

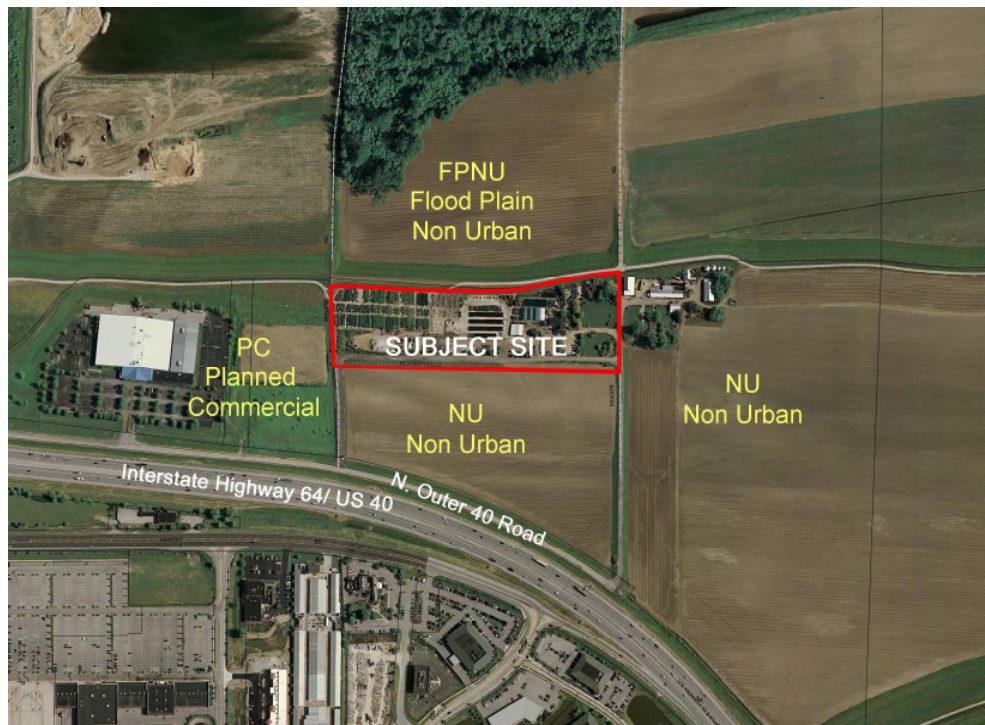
IV. B.

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, March 10, 2008, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 03-2008 Chesterfield Valley Nursery (Walter E. Graeler): a request for a change of zoning from “NU” Non Urban District to “AG” Agriculture District for a 10.4 acre tract of land located north of North Outer 40 Road approximately 6,600 feet east of the intersection with Boones Crossing. (part of 17T620041)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

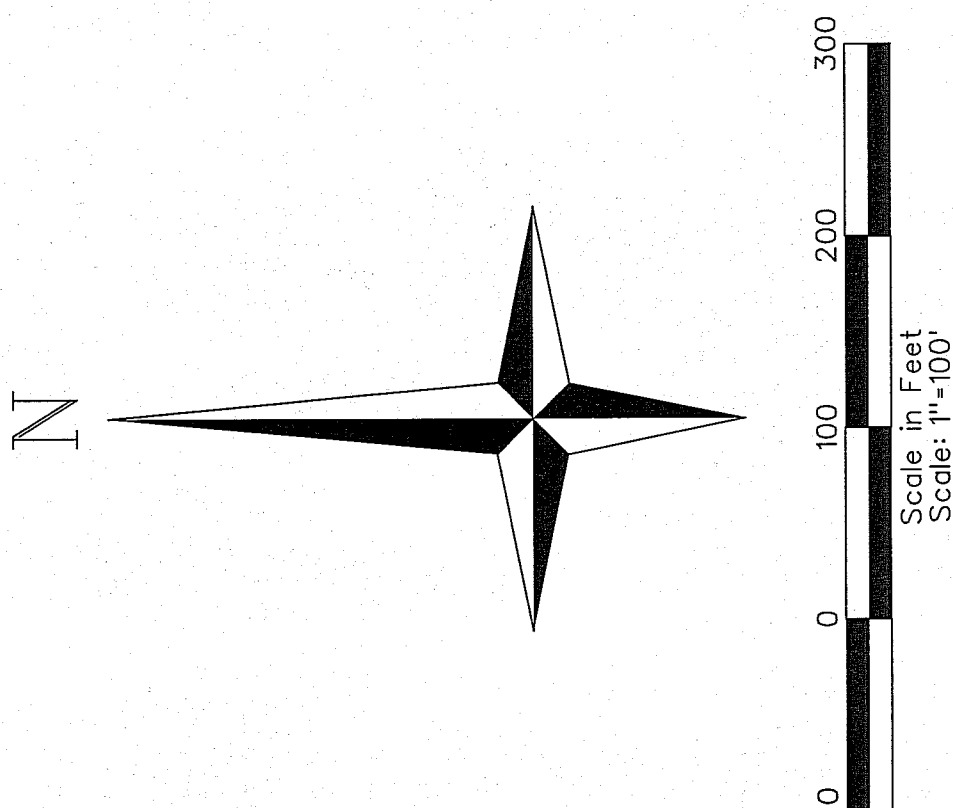
Description of Property

A tract of land in U.S. Survey 2031, Township 45 North – Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the Northeast corner of property described in Parcel 3 of deed to Walter E. Graeler and Jo Ann Graeler recorded in Book 9049 page 1848 of the St. Louis County records, said point being also in the West line of property firstly described in Parcel 4 of said deed; thence Southwardly along the dividing line between property described in said Parcel 3 and property firstly described in said Parcel 4 of said Graeler deed South 0 degrees 32 minutes 00 seconds West 404.27 feet to a point being distant North 0 degrees 32 minutes 00 seconds East 909.60 feet from the intersection of said dividing line with the North right

of way line of Interstate Highway 64, varying width; thence leaving said dividing line, North 89 degrees 28 minutes 00 seconds West 1239.40 feet to a point in the West line of property described in said Parcel 3 of said Graeler deed, said point being 18.00 feet perpendicularly distant East of the East line of Lot 7 of the James Long Estate; thence Northwardly along the West line of said Parcel 3, being also a line 18.00 feet East of and parallel to said East line of Lot 7 of the James Long Estate North 2 degrees 21 minutes 30 seconds West 370.20 feet to a point being distant South 2 degrees 21 minutes 30 seconds East 36.66 feet from the Northwest corner of said Parcel 3; thence South 86 degrees 33 minutes 45 seconds East 536.27 feet to a point; thence North 89 degrees 58 minutes 25 seconds East 303.86 feet to a point; thence North 79 degrees 12 minutes 34 seconds East 262.14 feet to a point in the North line of said Parcel 3; thence Eastwardly along said North line of Parcel 3, being also a South line of property described in deed to Clarkson Property Company recorded in Book 9307 page 1665 of the St. Louis County records North 87 degrees 57 minutes 30 seconds East 161.78 feet to the point of beginning and containing 10.377 acres according to calculations by Volz Incorporated on March 26, 2007.

A TRACT OF LAND IN U.S. SURVEY 2031
TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI



LEGEND
FF FINISHED FLOOR
(R) RECORD
(S) SURVEY

PROPERTY, N/F OF
WAYNE D. HAYNES & RUTHANN E. HAYNES, H.W.
D.B. 9054, PG. 2041

PROPERTY, N/F OF
RUTHANN E. HAYNES, H.W.
D.B. 9054, PG. 2044

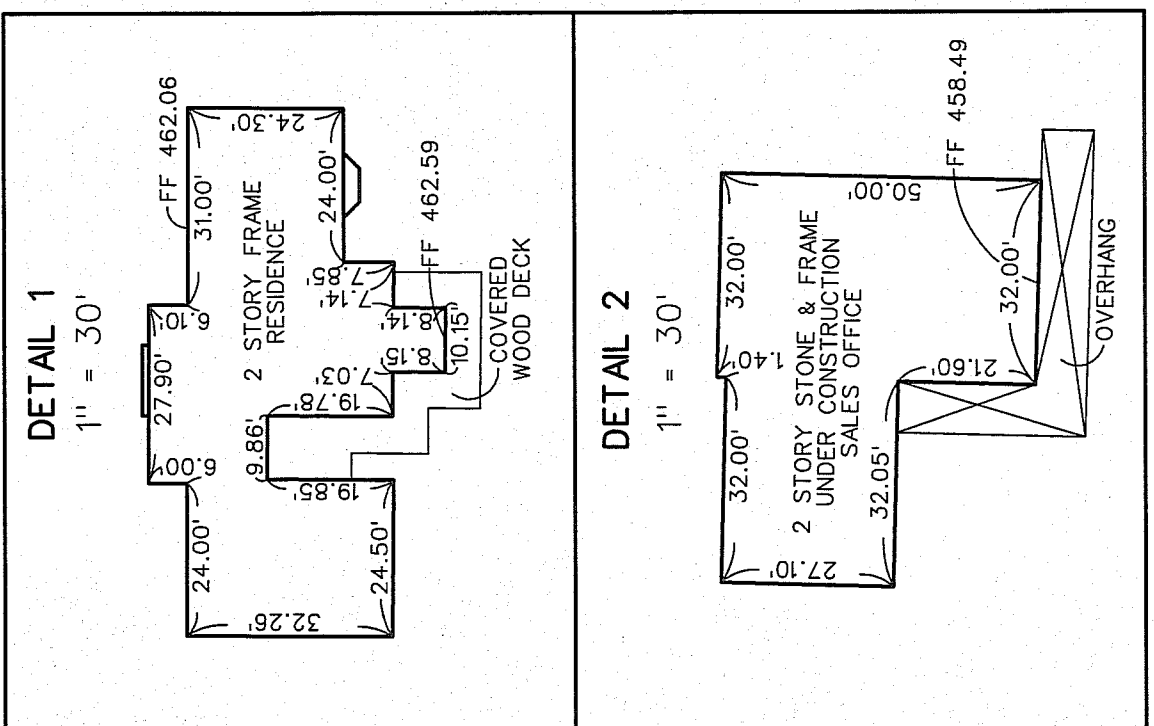
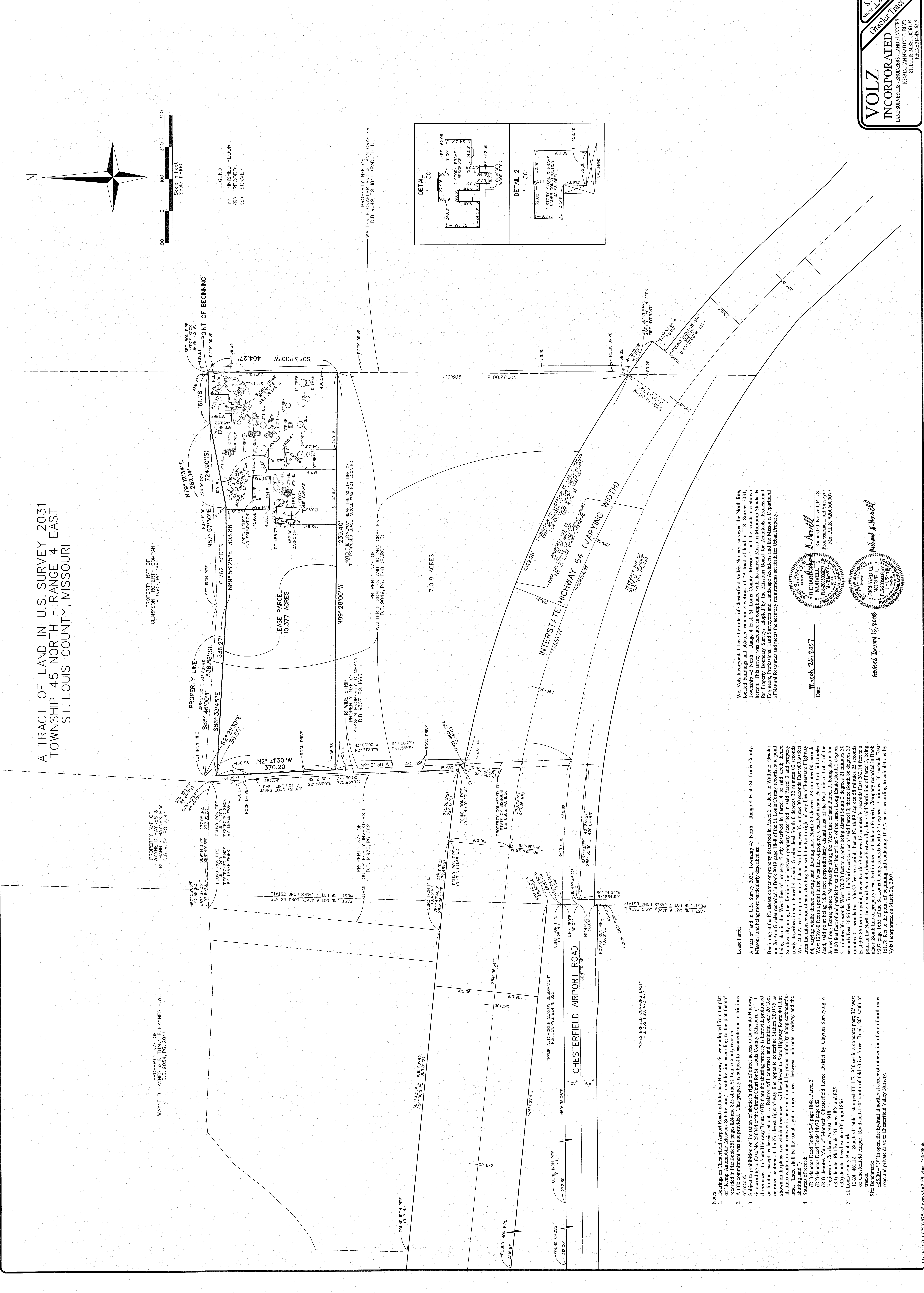
PROPERTY, N/F OF
CLARKSON PROPERTY COMPANY
D.B. 9307, PG. 1665

PROPERTY, N/F OF
SUMMIT OUTER FORTY INVESTORS, L.L.C.
D.B. 14970, PG. 662

PROPERTY, N/F OF
CLARKSON PROPERTY COMPANY
D.B. 9307, PG. 1665

PROPERTY, N/F OF
WALTER E. GRAELER AND JO ANN GRAELER
D.B. 9045, PG. 648 (PARCEL 3)

PROPERTY, N/F OF
WALTER E. GRAELER AND JO ANN GRAELER
D.B. 9045, PG. 648 (PARCEL 4)



Notes:
1. Bearings on Chesterfield Airport Road and Interstate Highway 64 were adopted from the plat of "Kemp Automobile Museum Subdivision," a subdivision according to the plat thereof recorded in Plat Book 351, pages 824 and 825.
2. The location of the monument was not provided. This property is subject to easements and restrictions of record.
3. Subject to prohibition or limitation of abutter's rights of direct access to Interstate Highway 64 according to Case No. 286044 of the Circuit Court for St. Louis County, Missouri. ("...all direct access to State Highway Route 40TR from the abutting property is herewith prohibited or limited, except at the Northeast light-railway line opposite centerline Station 300+75 as shown on the plans over which direct access will be allowed to State Highway Route 40TR at all times while no outer roadway is being maintained, by proper authority along defendant's land. There shall be the usual right of direct access between such outer roadway and the abutting land.")
4. Survey of record:
(R1) denotes Deed Book 9049 page 1848, Parcel 3
(R2) denotes Deed Book 14970 page 682
(R3) denotes Map of Monarch, Chesterfield Levee District by Clayton Surveying & Engineering Co. dated August 1948
(R4) denotes Plat Book 351, pages 824 and 825
(R5) denotes Deed Book 6502 page 1826
5. St. Louis 12-24 462.12 - "Standard Tablet" stamped TT 1 E 1930 set in a concrete post, 32' west of Chesterfield Airport Road and 150' south of Old Olive Street Road, 20' south of west of Chesterfield Commons East.
Site Benchmark:
453.00 ± 0.10 in open, fire hydrant at southeast corner of intersection of end of north outer road and private drive to Chesterfield Valley Nursery.

Lease Parcel
A tract of land in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:
Beginning at the Northeast corner of property described in Parcel 3 of deed to Walter E. Graeler and Jo Ann Graeler, recorded in Deed Book 9049, page 1848, St. Louis County, Missouri, and being also in the West line of property, firstly described in Parcel 4 of said deed, thence Southwesterly along the dividing line between property described in said Parcel 3 and property firstly described in said Parcel 4 of said Graeler deed South 0 degrees 32 minutes 00 seconds West 404.27 feet to a point being distant North 0 degrees 32 minutes 00 seconds East 995.60 feet from the intersection of said dividing line with the North right-of-way line of Interstate Highway 64, thence North 79 degrees 12 minutes 34 seconds East 262.14 feet to a point being distant South 2 degrees 27 minutes 30 seconds West 370.20 feet to a point being distant South 2 degrees 27 minutes 30 seconds East 303.86 feet to a point; thence North 89 degrees 58 minutes 25 seconds East 303.86 feet to a point; thence North 79 degrees 12 minutes 34 seconds East 262.14 feet to a point in the North line of said Parcel 3; thence Eastwardly along said North line of Parcel 3, being also a South line of property described in deed to Clarkson Property Company recorded in book 9307, page 1665 of the St. Louis County records North 87 degrees 37 minutes 30 seconds East 187.78 feet to the point of beginning, and containing 10.377 acres according to calculations by Volz Incorporated on March 26, 2007.

We, Volz Incorporated, have by order of Chesterfield Valley Nursery, surveyed the North line, located buildings and obtained random elevations of "A met of land in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri" and the results are shown hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources and meets the accuracy requirements set forth for Urban Property.
Richard G. Norvell, P.L.S.
Professional Land Surveyor
No. P.L.S. #200500077
Richard A. Howell
Professional Land Surveyor
No. P.L.S. #200500077
March 26, 2007
Date
Revised January 15, 2008

8784
Sheet 1 of 1
VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-456-6312