BILL NO. 2789

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR BROOKING PARK VILLAGE, LOT 1 AND LOT 2, FOR A 25.06 ACRE TRACT OF LAND ZONED "R-1" RESIDENCE DISTRICT, "R-3" RESIDENCE DISTRICT AND "FPR-1" RESIDENCE DISTRICT WITH A CONDITIONAL USE PERMIT LOCATED WEST OF WOODS MILL ROAD AT THE INTERSECTION OF WOODS MILL ROAD AND BROOKING PARK DRIVE.

WHEREAS, Stock and Associates Consulting Engineers Inc., on behalf of St. Andrews Episcopal Presbyterian Foundation has submitted for review and approval a Boundary Adjustment Plat for a 25.06 acre tract of land zoned "R-1" Residence District, "R-3" Residence District and "FPR-1" Flood Plain Residence District with a Conditional Use Permit, located west of Woods Mill Road at the intersection of Woods Mill Road and Brooking Park Drive; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust an existing boundary line between Lot 1 and Lot 2; and,

WHEREAS, the City of Chesterfield has reviewed the Boundary Adjustment Plat 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 Boundary Adjustment Plat to the City Council.

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 for Brooking Park Village, Lot 1 and Lot 2, which is made a part hereof and attached hereto as Exhibit 1, 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.

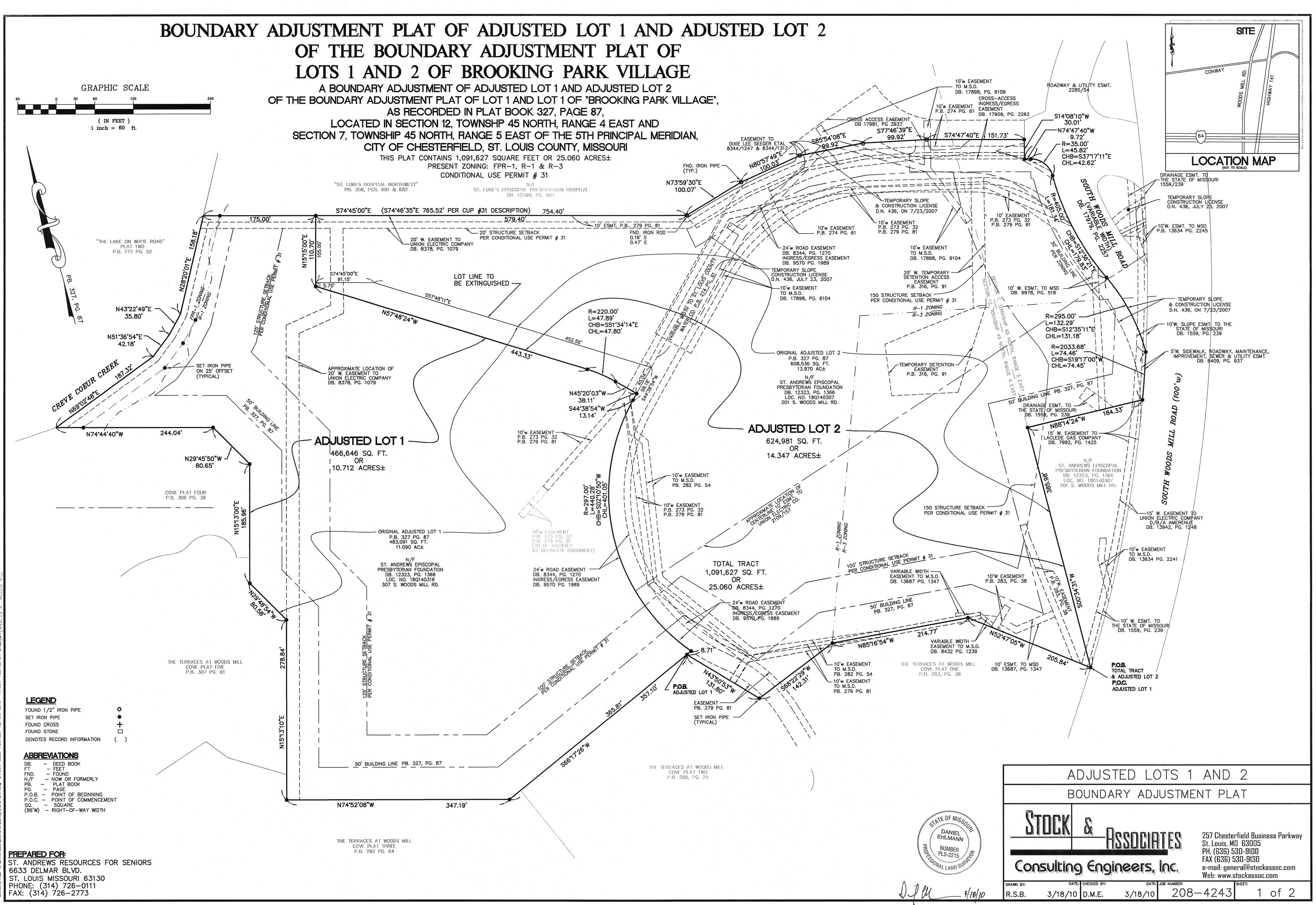
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2010.

MAYOR

ATTEST:

CITY CLERK



OWNER'S CERTIFICATION

We, the undersigned owners of a tract of land described hereon, have caused the same to be surveyed and boundary adjusted in the manner shown on this plat, which boundary adjustment plat shall hereinafter be known as:

Boundary Adjustment Plat of Adjusted Lot 1 and Adjusted Lot 2 of the Boundary Adjustment Plat of Lots 1 and 2 of "Brooking Park Village".

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 and/or semi-permanent monuments will be set, as required, 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.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed this _____ day of _____, 2010.

ST. ANDREWS EPISCOPAL PRESBYTERIAN FOUNDATION

Print Name:

STATE OF MISSOURI

COUNTY OF ST. LOUIS

On this ____ day of _____, 2010, before me appeared , to me personally known, who being by me duly sworn, did say he is the President of ST. ANDREWS EPISCOPAL PRESBYTERIAN FOUNDATION, a Missouri not-for-profit corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation, by acknowledged said instrument to authority of its Board of Directors, and said _ be the free act and deed of said corporation.

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	
Print Name	

My Commission Expires:

LENDER'S CERTFICATE

The undersigned holder or legal owner of notes secured by deed recorded in Book 9570 Page 2060 of the St. Louis County Records, joins in and approves in every detail this "Boundary Adjustment Plat of Lot 1 and Lot 2 of Brooking Park Village".

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____ day of _____, 2010.

Print Name

Print Title:

STATE OF COUNTY OF

On this ____ day of _____, 2010, before me appeared , to me personally known, who being by me duly sworn, did say he is the , a Missouri banking corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation, by authority of its Board of Directors, and said ______ acknowledged said instrument to be the free act and deed of said corporation.

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

Print Name

My Commission Expires: _____

PREPARED FOR: ST. ANDREWS RESOURCES FOR SENIORS 6633 DELMAR BLVD. ST. LOUIS MISSOURI 63130 PHONE: (314) 726-0111 FAX: (314) 726-2773

Beginning at a point being the southeast corner of above said Adjusted Lot 2, said point also being on the westerly line of Woods Mill Road, 100 feet wide; thence along the southerly line of above said Adjusted Lot 2 the following courses and distances: North 52 degrees 47 minutes 05 seconds West, 205.84 feet; North 85 degrees 16 minutes 54 seconds West, 214.77 feet; thence South 68 degrees 22 minutes 29 seconds West, 142.31 feet and North 43 degrees 50 minutes 53 seconds West, 131.80 feet to the southeast corner of above said Adjusted Lot 1; thence departing last said southerly line and along the southerly and westerly lines of above said Adjusted Lot 1 the following courses and distances: South 66 degrees 17 minutes 26 seconds West, 357.10 feet; North 74 degrees 52 minutes 08 seconds West, 347.19 feet; North 15 degrees 13 minutes 10 seconds East, 278.84 feet; North 29 degrees 48 minutes 54 seconds West, 80.58 feet; North 15 degrees 13 minutes 00 seconds East, 185.96 feet; North 29 degrees 45 minutes 50 seconds West, 80.65 feet; North 74 degrees 44 minutes 40 seconds West, 244.04 feet; North 69 degrees 02 minutes 48 seconds East, 187.32 feet; North 51 degrees 36 minutes 54 seconds East, 42.18 feet; North 43 degrees 22 minutes 49 seconds East, 35.80 feet and North 28 degrees 20 minutes 01 seconds East, 158.18 feet to the northwest corner of above said Adjusted Lot 1; thence departing last said westerly line and along the northerly line of above said Adjusted Lot 1 and the northerly line of above said Adjusted Lot 2 the following courses and distances: South 74 degrees 45 minutes 00 seconds East, 754.40 feet; North 73 degrees 59 minutes 30 seconds East, 100.07 feet; North 80 degrees 57 minutes 49 seconds East, 100.03 feet; South 85 degrees 54 minutes 08 seconds East, 99.92 feet; South 77 degrees 46 minutes 39 seconds East, 99.92 feet and South 74 degrees 47 minutes 40 seconds East, 151.73 feet to the west line of South Woods Mill Road, variable width; thence along last said west line the following courses and distances: South 14 degrees 08 minutes 10 seconds West, 30.01 feet; North 74 degrees 47 minutes 40 seconds West, 9.72 feet; along a curve to the right having a radius of 35.00 feet, an arc length of 45.82 feet, and a chord which bears South 37 degrees 17 minutes 11 seconds East, a chord distance of 42.62 feet to a point of reverse curvature to the left having a radius of 405.00 feet, an arc length of 181.34 feet, and a chord which bears South 12 degrees 36 minutes 21 seconds East, a chord distance of 179.83 feet to a point of reverse curvature to the right having a radius of 295.00 feet, an arc length of 132.29 feet, and a chord which bears South 12 degrees 35 minutes 11 seconds East, a chord distance of 131.18 feet to a point of curvature to the right having a radius of 2033.68 feet, an arc length of 74.46 feet, and a chord which bears South 19 degrees 17 minutes 00 seconds West, a chord distance of 74.45 feet; thence departing last said westerly line and along the northerly and southwesterly line of a tract of land conveyed to St. Andrews Episcopal Presbyterian Foundation by deed recorded in Book 12323 Page 1366 of the above said St. Louis County Records the following courses and distances: North 88 degrees 14 minutes 24 seconds West, 184.33 feet and South 00 degrees 34 minutes 31 seconds West, 385.98 feet to the Point of Beginning and containing 1,091,627 square feet or 25.060 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 1, 2010.

A tract of land being part of Adjusted Lot 1 of the Boundary Adjustment Plat of Lot 1 and Lot 2 of "Brooking Park Village", a subdivision recorded in Plat Book 327, Page 87 of the St. Louis County Records, located in Section 12, Township 45 North, Range 4 East and Section 7, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point being the southeast corner of above said Adjusted Lot 2, said point also being on the westerly line of Woods Mill Road, 100 feet wide; thence along the southerly line of above said Adjusted Lot 2 the following courses and distances: North 52 degrees 47 minutes 05 seconds West, 205.84 feet; North 85 degrees 16 minutes 54 seconds West, 214.77 feet; thence South 68 degrees 22 minutes 29 seconds West, 142.31 feet and North 43 degrees 50 minutes 53 seconds West, 131.80 feet to the southeasterly line of above said Adjusted Lot 1, said point being the POINT OF BEGINNING of the tract herein described; thence departing last said southerly line and along the southerly and westerly lines of above said Adjusted Lot 1 the following courses and distances: South 66 degrees 17 minutes 26 seconds West, 365.81 feet; thence North 74 degrees 52 minutes 08 seconds West, 347.19 feet; thence North 15 degrees 13 minutes 10 seconds East, 278.84 feet; thence North 29 degrees 48 minutes 54 seconds West, 80.58 feet; thence North 15 degrees 13 minutes 00 seconds East, 185.96 feet; thence North 29 degrees 45 minutes 50 seconds West, 80.65 feet; thence North 74 degrees 44 minutes 40 seconds West, 244.04 feet; thence North 69 degrees 02 minutes 48 seconds East, 187.32 feet; thence North 51 degrees 36 minutes 54 seconds East, 42.18 feet; thence North 43 degrees 22 minutes 49 seconds East, 35.80 feet and North 28 degrees 20 minutes 01 seconds East, 158.18 feet the northwest corner of above said Adjusted Lot 1; thence departing last said westerly line and along the northerly line of above said Adjusted Lot 1 South 74 degrees 45 minutes 00 seconds East, 174.99 feet; thence departing last said northerly line the following courses and distances: South 15 degrees 15 minutes 00 seconds West, 115.70 feet; South 57 degrees 48 minutes 24 seconds East, 443.33 feet to a point of curvature to the right having a radius of 220.00 feet, an arc length of 47.89 feet, and a chord which bears South 51 degrees 34 minutes 14 seconds East, a chord distance of 47.80 feet; North 45 degrees 20 minutes 03 seconds West, 38.11 feet; South 44 degrees 38 minutes 54 seconds West, 13.14 feet; along a curve to the left having a radius of 297.00 feet, an arc length of 440.28 feet, and a chord which bears South 02 degrees 10 minutes 50 seconds West, a chord distance of 401.05 feet to the Point of Beginning and containing 466,646 square feet or 10.712 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 26, 2010.

CITY	CERT	IFICATE

This is to certify that this plat of "Boundary Adjustment Plat of Adjusted Lot 1 and Adjusted Lot 2 of the Boundary Adjustment Plat of Lots 1 and 2 of Brooking Park Village" has been by the City Council of Chesterfield, Missouri by Ordinance No. _____ on the ____ day of , 2010, and hereby authorized the recording of this plat with the Office of St. Louis County Recorder of Deeds.

John Nations, Mayor

BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT 1 AND ADUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 1 AND 2 OF BROOKING PARK VILLAGE

A BOUNDARY ADJUSTMENT OF ADJUSTED LOT 1 AND ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 1 AND LOT 1 OF "BROOKING PARK VILLAGE",

AS RECORDED IN PLAT BOOK 327, PAGE 87, LOCATED IN SECTION 12. TOWNSHP 45 NORTH. RANGE 4 EAST AND

SECTION 7, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

THIS PLAT CONTAINS 1,091,627 SQUARE FEET OR 25.060 ACRES±

PRESENT ZONING: FPR-1, R-1 & R-3 CONDITIONAL USE PERMIT # 31

PROPERTY DESCRIPTION

A tract of land being Adjusted Lot 1 and Adjusted Lot 2 of the Boundary Adjustment Plat of Lot 1 and Lot 2 of "Brooking Park Village", a subdivision recorded in Plat Book 327, Page 87 of the St. Louis County Records, located in Section 12, Township 45 North, Range 4 East and Section 7, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Adjusted Lot 1

Adjusted Lot 2

A tract of land being part of Adjusted Lot 1 and all of Adjusted Lot 2 of the Boundary Adjustment Plat of Lot 1 and Lot 2 of "Brooking Park Village", a subdivision recorded in Plat Book 327, Page 87 of the St. Louis County Records, located in Section 12, Township 45 North, Range 4 East and Section 7, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point being the southeast corner of above said Adjusted Lot 2, said point also being on the westerly line of Woods Mill Road, 100 feet wide; thence along the southerly line of above said Adjusted Lot 2 the following courses and distances: North 52 degrees 47 minutes 05 seconds West, 205.84 feet; North 85 degrees 16 minutes 54 seconds West, 214.77 feet; thence South 68 degrees 22 minutes 29 seconds West, 142.31 feet and North 43 degrees 50 minutes 53 seconds West, 131.80 feet to the southeasterly line of above said Adjusted Lot 1; thence along last said southeasterly line and the easterly line of above said Adjusted Lot A the following courses and distances: North 66 degrees 17 minutes 26 seconds East, 8.71 feet and along a curve having a radius of 297.00 feet, an arc length of 440.28 feet, and a chord which bears North 02 degrees 10 minutes 50 seconds East, a chord distance of 401.05 feet; thence departing last said easterly line the following courses and distances: North 44 degrees 38 minutes 54 seconds East, 13.14 feet; North 45 degrees 20 minutes 03 seconds West, 38.11 feet to a point of curvature to the left having a radius of 220.00 feet, and arc length of 47.89 feet, and a chord which bears North 51 degrees 34 minutes 14 seconds East, 47.80 feet; North 57 degrees 48 minutes 24 seconds West, 443.33 feet and North 15 degrees 15 minutes 00 seconds East, 110.70 feet to a point on the northerly line of Adjusted Lot 1; thence along last said northerly line the following courses and distances: South 74 degrees 45 minutes 00 seconds East, 579.41 feet; North 73 degrees 59 minutes 30 seconds East, 100.07 feet; North 80 degrees 57 minutes 49 seconds East, 100.03 feet; South 85 degrees 54 minutes 08 seconds East, 99.92 feet; South 77 degrees 46 minutes 39 seconds East, 99.92 feet and South 74 degrees 47 minutes 40 seconds East, 151.73 feet to the west line of South Woods Mill Road, variable width; thence along last said west line the following courses and distances: South 14 degrees 08 minutes 10 seconds West, 30.01 feet; North 74 degrees 47 minutes 40 seconds West, 9.72 feet; along a curve to the right having a radius of 35.00 feet, an arc length of 45.82 feet, and a chord which bears South 37 degrees 17 minutes 11 seconds East, a chord distance of 42.62 feet to a point of reverse curvature to the left having a radius of 405.00 feet, an arc length of 181.34 feet, and a chord which bears South 12 degrees 36 minutes 21 seconds East, a chord distance of 179.83 feet to a point of reverse curvature to the right having a radius of 295.00 feet, an arc length of 132.29 feet, and a chord which bears South 12 degrees 35 minutes 11 seconds East, a chord distance of 131.18 feet to a point of curvature to the right having a radius of 2033.68 feet, an arc length of 74.46 feet, and a chord which bears South 19 degrees 17 minutes 00 seconds West, a chord distance of 74.45 feet; thence departing last said westerly line and along the northerly and southwesterly line of a tract of land conveyed to St. Andrews Episcopal Presbyterian Foundation by deed recorded in Book 12323 Page 1366 of the above said St. Louis County Records the following courses and distances: North 88 degrees 14 minutes 24 seconds West, 184.33 feet and South 00 degrees 34 minutes 31 seconds West, 385.98 feet to the Point of Beginning and containing 624,981 square feet or 14.347 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 1, 2010.

Notes:

- (1) Basis of Bearings: Bearing system adopted from Plat Book 327, Page 87 of the St. Louis County Records.
- (2) Subject property lies within Flood Zone AE and Flood Zone X according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. This map is identified as Map Number 29189C0145 H with an effective date of August 2, 1995.
- (3) Present Zoning: FPR-1, R-1 & R-3 (Residence District)
 - Structure setback requirements per Conditional Use Permit #31 dated May 12, 2008
 - "No building or structure, other than: a freestanding project identification sign, light standards, flag poles or fences will be located within the following setbacks:
 - a. One hundred and fifty (150) feet from the Woods Mill Road right of way.
 - b. One hundred (100) feet from the south line of this CUP.
 - c. One hundred and twenty-five (125) feet from the western limits of this CUP.
 - d. Fifty (50) from any other limit of this CUP.

e. Self care units on the form of townhouses shall be setback a minimum of twenty (20) feet from the northern limits of this CUP at the following bearing: South 74 degrees 46 minutes 35 seconds East with a distance of 765.52 feet.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during 2010, by order and for the use of St. Andrews Episcopal Presbyterian Foundation, exec Property Boundary Survey and prepared a Boundary Adjustment Plat of a tract of land Adjusted Lot 1 and Adjusted Lot 2 of the Boundary Adjustment Plat of Lot 1 and Lot 2 of "Brooking Park Village", as recorded in Plat Book 327, Page 87 of the St. Louis County being located in part of Section 12, Township 45 North, Range 4 East and part of Section Township 45 North, Range 5 East of the 5th Principal Meridian, City of Chesterfield, St. County, Missouri and that the results of said survey and plat are shown hereon. We fur certify that the above plat was prepared from an actual field survey, and said plat meets exceeds the current minimum standards for Property Boundary Surveys for "Class Urba Property", as defined in Chapter 16, Land Surveying 20 CSR 2030-16.010 of the Misso Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board 1 Architects, Professional Engineers, Professional Land Surveyors and Landscape Architectory

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

nie Ehlmann, Missouri P.L.S. No. 2215

PROPERTY DESCRIPTION

Original Adjusted Lot 1 PB. 327, PG. 87

A tract of land being Adjusted Lot 1 of the Boundary Adjustment Plat of Lot 1 and Lot 2 of "Brooking Park Village", a subdivision according to the plat thereof as recorded in Plat Book 327, Page 87 of the St. Louis County Records, located in Section 12, Township 45 North, Range 4 East and Section 7, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point being the southeast corner of Adjusted Lot 2 of above said Boundary Adjustment Plat of Lot 1 and Lot 2 of "Brooking Park Village, said point also being on the western right-of-way line of Woods Mill Road, 100 feet wide; thence along the southern line of above said Adjusted Lot 2 the following courses and distances: North 52 degrees 47 minutes 05 seconds West, 205.84 feet; North 85 degrees 16 minutes 54 seconds West, 214.77 feet; South 68 degrees 22 minutes 29 seconds West, 142.31 feet and North 43 degrees 50 minutes 53 seconds West, 131.80 feet to the southeastern line of above said Adjusted Lot 1, said point also being the POINT OF BEGINNING of the herein described tract; thence along the southeastern and western lines of above said Adjusted Lot 1 the following courses and distances: South 66 degrees 17 minutes 26 seconds West, 357.10 feet; North 74 degrees 52 minutes 08 seconds West, 347.19 feet; North 15 degrees 13 minutes 10 seconds East, 278.84 feet; North 29 degrees 48 minutes 54 seconds West, 80.58 feet; North 15 degrees 13 minutes 00 seconds East, 185.96 feet; North 29 degrees 45 minutes 50 seconds West, 80.65 feet; North 74 degrees 44 minutes 40 seconds West, 244.04 feet; North 69 degrees 02 minutes 48 seconds East, 187.32 feet; North 51 degrees 36 minutes 54 seconds East, 42.18 feet; North 43 degrees 22 minutes 49 seconds East, 35.80 feet and North 28 degrees 20 minutes 01 seconds East, 158.18 feet to the northwestern corner of above said Adjusted Lot 1; thence along the northern line of said Adjusted Lot 1, South 74 degrees 45 minutes 00 seconds East, 175.00 feet to the northeast corner of said Adjusted Lot 1, said point also being the northwestern corner of Adjusted Lot 2 of above said Boundary Adjustment Plat of Lot 1 and Lot 2 of Brooking Park Village; thence along the common line of said Adjusted Lots 1 and 2 the following courses and distances: South 15 degrees 15 minutes 00 seconds West, 105.00 feet; South 74 degrees 45 minutes 00 seconds East, 91.15 feet: South 57 degrees 48 minutes 11 seconds East, 452.56 feet; South 44 degrees 38 minutes 54 seconds West, 58.18 feet to a point of curvature to the left; along said curve having a radius of 297.00 feet, a chord which bears South 02 degrees 10 minutes 50 seconds West, 401.05 feet and an arc length of 440.28 feet to the southeastern line of above said Adjusted Lot 1; thence along said southeastern line South 66 degrees 17 minutes 26 seconds West, 8.71 feet Point of Beginning and containing 483,090 square feet or 11.090 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on April 19, 2010.

Original Adjusted Lot 2 PB. 327, PG. 87

A tract of land being Adjusted Lot 2 of the Boundary Adjustment Plat of Lot 1 and Lot 2 of "Brooking Park Village", a subdivision according to the plat thereof as recorded in Plat Book 327, Page 87, located in Section 12, Township 45 North, Range 4 East and Section 7, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point being the southeast corner of above said Adjusted Lot 2, said point also being on the western right-of-way line of Woods Mill Road, 100 feet wide; thence along the southern line of above said Adjusted Lot 2 the following courses and distances: North 52 degrees 47 minutes 05 seconds West, 205.84 feet; North 85 degrees 16 minutes 54 seconds West, 214.77 feet; South 68 degrees 22 minutes 29 seconds West, 142.31 feet and North 43 degrees 50 minutes 53 seconds West, 131.80 feet to the southeastern line of Adjusted Lot 1 of above said Boundary Adjustment Plat of Lot 1 and Lot 2 of "Brooking Park Village; thence along the common line of Adjusted Lots 1 and 2 of said Boundary Adjustment Plat of Lot 1 and Lot 2 of Brooking Park Village the following courses and distances: North 66 degrees 17 minut es 26 seconds East, 8.71 feet to the beginning of a non-tangent curve to the right for which the radius point bears North 49 degrees 42 minutes 45 seconds East, 297.00 feet; along said curve with a chord which bears North 02 degrees 10 minutes 50 seconds East, 401.05 feet, an arc length of 440.28 feet to a point of tangency; North 44 degrees 38 minutes 54 seconds East, 58.18 feet; North 57 degrees 48 minutes 11 seconds West, 452.56 feet; North 74 degrees 45 minutes 00 seconds West, 91.15 feet and North 15 degrees 15 minutes 00 seconds East, 105.00 feet to the northwest corner of said Adjusted Lot 2: thence along the northern line of said Adjusted Lot 2 the following courses and distances: South 74 degrees 45 minutes 00 seconds East, 579.40 feet; North 73 degrees 59 minutes 30 seconds East, 100.07 feet; North 80 degrees 57 minutes 49 seconds East, 100.03 feet; South 85 degrees 54 minutes 08 seconds East, 99.92 feet; South 77 degrees 46 minutes 39 seconds East, 99.92 feet and South 74 degrees 47 minutes 40 seconds East, 151.73 feet to the western right-of-way line of South Woods Mill Road, variable width, as established by instrument recorded in Book 17979, Page 2257 of the above said records; thence along said western right-of-way line the following courses and distances: South 14 degrees 08 minutes 10 seconds West, 30.01 feet; South 74 degrees 47 minutes 40 seconds East, 9.72 feet to a point of curvature to the right; along said curve having a radius of 35.00 feet, a chord which bears South 37 degrees 17 minutes 11 seconds East, 42.62 feet and an arc length of 45.82 feet to a point of reverse curvature to the left; along said curve having a radius of 405.00 feet, a chord which bears South 12 degrees 36 minutes 21 seconds East, 179.83 feet and an arc length of 181.34 feet to a point of reverse curvature to the right and along said curve having a radius of 295.00 feet, a chord which bears South 12 degrees 35 minutes 11 seconds East, 131.18 feet and an arc length of 132.29 feet to a point on a non-tangent curve to the right for which the radius point bears North 71 degrees 45 minutes 56 seconds West, 2033.68 feet, said point also being located on the western right-of-way line of South Woods Mill Road, 100 feet wide: thence along said western right-of-way line and last said curve with a chord which bears South 19 degrees 17 minutes 00 seconds West, 74,45 feet, an arc length of 74,46 feet to the northeast corner 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; thence along the northern and western lines of said St. Andrews Episcopal Presbyterian Foundation tract North 88 degrees 14 minutes 24 seconds West, 184.33 feet and South 00 degrees 34 minutes 31 seconds West, 385.98 feet to the Point of Beginning and containing 608,536 square feet or 13.970 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on April 19, 2010.

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/ Records, ion 7, Louis irther	ADJUSTED LOTS 1 AND 2			
is or Jan Duri	BOUNDARY ADJUSTMENT PLAT			
for itects. E OF M/S Soft and	STOCK & ASSOCIATES HSSOCIATES 257 Chesterfield Business Parkway St. Louis, MD 63005 DH (636) 530-9100			
DANIEL HLMANN NUMBER PLS-2215	Consulting Engineers, Inc.			
AL LAND SUR MANAGEMENT	DRAWN BY: DATE: CHECKED BY: DATE: JOB NUMBER: SHEET: R.S.B. 3/18/10 D.M.E. 3/18/10 208-4243 2 of 2			