## AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR MERCY HEALTH SYSTEMS FOR A 41.714 ACRE TRACT OF LAND ZONED "UC" URBAN CORE DISTRICT LOCATED NORTH OF CHESTERFIELD PARKWAY, EAST OF ELBRIDGE PAYNE ROAD (18S210194 AND 18S210183).

**WHEREAS**, Stock and Associates Consulting Engineers, Inc., on behalf of Mercy Health, has submitted for review and approval a Boundary Adjustment Plat for the above referenced property located north of Chesterfield Parkway and east of Elbridge Payne Road; and,

**WHEREAS,** the purpose of said Boundary Adjustment Plat is to consolidate Lot 1 with a Lease Parcel to be known as Adjusted Lot 1; and,

**WHEREAS,** the Department of Public Services has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council; and,

**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:

<u>Section 1</u>. The Boundary Adjustment Plat 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.

<u>Section 2.</u> The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

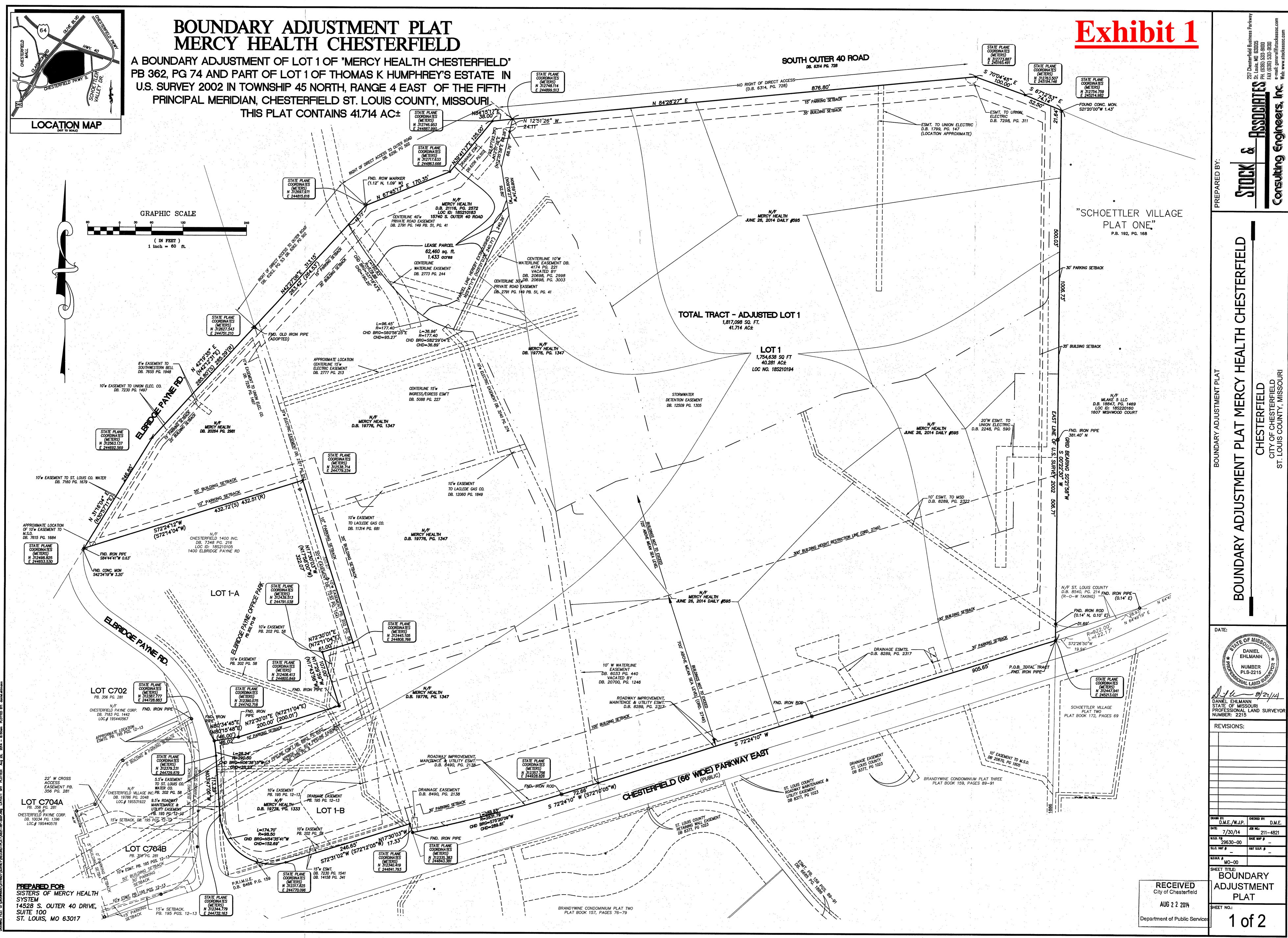
<u>Section 3.</u> This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014

MAYOR

ATTEST:

CITY CLERK



LE: 0: \DRAW4800\2114821\SURVEY\RECO

## **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 resubdivided in the manner shown on this plat, which boundary adjustment plat shall hereafter be known as:

## "MERCY HEALTH CHESTERFIELD"

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

Permanent and/or semi permanent monuments, as required, will be set as shown, with the exception that the front lot corners may be monumented by notches or crosses cut in the concrete paving on the prolongation of the side lot line within twelve (12) months after the recording of this plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

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

#### MERCY HEALTH a Missouri Non-Profit Corporation

PRINT NAME PRINT TITLE

STATE OF MISSOURI

COUNTY OF ST. LOUIS

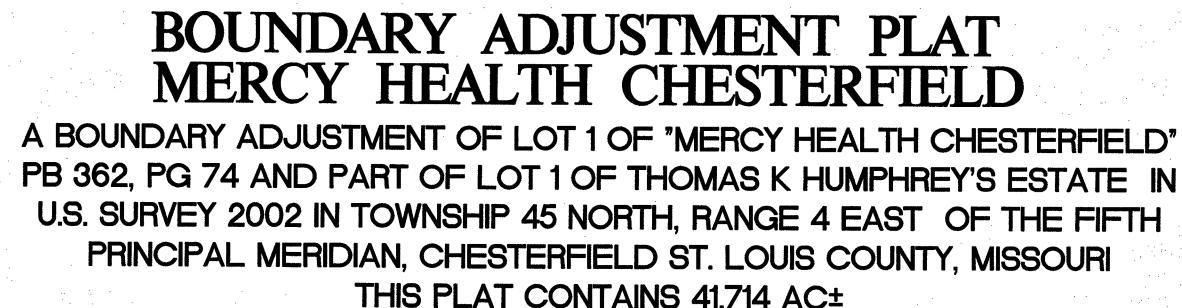
On this \_ day of \_ , before me Notary Public in and for said state, personally appeared of MERCY HEALTH, a Missouri Non-Profit Corporation, known to me to be the person who executed the within Plat in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated

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.

My commission expires:

Notary Public

PREPARED FOR SISTERS OF MERCY HEALTH SYSTEM 14528 S. OUTER 40 DRIVE. SUITE 100 ST. LOUIS, MO 63017



## <u>LOT 1 PB 362, PG 74</u>

A tract of land being Lot 1-B of the Resubdivision of Lot 1 of Elbridge Pavne Office Park, a subdivision according to the plat thereof as recorded in Plat Book 202, Page 58 of the St. Louis County Records and Lots 1, 2 & 3 of Humphreys Estate located in U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe at the intersection of the East line of above said U.S. Survey 2002 with the northern right-of-way line of Chesterfield Parkway East, 66 feet wide; thence along said northern right-of-way line the following courses and distances: South 72 degrees 24 minutes 10 seconds West. 905.65 feet; South 72 degrees 24 minutes 10 seconds West, (South 72 degrees 10 minutes 05 seconds West), 72.66 feet to a found iron pipe at the beginning of a curve to the right having a radius of 2831.79 feet; along said curve with an arc length of 289.93 feet and a chord which bears South 75 degrees 20 minutes 09 seconds West, 289.81 feet to a found iron pipe; North 17 degrees 30 minutes 03 seconds West, 17.33 feet; South 72 degrees 31 minutes 02 seconds West (South 72 degrees 12 minutes 05 seconds West), 246.65 feet to the beginning of a curve to the right having a radius of 98.50 feet and along said curve with an arc length of 174.70 feet, and a chord which bears North 54 degrees 35 minutes 41 seconds West, 152.69 feet to the eastern right-of-way line of Elbridge Payne Road, variable width; thence along said eastern right-of-way line, North 03 degrees 47 minutes 05 seconds West, 113.29 feet to the beginning of a curve to the left having a radius of 290.50 feet; thence along said curve with an arc length of 28.24 feet, and a chord which bears North 06 degrees 38 minutes 15 seconds West, 28.23 feet to a found iron pipe located at the northwest corner of above said Lot 1-B; thence along the common lines between said Lot 1-B and Lot 1-A of the Resubdivision of Lot 1 of Elbridge Payne Office Park the following courses and distances: North 80 degrees 34 minutes 45 seconds East, 46.02 feet (North 80 degrees 15 minutes 48 seconds E, 46.00 feet) to a found iron pipe; North 72 degrees 30 minutes 01 seconds East, 200.00 feet (North 72 degrees 11 minutes 04 seconds East, 200.01 feet) to a found iron pipe; North 17 degrees 29 minutes 59 seconds West, (North 17 degrees 43 minutes 56 seconds West), 107.00 feet and North 72 degrees 30 minutes 01 seconds East, (North 72 degrees 11 minutes 04 seconds East), 61.00 feet to the western line of a tract of land as conveyed to Mercy Health by instrument recorded in Book 19776, page 1347 of above said records; thence along said western line North 17 degrees 30 minutes 03 seconds West, (North 17 degrees 58 minutes 00 seconds West), 322.07 feet to the southeastern corner of a tract of land as conveyed to Mercy Health by instrument recorded in Book 20264, page 2981 of above said records; thence along the southern line of said Mercy Tract, South 72 degrees 24 minutes 12 seconds West, 432.72 feet (South 72 degrees 14 minutes 04 seconds West, 432.51 feet) to the eastern right-of-way line of Missouri Route "D" Relocated and Missouri Route "AA" (340); thence along said right-of-way line the following courses and distances: North 31 degrees 16 minutes 04 seconds East (North 30 degrees 57 minutes 11 seconds East), 246.85 feet; North 42 degrees 19 minutes 35 seconds East, 285.80 feet (North 42 degrees 12 minutes 31 seconds East, 285.29 feet) to a found iron pipe and North 42 degrees 27 minutes 06 seconds East, 263.42 feet (264.53 feet) to the northwestern corner of a tract of land as conveyed to Mark Adolphus Family Trust by instrument recorded in Book 12676, page 1938 of above said records, said point also being located at the beginning of a curve to the left having a radius of 678.86 feet; thence along the western line of said Mark Adolphus Family Trust tract the following courses and distances: along said curve with an arc length of 190.83 feet and a chord which bears South 37 degrees 18 minutes 43 seconds East, 190.20 feet to the beginning of a curve to the left having a radius of 177.40 feet and along said curve with an arc length of 96.45 feet and a chord which bears South 60 degrees 56 minutes 25 seconds East, 95.27 feet to the southernmost corner of said Mark Adolphus Family Trust tract; thence along the eastern line of said tract, North 25 degrees 41 minutes 11 seconds East, 240.26 feet (North 25 degrees 21 minutes 07 seconds East, 240.71 feet) to the southeastern corner of said tract; thence continuing along the eastern line of said Mark Adolphus Family Trust tract the following courses and distances: North 08 degrees 59 minutes 34 seconds West (North 09 degrees 08 minutes 27 seconds West), 92.80 feet and North 12 degrees 51 minutes 26 seconds East, 92.87 feet (North 12 degrees 35 minutes 58 seconds East, 92.37 feet) to the eastern right-of-way of above said Missouri Route "D" Relocated and Missouri Route "AA" (340); thence along said eastern right-of-way line the following courses and distances: North 84 degrees 28 minutes 27 seconds East, 376.80 feet; South 70 degrees 04 minutes 45 seconds East, 100.00 feet and South 67 degrees 12 minutes 53 seconds East, 74.14 feet to the northwest corner of Schoettler Village Plat One, a subdivision according to the plat thereof as recorded in Plat Book 192, Page 168 of above said records, said point also being located on the east line of above said U.S. Survey 2002 from which a found concrete monument bears South 21 degrees 20 minutes 00 seconds West, 1.43 feet; thence along said east line, South 00 degrees 22 minutes 30 seconds West, 1006.73 feet to the Point of Beginning and containing 1,754,638 square feet or 40.281 acres more or less.

LEASE PARCEL PB 362, PG 74 Commonly known as: 15740 S OUTER 40 RD, Chesterfield, Missouri 63017 (DB. 21116, PG. 2572)

Part of Lot 1 of K. HUMPHREY ESTATES SUBDIVISION in US Survey 2002. Township 45 North. Range 4 East and described as follows.

Beginning at a point in the South line of US. Highway #40, 200 feet wide said point being the Northeast corner of a tract of land conveyed to Robert M Courtney and wife by deed recorded in Book 2513 Page 395 of the St Louis County Records; thence along the East line of said property so conveyed to Robert M. Courtney and wife. South 12 degrees 51 minutes West 430 feet to the point of beginning of tract of tract herein described; thence South 12 degrees 51 minutes 26 seconds West 92.87 feet to a point; thence South 8 degrees 59 minutes 34 seconds East 92.80 feet to a point; thence South 25 degrees 41 minutes 11 seconds West 240.26 feet to a point; thence along a curve to the right having a radius of 177.40 feet, a distance of 96.45 feet, the chord of which bears North 60 degrees 56 minutes 25 seconds West, a chord length of 95.27 feet to a point; thence continuing along a curve to the right having a radius of 678.86 feet, a distance of 190.83 feet, the chord of which bears North 37 degrees 18 minuets 43 seconds West, a chord length of 190.20 feet to a point; thence North 42 degrees 27 minutes 06 seconds East 49.73 feet to a point in the South line of a tract conveyed to State of Missouri by deed recorded in Book 6256 Page 502 of the St. Louis County Records; thence along the South line of property so conveyed to State of Missouri North 67 degrees 45 minutes 17 seconds East 170.35 feet to a point; thence North 39 degrees 41 minutes 17 seconds East 125.00 feet to a point, and thence North 84 degrees 15 minutes 17 seconds East 38.00 feet to point of beginning containing 62,460 square feet or 1.433 acres more or less.

# TOTAL TRACT - ADJUSTED LOT 1

A tract of land being Lot 1-B of the Resubdivision of Lot 1 of Elbridge Payne Office Park, a subdivision according to the plat thereof as recorded in Plat Book 202, Page 58 of the St. Louis County Records and Lots 1, 2 & 3 of Humphreys Estate located in U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as

Beginning at a found iron pipe at the intersection of the East line of above said U.S. Survey 2002 with the northern right-of-way line of Chesterfield Parkway East, 66 feet wide; thence along said northern right-of-way line the following courses and distances: South 72 degrees 24 minutes 10 seconds West, 905.65 feet; South 72 degrees 24 minutes 10 seconds West, (South 72 degrees 10 minutes 05 seconds West), 72.66 feet to a found iron pipe at the beginning of a curve to the right having a radius of 2831.79 feet; along said curve with an arc length of 289.93 feet and a chord which bears South 75 degrees 20 minutes 09 seconds West, 289.81 feet to a found iron pipe; North 17 degrees 30 minutes 03 seconds West, 17.33 feet; South 72 degrees 31 minutes 02 seconds West (South 72 degrees 12 minutes 05 seconds West), 246.65 feet to the beginning of a curve to the right having a radius of 98.50 feet and along said curve with an arc length of 174.70 feet, and a chord which bears North 54 degrees 35 minutes 41 seconds West, 152.69 feet to the eastern right-of-way line of Elbridge Payne Road, variable width; thence along said eastern right-of-way line, North 03 degrees 47 minutes 05 seconds West, 113.29 feet to the beginning of a curve to the left having a radius of 290.50 feet; thence along said curve with an arc length of 28.24 feet, and a chord which bears North 06 degrees 38 minutes 15 seconds West, 28.23 feet to a found iron pipe located at the northwest corner of above said Lot 1-B; thence along the common lines between said Lot 1-B and Lot 1-A of the Resubdivision of Lot 1 of Elbridge Payne Office Park the following courses and distances: North 80 degrees 34 minutes 45 seconds East, 46.02 feet (North 80 degrees 15 minutes 48 seconds E, 46.00 feet) to a found iron pipe; North 72 degrees 30 minutes 01 seconds East, 200.00 feet (North 72 degrees 11 minutes 04 seconds East, 200.01 feet) to a found iron pipe; North 17 degrees 29 minutes 59 seconds West (North 17 degrees 43 minutes 56 seconds West), 107.00 feet and North 72 degrees 30 minutes 01 seconds East, (North 72 degrees 11 minutes 04 seconds East), 61.00 feet to the western line of a tract of land as conveyed to Mercy Health by instrument recorded in Book 19776, page 1347 of above said records; thence along said western line North 17 degrees 30 minutes 03 seconds West, (North 17 degrees 58 minutes 00 seconds West), 322.07 feet to the southeastern corner of a tract of land as conveyed to Mercy Health by instrument recorded in Book 20264, page 2981 of above said records; thence along the southern line of said Mercy Tract, South 72 degrees 24 minutes 12 seconds West, 432.72 feet (South 72 degrees 14 minutes 04 seconds West, 432.51 feet) to the eastern right-of-way line of Missouri Route "D" Relocated and Missouri Route "AA" (340); thence along said right-of-way line the following courses and distances: North 31 degrees 16 minutes 04 seconds East (North 30 degrees 57 minutes 11 seconds East), 246.85 feet; North 42 degrees 19 minutes 35 seconds East, 285.80 feet (North 42 degrees 12 minutes 31 seconds East, 285.29 feet) to a found iron pipe; North 42 degrees 27 minutes 06 seconds East, 313.15 feet; North 67 degrees 45 minutes 17 seconds East, 170.35 feet; North 39 degrees 41 minutes 17 seconds East, 125.00 feet; North 84 degrees 15 minutes 17 seconds East, 38.00 feet; North 84 degrees 28 minutes 27 seconds East, 876.80 feet; South 70 degrees 04 minutes 45 seconds East, 100.00 feet and South 67 degrees 12 minutes 53 seconds East, 74.14 feet to the northwest corner of Schoettler Village Plat One, a subdivision according to the plat thereof as recorded in Plat Book 192, Page 168 of above said records, said point also being located on the east line of above said U.S. Survey 2002 from which a found concrete monument bears South 20 degrees 20 minutes 00 seconds West, 1.43 feet; thence along said east line, South 00 degrees 22 minutes 30 seconds West, 1006.73 feet to the Point of Beginning and containing 1,817,098 square feet or 41.714 acres more or less.

## STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-31 GRID FACTOR = 0.9999076 NORTH (Y) = 312625.353 EAST (X) = 244719.699

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

STATION" SL-31, Adjusted in 2000

Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 29 Minutes 50 Seconds, 179.765 M.

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during May, 2011 using a Trimble 5600 Total Station and Trimble 4800 GPS receivers, 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 DB. 17617, PG. 846. The grid bearing along the Eastern line on this plat is found to be South 00 degrees 21 minutes 58 seconds West. The measured bearing labeled along the same line is South 00 degrees 22 minutes 30 seconds West. The grid bearing from SL-31 to the most Northeastern corner is North 75 degrees 21 minutes 26 seconds East, 156.030 meters with the scale factor applied.

# **GENERAL NOTES:**

# 1.) Basis of Bearings DB. 17617, PG. 846

2.) This site is Zoned "UC" Urban Core Ordinance 2749.

(All setback lines shown per Ordinance 2749)

- 3.) Subject property lies within Zone "X" (Areas determined to be outside the 500-year floodplain.) according to the National Flood Insurance Rate Map for St. Louis County Missouri and Incorporated Areas Map No. 29189C0145 H with an effective date of August 2, 1995.
- 4.) (XXXX) Denotes record information.

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during July, 2013, by order of and for the use of Mercy Health, executed a Property Boundary Survey and Boundary Adjustment Plat of a tract of land being Lot 1 of "Mercy Health Chesterfield" a subdivision recorded in Plat Book 362, page 74 of the St. Louis County Records and Part of Lot 1 of Thomas Humphreys Estate located in U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Boundary Adjustment 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.

Adjustment Plat with the office of the St. Louis County Recorder of Deeds.

Vickie Hass, City Clerk

This is to certify that the Boundary Adjustment Plat of "Mercy Health Chesterfield", was

on the \_\_\_\_\_ day of \_\_\_\_\_, 20 and thereby authorizes the recording of this Boundary

approved by the City Council for the City of Chesterfield by Ordinance No.

Bob Nation, Mayor

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LC NO. 222-D

fle 8/22/14

