



VII. A.

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

January 21, 2009

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **January 26, 2009** will include the following item for your consideration:

Pfizer (Haul Road and Parking Expansion): An Amended Site Development Concept Plan for a 200.51 acre lot of land zoned “C-8” Planned Commercial District and “FPC-8” Flood Plain Planned Commercial District, located at 700 Chesterfield Parkway West.

Planning Commission:

Picket Ray and Silver and Kling Stubbins, on behalf of Pharmacia Corporation, have submitted an Amended Site Development Concept Plan for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

1. Development of the tract was originally authorized by St. Louis County Ordinance Number 9002 in 1979.
2. In 1982, St. Louis County approved Ordinance 10,688 amending Section 2 to allow for service access to the Metropolitan St. Louis Sewer District pumping station and Union Electric electrical substation from West Dr.
3. In March of 1983, St. Louis County approved Ordinance 10,986 amending Section 2 to revise parking regulations.
4. In March of 1989, the City of Chesterfield approved Ordinance 258 to allow limited production and storage of materials at the site.

5. In November of 2005, an Amended Site Development Plan was approved to construct Building CC (NRB Building) and associated parking.
6. In May of 2007, an Amended Site Development Concept and Site Development Section plan were approved to construct Building MM (PGM Biopharma Building).
7. In March of 2008, an Amended Site Development Section Plan was approved to construct a 69,000 sf. addition to building JJ.

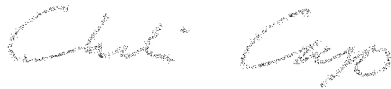
SUBMITTAL INFORMATION

1. The request is to add 92 parking spaces, west of the AA, BB and CC buildings. It also includes making a temporary construction drive that runs from the existing Swingley Ridge access drive to the east of the CC building a permanent drive.

DEPARTMENTAL INPUT

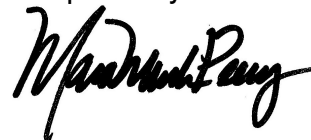
The submittal is in compliance with all applicable City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Amended Site Development Concept Plan.

Respectfully submitted,



Charlie Campo
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Department of Public Works

Attachments: Amended Site Development Concept Plan

AMENDED SITE CONCEPT PLAN

PROPOSED HAUL ROAD AND AND NRB PARKING EXPANSION



CHESTERFIELD VILLAGE CAMPUS
700 WEST CHESTERFIELD PARKWAY
CHESTERFIELD, MO. 63017

LAND DESCRIPTION
ADJUSTED TRACT 1 OF BOUNDARY ADJUSTMENT PLAT OF "TRACT OF LAND IN U.S. SURVEYS 123 AND 154 AND PART OF LOTS 5, 6, 7 AND 8 OF SUBDIVISION OF HUGO ESSEN FARM, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI," ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 317 PAGE 45 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART SUBDIVIDED AND NOW KNOWN AS "CHESTERFIELD GOVERNMENT CENTER," ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 348 PAGE 135 OF THE ST. LOUIS COUNTY RECORDS.

TABLE A		
LOT DATA	REQUIRED / PERMITTED	PROVIDED
ZONING	C-8/PLANNED COMMERCIAL	
REQ. MINIMUM LOT AREA (ACRES)	1.0	200.51
EXISTING LOT AREA (ACRES)	200.51	
MIN. FRONT YARD SETBACK	50'	1048' (AA)
MIN. SIDE YARD SETBACK	200'	223' (MM)
MIN. REAR YARD SETBACK	50'	230' (MM)
MAX. BUILDING COVERAGE	25%	4.6%
TOTAL BUILDING SQUARE FOOTAGE	1,515,619 GSF	1,515,619 GSF
MAX. IMPERVIOUS COVERAGE	45%	17.6%
% OPENSOURCE		82.4%
MAX. BUILDING HEIGHT	COORDINATE W/ HEIGHT OF ADJACENT STRUCTURES PER ARB	N.A.
PARKING REQ. - RESEARCH FACILITIES	300 SPACES PLUS 2 SPACES FOR EVERY 3 EMPLOYEES OVER 400 EMPLOYEES	1609 (SEE NOTE 5)

TABLE B	
SCHOOL DISTRICT	PARKWAY SCHOOL DISTRICT
FIRE DISTRICT	MONARCH FIRE PROTECTION
FEMA FLOODPLAIN PANEL	29189C0145H & 29189C0140 H
WATER COMPANY	MISSOURI-AMERICAN WATER

TABLE C	
EMPLOYEES	
TOTAL CAMPUS EMPLOYEES	1650

NOTE: TOTAL EMPLOYEE COUNT WILL NOT INCREASE DUE TO THE PROPOSED IMPROVEMENTS.

PARKING	
EXISTING NUMBER OF PARKING SPACES	1361
REQUIRED PARKING SPACES	1133
PROVIDED PARKING SPACES (CC PROJECT - 2005)	156 (NET)
PROPOSED PARKINGS SPACES WEST OF BUILDING CC	92
TOTAL NUMBER OF PARKING SPACES PROVIDED ON CAMPUS	1609

CONSULTANTS
KLING STUBBINS
2301 CHESTNUT STREET
PHILADELPHIA, PA 19103
PHONE: 215-569-2900
FAX: 215-569-5963

PICKETT, RAY & SILVER INC.
333 MLD RIVERS MALL DRIVE
ST. PETERS, MO 63376
PHONE: 636-397-1211

URS CORPORATION
1001 HIGHLANDS PLAZA DRIVE WEST
SUITE 300
ST. LOUIS, MO 63110
PHONE: 314-429-0100

APPLICANT
PHARMACIA CORP./PFIZER INC.
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO
63017

OWNERS OF RECORD
PHARMACIA CORPORATION
100 ROUTE 208 NORTH
PEAPACK, NJ
07977

GENERAL NOTES

- SITE TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION IS PROVIDED BY PICKETT, RAY & SILVER, INC. FROM A SURVEY ENTITLED, PFIZER CORPORATION TOPOGRAPHIC SURVEY, DATED JUNE 2005 AND UPDATED OCTOBER 2007.
- BENCHMARK ELEVATIONS ARE BASED UPON NGVD OF 1929, VERTICAL DATUM. BM: SL-29 (MSD 7-14) "STANDARD ALUMINUM DISK" SET IN CONCRETE LOCATED ON THE WEST SIDE OF ENTRANCE ROAD (HOWARD BEND STATION ROAD) TO THE CITY OF ST. LOUIS WATERWORKS. 150 +/- FEET NORTH OF THE RAILROAD CROSSING; 31.41 FEET SOUTH OF A NOTCH CUT HORIZONTAL IN THE WEST SIDE 2.9 FEET ABOVE GROUND ON A CONCRETE LIGHT POST; 29.63 FEET SOUTHWEST OF A COTTON PICKER SPINDLE IN THE CENTER OF THE ROAD; 28.04 FEET NORTHWEST OF A CUT "X" IN THE CONCRETE COVER OF AN MSD MANHOLE. ELEVATION = 461.12
- THE MAJORITY OF THIS PROPERTY LIES WITHIN ZONE X (500 YEAR FLOODPLAIN). ZONE AE (100-YEAR BASE FLOOD ELEVATIONS) DELINEATED PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 29189C0145 H, 145 OF 420 AND COMMUNITY PANEL NO. 29189C0140 H, 140 OF 420, EFFECTIVE DATE AUGUST 2, 1995 (LOMR-F ISSUED BY FEMA OCTOBER 13, 2004).
- THIS PROPERTY LIES WITHIN THE FOLLOWING CLASSIFICATIONS - HYDROLOGIC SOIL GROUPS: "B" PONDING FREQUENCY: 0 TO 14 PERCENT SLOPE GRADIENT: 15 PERCENT OR GREATER SOIL MAP: MENFRO SILT LOAM, 20 TO 45 PERCENT SLOPES (2F) AND MENFRO SILT LOAM, 9 TO 14 PERCENT SLOPES (2D) DRAINAGE CLASS: WELL DRAINED
- NO ADDITIONAL EMPLOYEES WILL BE GENERATED ON THE CAMPUS DUE TO THE PROPOSED IMPROVEMENTS.
- ALL CONSTRUCTION ACCESS WILL BE THROUGH THE SWINGLEY RIDGE ACCESS ROAD
- WASHDOWN AREA IS LOCATED AT TEMPORARY PARKING AREA ADJACENT TO SWINGLEY RIDGE ACCESS ROAD

CITY OF CHESTERFIELD PLANNING COMMISSION
This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 258, as attested to by the Director of Planning and the City Clerk.

Director of Planning

City Clerk

Ordinance _____ dated _____ which prescribed conditions relating to approved _____ is recorded as Daily Number _____ on the _____ day of _____, 20____ in the St. Louis County Recorder's Office.

Pharmacia Corporation, the owner (s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provision of Chapter 1003, C-8 of City of Chesterfield Ordinance 624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Print Name

Signature

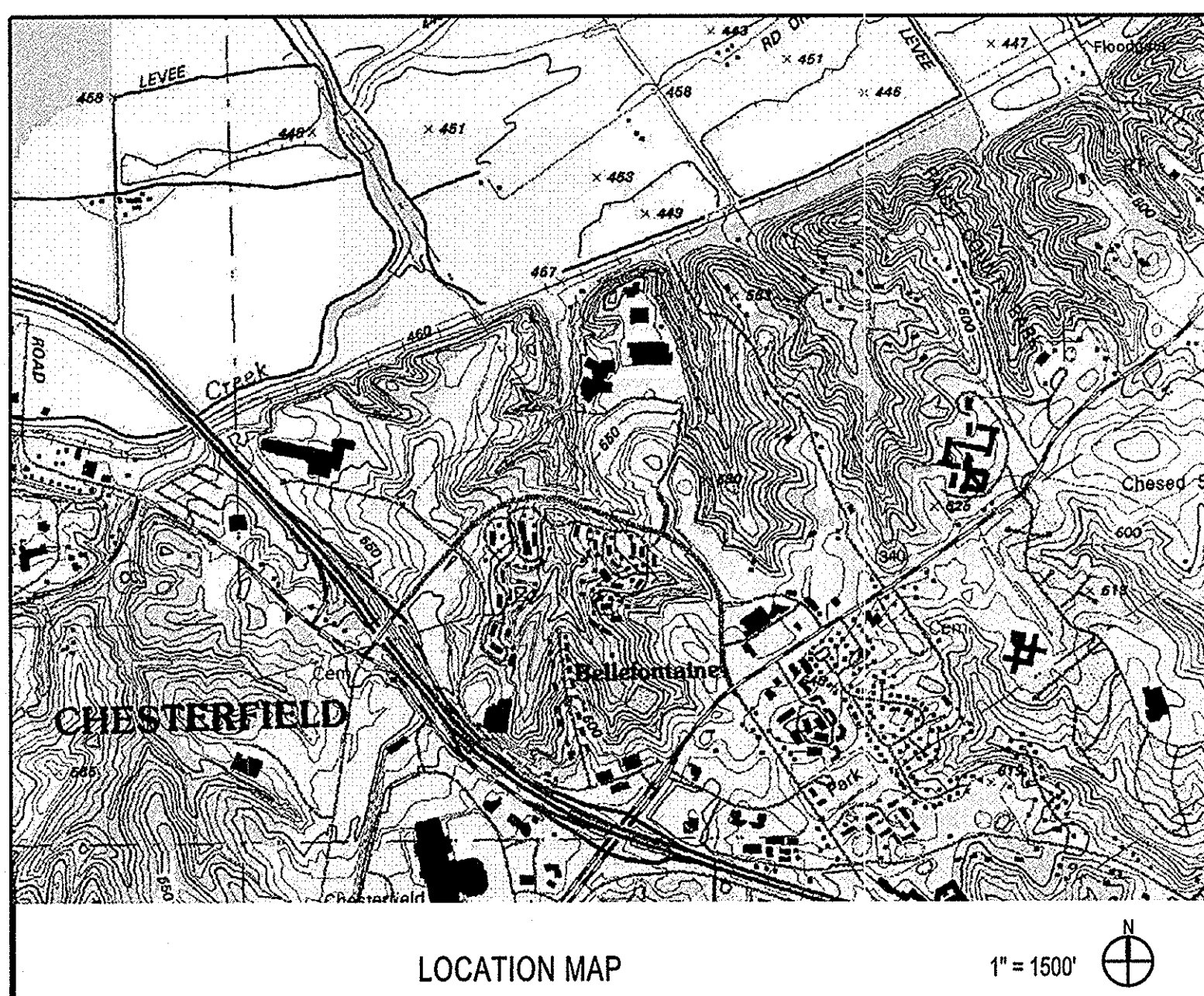
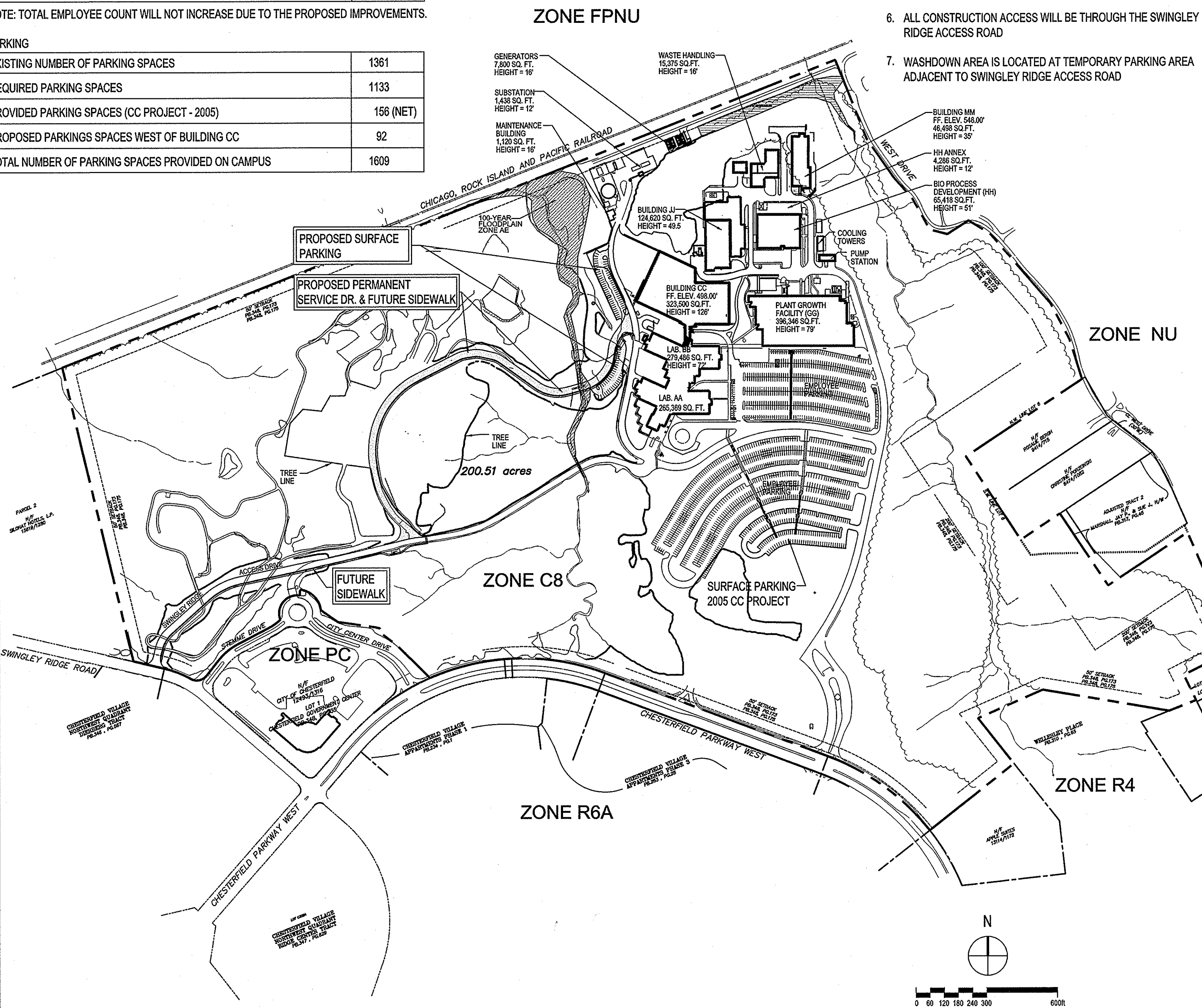
Title with Pharmacia Corporation

STATE OF MISSOURI - COUNTY OF ST. LOUIS

On this, _____ day of _____, 20____, before me personally appeared _____, to me known, who, being by me sworn in, did say that he/she is the _____ of the Pfizer Inc., a company incorporated in the State of _____ and that the seal affixed to the foregoing instruments 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 the said acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have set my hand and affixed my Notarial Seal at my Office in _____, the day and year last above written. My term expires _____.

Notary Public



DRAWING LIST		CITY PLANNING 10-14-08	CITY PLANNING 11-24-08	CITY PLANNING 1-16-09
COVER SHEET		•	•	•
PROPERTY PLAN		•	•	•

NO.	DATE	BY	REVISION	APPD.
1/16/09			CITY PLANNING SUBMISSION	
11-24-08			CITY PLANNING SUBMISSION	
10/14/08			CITY PLANNING BOARD SUBMISSION	

Pfizer
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017
COMPANY CONFIDENTIAL

THIS DRAWING IS THE CONFIDENTIAL PROPERTY OF PFIZER INC. AND IS TO BE USED ONLY BY AUTHORIZED PERSONNEL AND IN THE INTEREST OF PFIZER, IT MUST BE ACCOUNTED FOR; SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT PRIOR WRITTEN PERMISSION FROM PFIZER; AND MUST BE RETURNED TO PFIZER AT ANY TIME UPON REQUEST, BUT IN ANY EVENT AT COMPLETION OF THE WORK OR JOB. THE RECIPIENT AGREES TO KEEP CONFIDENTIAL AND REQUIRE TO KEEP CONFIDENTIAL THE INFORMATION CONTAINED HEREON. DISCLOSURE OF THE INFORMATION CONTAINED HEREON SHALL BE MADE ONLY TO THOSE PERSONS WHO REQUIRE SUCH INFORMATION FOR THEIR WORK ON PFIZER'S PROJECTS.

DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
JK	8/25/08	JK	10/14/08		

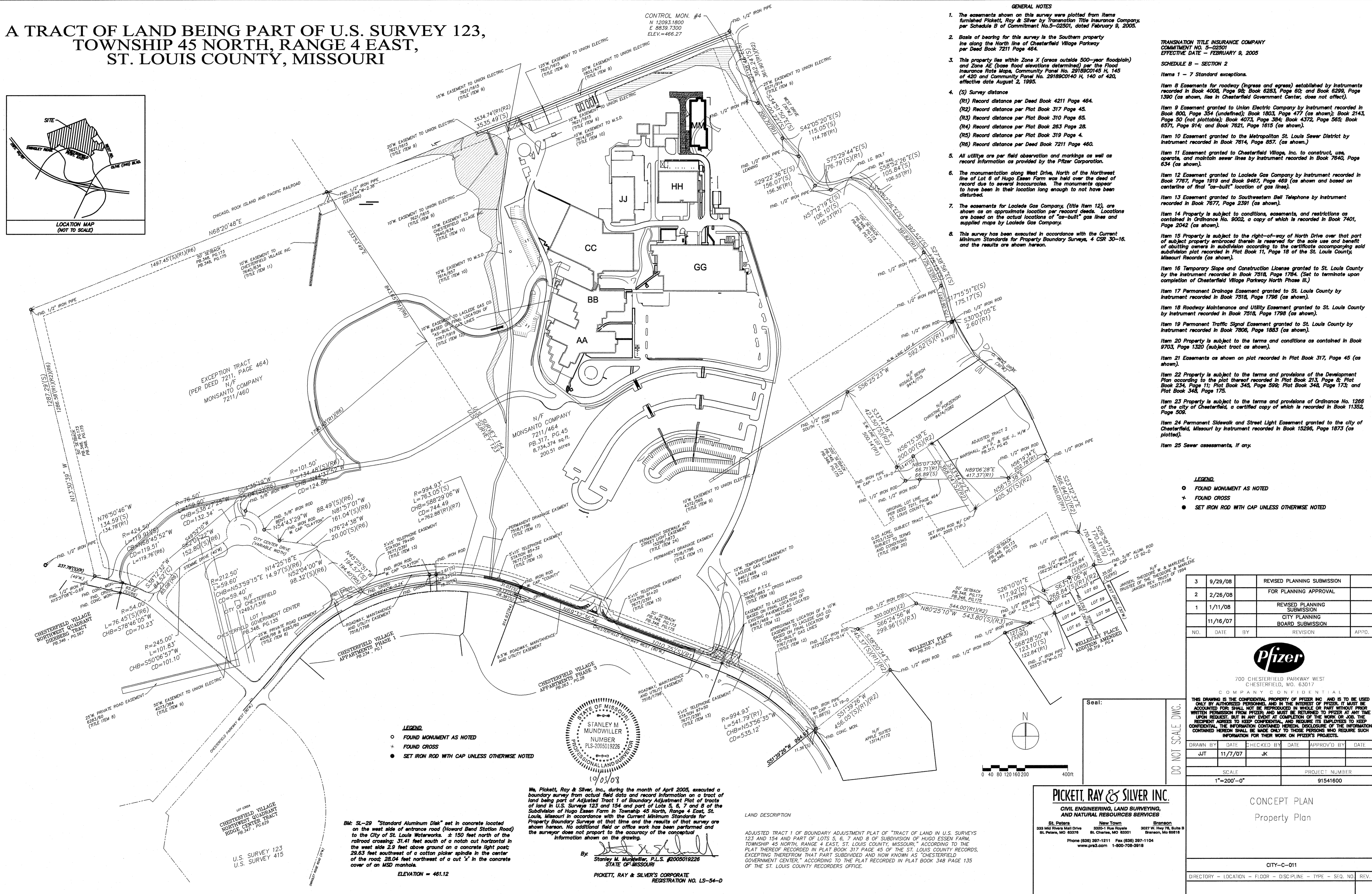
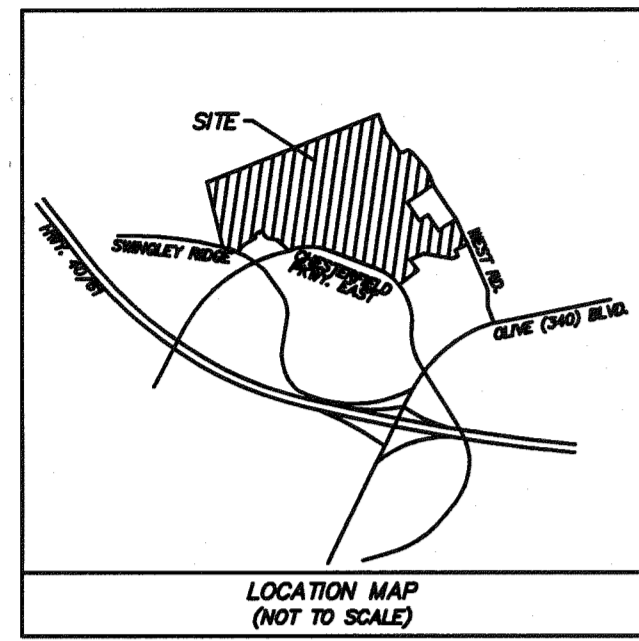
SCALE: 1" = 300' - 0"
PROJECT NUMBER: 91488308

Seal: Joseph M. Williams, PE
Professional Engineer
No. PE-2005013555

KLING STUBBINS
2301 Chestnut Street
Philadelphia, PA 19103
P 215.569.2900
F 215.569.5963
www.klingstubbins.com

Site Improvements	
Cover Sheet	
CONCEPT-C-001	
DIRECTORY	LOCATION - FLOOR - DISCIPLINE - TYPE - SEQ. NO. REV.

A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI



- GENERAL NOTES**
- The easements shown on this survey were plotted from items furnished Pickett, Ray & Silver by Transation Title Insurance Company, per Schedule B of Commitment No. 5-02501, dated February 9, 2005.
 - Boas of bearing for this survey is the Southern property line along the North line of Chesterfield Village Parkway per Deed Book 7211 Page 464.
 - This property lies within Zone X (areas outside 500-year floodplain) and Zone AE (base flood elevations determined) per the Flood Insurance Rate Maps, Community Panel No. 29185C0145 H, 145 of 420 and Community Panel No. 29185C0140 H, 140 of 420, effective date August 2, 1995.
 - (S) Survey distance
(R1) Record distance per Deed Book 4211 Page 464.
(R2) Record distance per Plat Book 317 Page 45.
(R3) Record distance per Plat Book 310 Page 65.
(R4) Record distance per Plat Book 263 Page 28.
(R5) Record distance per Plat Book 319 Page 4.
(R6) Record distance per Deed Book 7211 Page 460.
 - All utilities are per field observation and markings as well as record information as provided by the Pfizer Corporation.
 - The monumentation along West Drive, North of the Northwest line of Lot 6 of Hugo Essen Farm was held over the deed of record due to several inaccuracies. The monuments appear to have been in their location long enough to not have been disturbed.
 - The easements for Laclede Gas Company, (Title Item 12), are shown as an approximate location per record deeds. Locations are based on the actual locations of "as-built" gas lines and supplied maps by Laclede Gas Company.
 - This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 32-16, and the results are shown hereon.

- TRANSACTION TITLE INSURANCE COMPANY**
COMMITMENT NO. 5-02501
EFFECTIVE DATE - FEBRUARY 9, 2005
- SCHEDULE B - SECTION 2**
Items 1 - 7 Standard exceptions.
- Item 8 Easements for roadway (ingress and egress) established by instruments recorded in Book 4008, Page 98; Book 6283, Page 60; and Book 6299, Page 1390 (as shown, lies in Chesterfield Government Center, does not affect).**
- Item 9 Easement granted to Union Electric Company by instrument recorded in Book 800, Page 354 (undefined); Book 1803, Page 477 (as shown); Book 2143, Page 50 (not plottable); Book 4073, Page 304; Book 4372, Page 565; Book 6571, Page 914; and Book 7621, Page 1615 (as shown).**
- Item 10 Easement granted to the Metropolitan St. Louis Sewer District by instrument recorded in Book 7614, Page 857. (as shown).**
- Item 11 Easement granted to Chesterfield Village, Inc. to construct, use, operate, and maintain sewer lines by instrument recorded in Book 7640, Page 634 (as shown).**
- Item 12 Easement granted to Laclede Gas Company by instrument recorded in Book 7767, Page 1919 and Book 9487, Page 469 (as shown and based on centerline of final "as-built" location of gas lines).**
- Item 13 Easement granted to Southwestern Bell Telephone by instrument recorded in Book 7677, Page 2391 (as shown).**
- Item 14 Property is subject to conditions, easements, and restrictions as contained in Ordinance No. 9002, a copy of which is recorded in Book 7401, Page 2042 (as shown).**
- Item 15 Property is subject to the right-of-way of North Drive over that part of subject property embraced therein is reserved for the sole use and benefit of abutting owners in subdivision according to the certificates accompanying said subdivision plat recorded in Plat Book 11, Page 18 of the St. Louis County, Missouri Records (as shown).**
- Item 16 Temporary Slope and Construction License granted to St. Louis County by the instrument recorded in Book 7318, Page 1784. (Set to terminate upon completion of Chesterfield Village Parkway North Phase II.)**
- Item 17 Permanent Drainage Easement granted to St. Louis County by instrument recorded in Book 7318, Page 1798 (as shown).**
- Item 18 Roadway Maintenance and Utility Easement granted to St. Louis County by instrument recorded in Book 7318, Page 1798 (as shown).**
- Item 19 Permanent Traffic Signal Easement granted to St. Louis County by instrument recorded in Book 7806, Page 1883 (as shown).**
- Item 20 Property is subject to the terms and conditions as contained in Book 9703, Page 1320 (subject tract as shown).**
- Item 21 Easements as shown on a plat recorded in Plat Book 317, Page 45 (as shown).**
- Item 22 Property is subject to the terms and provisions of the Development Plan according to the plat thereof recorded in Plat Book 213, Page 8; Plat Book 234, Page 11; Plat Book 345, Page 599; Plat Book 348, Page 173; and Plat Book 348, Page 175.**
- Item 23 Property is subject to the terms and provisions of Ordinance No. 1266 of the city of Chesterfield, a certified copy of which is recorded in Book 11352, Page 509.**
- Item 24 Permanent Sidewalk and Street Light Easement granted to the city of Chesterfield, Missouri by instrument recorded in Book 15296, Page 1873 (as plotted).**
- Item 25 Sewer assessments, if any.**

- LEGEND**
- FOUND MONUMENT AS NOTED
 - + FOUND CROSS
 - SET IRON ROD WITH CAP UNLESS OTHERWISE NOTED

NO.	DATE	BY	REVISION	APPR.
3	9/29/08		REVISED PLANNING SUBMISSION	
2	2/26/08		FOR PLANNING APPROVAL	
1	1/11/08		REVISED PLANNING SUBMISSION	
	11/16/07		CITY PLANNING BOARD SUBMISSION	

Pfizer

700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017

COMPANY CONFIDENTIAL

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DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
JJT	11/7/07	JK			

SCALE: 1"=200'-0"

PROJECT NUMBER: 91541600

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

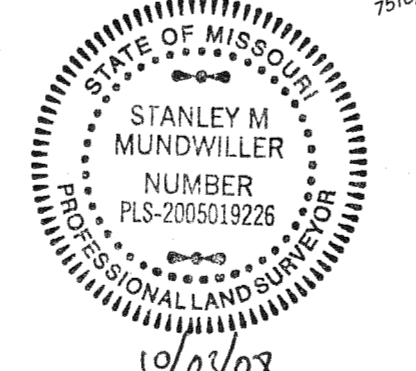
St. Peters: 333 140 West Main Drive, St. Peters, MO 65257
New Town: 8300-1 Rue Royale, St. Charles, MO 63021
Branson: 3027 W. Hwy 76, Suite B, Branson, MO 65618

Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

CONCEPT PLAN
Property Plan

CITY-C-011

DIRECTORY	LOCATION	FLOOR	DISCIPLINE	TYPE	SEQ. NO.	REV.
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We, Pickett, Ray & Silver, Inc., during the month of April 2005, executed a boundary survey from actual field data and record information on a tract of land being part of Adjusted Tract 1 of Boundary Adjustment Plat of tracts of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7 and 8 of the Subdivision of Hugo Essen Farm in Township 45 North, Range 4 East, St. Louis, Missouri in accordance with the Current Minimum Standards for Property Boundary Surveys at that time and the results of that survey are shown hereon. No additional field or office work has been performed and the surveyor does not purport to the accuracy of the conceptual information shown on the drawing.

By: *Stanley M. Mundwiler*
Stanley M. Mundwiler, P.L.S. #205019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

BM: SL-29 "Standard Aluminum Disk" set in concrete located on the west side of entrance road (Howard Bend Station Road) to the City of St. Louis Waterworks, ± 150 feet north of the railroad crossing; 31.41 feet south of a notch cut horizontal in the west side 2.9 feet above ground on a concrete light post; 28.63 feet southwest of a cotton picker spindle in the center of the road; 28.04 feet northwest of a cut 'x' in the concrete cover of an MSD manhole.

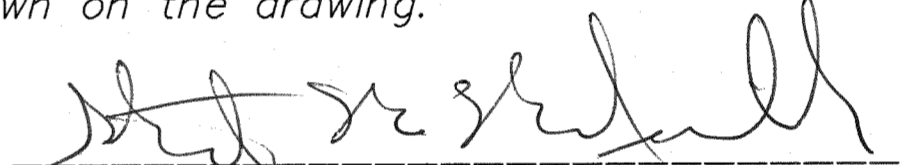
ELEVATION = 461.12

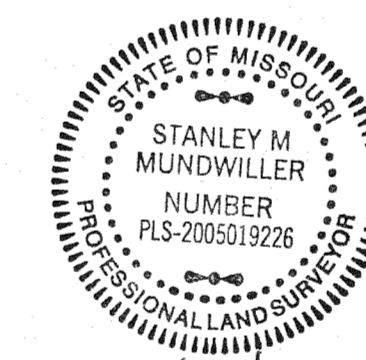
DESCRIPTION
MONSANTO BOUNDARY
200.51 ACRES

Adjusted Tract One of Boundary Adjustment Tract of "tract of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7, and 8 of the subdivision of Hugo Essen Farm, Township 45 North, Range 4 East, St. Louis County, Missouri" according to the plat thereof recorded in Plat Book 317, Page 45 of the St. Louis County, Missouri Records excepting therefrom that part subdivided and now known as "Chesterfield Government Center" according to the plat recorded in Plat Book 348, Page 135 of the St. Louis County, Missouri Records and being more particularly described as follows:

BEGINNING at the intersection of the western line of West Drive (30' wide) and the southern line of the Chicago Rock Island and Pacific Railroad; thence along the western of said West Drive the following courses and distances: South 21°38'46" East a distance of 362.24 feet to a point; thence South 34°51'50" East a distance of 200.22 feet to a point; thence South 42°05'20" East a distance of 115.05 feet to a point; thence South 29°22'36" East a distance of 156.07 feet to a point; thence South 75°29'44" East a distance of 76.79 feet to a point; thence North 57°12'19" East a distance of 106.10 feet to a point; thence South 58°52'26" East a distance of 105.84 feet to a point; thence South 58°52'26" East a distance of 392.52 feet to a point; thence South 27°38'56" East a distance of 175.15 feet to a point; thence South 17°15'51" East a distance of 175.17 feet to a point; thence South 30°03'05" East a distance of 2.60 feet to a point in the northwest line of the aforementioned Lot 6 of Hugo Essen Farm, said point also being along the northwestern line of a tract now or formerly of Rosalie Bergh as recorded in Deed Book 9414, Page 715 of the St. Louis County, Missouri Recorder's Office; thence leaving the western line of said West Drive along the northwestern line of said Bergh tract South 56°25'23" West a distance of 592.52 feet to a point on the southwestern line of said Lot 6, said point also being the southwestern line of said Bergh tract; thence leaving the northwestern line of said Lot 6 along the southwestern line of said Lot 6 South 33°14'36" East a distance of 423.50 feet to a point in the southeastern line of a tract of land now or formerly of Christine Porzeinski as recorded in Deed Book 8474, Page 1082 of the St. Louis County, Missouri Records; thence leaving the southwestern line of said Lot 6 along the southeastern line of said Porzeinski tract North 56°15'38" East a distance of 200.00 feet to a point being the northwest corner of Adjusted Tract Two as recorded in Plat Book 317, Page 45 of the St. Louis County, Missouri Records; thence leaving the southeastern line of said Porzeinski tract along the southwestern line of Adjusted Tract Two South 33°44'22" East a distance of 368.04 feet to a point; thence North 56°15'38" East a distance of 405.30 feet to a point in the western line of the aforementioned West Drive (30' wide); thence along the western line of said West Drive South 23°32'37" East a distance of 366.94 feet to a point; thence South 26°58'15" East a distance of 170.31 feet to a point on the northern line of Wellesley Place Addition Amended as recorded in Plat Book 319, Page 4 of the St. Louis County, Missouri Recorder's Office; thence along the northern line of said Wellesley Place South 63°12'06" West a distance of 268.84 feet to a point; thence South 26°10'01" East a distance of 117.92 feet to a point on the northern line of Wellesley Place as recorded in Plat as recorded in Plat Book 310, Page 65 of the St. Louis County, Missouri Recorder's Office; thence along the northern line of said Wellesley Place South 68°28'50" West a distance of 123.10 feet to a point; thence North 80°25'10" West a distance of 543.80 feet to a point; thence South 66°24'56" West a distance of 299.96 feet to a point on the southwestern line of said Wellesley Place; thence along the southwestern line of said Wellesley Place South 38°20'34" East a distance of 245.37 feet to a point on the northern line of a tract of land now or formerly of Apple Sweets as recorded in Deed Book 13114, Page 1172 of the St. Louis County, Missouri Recorder's Office; thence along the northern line of said Apple Sweets tract South 51°39'26" West a distance of 456.05 feet to a point in the northern line of Chesterfield Village Parkway (80' wide); thence leaving the northern line of Apple Sweets tract along the northern line of said Chesterfield Village Parkway the following courses and distances: along a curve to the left having a radius of 994.93 feet, an arc length of 541.79 feet, a chord of which bears North 53°56'35" West a chord distance of 535.12 feet to a point; thence North 69°32'36" West a distance of 1010.75 feet to a point; thence along a curve to the left having a radius of 994.93 feet, an arc length of 763.05 feet, a chord of which bears South 88°29'06" West a chord distance of 744.49 feet to a point, said point being the intersection of the northern line of said Chesterfield Village Parkway and the northeastern line of City Center Drive (variable width) as shown on Lot 1 of the Chesterfield Government Center as recorded in Plat Book 348, Page 135 of the St. Louis County, Missouri Records; thence leaving the northern line of Chesterfield Village Parkway along the northeastern line of said City Center Drive North 45°25'51" West a distance of 194.57 feet to a point; thence North 52°04'00" West a distance of 98.32 feet to a point; thence North 14°25'18" East a distance of 14.97 feet to a point; thence North 76°24'38" West a distance of 20.00 feet to a point; thence North 81°57'01" West a distance of 161.04 feet to a point; thence North 54°43'29" West a distance of 88.49 feet to a point; thence along a curve to the left having a radius of 101.50 feet, an arc length of 134.48 feet, a chord of which bears North 44°37'52" West a chord distance of 124.86 feet to a point; thence South 04°35'19" West a distance of 25.04 feet to a point; thence along a curve to the left having a radius of 76.50 feet, an arc length of 159.90 feet, a chord of which bears South 38°27'25" West a chord distance of 132.34 feet to a point; thence along a curve to the right having a radius of 212.50 feet, an arc length of 59.60 feet, a chord of which bears North 53°59'15" East a chord distance of 59.40 feet to a point; thence South 62°01'22" West a distance of 152.80 feet to a point; thence along a curve to the left having a radius of 245.00 feet, an arc length of 101.83 feet, a chord of which bears South 50°06'57" West a chord distance of 101.10 feet to a point; thence South 38°12'32" West a distance of 84.52 feet to a point; thence along a curve to the right having a radius of 54.00 feet, an arc length of 76.45 feet, a chord of which bears South 78°46'05" West a chord distance of 70.23 feet to a point in the northern line of Swingley Ridge Road (49' wide); thence along the northern line of said Swingley Ridge Road along a curve to the left having a radius of 424.50 feet, an arc length of 119.91 feet, a chord of which bears North 68°45'52" West a chord distance of 119.51 feet to a point; thence North 76°50'46" West a distance of 134.59 feet to a point on the eastern line of a tract of land now or formerly of Silohat Hotels, L.P. as recorded in Deed Book 15619, Page 1280 of the St. Louis County, Missouri Recorder's Office; thence leaving the northern line of Swingley Ridge Road along the eastern line of said Silohat Hotels, L.P. tract North 13°30'39" West a distance of 1287.29 feet to a point in the southern line of the aforementioned Chicago Rock Island and Pacific Railroad; thence along the southern line of said Chicago Rock Island and Pacific Railroad North 68°20'48" East a distance of 3535.49 feet to the POINT OF BEGINNING and containing 8,734,374 square feet or 200.51 acres more or less.

We, Pickett, Ray & Silver, Inc., during the month of April 2005, executed a boundary survey from actual field data and record information on a tract of land being part of Adjusted Tract 1 of Boundary Adjustment Plat of tracts of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7 and 8 of the Subdivision of Hugo Essen Farm in Township 45 North, Range 4 East, St. Louis, Missouri in accordance with the Current Minimum Standards for Property Boundary Surveys at that time and the results of that survey are shown hereon. No additional field or office work has been performed and the surveyor does not purport to the accuracy of the conceptual information shown on the drawing.

By: 
Stanley M. Mundwiler, P.L.S. #2005019226
STATE OF MISSOURI



1/19/09

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

2	1-19-09	SM	REMOVED TITLE COMMITMENT	
1	9-19-08		CONCEPT PLAN	
NO.	DATE	BY	REVISION	APPD.



700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017

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DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
BWT	11-18-08	SM	11-18-08		
				91-4883-00	
914883008				PROJECT NUMBER	

BOUNDARY LEGAL
DESCRIPTION

CONCEPT PLAN

DIRECTORY - LOCATION - FLOOR - DISCIPLINE - TYPE - SEQ. NO.	REV.
	11/19/08