



IV. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning and Development Services Division Public Hearing Summary Report

P.Z. 05-2013 Monarch Center (JLA Development, LLC): A request for an ordinance amendment to a “PC” Planned Commercial District to add a 0.85 parcel of land currently zoned “M-3” Planned Industrial District to an existing “PC” Planned Commercial District and to modify development standards of the “PC” Planned Commercial District totaling a 10.94 acre area of land located north of Edison Avenue and east of Long Rd. (17U120188 and 17U120100).

Summary

Doster Ullom, LLC, on behalf of JLA Development, LLC, has submitted a request for an ordinance amendment to add a 0.85 acre parcel of land zoned “M-3” Planned Industrial District to an existing “PC” Planned Commercial District resulting in a new “PC” Planned Commercial District totaling 10.94 acres. The requested amendment also seeks to amend setbacks along the western portion of the district as well as various modifications to account for the addition of land.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this development as Mixed Use (retail / office / warehouse), which permits retail, low-density and mid-density office, and office / warehouse facilities.

A public hearing further addressing the request will be held at the March 25, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,

Justin Wyse, AICP
Senior Planner

Attachments

1. Preliminary Plan
2. Project narrative

cc: Aimee Nassif, Planning and Development Services Director

Project Narrative

JLA Development, LLC is pleased to present its Application for Zoning Amendment for Monarch Center. Monarch Center is located at the northeast corner of Edison and Long Roads and is currently zoned as a PC – Planned Commercial District pursuant to Ordinance 2334. JLA Development seeks to amend certain sections of Ordinance 2334 as described below. Upon completion of the Amendment, JLA Development plans to develop a portion of the property for retail use, including operation of a convenience store.

JLA Development has entered (or will enter into) contracts to acquire the property for its development and has obtained consents from the current property owners to proceed with the Zoning Amendment (see consents included with the Zoning Application). The proposed Amendment would modify the existing Ordinance as follows:

- Modification to the boundaries of the parcel currently zoned as part of the PC District. A revised legal description for the PC District is part of the Zoning Amendment Application.
- Relatively minor increase to the total building floor area permitted for the Development.
- Modification to the Structure Setbacks and Parking Setbacks as necessary to accommodate development as shown on the Preliminary Development Plan submitted with the application and to adjust in connection with modifications to the legal description of the zoning district.
- Modifications to the Ordinance as may be necessary to conform with the changes described above or to conform with the revised Preliminary Development Plan.

No additional uses are requested and no further changes to the existing Zoning Ordinance are anticipated.



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CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

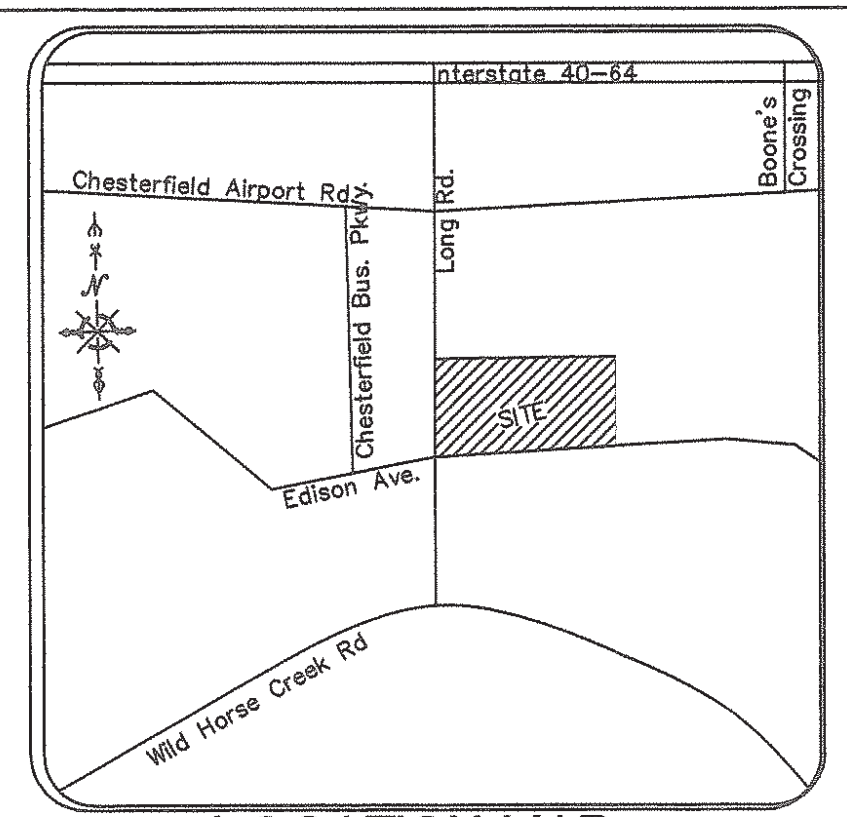
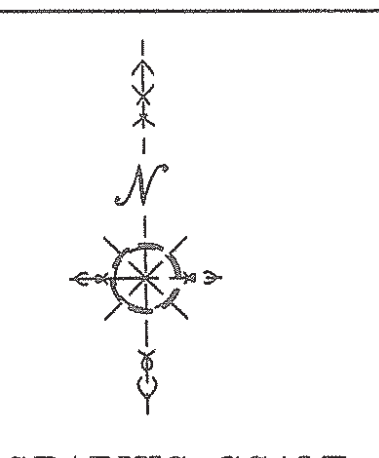
Preliminary Development Plan
MONARCH CENTER
158 Long Road
Chesterfield, Missouri 63017

Project # 1129
No. Description Date
City/Submital 12/21/12
Per City 03/07/13

Preliminary Development Plan
C1

PRELIMINARY DEVELOPMENT PLAN

ADJUSTED PARCEL 2 OF
A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER & PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN & PART OF
LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST.
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



PROPERTY DATA

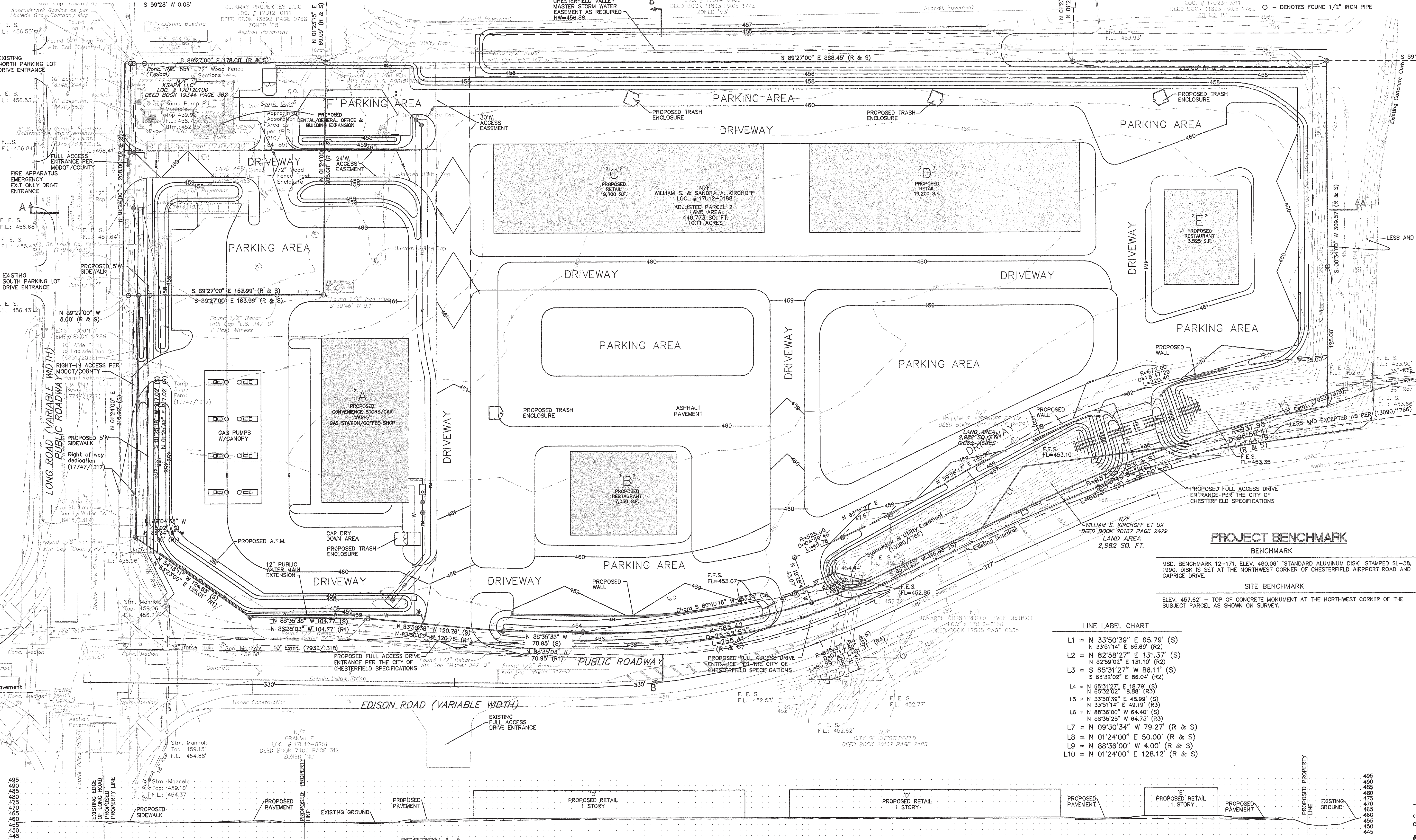
OWNER = WILLIAM & SANDRA KIRCHOFF (10062/2198)
ADDRESS = 158 LONG ROAD
150 LONG ROAD
171U201 ST. LOUIS, MO 63017
ACREAGE = 10.97 AC.
EXISTING ZONING = PC - PLANNED COMMERCIAL
PROPOSED ZONING = M3 - PLANNED INDUSTRIAL
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
SEWER DISTRICT = ROCKWOOD
WATER SHED = MISSOURI RIVER
FEMA MAP = 28189C0140H, LOMR APRIL 17, 2000
ELECTRIC COMPANY = AMERENUE
GAS COMPANY = LACLEDE GAS COMPANY
PHONE COMPANY = SOUTHWESTERN BELL TELEPHONE
WATER COMPANY = MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- 1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ALL UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- 2.) ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
- 3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY HARLER SURVEYING CO.
- 4.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- 5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- 6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 7.) GRADING CONTRACTOR SHALL INSTALL SITUATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SITUATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- 8.) ALL FILLS AND BAKETTES SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- 9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS OPEN AND MAINTAINED THROUGHOUT THE PROJECT.
- 10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 11.) GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- 12.) DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD & ST. LOUIS COUNTY.
- 13.) SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- 14.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1/20TH. SLOPES GREATER THAN 1/20TH MUST BE DESIGNED AS A RAMP.
- 15.) SIDEWALKS, CURB RAMP, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPLICABLE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- 16.) DENSITY CALCULATIONS Total OpenSpace = 166,820 s.f. x 100 = 35%
476,630 s.f. total site
F.A.S. = 69,470 s.f. bldg. = 0.15
476,630 s.f. total site
- 17.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 28189C0140H (REVISED TO REFLECT LOMR DATED APRIL 17, 2000) AND COMMUNITY NUMBER 800888 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1995. THE PROPERTY LIES WITHIN SPECIAL FLOOD ZONE (AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DEPTHS OF 1 FOOT OR MORE) AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD.
- 18.) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJACENT PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 10.200 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
- 19.) APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- 20.) ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- 21.) ROOF TOP EQUIPMENT SHALL BE SCREENED.
- 22.) THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
- 23.) NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD.

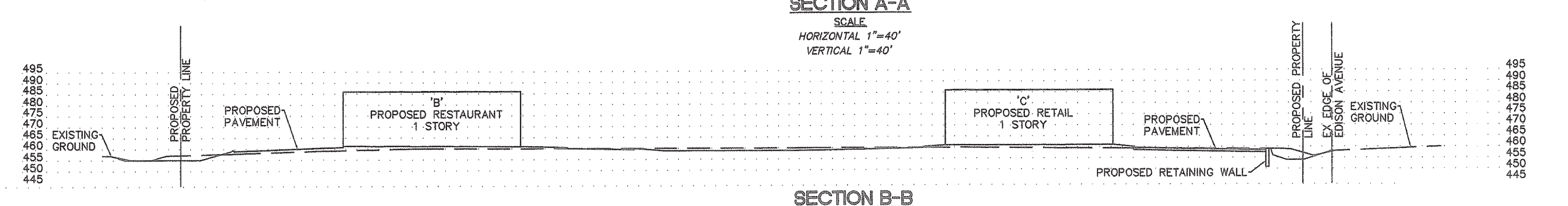
LEGEND

EXISTING CONTOURS	- - - - - 433	TO BE REMOVED	T.B.R.
PROPOSED CONTOURS	— — — — — 433	TO BE REMOVED & RELOCATED	T.B.R. & R.
EXISTING STORM SEWER	— — — — —	TO BE USED IN PLACE	U.I.P.
PROPOSED STORM SEWER	— — — — —	TO BE ABANDONED	T.B.A.
EXISTING SANITARY SEWER	— — — — —	BACK OF CURB	B.C.
PROPOSED SANITARY SEWER	— — — — —	FACE OF CURB	F.C.
RIGHT-OF-WAY	— — — — —	WATER MAIN	W
EASEMENT	— — — — —	GAS MAIN	G
CENTERLINE	— — — — —	UNDERGROUND TELEPHONE	T
EXISTING TREE	— — — — —	OVERHEAD WIRE	O.H.
EXISTING SPOT ELEVATION	— — — — —	UNDERGROUND ELECTRIC	E
PROPOSED SPOT ELEVATION	— — — — —	FIRE HYDRANT	F
SWALE/DRAINAGE PATH	— — — — —	POWER POLE	P
		WATER VALVE	V



LINE LABEL CHART

L1 =	N 33°50'39" E 65.79' (S)
L2 =	N 33°51'14" E 65.69' (R2)
L3 =	N 82°58'27" E 131.37' (S)
L4 =	N 82°58'02" E 131.01' (R2)
L5 =	S 65°31'27" W 86.11' (S)
L6 =	S 65°32'02" E 86.04' (R2)
L7 =	N 88°32'02" W 18.88' (R3)
L8 =	N 33°50'39" E 65.79' (S)
L9 =	N 33°51'14" E 65.69' (R2)
L10 =	N 82°58'27" E 131.37' (S)
L11 =	N 82°58'02" E 131.01' (R2)
L12 =	N 88°36'00" W 84.40' (S)
L13 =	N 88°35'28" W 84.27' (R3)
L14 =	N 09°30'34" W 79.27' (R & S)
L15 =	N 01°24'00" E 50.00' (R & S)
L16 =	N 88°38'00" W 4.00' (R & S)
L17 =	N 01°24'00" E 128.12' (R & S)



PREPARED FOR:
Mr. Mace Nosovitch
358 Shetland Valley Court
Chesterfield, Missouri 63005

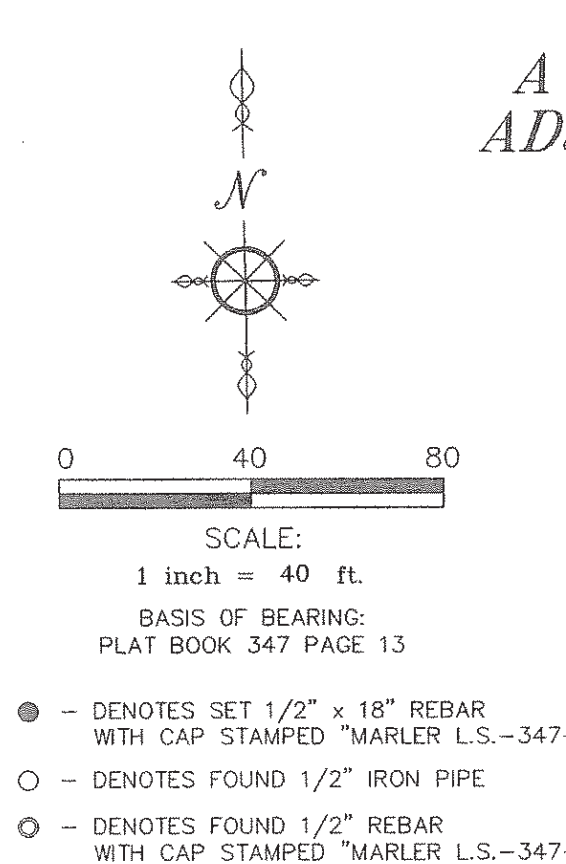
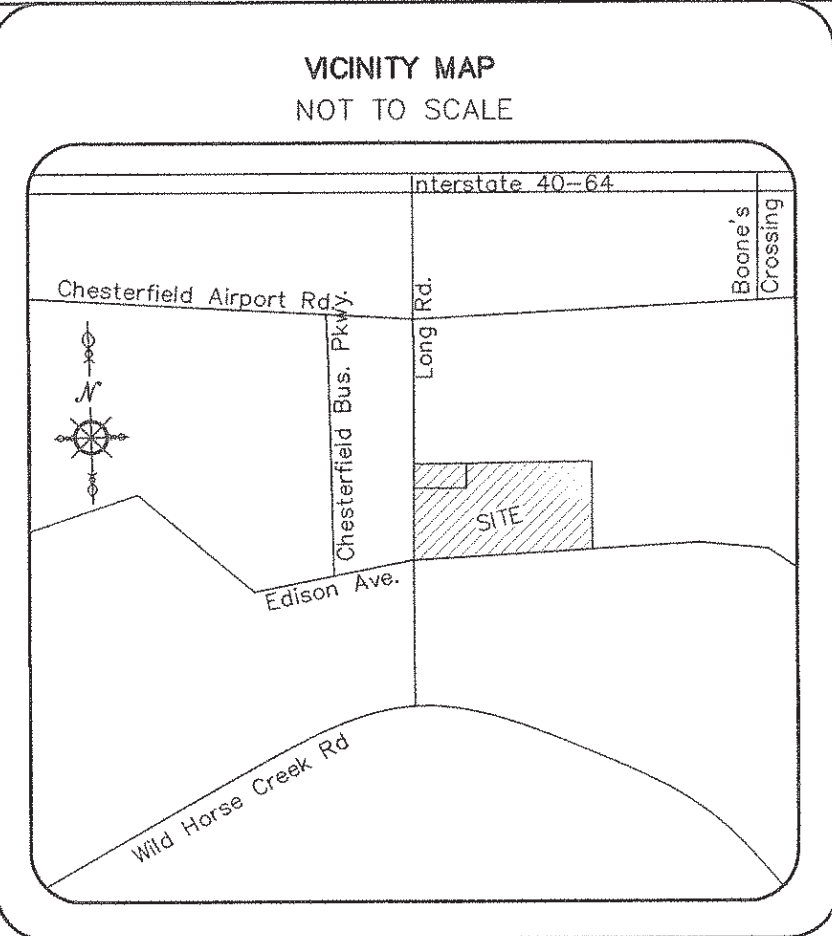
PREPARED BY:
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LEGAL DESCRIPTION

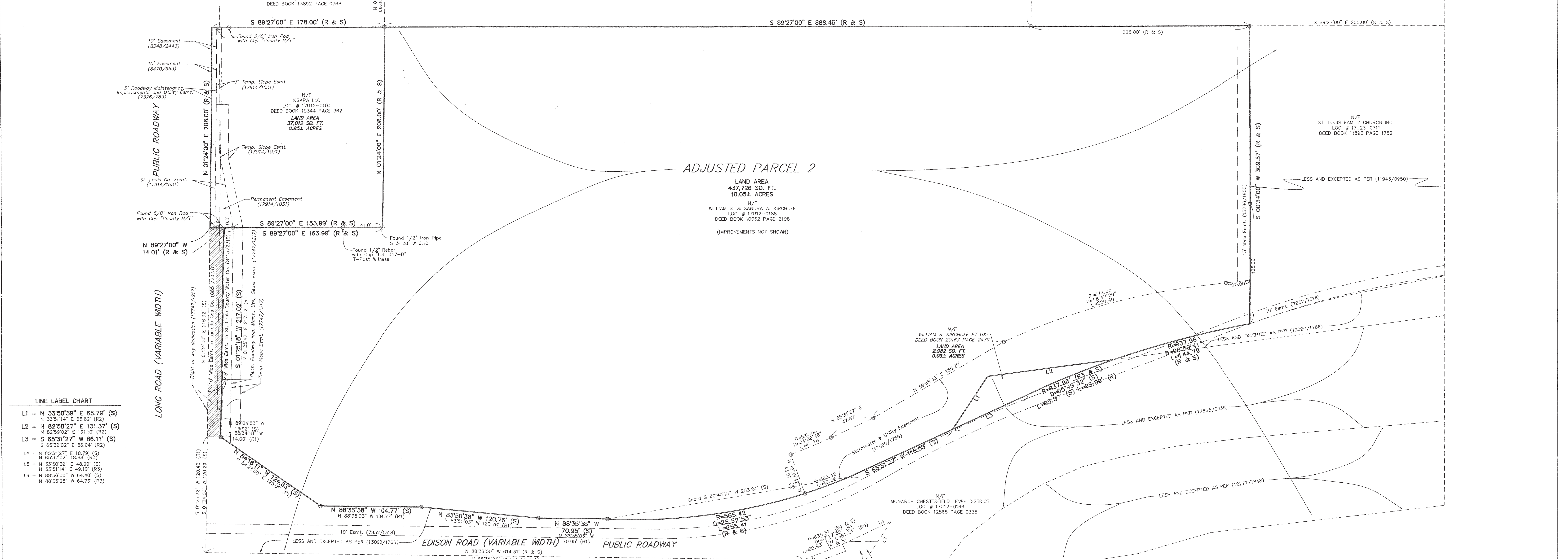
Part of Adjusted Parcel 2 of a Boundary Adjustment Plat of Plat 4 of the Valley Center and part of Share 7 of the Estate of Peter Steffan and part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, according to the Plat recorded in Plat Book 347 Page 13 and a tract of land being part of Lot 1 of the Partition of the Estate of Dominion Kroenung in U.S. Survey 126, Township 45 North, Range 4 East as conveyed to K&S&P, L.L.C. by Deed Book 18344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri being more particularly described as follows:
Beginning at a found 1/2" x 18" Rebar with cap stamped "Marler 347-0" being the Northeast corner of Adjusted Parcel 2; thence South 00 degrees 34 minutes 00 seconds West a distance of 309.57 feet to a point on the Northern right of way line of Edison Road as dedicated by Deed Book 13090 Page 1768 and Deed Book 12585 Page 0335; thence along said right of way line, in a West direction with a non-tangent curve turning to the left with a radius of 937.95 feet, having a chord bearing of South 75 degrees 48 minutes 19 seconds West and a chord distance of 144.65, and an arc length of 144.79 to a point being the Southeast corner of a tract of land conveyed to William S. Kirchoff et ux by Deed Book 20167 Page 2478; thence in a Southwesterly direction with a compound tangent curve turning to the left with a radius of 937.95 feet, having a chord bearing of South 68 degrees 26 minutes 13 seconds West and a chord distance of 95.32, and an arc length of 95.37 to a point; thence South 65 degrees 31 minutes 27 seconds West a distance of 86.11 feet to a point, being the Southwest corner of Deed Book 20167 Page 2478; thence continuing along said right of way, South 65 degrees 31 minutes 27 seconds West a distance of 116.03 feet to a point; thence in a West direction with a non-tangent curve turning to the right with a radius of 265.41 feet, having a chord bearing of South 89 degrees 40 minutes 15 seconds West and a chord distance of 253.24, and an arc length of 255.41 to a set rebar; thence North 88 degrees 36 minutes 38 seconds West a distance of 70.95 feet to a set rebar; thence North 83 degrees 50 minutes 38 seconds West a distance of 100.76 feet to a set rebar; thence North 58 degrees 35 minutes 35 seconds West a distance of 184.77 feet to a set rebar; thence North 54 degrees 18 minutes 11 seconds West a distance of 124.83 feet to a set rebar on the Eastern right of way line of Long Road as dedicated by Deed Book 17747 Page 1217; thence along said Eastern right of way, North 01 degree 25 minutes 18 seconds East a distance of 217.05 feet to a set rebar being on the Southern line of Deed Book 18344 Page 362; thence along the Southern line of said Deed Book, North 89 degrees 27 minutes 00 seconds West a distance of 14.01 feet to a found concrete monument being the Southwest corner of said Deed Book 18344 page 362; thence along the Eastern right of way of Long Road, North 01 degree 24 minutes 00 seconds East a distance of 508.00 feet to a point being the Northwest Corner of Deed Book 18344 Page 362; thence along the Northern line of said deed, South 89 degrees 27 minutes 00 seconds East a distance of 178.00 feet to a point being the Northeast corner of said deed and the Northwestmost corner of Adjusted Parcel 2; thence along the Northern line of Adjusted Parcel 2, South 89 degrees 27 minutes 00 seconds East a distance of 688.45 feet to the point of beginning containing 477,729 square feet or 10.97 acres more or less.

This Preliminary Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on this _____ day of _____, 2013, by the Chairman of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

RECEIVED
City of Chesterfield
MAR 12 2013
Department of Public Services



- GENERAL NOTES**
- THE BASIS OF BEARING THIS SURVEY IS PLAT BOOK 347 PAGE 13 OF THE ST. LOUIS COUNTY LAND RECORDS.
 - THE PROPERTIES HAVE AN AREA OF 437,726 SQUARE FEET OR 10.05± ACRES OF LAND AND 37,019 SQ. FT. OR 0.85± ACRES AND 2,382 SQUARE FEET.
 - THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY PARCEL # 17U120188 & 17U12-0100.
 - SOURCE OF DEED REFERENCE IS DEED BOOK 10062 PAGE 2198, DEED BOOK 20167 PAGE 2479 AND 19344 PAGE 362.
 - DUE TO LARGE RIP-RAP THE CORNERS OF THE EASEMENT WERE SET INSTEAD OF THE PROPERTY CORNERS.



LINE LABEL CHART

L1	=	N 33°50'39" E 65.79' (S)
L2	=	N 82°58'27" E 131.37' (S)
L3	=	S 65°31'27" W 88.11' (S)
L4	=	N 65°31'27" E 18.78' (S)
L5	=	N 33°50'39" E 48.99' (S)
L6	=	N 88°36'00" W 64.40' (S)
L7	=	N 88°35'25" W 64.73' (R3)

- SCHEDULE "B" TITLE EXCEPTION NOTES**
- STANDARD EXCEPTIONS, NOT LAND SURVEY RELATED.
 - TERMS AND PROVISIONS OF THE FINAL DEVELOPMENT PLAN AS PER PLAT THEREOF RECORDED IN PLAT BOOK 210 PAGE 84, (PROPOSED ABSORPTION FIELD AS SHOWN ON SURVEY) (GENERAL NOTES: ITEM #2 STATES "NO OUTDOOR STORAGE OR ON-SITE TRASH RECYCLEABLE ALLOWED", HOWEVER ORDINANCE # 10.355 AND ORDINANCE 10.765 OF THE CITY OF CHESTERFIELD ALLOWS FOR TRASH ENCLOSURES WITH THE SIX FEET FENCE).
 - EASEMENT GRANTED TO SOUTHWESTERN BELL BY INSTRUMENT RECORDED IN BOOK 8470 PAGE 553, (10' WIDE EASEMENT AS SHOWN ON SURVEY).
 - EASEMENT GRANTED TO ST. LOUIS COUNTY WATER CO. BY INSTRUMENT RECORDED IN BOOK 8348 PAGE 2443, (10' WIDE EASEMENT AS SHOWN ON SURVEY).
 - EASEMENT GRANTED TO ST. LOUIS COUNTY, MISSOURI BY INSTRUMENT RECORDED IN BOOK 7378 PAGE 783, (4' WIDE ROADWAY MAINTENANCE, IMPROVEMENTS AND UTILITY EASEMENT AS SHOWN ON SURVEY).
 - PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE AND UTILITY EASEMENT AND TEMPORARY SLOPE AND CONSTRUCTION LICENSE, GRANTED TO ST. LOUIS COUNTY, MISSOURI, ACCORDING TO INSTRUMENT RECORDED IN BOOK 17914 PAGE 1031, (EASEMENTS AS SHOWN ON SURVEY, SEE GENERAL NOTE 6).

- SCHEDULE "B" TITLE EXCEPTION NOTES**
- STANDARD EXCEPTIONS, NOT LAND SURVEY RELATED.
 - AGREEMENT TO CONVEY RIGHTS OF WAY TO MISSOURI MERAMBER WATER COMPANY RECORDED IN BOOK 130 PAGE 825 AND BOOK 133 PAGE 66, DO NOT ENCUMBER THE SUBJECT PARCEL.
 - EASEMENT GRANTED TO ST. LOUIS COUNTY, MISSOURI IN BOOK 7725 PAGE 1182, DOES NOT ENCUMBER THE SUBJECT PARCEL.
 - EASEMENTS AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 347 PAGE 13, AS SHOWN ON SURVEY.
 - EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 7932 PAGE 1318, 10' WIDE EASEMENT AS SHOWN ON SURVEY.
 - EASEMENT TO ST. LOUIS COUNTY WATER COMPANY RECORDED IN BOOK 8415 PAGE 2319, 15' WIDE EASEMENT AS SHOWN ON SURVEY.
 - EASEMENT TO LACLEDE GAS COMPANY RECORDED IN BOOK 8851 PAGE 2023, AS SHOWN ON SURVEY.
 - AN EASEMENT FOR PURPOSES HERE STATED AND INCIDENTAL PURPOSES, AS DISCLOSED BY AN INSTRUMENT RECORDED IN BOOK 10392 PAGE 1271, FOR WGRESS AND EGRESS AND OTHER LEVEE PURPOSES, AS SHOWN ON SURVEY.
 - EASEMENT GRANTED TO THE CITY OF CHESTERFIELD RECORDED IN BOOK 15296 PAGE 1908, 13' WIDE EASEMENT AS SHOWN ON SURVEY.
 - ANY ASSESSMENTS FOR MAINTENANCE OF SEWER SYSTEM, NOT A LAND SURVEY RELATED ITEM.
 - ANY ASSESSMENTS BY THE MONARCH CHESTERFIELD LEVEE DISTRICT, NOT A LAND SURVEY RELATED ITEM.

LAND DESCRIPTION PER TITLE COMMITMENT

FILE NO. 11-04435

A TRACT OF LAND BEING PART OF LOT 1 OF THE PARTITION OF THE ESTATE OF DAMIAN KROENUNG IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1, WITH THE EAST LINE OF LONG ROAD, 50 FEET WIDE, THENCE SOUTHWARDLY ALONG SAID EAST LINE OF LONG ROAD SOUTH 00 DEGREES 59 FEET WEST 208.00 FEET TO AN IRON PIPE; THENCE EASTWARDLY AND PARALLEL WITH SAID LINE OF LOT 1, SOUTH 89 DEGREES 52 FEET EAST 178.00 FEET TO AN OLD IRON PIPE; THENCE NORTHWARDLY AND PARALLEL WITH THE EAST LINE OF LONG ROAD, NORTH 00 DEGREES 59 FEET EAST 208.00 FEET TO AN OLD IRON PIPE IN THE AFORESAID NORTH LINE OF LOT 1; THENCE WESTWARDLY ALONG SAID NORTH LINE NORTH 89 DEGREES 52 FEET WEST 178.00 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION PER DEED BOOK 20167 PAGE 2479

A TRACT OF LAND BEING PART OF LOT 1 OF THE DAMIAN KROENUNG'S ESTATE, IN U. S. SURVEY 126, TOWNSHIP 45 NORTH-RANGE 4 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DEED TO MONARCH-CHESTERFIELD LEVEE DISTRICT RECORDED IN BOOK 12565 PAGE 335 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID LEVEE DISTRICT PROPERTY NORTH 82 DEGREES 59 MINUTES 02 SECONDS EAST 131.30 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 13 DEGREES 39 MINUTES 26 SECONDS EAST 937.96 FEET FROM THE LAST MENTIONED POINT; A DISTANCE OF 95.09 FEET TO A POINT; THENCE SOUTH 63 DEGREES 32 MINUTES 02 SECONDS EAST 86.04 FEET TO THE WEST LINE OF SAID MONARCH-CHESTERFIELD LEVEE DISTRICT PROPERTY; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 33 DEGREES 51 MINUTES 14 SECONDS EAST 65.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,973 SQUARE FEET ACCORDING TO CALCULATION BY VOLZ INC. DURING NOVEMBER 2011.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE REQUEST OF OLD REPUBLIC TITLE COMPANY AND CIVIL ENGINEERING DESIGN CONSULTANTS INC. WE HAVE DURING THE MONTH OF JANUARY 2006 AND DECEMBER 2011, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF EASEMENTS ON PART OF ADJUSTED PARCEL 2 OF THE BOUNDARY ADJUSTMENT PLAT OF PLAT # OF THE VALLEY CENTER AND PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN AND PART OF LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, AS RECORDED IN PLAT BOOK 347 PAGE 13 AND A TRACT OF LAND BEING PART OF LOT 1 OF THE PARTITION OF THE ESTATE OF DAMIAN KROENUNG IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, AS PER DEED BOOK 19344 PAGE 362 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI; AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING.

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED APRIL OF 2011. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 11th DAY OF March, 2013.

Marty L. Marler
MARTY L. MARLER
REGISTERED LAND SURVEYOR
MISSOURI P.L.S. 2701

SCALE: 1" = 40'
DRAWN BY: D.J.N.
CHECKED BY: D.F.V.
DWG. NO.: 0605-201

REVISION DATES
REVISED 11/20/12
UPDATED PARCELS
BK. 20167 PG. 2479
BK. 20167 PG. 2483
REVISED 03/11/13

DEPUTY C.B.

PROJECT NAME: 158 LONG ROAD
ADDRESS: 158 LONG ROAD
PROJECT NO.: 0605-201AS
ST. LOUIS COUNTY, MISSOURI

11402 GRAVVO RD, STE. 200 ST. LOUIS, MO 63126 (314) 729-1044 FAX
110 WEST MAIN STREET, SULLIVAN, MO (573) 489-4884 PH. (573) 800-8605 FAX
marler@marlersurveying.net

THIS PLAT CONTAINS 477,727 SQUARE FEET OR 10.97± ACRES