

Memorandum

Department of Planning & Development Services

To: Planning and Public Works Committee

From: Cecilia Dvorak, Project Planner

Date: January 18, 2018

RE: P.Z. 19-2017 Downtown Chesterfield (Sachs Properties): A request to

amend the legal description and preliminary plan of existing "PC&R" Planned Commercial & Residential Ordinance 2449 for a 104.9 acre tract of land located at the southwest corner of the intersection of U.S. Highway

40/I-64 and Chesterfield Parkway West.

Summary

Grimes Consulting has submitted a request to amend the legal description and preliminary plan of existing "PC&R" Planned Commercial & Residential Ordinance 2449. The request is for a 104.9 acre tract located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The public hearing was held on December 11, 2017, at which time no issues were raised.

Planning Commission recommended approval of the request on January 8, 2018 by a vote of 8 – 0.

Attached to this report, please find a copy of Staff's Planning Commission report, and Preliminary Plan.

Respectfully submitted,

Cecilia Dvorak Project Planner

Attachments: January 8, 2018 Planning Commission Report

Preliminary Plan





Figure 1. Aerial Photograph





690 Chesterfield Pkwy W • Chesterfield MO 63017-0760 Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Vote Report

Meeting Date: January 8, 2018

From: Cecilia Dvorak, Project Planner

Location: At the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield

Parkway West

Petition: P.Z. 19-2017 Downtown Chesterfield (Sachs Properties): A request to amend the legal

description and preliminary plan of existing "PC&R" Planned Commercial & Residential Ordinance 2449 for a 104.9 acre tract of land located at the southwest corner of the

intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

SUMMARY

A request has been submitted for an ordinance amendment to an existing "PC&R" Planned Commercial and Residence District. The request is for 104.9 acres located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The petitioner's narrative outlines the request, which is simply to change the legal description of the existing ordinance #2449 to remove a 2.95 acre parcel and replace it with a separate 3.37 parcel.

This petition is intended to run concurrently with petition P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development) to ensure that the intended land swap goes through smoothly.

HISTORY OF SUBJECT SITE

The subject site was zoned "PC&R" Planned Commercial and Residential by the City in 2008 by ordinance number 2449, and "LLR" in the early 2000's.



Figure 1: Aerial Image

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	"C8" Planned Commercial District	Office
East	"PC&R" Planned Commercial & Residence District and	Vacant/Undeveloped
	"C8" Planned Commercial District	
South	"PC" & "C8" Planned Commercial Districts and "R5"	YMCA & Public Library
	Residence District	
West	"R5" Residence District, "LLR" Large Lot Residence	Floodplain, Vacant/Undeveloped,
	District, and "C7" General Extensive Commercial District	and Mobile Home Park

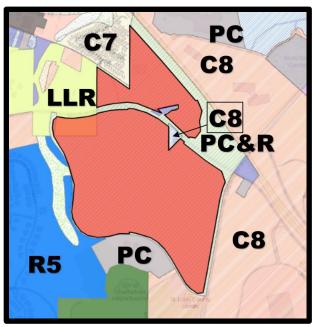


Figure 2: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located in the Chesterfield Valley and is designated as Mixed Use (Retail/Office/Warehouse).



Figure 3: Future Land Use Plan

ISSUES

A Public Hearing was held on this request at the December 11, 2017 Planning Commission meeting. At that time, no issues were heard, however, staff was still waiting on agency comments.

REQUEST

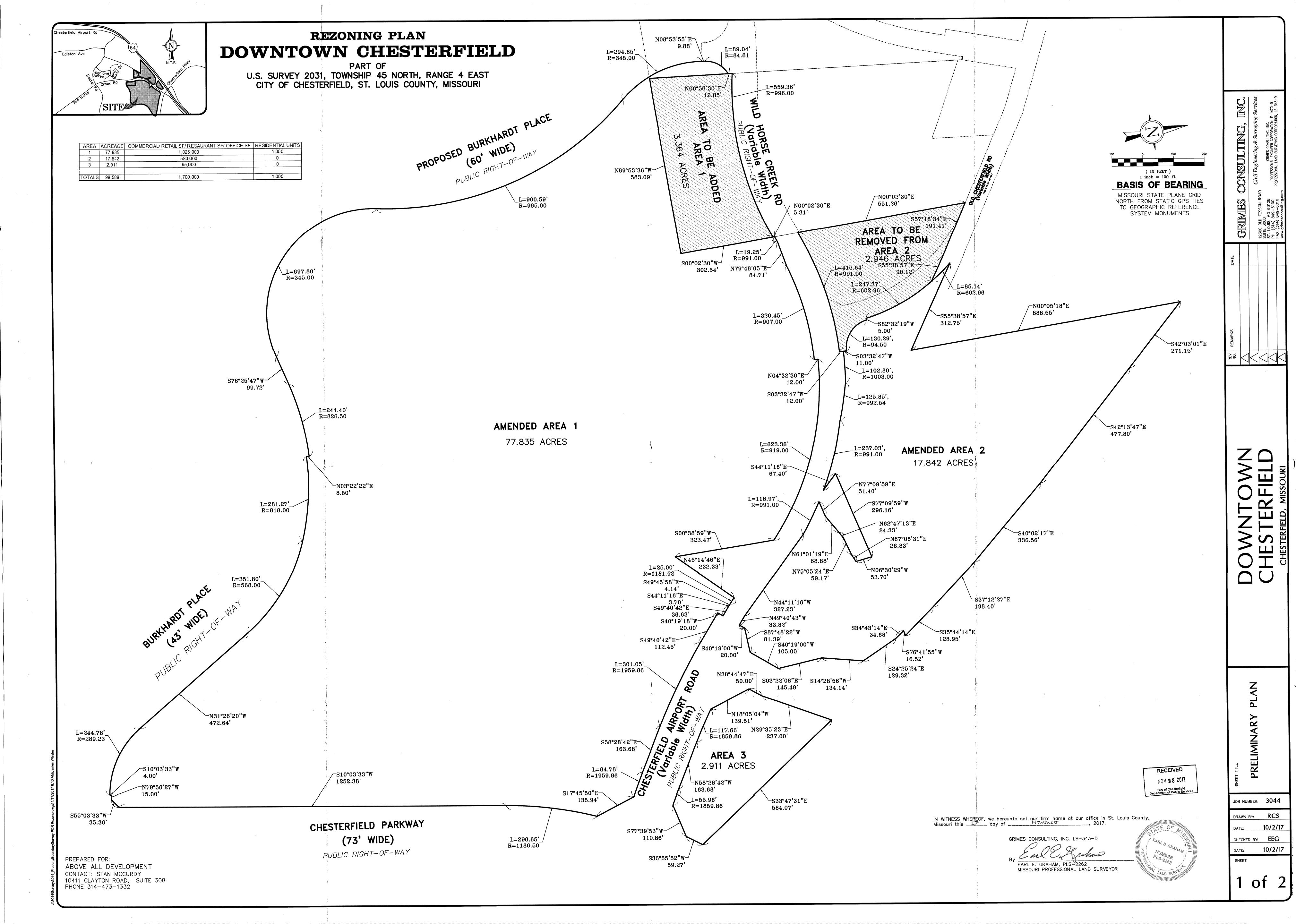
Staff has completed review of this petition request for an amendment to an existing ordinance and all agency comments have been received. Staff requests action on P.Z. 19-2017 Downtown Chesterfield (Sachs Properties).

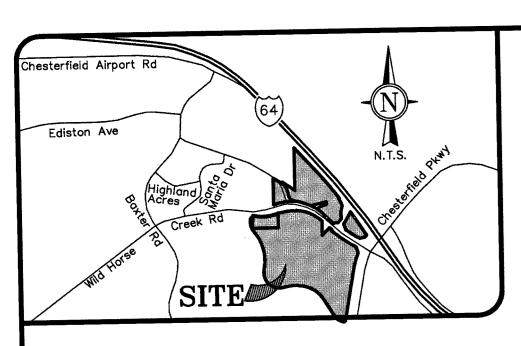
Respectfully Submitted, Cecilia Dvorak Project Planner

A copy of the current governing Ordinance 2449 may be obtained at https://www.chesterfield.mo.us/ord/2008/ord2449.pdf

Attachments

- 1. Ordinance 2449
- 2. Petitioner's Narrative Statement
- 3. Preliminary Plan





REZONING PLAN DOWNTOWN CHESTERFIELD

PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

--- Property Boundary Descriptions ----- AMENDED AREA 1 --

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45

NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILDHORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 472.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 826.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 47 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES \$3 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY, AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILDHORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILDHORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES ACCORDING TO CALCULATIONS BY GRIMES

> -- GODWIN TRACT --AREA TO BE REZONED

CONSULTING, INC. DURING OCTOBER 2017

A TRACT OF LAND BEING PART OF U.S. SURVEY 2031 IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID SOUTHWEST CORNER BEING ON THE SOUTH LINE OF AFORESAID OF U.S. SURVEY 2031; THENCE WESTWARD ALONG AFORESAID U.S. SURVEY LINE BEING ALSO THE SOUTH LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 89 DEGREES 53 MINUTES 36 SECONDS WEST 583.09 FEET TO THE SOUTHWEST CORNER OF AFORESAID GODWIN PROPERTY; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID GODWIN PROPERTY NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 268.18 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILDHORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE OF THE CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF AFORESAID GODWIN PROPERTY SOUTH 00 DEGREES 02 MINUTES 30 SECONDS WEST 302.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.364 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017

-- AMENDED AREA 2 --

A TRACT OF LAND IN U.S. SURVEYS 123 AND 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 76 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE NORTH 77 DEGREES 09 MINUTES 59 SECONDS EAST 51.40 FEET TO A POINT ON THE NORTH LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN THE DEED RECORDED IN BOOK 14336 PAGE 2705 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID NORTH LINE NORTH 61 DEGREES 01 MINUTES 19 SECONDS EAST 68.88 FEET, NORTH 62 DEGREES 47 MINUTES 13 SECONDS EAST 24.33 FEET, NORTH 75 DEGREES 05 MINUTES 24 SECONDS EAST 59.17 FEET AND NORTH 67 DEGREES 06 MINUTES 31 SECONDS EAST 26.83 FEET TO A POINT ON THE EAST LINE OF PROPERTY OF THEODORE J. LOEFFLER AND WIFE AS DESCRIBED IN THE DEED RECORDED IN BOOK 6672 PAGE 1193 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 06 DEGREES 30 MINUTES 29 SECONDS WEST 53.70 FEET TO A POINT; THENCE SOUTH 77 DEGREES 09 MINUTES 59 SECONDS WEST 296.16 FEET TO A POINT ON THE CENTERLINE OF AFORESAID WILDHORSE CREEK ROAD; THENCE ALONG SAID CENTERLINE SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 67.40 FEET TO A POINT ON SAID NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE WESTERLY ALONG AFORESAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.8, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING

-- AREA 2 TO BE REMOVED --

17.842 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017

A TRACT OF LAND IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO A POINT; THENCE NORTH 82 DEGREES 32 MINUTES 19 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 82 DEGREES 33 MINUTES 35 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET TO A POINT; THENCE SOUTH 03 DEGREES 32 MINUTES 47 SECONDS WEST A DISTANCE OF 11.00 FEET TO A POINT ON SAID NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE SOUTH 03 DEGREES 32 MINUTES 47 SECONDS WEST A DISTANCE OF 12.00 FEET ALONG SAID NORTH LINE TO A POINT; THENCE WESTERLY ALONG SAID NORTH LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 32 MINUTES 47 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 415.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.946 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017.

-- AREA 3 --A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST

41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 139.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.911

GRIMES CONSULTING, INC. LS-343-D

EARL E. GRAHAM. PLS-2262 MISSOURI PROFESSIONAL LAND SURVEYO

PREPARED FOR: ABOVE ALL DEVELOPMENT CONTACT: STAN MCCURDY 10411 CLAYTON ROAD, SUITE 308 PHONE 314-473-1332

CONSULTING,

GRIMIES

MO 849-849-

JOB NUMBER: 3044 DRAWN BY: RCS 10/2/17

CHECKED BY: EEG 10/2/17 SHEET: