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Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: January 9, 2017

From: Jessica Henry, AICP

Senior Planner

Location: North of Chesterfield Airport Road, west of its intersection with Arnage Blvd.

Applicant: Cochran Engineering & Surveying, Inc. on behalf of AutoZone

Description: Peter Steffan, Record Plat: A Record Plat for a 1.77 acre tract of land zoned "PC"

Planned Commercial District, located north of Chesterfield Airport Road west of

its intersection with Arnage Boulevard.

PROPOSAL SUMMARY

Cochran Engineering & Surveying, Inc. on behalf of AutoZone, has submitted a Record Plat for Planning Commission review. The request is for the creation of a new two lot commercial development via the redevelopment of the former Heavy Duty site. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2874.

HISTORY OF SUBJECT SITE

The subject site consists of a 1.77 acre parcel and was originally zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The site previously contained three buildings that were constructed in the 1940s, a shed, and a pole barn that was constructed in the 1990s and was utilized by the Heavy Duty equipment business. These buildings were demolished in 2016 and the site is currently vacant. In October of 2015, the City Council approved a zoning map amendment from the "NU" Non-Urban District to the "PC" Planned Commercial District via Ordinance 2874. A Site Development Section Plan request for the development of an AutoZone on Lot 1 and a Site Development Concept Plan were approved in April of 2016. The two parcels of the proposed Peter Steffan development are shown in the image on the following page.



Figure 1: Aerial

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish two new lots for development. The record plat substantially conforms to the approved Site Development Concept Plan.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2874. Staff recommends approval of Record Plat for the Peter Steffan development.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) Record Plat for the Peter Steffan development."
- 2) "I move to approve Record Plat for the Peter Steffan development with the following conditions..." (Conditions may be added, eliminated, altered or modified)
- CC: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat

TRACT OF LAND PART OF LOTS 5 AND 6 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF PETER STEFFAN, DECEASED, IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY

BEGINNING AT THE SOUTHWEST CORNER OF OUTPARCEL 2 OF "CHESTERFIELD COMMONS SEVEN" A SUBDIMISION RECORDED IN PLAT BOOK 359, PAGE 156 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT ALSO BEING ON THE NORTH LINE OF "CHESTERFIELD AIRPORT ROAD":

THENCE, ALONG SAID NORTH LINE OF "CHESTERFIELD AIRPORT ROAD", SOUTH 89 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 385.00 FEET TO A POINT;

00 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE, NORTH B9 DEGREES 09 MINUTES 00 SECONDS EAST, A DISTANCE OF 385.00 FEET TO A POINT ON

THE WEST LINE OF THE AFOREMENTIONED OUTPARCEL 2 OF "CHESTERFIELD COMMONS SEVEN";

THENCE, DEPARTING SAID NORTH LINE OF "CHESTERFIELD AIRPORT ROAD", NORTH 00 DEGREES 07 MINUTES

THENCE, ALONG SAID WEST LINE, SOUTH OO DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET BACK TO THE POINT OF BEGINNING AND THIS RECORD PLAT OF CHESTERFIELD AIRPORT ROAD 17505 CONTAINING 76,989 SQUARE FEET, OR 1.767 ACRES, OF LAND, MORE OR LESS.

PETER STEFFAN SUBDIVISION CHESTERFIELD AIRPORT ROAD 17505

PART OF LOTS 5 AND 6 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF PETER STEFFAN, DECEASED, IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S STATEMENT, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "CHESTERFIELD AIRPORT ROAD 17505".

THE OWNER HEREBY DEDICATES THE PROPOSED CROSS ACCESS EASEMENT AS SHOWN ON THE WEST SIDE AND CROSSING LOT 1, WHICH FOR BETTER IDENTIFICATION IS SHOWN HATCHED ON THIS PLAT, TO THE PUBLIC FOR USE

THE OWNER HEREBY DEDICATES THE TEMPORARY SLOPE CONSTRUCTION LIMITS AS SHOWN WITHIN THE SOUTHERN HALF OF PROPOSED LOT ONE.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, AMEREN MISSOURI ELECTRIC, LACLEDE GAS COMPANY, AT&T DISTRIBUTION, ST. LOUIS METROPOLITAN SEWER DISTRICT, CHARTER COMMUNICATIONS, MCI, EXTENET SYSTEMS, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES, 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, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

LIFT STATION EASEMENT: THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ITS AGENTS, SUCCESSORS AND ASSIGNS, AN EXCLUSIVE EASEMENT TO BUILD AND MAINTAIN A LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES, ON THE STRIP OR STRIPS OF GROUND DESCRIBED AS SHOWN HACHURED ON THE ATTACHED "EASEMENT PLAT" MARKED EXHIBIT "A" AND MADE A PART HEREOF, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE EASEMENT(S) SO GRANTED AS MAY BE REQUIRED FOR WORKING ROOM DURING THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR REPAIR OF THE AFOREMENTIONED LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES, THE METROPOLITAN ST. LOUIS SEWER DISTRICT MAY FROM TIME TO TIME ENTER UPON SAID PREMISES TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OR REPAIR THE AFORESAID LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES, AND MAY ASSIGN ITS RIGHTS IN THIS EASEMENT TO THE STATE, COUNTY, CITY, OR OTHER POLITICAL SUBDIVISIONS OF THE STATE. THE EASEMENT HEREBY GRANTED IS IRREVOCABLE AND SHALL CONTINUE FOREVER.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

THE SETBACK LINES SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

THE LANDSCAPE BUFFER SHOWN ON THIS PLAT IS HEREBY ESTABLISHED.

ALL LOTS OF "CHESTERFIELD AIRPORT ROAD 17505", AS SHOWN HEREON, ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN AN INDENTURE FILED IN BOOK PAGE OF THE RECORDER OF DEEDS OFFICE, ST. LOUIS COUNTY, MISSOURI, WHICH COVENANTS AND RESTRICTIONS MAY NOT BE MODIFIED OR AMENDED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE CITY OF LAKE SAINT LOUIS.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS (AND AFFIXED OUR CORPORATE SEAL, IF APPLICABLE)

TJB DEVELOPMENT LLC

(SIGN NAME) BY: (PRINT NAME)

NOTARY FOR: TJB DEVELOPMENT, LLC STATE OF MISSOURI

COUNTY OF ST. LOUIS ON THIS THE _____ DAY OF ______ 2016, BEFORE ME APPEARED WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE, AND THAT SAID INSTRUMENT

WAS SIGNED ON BEHALF OF SAID ______ AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID _____ IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL

SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN IN THE STATE AND COUNTY MY COMMISSION EXPIRES:

LENDER FOR TJB DEVELOPMENT, LLC:

"CHESTERFIELD AIRPORT ROAD 17505."

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTE SECURED BY A DEED OF TRUST RECORDED IN BOOK _____, PAGE ____, OF THE ST. LOUIS COUNTY RECORDER'S OFFICE HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS PLAT OF

IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS _______ DAY OF _______ 20_____

LENDER'S SIGNATURE

NOTARY FOR LENDER: STATE OF MISSOURI

COUNTY OF ST. LOUIS

APPEARED WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID ______ AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN IN THE STATE AND COUNTY

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:

JAMES R. PARK JR., PLS MISSOURI LS 2000147868 FOR COCHRAN

- BEARINGS ARE BASED ON SPECIAL WARRANTY DEED RECORDED IN BOOK 21914, PAGE 2424 OF THE ST. LOUIS COUNTY RECORDS.
- 2. THIS PROPERTY BOUNDARY SURVEY, AS SHOWN HEREON, MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE SURVEY CLASSIFICATION OF AN URBAN CLASS SURVEY.
- 3. PARENT TRACT: SPECIAL WARRANTY DEED RECORDED IN BOOK 21914, PAGE 2424 OF THE ST. LOUIS COUNTY RECORDS. PROPERTY IS VESTED IN THE NAME OF TJB DEVELOPMENT LLC.
- 4. DIMENSIONS SHOWN ON SURVEY ARE SURVEYED AND RECORD UNLESS OTHERWISE NOTED:
- (S) -- DENOTES SURVEYED INFORMATION GATHERED BY COCHRAN.
- (R1) -- DENOTES INFORMATION FROM AN ALTA SURVEY PREPARED BY COCHRAN DATED MAY
- (R2) -- DENOTES INFORMATION DERIVED FROM A RECORD PLAT RECORDED IN PLAT BOOK 359, PAGE 156 OF THE ST. LOUIS COUNTY RECORDS.
- (R3) -- DENOTES INFORMATION FROM DEED BOOK 21914, PAGE 2424 OF THE ST. LOUIS COUNTY
- 5. SOURCE OF EASEMENTS: EXISTING EASEMENTS SHOWN ON THIS RECORD PLAT ARE PER AN ALTA SURVEY PREPARED BY COCHRAN DURING MAY 2015, NO OTHER EASEMENTS SHOWN.

THIS SITE FALLS WITHIN SHADED "ZONE X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FIRM, FLOOD INSURANCE RATE MAP, FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0165K, EFFECTIVE DATE OF FEBRUARY 4,2015. FLOOD ZONES SHOWN HEREON ARE DETERMINED BY SCALING.

- 7. THIS SURVEY, AS SHOWN HEREON, DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- 8. THIS SITE IS SERVED BY:

WATER - MISSOURI AMERICAN WATER CO. SEWER - ST. LOUIS METROPOLITAN SEWER ELECTRIC - AMEREN MISSOURI ELECTRIC

GAS - LACLEDE GAS COMPANY TELEPHONE - AT&T DISTRIBUTION/CHARTER COMMUNICATIONS/MCI

9. UTILITIES WERE NOT SHOWN OR LOCATED FOR THIS RECORD PLAT, UTILITIES MAY EXIST THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR EXCAVATION, FOR INFORMATION CONCERNING THE LOCATIONS OF UTILITIES, CONTACT: MISSOURI ONE CALL: 1-800-DIG-RITE

- PROPERTY CORNERS WILL BE SET WITHIN 12 MONTHS OF RECORDING OF THIS PLAT WITH ST. LOUIS COUNTY RECORDERS OFFICE.
- 11. THIS PLAT CONTAINS TWO LOTS WITH A TOTAL OF 76,989 SQUARE FEET OR 1.767 ACRES.
- 12. STATEMENT OF STATE PLANE COORDINATES:

STATE PLAN COORDINATES SHOWN HEREON ARE BASED ON MISSOURI EAST 1983 STATE PLANE COORDINATES WITH A TIE TO MODNR GRS MONUMENT "SL 38."

PROJECT GRID FACTOR = 0.99991748 STATE PLANE COORDINATES ARE IN METERS. BEARING ROTATION TO GRID BEARING = 00'30'31"

13. PROPERTY IS CURRENTLY ZONED: "PC" PLANNED COMMERCIAL DISTRICT ACCORDING TO THE CITY OF CHESTERFIELD ZONING MAP.

BUILDING SETBACK REQUIREMENTS: FRONT - 30 FOOT REAR - 10 FOOT

SIDE - 5 FOOT (EAST SIDE OF LOT 2) SIDE - 35 FOOT (WEST SIDE OF LOT 1)

PARKING SETBACK REQUIREMENTS: FRONT - 30 FOOT

REAR - 10 FOOT SIDE - 5 FOOT (EAST SIDE OF LOT 2) SIDE - 0 FOOT (WEST SIDE OF LOT 1)

LANDSCAPE SETBACK REQUIREMENTS:

FRONT - 30 FOOT

14. THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO RSMO 327.411.3) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR THEIR DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE PROJECT TO WHICH THIS PAGE REFERS.

> RECEIVED JAN - 3 2017 City of Chesterfield Department of Public Services

SURVEYOR'S STATEMENT:

M. ENGINEERING, LLC

(D.B.A. COCHRAN)

THIS IS TO STATE THAT, AT THE REQUEST OF THE REDING COMPANY, LLC, WE HAVE, DURING THE MONTH OF AUGUST, 2016, EXECUTED A RECORD PLAT BEING PART OF U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS

THE RESULTS OF SAID RECORD PLAT ARE AS SHOWN HERON AND DO MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

> JAMES R. PARK, JR NUMBER,

> > MSD P# 30895-00

ARP AUGUST 5, 201

M14-7090D

X

CITY'S CERTIFICATE

THIS IS TO CERTIFY THAT THE RECORD PLAT OF CHESTERFIELD AIRPORT ROAD 17505 WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO.

ON THE _____ DAY OF ______ 2016, AND

THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATION, MAYOR

JOE REDING THE REDING COMPANY, LLC. 2460 EXECUTIVE DRIVE SUITE 114

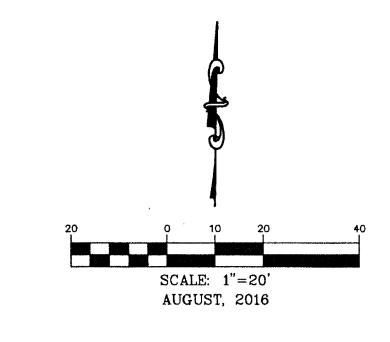
PREPARED FOR:

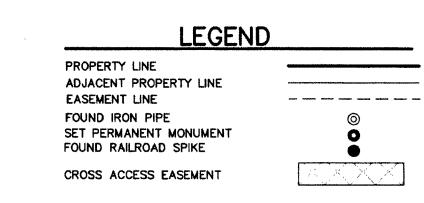
ST. CHARLES, MO 63303

VICKIE HASS, CITY CLERK

PETER STEFFAN SUBDIVISION CHESTERFIELD AIRPORT ROAD 17505

PART OF LOTS 5 AND 6 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF PETER STEFFAN, DECEASED,
IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST
OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI





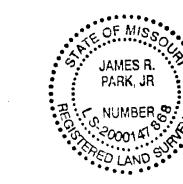
STATE PLANE COORDINATES		
	NORTHING	EASTING
SPC 1	314693.112	240227.639
SPC 2	314693.455	240285.279
SPC 3	314693.811	240344.976
SPC 4	314632.859	240344.310
SPC 5	314632.510	240285.642
SPC 6	314632.160	240226.974

LOT 2 84 LUMBER SAVE GASOLINE CORP A MO CORP BK 3480, PG 473 #17U510084 (ZONED: NU) N89'07'52"E 10.00' (S) N89'35'06"E 10.00' (R2) 10' WIDE UTILITY EASEMENT N89*09'00"E 385.00" (S) (R1)(R3) ZONING: NU 195.87' (S) 10' BUILDING SETBACK/ PARKING SETBACK FOUND IRON ROD (TYP) -----FOUND IRON ROD (\$83*01'23*W 0.17')(\$) - N00'51'00"W 21.30' SET SEMI PERMANENT MONUMENT -> N89"09'00"E 7.92" N00'51'00"W 4.61' 5' WIDE UTILITY EASEMENT LIFT STATION EASEMENT N89'09'00"E 2.00" -5' WIDE UTILITY EASEMENT -15' LIFT STATION EASEMENT OUTPARCEL 2
CHESTERFIELD COMMONS SEVEN
PB 359, PG 156 N/F THF CHESTERFIELD SEVEN DEVELOPMENT LLC BK 16468, PG 2480 LOT 2 38,832 SQ. FT #17U230342 (ZONED: PC) 0.891 ACRES BMP B BASIN AREA --(DB 22204, PG 4139) ÎN/F TUB DEVELOPMENT LLC 15' LIFT STATION -EASEMENT (DB 21914, PG 2424) N89'27'16"E 143.06' N85'09'43"W S89'08'40"W 156.18' (S) 37.46* (S) 5' WIDE UTILITY EASEMENT (DB 22204, PG 4139) 30' LANDSCAPE BUFFER/BUILDING SETBACK/ PARKING SETBACK 30' LANDSCAPE BUFFER/BUILDING SETBACK/ PARKING SETBACK SET SEMI PERMANENT MONUMENT -POINT OF BEGINNING SW CORNER OF OUTPARCEL 2 192.50' (S)

CHESTERFIELD AIRPORT ROAD
(WIDTH VARIES)

20" WIDE EASEMENT -(DB 8690, PG 122)

\$89*09*00*W 385.00' (\$)(R1)(R3)



ARP

AUGUST 5, 2016

1"=20'

M14-7090D

2 of 2

M. ENGINEERING, LLC (D.B.A. COCHRAN)

JAMES R. PARK JR., PLS MISSOURI LS 2000147868 FOR COCHRAN MSD P# 30895-00

JOE REDING THE REDING COMPANY, LLC. 2460 EXECUTIVE DRIVE SUITE 114 ST. CHARLES, MO 63303 10' WIDE UTILITY EASEMENT -

189.13' (S)

(DB 22204, PG 4139)

10' BUILDING SETBACK / PARKING SETBACK

LOT 1 38,157 SQ. FT

0.876 ACRES

CROSS ACCESS EASEMENT

TEMPORARY SLOPE
CONSTRUCTION LIMITS EASEMENT

____N89°09'00"E 190.89' (S) ______

192.50' (S)

FOUND IRON -

ROD (TYP)

SHARED ACCESS DRIVE EASEMENT—
AND UTILITY EASEMENT

LOT 2 84 LUMBER

N/F SAVE GASOLINE CORP

A MO CORP BK 3480, PG 473

#17U510084 (ZONED: NU)

SHARED ACCESS DRIVE

- FOUND RAILROAD SPIKE (N74°45'50"W 2.02')(S)

(DB 22022, PG 3086 EXHIBIT B & E)

SHARED ACCESS DRIVE (DB 22022, PG 3086 EXHIBIT C & E)

TEMPORARY SLOPE CONSTRUCTION LIMITS EASEMENT

SHARED ACCESS DRIVE — (DB 22022, PG 3086 EXHIBIT C & E)