 minutes 47 seconds East, 28.70 feet and North 64 degrees 59 minutes 33 seconds East, 52.78 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 19990, Page 2121; thence along said right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East, 945.34 feet; South 27 degrees 34 minutes 29 seconds West, 70.71 feet; South 17 degrees 25 minutes 31 seconds East, 40.72 feet; South 18 degrees 09 minutes 13 seconds East, 117.92 feet and South 76 degrees 00 minutes 38 seconds East, 99.11 feet to the southeastern corner of said Lot 6; thence along the southern line of said Lot 6 the following courses and distances: South 34 degrees 00 minutes 30 seconds West, 347.92 feet; South 33 degrees 47 minutes 33 seconds West, 56.93 feet; South 34 degrees 07 minutes 57 seconds West, 111.64 feet; South 34 degrees 20 minutes 48 seconds West, 2.86 feet; South 34 degrees 06 minutes 07 seconds West, 586.85 feet; South 32 degrees 54 minutes 37 seconds West, 296.44 feet to a point of curvature to the right; along said curve having a radius of 100.00 feet, an arc length of 45.89 feet and a chord which bears South 46 degrees 03 minutes 25 seconds West, 45.49 feet to a point; thence South 59 degrees 12 minutes 14 seconds West, 310.56 feet to the Point of Beginning and containing 2,154,158 square feet or 49.452 acres more or less.

**PROPERTY DESCRIPTION LOT 6A**

A tract of land being part of Lot 6 of Chesterfield Blue Valley Plat One, a subdivision according to the plat thereof as recorded in Plat Book 360, Pages 256 through 259 of the St. Louis County Records, located in U.S. Surveys 102, 368 and 371, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the southwestern corner of said Lot 6, said point also being the eastern line of a tract of land as conveyed to the Equilon Pipeline Company by instrument recorded in Book 11714, Page 601 of the above said records; thence along the common line between said Equilon Pipeline Company and last said Lot 6, North 13 degrees 19 minutes 42 seconds West, 1936.23 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 31 degrees 51 minutes 52 seconds East, 25.76 feet; North 74 degrees 03 minutes 14 seconds East, 68.50 feet; North 71 degrees 47 minutes 04 seconds East, 91.66 feet; North 54 degrees 15 minutes 54 seconds East, 95.79 feet; North 69 degrees 23 minutes 14 seconds East, 28.04 feet; North 46 degrees 04 minutes 15 seconds East, 82.39 feet; North 78 degrees 54 minutes 57 seconds East, 39.28 feet; South 51 degrees 39 minutes 03 seconds East, 31.61 feet; South 72 degrees 19 minutes 00 seconds East, 35.09 feet; North 89 degrees 15 minutes 29 seconds East, 25.20 feet; North 53 degrees 24 minutes 16 seconds East, 174.06 feet; North 33 degrees 52 minutes 28 seconds East, 90.58 feet; North 53 degrees 40 minutes 14 seconds East, 273.21 feet and North 57 degrees 19 minutes 25 seconds East, 27.93 feet; thence departing southern bank of the Missouri River, South 13 degrees 15 minutes 41 seconds East, 1534.06 feet to the southern line of above said Lot 6; thence along said southern line the following courses and distances: South 34 degrees 06 minutes 07 seconds West, 586.85 feet; South 32 degrees 54 minutes 37 seconds West, 296.44 feet to a point of curvature to the right; along said curve having a radius of 100.00 feet, an arc length of 45.89 feet and a chord which bears South 46 degrees 03 minutes 25 seconds West, 45.49 feet to a point of tangency and South 59 degrees 12 minutes 14 seconds West, 310.56 feet to the Point of Beginning and containing 1,738,586 square feet or 39.912 acres more or less.

**LENDER'S CERTIFICATION**

The undersigned owner and holder of promissory note secured by Deed of Trust, Security Agreement and Fixture Filing, recorded in Book 17834, Page 1147, as amended in Book 18340, Page 413; Book 18903, Page 1057; Book 19236, Page 3656 AND book \_\_\_\_\_ Page \_\_\_\_\_ of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, Heartland Bank has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

HEARTLAND BANK  
 By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me appeared \_\_\_\_\_, personally known to me, who being by me duly sworn, did say that he is the \_\_\_\_\_ of HEARTLAND BANK, a \_\_\_\_\_ and acknowledged to me that (i) he has the authority to bind said \_\_\_\_\_ and (ii) he executed the foregoing Subdivision Plat as the free act and deed of said \_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

[SEAL] \_\_\_\_\_  
 Notary Public

My commission expires: \_\_\_\_\_

**LENDERS' CERTIFICATION**

The undersigned owner and holder of promissory note secured by Deed of Trust, Security Agreement and Fixture Filing, recorded in Book 17556, Page 1759, as amended in Book 17834, Page 1174; Book 18345, Page 2635; Book 18638, Page 1660; Book 19154, Page 3033 and Book \_\_\_\_\_ Page \_\_\_\_\_ of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

MONTGOMERY BANK, NA  
 By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE OF MISSOURI )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me appeared \_\_\_\_\_, personally known to me, who being by me duly sworn, did say that he is the \_\_\_\_\_ of MONTGOMERY BANK, NA, a national banking association, and acknowledged to me that (i) he has the authority to bind said national banking association; and (ii) he executed the foregoing Subdivision Plat as the free act and deed of said national banking association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

\_\_\_\_\_ Notary Public

My commission expires: \_\_\_\_\_

This is to certify that the Lot Split Plat of Lot 6 of Chesterfield Blue Valley Plat One, as recorded in Plat Book 360, Page 256 through 259 was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

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

**OWNER'S CERTIFICATION**

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:

"LOT SPLIT PLAT OF LOT 6 OF CHESTERFIELD BLUE VALLEY PLAT ONE".

The area which for better identification as shown hatched on this plat is hereby established as a **INGRESS/EGRESS, CROSS ACCESS** reserved by the present and future owners of Lots 6A and 6B and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from the Outlet Boulevard, variable width. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lots 6A and Lot 6B, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

The 50-foot and 100-foot wide Ingress/Egress, Cross Access easements shown on this plat, unless designated for other Specific purposes, are hereby dedicated to the City of Chesterfield, Missouri-American Water Company, Laclede Gas Company, Ameren Missouri, AT&T Corporation, Metropolitan St. Louis Sewer District, Cable Companies, their successors and assigns as their interests may appear for the purpose of constructing, replacing, maintaining and repairing of public utilities and sewer or sewers, storm water improvements 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 sewers, stormwater improvements and drainage facilities.

This subdivision is hereby subject to the Restrictions and Conditions of Chesterfield Blue Valley, as recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, to be simultaneously recorded with this plat.

IN WITNESS THEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHESTERFIELD BLUE VALLEY, LLC,  
 a Missouri limited liability company

By: Wolfe Properties, LLC  
 Title: Manager of Chesterfield Blue Valley, LLC

By: \_\_\_\_\_  
 R. Dean Wolfe  
 Title: Manager Wolfe Properties, LLC

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me appeared R. DEAN WOLFE, personally known to me, who being by me duly sworn, did say that (a) he is the Manager of WOLFE PROPERTIES, LLC, a Missouri limited liability company, and (b) WOLFE PROPERTIES, LLC is the Manager of CHESTERFIELD BLUE VALLEY, LLC, a Missouri limited liability company, and said R. Dean Wolfe acknowledged to me that (i) he has the authority to bind said limited liability companies; (ii) the foregoing instrument was signed and sealed on behalf of said limited liability companies by authority of the respective operating agreements of said limited liability companies; and (iii) he executed said instrument as the free act and deed of said limited liability companies.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

\_\_\_\_\_ Notary Public

My commission expires: \_\_\_\_\_

PREPARED FOR:  
 CHESTERFIELD BLUE VALLEY, L.L.C.  
 7711 Bonhomme Avenue, Suite 901  
 CLAYTON, MISSOURI 63105  
 ATTN: MR. DEAN WOLFE

MISSOURI REC. CLAYTON COUNTY REC. REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_