

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR ST. LUKE’S HOSPITAL FOR A 38.102 ACRE TRACT OF LAND ZONED “MU” MEDICAL USE DISTRICT LOCATED NORTHWEST OF THE INTERSECTION OF SOUTH WOODS MILL ROAD AND BROOKINGS PARK (18Q140260 & 18Q510278).

WHEREAS, Stock and Associates Consulting Engineers, on behalf of St. Luke’s Episcopal-Presbyterian Hospitals, has submitted for review and approval a Boundary Adjustment Plat for the above referenced property located northwest of the intersection of South Woods Mill Road and Brooking Park; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate a 38.102 acre tract to be known as St. Luke’s Hospital Northwest Plat Two; 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:

Section 1. 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.

Section 2. 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.

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

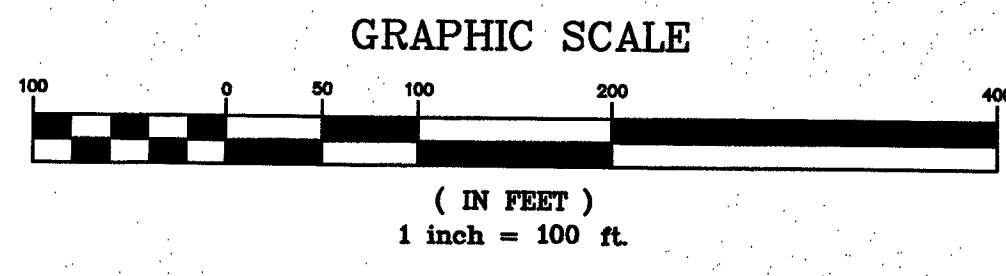
MAYOR

ATTEST:

CITY CLERK

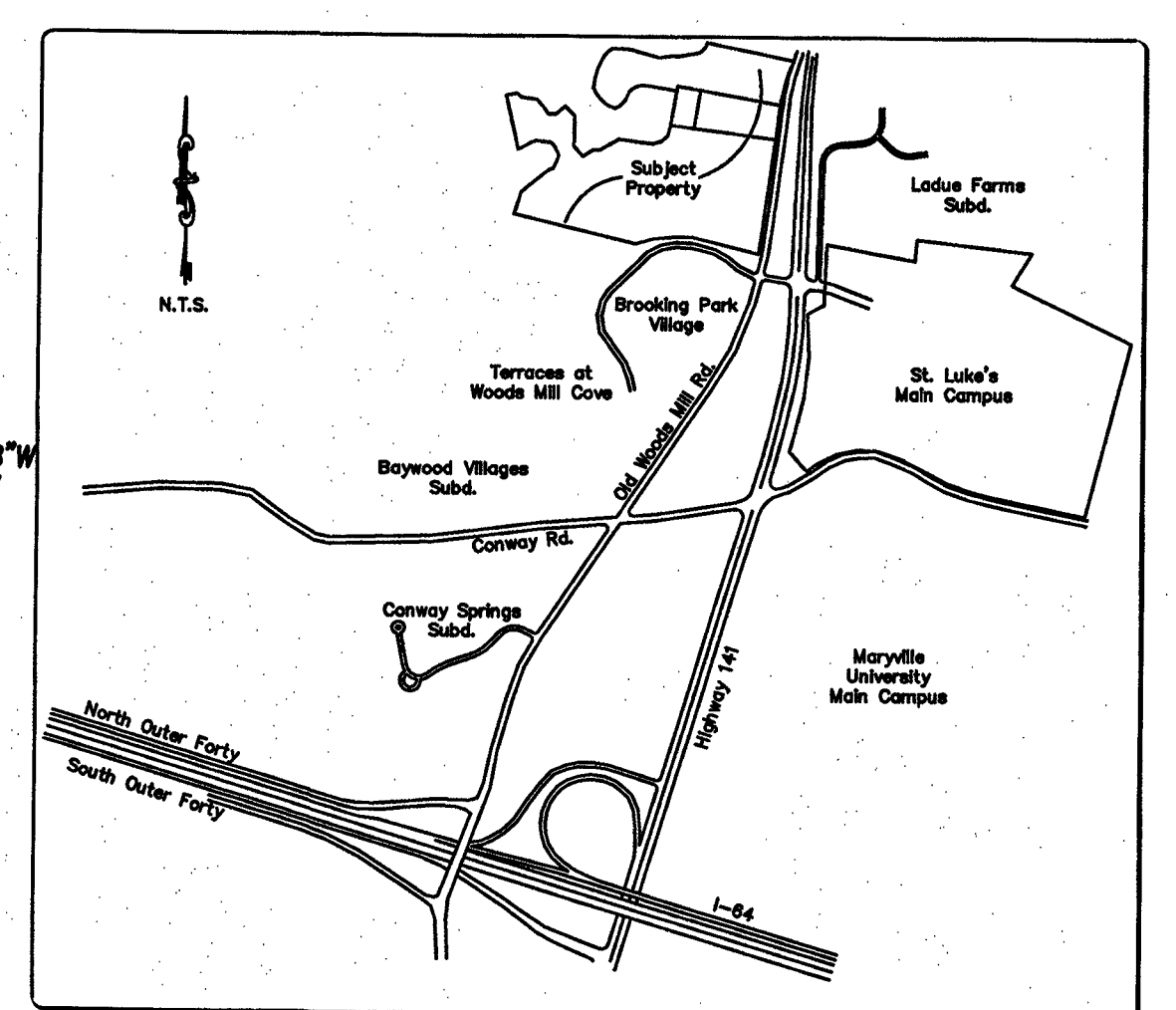
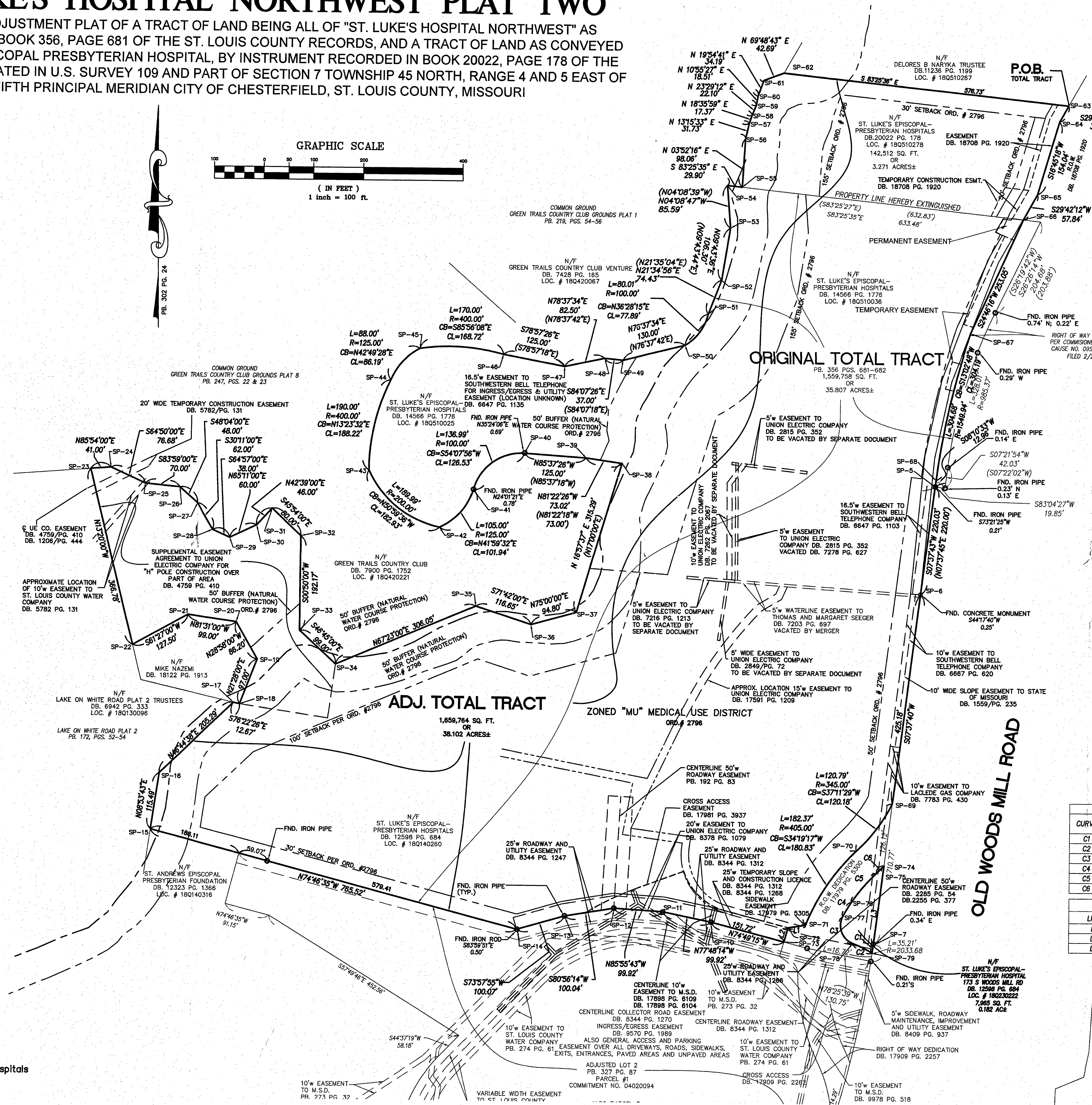
"ST. LUKE'S HOSPITAL NORTHWEST PLAT TWO"

A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING ALL OF "ST. LUKE'S HOSPITAL NORTHWEST" AS RECORDED IN PLAT BOOK 356, PAGE 681 OF THE ST. LOUIS COUNTY RECORDS, AND A TRACT OF LAND AS CONVEYED TO ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL, BY INSTRUMENT RECORDED IN BOOK 20022, PAGE 178 OF THE SAID RECORDS, LOCATED IN U.S. SURVEY 109 AND PART OF SECTION 7 TOWNSHIP 45 NORTH, RANGE 4 AND 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS
 DB. - DEED BOOK
 FT. - FEET
 FND. - FOUND
 N/F - NOW OR FORMERLY
 P.B. - PLAT BOOK
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 SQ. - SQUARE
 (S6°W) - RIGHT-OF-WAY WIDTH

LEGEND
 FOUND 1/2" IRON PIPE
 SET IRON PIPE
 FOUND CROSS
 FOUND STONE
 DENOTES RECORD INFORMATION



STATE PLANE COORDINATE TABLE # (COORDINATES IN METERS)

	NORTHING	EASTING
SP-5	313,271.218	248,357.802
SP-6	313,280.877	248,346.478
SP-7	312,989.728	248,322.522
SP-10	313,002.183	248,223.102
SP-11	313,008.367	248,183.282
SP-12	313,010.285	248,182.888
SP-13	313,005.201	248,132.822
SP-14	312,996.522	248,103.584
SP-15	313,058.644	248,077.637
SP-16	313,090.646	248,083.077
SP-17	313,133.915	248,028.270
SP-18	313,133.038	248,032.031
SP-19	313,160.844	248,042.610
SP-20	313,183.517	248,028.688
SP-21	313,187.709	248,089.808
SP-22	313,188.841	248,085.837
SP-23	313,277.384	248,030.113
SP-24	313,278.388	248,051.569
SP-25	313,288.632	248,072.806
SP-26	313,286.591	248,084.041
SP-27	313,258.889	248,005.009
SP-28	313,240.649	248,014.650
SP-29	313,236.836	248,025.185
SP-30	313,243.655	248,041.715
SP-31	313,254.049	248,051.124
SP-32	313,237.234	248,068.780
SP-33	313,178.667	248,068.437
SP-34	313,158.185	248,090.583
SP-35	313,194.803	248,076.381
SP-36	313,183.833	248,110.330
SP-37	313,191.654	248,138.072
SP-38	313,283.805	248,165.302
SP-39	313,288.852	248,143.271
SP-40	313,288.528	248,105.082
SP-41	313,266.663	248,074.209
SP-42	313,243.392	248,053.625
SP-43	313,350.245	248,091.828
SP-44	313,334.023	248,022.799
SP-45	313,353.444	248,040.488
SP-46	313,350.245	248,091.828
SP-47	313,343.213	248,129.261
SP-48	313,348.446	248,153.867
SP-49	313,347.389	248,165.594
SP-50	313,356.888	248,213.589
SP-51	313,376.100	248,217.504
SP-52	313,397.286	248,226.884
SP-53	313,426.244	248,230.860
SP-54	313,455.244	248,228.747
SP-55	313,454.280	248,237.809
SP-56	313,484.115	248,232.827
SP-57	313,483.547	248,241.703
SP-58	313,488.578	248,243.348
SP-59	313,504.790	248,248.979
SP-60	313,510.327	248,248.889
SP-61	313,520.155	248,250.463
SP-62	313,524.751	248,262.634
SP-63	313,506.148	248,437.421
SP-64	313,496.391	248,431.921
SP-65	313,451.321	248,418.779
SP-66	313,455.933	248,410.177
SP-67	313,465.628	248,378.473
SP-68	313,275.133	248,358.330
SP-69	312,998.275	248,270.313
SP-70	312,980.473	248,287.831
SP-71	313,000.943	248,280.832
SP-72	312,998.275	248,270.313
SP-73	312,980.473	248,287.831
SP-74	313,000.943	248,280.832
SP-75	313,033.414	248,324.045
SP-76	313,015.419	248,308.794
SP-77	313,006.448	248,303.567
SP-78	312,990.024	248,308.844
SP-79	312,984.139	248,321.867

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	18.49	2033.68	S07°53'18"W	18.49
C2	43.68	235.00	N63°13'36"W	43.62
C3	65.11	39.00	N20°43'21"W	57.81
C4	34.09	270.00	N30°43'26"E	34.07
C5	77.56	345.00	N40°46'52"E	77.40
C6	21.15	405.00	N45°43'31"E	21.15

LINE TABLE

LINE	LENGTH	BEARING
L1	34.94	S81°29'28"W
L2	30.00	S16°14'54"W
L3	159.47	S07°37'40"W

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

"ST. LUKE'S HOSPITAL NORTHWEST PLAT TWO"

STATE OF MISSOURI
 DANIEL EHLMANN
 NUMBER PLS-2215
 PROFESSIONAL LAND SURVEYOR

REVISIONS:
 1. 8/27/14 REVISED PER CITY COMMENTS

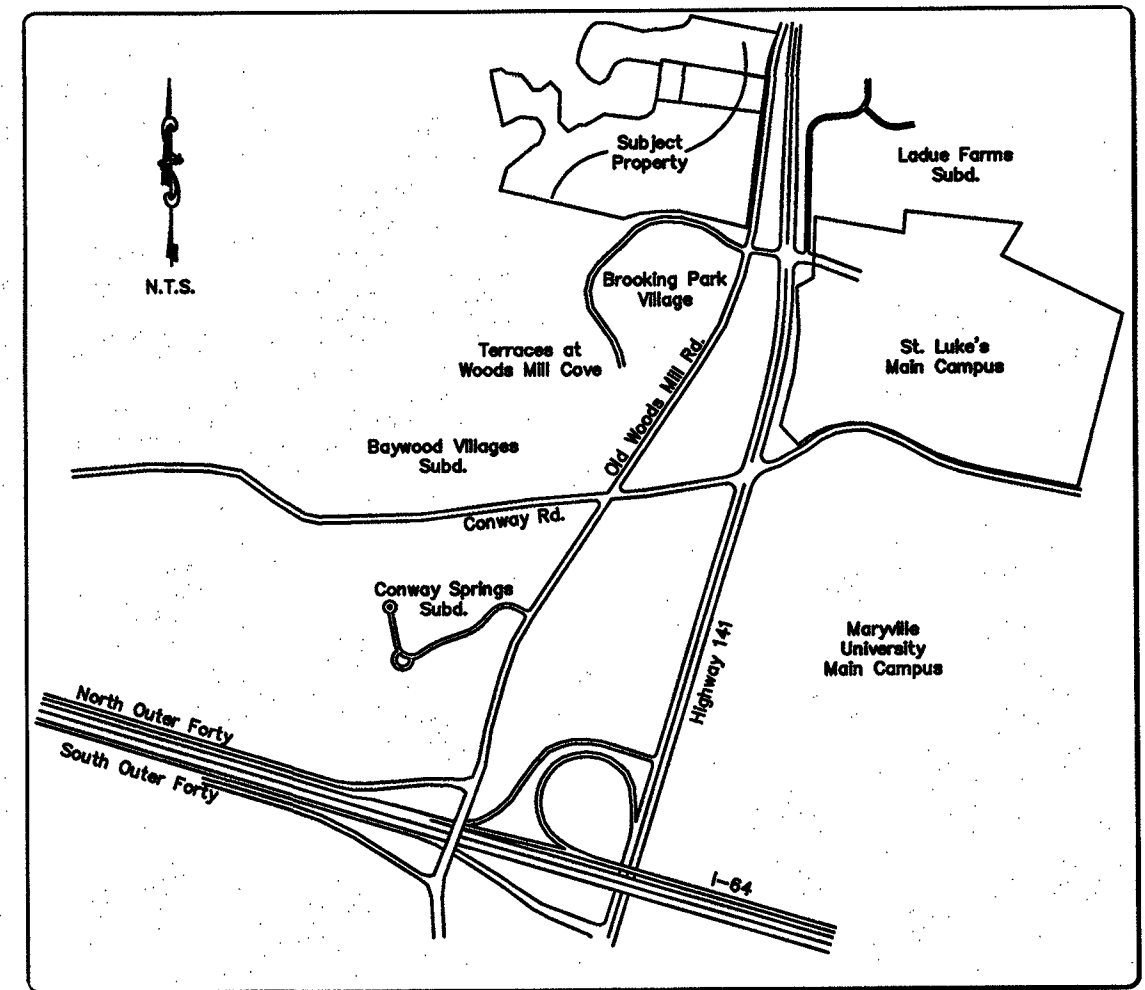
DRAWN BY: J.K. CHECKED BY: D.M.E.
 DATE: 7/17/14 JOB NO: 213-5155
 M.S.D. # P-XXXX-XX BASE MAP #
 S.L.C. HAT # XXXX HAT S.L.P. # XX-XX-XX
 M.D.N.R. # MO-XXXXXX
 SHEET TITLE:
 BOUNDARY ADJUSTMENT PLAT

PREPARED FOR:
 St. Luke's Episcopal Presbyterian Hospitals
 232 South Woods Mill Road
 Chesterfield, MO 63017
 Phone: (314) 205-6800
 Fax: (314) 205-6824

RECEIVED
 City of Chesterfield
 AUG 29 2014
 Department of Public Services

"ST. LUKE'S HOSPITAL NORTHWEST PLAT TWO"

A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING ALL OF "ST. LUKE'S HOSPITAL NORTHWEST" AS RECORDED IN PLAT BOOK 356, PAGE 681 OF THE ST. LOUIS COUNTY RECORDS, AND A TRACT OF LAND AS CONVEYED TO ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL, BY INSTRUMENT RECORDED IN BOOK 20022, PAGE 178 OF THE SAID RECORDS, LOCATED IN U.S. SURVEY 109 AND PART OF SECTION 7 TOWNSHIP 45 NORTH, RANGE 4 AND 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

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St. Louis, MO 63005 PH: (314) 580-9100 FAX: (314) 580-9130
e-mail: general@stockinc.com
Web: www.stockinc.com

BOUNDARY ADJUSTMENT PLAT

"ST. LUKE'S HOSPITAL NORTHWEST PLAT TWO"

STATE OF MISSOURI
DANIEL EHLMANN, P.L.S.
NUMBER PLS-2215
CERTIFICATE OF AUTHORITY
LC-222-5

REVISIONS:
1. 8/27/14 REVISED PER CITY COMMENTS

DRAWN BY: J.K.	CHECKED BY: D.M.E.
DATE: 7/17/14	JOB NO.: 21-5155
U.S.G. #	BASE MAP #
P-XXXX-XX	XXX
S.L.C. H&T #	H&T SUP. #
XXXX	XX-XXX-XX
W.D.N.R. #	
MO-XXXXXX	
SHEET TITLE	
BOUNDARY ADJUSTMENT PLAT	
SHEET NO.:	
2 OF 2	

PROPERTY DESCRIPTION

ORIGINAL ST. LUKE'S HOSPITAL NORTHWEST

A tract of land being Adjusted Lots A and B of Seeger Subdivision Lot A and B Boundary Adjustment, a subdivision according to the plat thereof as recorded in Plat Book 302, Page 24 of the St. Louis County Records and Tracts of Land as conveyed to St. Luke's Episcopal Presbyterian Hospitals by instruments recorded in Book 16903, Page 1109 and Book 14566, Page 1766 of the St. Louis County Records, located in U.S. Survey 109 and Section 7, Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the Southeast corner of a above said Adjusted Lot A, said point also being the Northeast corner of Adjusted Lot 2 of the Boundary Adjustment Plat of Brooking Park Village Lots 1 and 2, a subdivision thereof as recorded in Plat Book 327, Page 87 of above said records, said point also being located on the Westerly line of Old Woods Mill Road, variable width; thence along the common line of above said Seeger Subdivision Lot A and B Boundary Adjustment and said Boundary Adjustment Plat of Brooking Park Village Lots 1 and 2 and the Northerly line of a tract of land as conveyed to St. Andrews Episcopal Presbyterian Foundation by instrument recorded in Book 12323, Page 1366 of above said records the following courses and distances: North 78 degrees 25 minutes 39 seconds West 130.75 feet; North 74 degrees 49 minutes 15 seconds West 199.98 feet; North 77 degrees 48 minutes 14 seconds West 89.92 feet; North 85 degrees 55 minutes 43 seconds West 99.92 feet; South 80 degrees 56 minutes 14 seconds West 100.04 feet; South 73 degrees 57 minutes 55 seconds West 100.07 feet and North 74 degrees 46 minutes 35 seconds West 765.52 feet to the easterly line of Lake On White Road Plat 2, a subdivision thereof as recorded in Plat Book 327, Page 87 of above said records, thence along said Easterly line North 06 degrees 53 minutes 43 seconds East 115.49 feet and North 46 degrees 44 minutes 38 seconds East 205.29 feet to the Southerly line of a tract of land as conveyed to St. Louis County by instrument recorded in Book 6618, Page 638 of above said records; thence along said Southerly line and the Easterly, Northerly and Westerly lines of said St. Louis County tract the following courses and distances: South 76 degrees 22 minutes 26 seconds East 12.67 feet; North 21 degrees 28 minutes 00 seconds East 97.00 feet; North 28 degrees 58 minutes 00 seconds East 86.20 feet; North 81 degrees 31 minutes 00 seconds West 99.00 feet and South 61 degrees 27 minutes 00 seconds West 127.50 feet to the Easterly line of above said Lake On White Road Plat 2; thence along said Easterly line North 13 degrees 20 minutes 00 seconds West 366.78 feet to the Northerly line of above said Adjusted Lot A, thence along said Northerly line the following courses and distances: North 85 degrees 54 minutes 00 seconds East 41.00 feet; South 54 degrees 50 minutes 00 seconds East 76.68 feet; South 83 degrees 59 minutes 11 minutes 00 seconds East 62.00 feet; South 64 degrees 57 minutes 00 seconds East 38.00 feet; North 65 degrees 11 minutes 00 seconds East 60.00 feet; North 42 degrees 39 minutes 00 seconds East 46.00 feet; South 45 degrees 54 minutes 00 seconds East 80.00 feet; South 00 degrees 50 minutes 00 seconds West 192.17 feet; South 46 degrees 45 minutes 00 seconds East 99.00 feet and North 67 degrees 23 minutes 00 seconds East 306.05 feet to the Northwest corner of above said Adjusted Lot B; thence along the Northerly and Westerly lines of said Adjusted Lot A and the Westerly line of above said St. Luke's Episcopal Presbyterian Hospitals Book 16903, Page 1109 tract the following courses and distances: South 71 degrees 42 minutes 00 seconds East, 116.85 feet; North 75 degrees 00 minutes 00 seconds East 84.00 feet and North 16 degrees 57 minutes 37 seconds East 315.29 feet to the Southerly line of above said St. Luke's Episcopal Presbyterian Hospitals Book 14566, Page 1766 tract; thence along the Southerly, Westerly and Northerly lines of last said St. Luke's Episcopal Presbyterian Hospitals tract the following courses and distances: North 81 degrees 22 minutes 26 seconds West 73.02 feet; North 85 degrees 37 minutes 26 seconds West 125.00 feet to the beginning of a non-tangent curve to the left for which the radius point bears South 03 degrees 22 minutes 41 seconds West 100.00 feet; thence along said curve with a chord which bears South 54 degrees 07 minutes 56 seconds West 126.53 feet, an arc length of 136.99 feet to the beginning of a non-tangent curve to the right for which the radius point bears North 72 degrees 04 minutes 19 seconds West 125.00 feet; thence along said curve with a chord which bears South 41 degrees 59 minutes 32 seconds West 101.94 feet, an arc length of 105.00 feet to the 31 seconds East 200.00 feet; thence along said curve with a chord which bears North 50 degrees 59 minutes 36 seconds West 182.93 feet, an arc length of 169.98 feet to the beginning of a non-tangent curve to the right for which the radius point bears North 89 degrees 47 minutes 03 seconds East 400.00 feet; thence along said curve with a chord which bears North 13 degrees 23 minutes 32 seconds East 188.22 feet, an arc length of 190.00 feet to the beginning of a non-tangent curve to the right for which the radius point bears South 67 degrees 20 minutes 34 seconds East 125.00 feet; thence along said curve with a chord which bears North 42 degrees 45 minutes 28 seconds East 88.19 feet, an arc length of 88.00 feet to the beginning of a non-tangent curve to the right for which the radius point bears South 08 degrees 00 minutes 39 seconds East 400.00 feet; thence along said curve with a chord which bears South 85 degrees 56 minutes 08 seconds East 188.72 feet, an arc length of 170.00 feet; thence along said curve with a chord which bears North 85 degrees 08 minutes 08 seconds East, 168.72 feet and South 78 degrees 57 minutes 26 seconds East, 125.00 feet to the southwestern corner of Common Ground as shown on Green Trails Country Grounds Plat One, a subdivision as according to the plat thereof as recorded in Plat Book 219, Pages 54 through 56 of above said records; thence along the southern and eastern lines of said Common Ground the following courses and distances: North 78 degrees 37 minutes 34 seconds East, 62.50 feet; South 84 degrees 07 minutes 26 seconds East, 37.00 feet; North 78 degrees 37 minutes 34 seconds East, 130.00 feet to the beginning of a non-tangent curve to the left having a radius of 100.00 feet; thence along said curve with an arc length of 80.00 feet and a chord which bears North 36 degrees 28 minutes 15 seconds East, 17.37 feet; North 21 degrees 34 minutes 56 seconds East, 74.43 feet; North 09 degrees 43 minutes 36 seconds East, 106.30 feet; North 04 degrees 08 minutes 47 seconds West, 85.59 feet; South 83 degrees 25 minutes 35 seconds East, 29.90 feet; North 03 degrees 52 minutes 16 seconds East, 98.06 feet; North 13 degrees 15 minutes 33 seconds East, 31.73 feet; North 10 degrees 35 minutes 59 seconds East, 17.37 feet; North 23 degrees 29 minutes 12 seconds East, 22.10 feet; North 10 degrees 55 minutes 27 seconds East, 18.51 feet; North 19 degrees 54 minutes 41 seconds East, 34.19 feet; North 09 degrees 48 minutes 43 seconds East, 42.69 feet to the south line of above said Delores B. Narkya tract, thence along said south line, South 83 degrees 25 minutes 36 seconds East, 576.73 feet to the Point of Beginning and containing 1,659,764 square feet or 38.102 acres more or less.

PROPERTY DESCRIPTION

Also and Including:

A tract of land being part of St. Luke's Hospital Northwest a subdivision according to the plat thereof as recorded in Plat Book 356, Page 681 of the St. Louis County Records, located in U.S. Survey 109 and Section 7, Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Commencing at the southeastern corner of a tract of land as conveyed to the City of Chesterfield, by instrument recorded in Book 17979, Page 5300 of above said records, said point also being located on the western right-of-way line of Old Woods Mill Road, variable width, said point also being located on a curve to the right having a radius of 2033.68 feet; thence along said right-of-way line and said curve with an arc length of 16.72 feet and a chord which bears North 08 degrees 23 minutes 03 seconds East, 16.72 feet to the beginning of a curve to the left having a radius of 235.00 feet, said point also being the POINT OF BEGINNING of the herein described tract; thence along the southern and eastern lines of above said City of Chesterfield tract the following courses and distances: along said curve with an arc length of 43.68 feet and a chord which bears North 63 degrees 13 minutes 38 seconds West, 43.62 feet to a point of reverse curvature to the right having a radius of 39.00 feet; along said curve with an arc length of 65.11 feet and a chord which bears North 20 degrees 43 minutes 21 seconds West, 57.81 feet to a point of compound curvature to the right having a radius of 270.00 feet; along said curve with an arc length of 34.09 feet and a chord which bears North 30 degrees 43 minutes 26 seconds East, 34.06 feet to a point of compound curvature to the right curve having a radius of 345.00 feet; along said curve with an arc length of 77.56 feet and a chord which bears North 40 degrees 46 minutes 52 seconds East, 77.40 feet to a point of reverse curvature to the left having a radius of 405.00 feet and along said curve with an arc length of 21.17 feet and a chord which bears North 45 degrees 43 minutes 27 seconds East, 21.16 feet to the western right-of-way line of above said Woods Mill Road; thence along said right-of-way line South 07 degrees 37 minutes 40 seconds West, 159.48 feet to a point of curvature to the right having a radius of 2033.68 feet and along said curve with an arc length of 18.48667288 feet and a chord which bears South 07 degrees 53 minutes 18 seconds West, 18.49 feet to the Point of Beginning and containing 7,971 square feet or 0.183 acres.

TOTAL TRACT

A Boundary Adjustment Plat of a tract of land being all of "St. Luke's Hospital Northwest" as recorded in Plat Book 356, Page 681 of the St. Louis County records, and a tract of land as conveyed to St. Luke's Episcopal Presbyterian Hospital, by instrument recorded in Book 20022, Page 178 of the said records, located in U.S. Survey 109 and Part of Section 7 Township 45 North, Range 4 and 5 east of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northeast corner of above said St. Luke's Episcopal Presbyterian Hospital, tract, said point also being the southeast corner of a tract of land as conveyed to Delores B. Narkya by instrument recorded in Book 11236, Page 1199 of above said records; said point also being located on the western right-of-way of Old Woods Mill Road, variable width; thence along said right-of-way line the following courses and distances: South 29 degrees 54 minutes 18 seconds West, 36.75 feet; South 16 degrees 45 minutes 18 seconds West, 154.04 feet; South 29 degrees 42 minutes 12 seconds West, 57.84 feet; South 24 degrees 46 minutes 16 seconds West, 253.05 feet to the beginning of a non-tangent curve to the left having a radius of 1549.94 feet; along said curve with an arc length of 304.68 feet and a chord which bears South 13 degrees 02 minutes 48 seconds West, 304.19 feet; South 08 degrees 10 minutes 33 seconds West, 12.96 feet to a found iron pipe which bears South 73 degrees 21 minutes 25 seconds West, 0.21 feet; South 07 degrees 37 minutes 43 seconds West, 220.03 feet from which a found concrete monument bears South 44 degrees 17 minutes 40 seconds West, 0.25 feet and South 07 degrees 37 minutes 40 seconds West, 425.18 feet to the beginning of a non-tangent curve to the right having a radius of 345.00 feet, said point also being located on the northwestern right-of-way line of a tract of land as dedicated to the City of Chesterfield by instrument recorded in Book 17979, Page 5300 of above said records; thence along the northwestern and western right-of-way line of said City tract the following courses and distances: along said curve with an arc length of 120.79 feet and a chord which bears South 37 degrees 11 minutes 29 seconds West, 120.17 feet to a point of reverse curvature to the left having a radius of 405.00 feet; along said curve with an arc length of 182.37 feet and a chord which bears South 34 degrees 19 minutes 17 seconds West, 180.83 feet; South 81 degrees 29 minutes 28 seconds West, 34.94 feet and South 16 degrees 14 minutes 54 seconds West, 30.00 feet to the south line of above said "St. Luke's Hospital Northwest" thence along the southern and western lines of said "St. Luke's Hospital Northwest" the following courses and distances: North 74 degrees 49 minutes 15 seconds West, 151.72 feet; North 77 degrees 48 minutes 14 seconds West, 99.92 feet; North 85 degrees 55 minutes 43 seconds West, 99.92 feet; South 80 degrees 56 minutes 14 seconds West, 100.04 feet; South 73 degrees 57 minutes 55 seconds West, 100.07 feet from which a found iron rod bears South 83 degrees 59 minutes 51 seconds East, 0.50 feet and North 74 degrees 46 minutes 35 seconds West, 765.52 feet to the eastern line of Lake On White Road Plat 2, a subdivision thereof as recorded in Plat Book 327, Page 87 of above said records; thence along said eastern line North 06 degrees 53 minutes 43 seconds East, 115.49 feet and North 46 degrees 44 minutes 38 seconds East, 205.29 feet; to the Southerly line of a tract of land as conveyed to Mike Nazami by instrument recorded in Book 18122, Page 1913 of above said records; thence along said Southern line and the Eastern, Northern and Western lines of said Mike Nazami tract the following courses and distances: South 76 degrees 22 minutes 26 seconds East, 12.67 feet; North 21 degrees 28 minutes 00 seconds East, 97.00 feet; North 28 degrees 58 minutes 00 seconds West, 86.20 feet; North 81 degrees 31 minutes 00 seconds West, 99.00 feet and South 61 degrees 27 minutes 00 seconds West, 127.50 feet to the Eastern line of above said Lake On White Road Plat 2; thence along said Eastern line, North 13 degrees 20 minutes 00 seconds West, 366.78 feet; to the southern line of the Common Ground as shown on Green Trails Country Club Grounds Plat 9 a subdivision according to the plat thereof as recorded in Plat Book 247, Page 22 of above said records; thence along the southern, eastern and northern lines of said Common Ground the following courses and distances: North 85 degrees 54 minutes 00 seconds East, 41.00 feet; South 64 degrees 50 minutes 00 seconds East, 76.68 feet; South 83 degrees 59 minutes 00 seconds East, 70.00 feet; South 48 degrees 04 minutes 00 seconds East, 48.00 feet; South 30 degrees 11 minutes 00 seconds East, 62.00 feet; South 64 degrees 57 minutes 00 seconds East, 38.00 feet; North 65 degrees 11 minutes 00 seconds East, 60.00 feet; North 42 degrees 39 minutes 00 seconds East, 46.00 feet; South 45 degrees 54 minutes 00 seconds East, 80.00 feet; South 00 degrees 50 minutes 00 seconds East, 192.17 feet; South 46 degrees 45 minutes 00 seconds East, 99.00 feet and North 67 degrees 23 minutes 00 seconds East 306.05 feet to the Northwest corner of above said Adjusted Lot A; thence along the Northerly and Westerly lines of said Adjusted Lot A and the Westerly line of above said St. Luke's Episcopal Presbyterian Hospitals Book 16903, Page 1109 tract the following courses and distances: South 71 degrees 42 minutes 00 seconds East, 116.85 feet; North 75 degrees 00 minutes 00 seconds East 84.00 feet and North 16 degrees 57 minutes 37 seconds East 315.29 feet to the Southerly line of above said St. Luke's Episcopal Presbyterian Hospitals Book 14566, Page 1766 tract; thence along the Southerly, Westerly and Northerly lines of last said St. Luke's Episcopal Presbyterian Hospitals tract the following courses and distances: North 81 degrees 22 minutes 26 seconds West 73.02 feet; North 85 degrees 37 minutes 26 seconds West 125.00 feet to the beginning of a non-tangent curve to the left for which the radius point bears South 03 degrees 22 minutes 41 seconds West 100.00 feet; thence along said curve with a chord which bears South 54 degrees 07 minutes 56 seconds West 126.53 feet, an arc length of 136.99 feet to the beginning of a non-tangent curve to the right for which the radius point bears North 72 degrees 04 minutes 19 seconds West 125.00 feet; thence along said curve with a chord which bears South 41 degrees 59 minutes 32 seconds West 101.94 feet, an arc length of 105.00 feet to the 31 seconds East 200.00 feet; thence along said curve with a chord which bears North 50 degrees 59 minutes 36 seconds West 182.93 feet, an arc length of 169.98 feet to the beginning of a non-tangent curve to the right for which the radius point bears North 89 degrees 47 minutes 03 seconds East 400.00 feet; thence along said curve with a chord which bears North 13 degrees 23 minutes 32 seconds East 188.22 feet, an arc length of 190.00 feet to the beginning of a non-tangent curve to the right for which the radius point bears South 67 degrees 20 minutes 34 seconds East 125.00 feet; thence along said curve with a chord which bears North 42 degrees 45 minutes 28 seconds East 88.19 feet, an arc length of 88.00 feet to the beginning of a non-tangent curve to the right for which the radius point bears South 08 degrees 00 minutes 39 seconds East 400.00 feet; thence along said curve with a chord which bears South 85 degrees 56 minutes 08 seconds East, 168.72 feet and South 78 degrees 57 minutes 26 seconds East, 125.00 feet to the southwestern corner of Common Ground as shown on Green Trails Country Grounds Plat One, a subdivision as according to the plat thereof as recorded in Plat Book 219, Pages 54 through 56 of above said records; thence along the southern and eastern lines of said Common Ground the following courses and distances: North 78 degrees 37 minutes 34 seconds East, 62.50 feet; South 84 degrees 07 minutes 26 seconds East, 37.00 feet; North 78 degrees 37 minutes 34 seconds East, 130.00 feet to the beginning of a non-tangent curve to the left having a radius of 100.00 feet; thence along said curve with an arc length of 80.00 feet and a chord which bears North 36 degrees 28 minutes 15 seconds East, 17.37 feet; North 21 degrees 34 minutes 56 seconds East, 74.43 feet; North 09 degrees 43 minutes 36 seconds East, 106.30 feet; North 04 degrees 08 minutes 47 seconds West, 85.59 feet; South 83 degrees 25 minutes 35 seconds East, 29.90 feet; North 03 degrees 52 minutes 16 seconds East, 98.06 feet; North 13 degrees 15 minutes 33 seconds East, 31.73 feet; North 10 degrees 35 minutes 59 seconds East, 17.37 feet; North 23 degrees 29 minutes 12 seconds East, 22.10 feet; North 10 degrees 55 minutes 27 seconds East, 18.51 feet; North 19 degrees 54 minutes 41 seconds East, 34.19 feet; North 09 degrees 48 minutes 43 seconds East, 42.69 feet to the south line of above said Delores B. Narkya tract, thence along said south line, South 83 degrees 25 minutes 36 seconds East, 576.73 feet to the Point of Beginning and containing 1,659,764 square feet or 38.102 acres more or less.

OWNER'S CERTIFICATION

We the undersigned owners of the tract of land as shown hereon and further described in the foregoing Surveyor's Certification have caused the same to be surveyed and boundary adjusted in the manner shown on this plat, which plat shall hereafter be known as

"ST. LUKE'S HOSPITAL NORTHWEST PLAT TWO"

No new public right of ways have been created. Upon recording of this plat, all existing plats, subdivisions and subservient lots of record are hereby vacated or amended accordingly.

Permanent or semi-permanent monuments will be set at all lot corners, with the exception that the front lot corners may be monumented by notches or crosses cut in the concrete pavement on the prolongation of the lot lines within twelve (12) months after construction has been completed and/or 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.

All taxes which are due and payable against this property have been paid in full.

St. Luke's Episcopal Presbyterian Hospitals a Missouri Non-Profit Corporation

By: _____

Print Name and Title

State of)
) SS.
County of)

On this day of _____ in the year 2014 before me, _____, a Notary Public in and for said state, personally appeared _____ who is the _____ of said non-profit corporation, known to me to be the person who executed this plat in behalf of said non-profit 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 notarial seal on the day and year first above written.

Notary Public

Print Name

My commission expires: _____

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-50
GRID FACTOR = 0.9999129
NORTH (Y) = 312307.133
EAST (X) = 251537.350

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

STATION: SL-50, ADJUSTED IN 2003

Station SL-50 to SL-50A Grid Azimuth = 170 Degrees 01 Minutes 24 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during May, 2008 using a Trimble 5800 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 Plat Book 302 Page 204. The grid bearing along the Northerly line on this plat is found to be South 52 degrees 26 minutes 19 seconds East. The measured bearing labeled along the same line is South 51 degrees 56 minutes 26 seconds East. The grid bearing from SL-50 to the Northeast corner on this plat is North 64 degrees 04 minutes 55 seconds West 2395.461 meters with the scale factor applied.

This is to certify that "St. Luke's Hospital Northwest Plat Two" 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 Boundary Adjustment Plat with the St. Louis County Recorder of Deeds.

Bob Nation, Mayor
Vickie Hass, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during the month of July, 2014, by order of and for the use of St. Luke's Episcopal Presbyterian Hospital, executed a Property Boundary Survey and prepared a Boundary Adjustment Plat of a tract of land being part of the U.S. Survey 109 Township 45 North Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and plat are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 4 CSR 30-16.03 of the Missouri Standards for Property Boundary Surveys, and 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: Daniel Ehlmann, Missouri P.L.S. 2215

PREPARED FOR:
St. Luke's Episcopal Presbyterian Hospitals
232 South Woods Mill Road
Chesterfield, MO 63017
Phone: (314) 205-6800
Fax: (314) 205-6824

MISSOURI STATE SURVEYOR REGISTRATION BOARD - MISSOURI SURVEYORS BOARD (MSSB) - MISSOURI SURVEYOR REGISTRATION BOARD (MSRB) - MISSOURI SURVEYORS BOARD (MSB) - MISSOURI SURVEYORS BOARD (MSB) - MISSOURI SURVEYORS BOARD (MSB) - MISSOURI SURVEYORS BOARD (MSB)