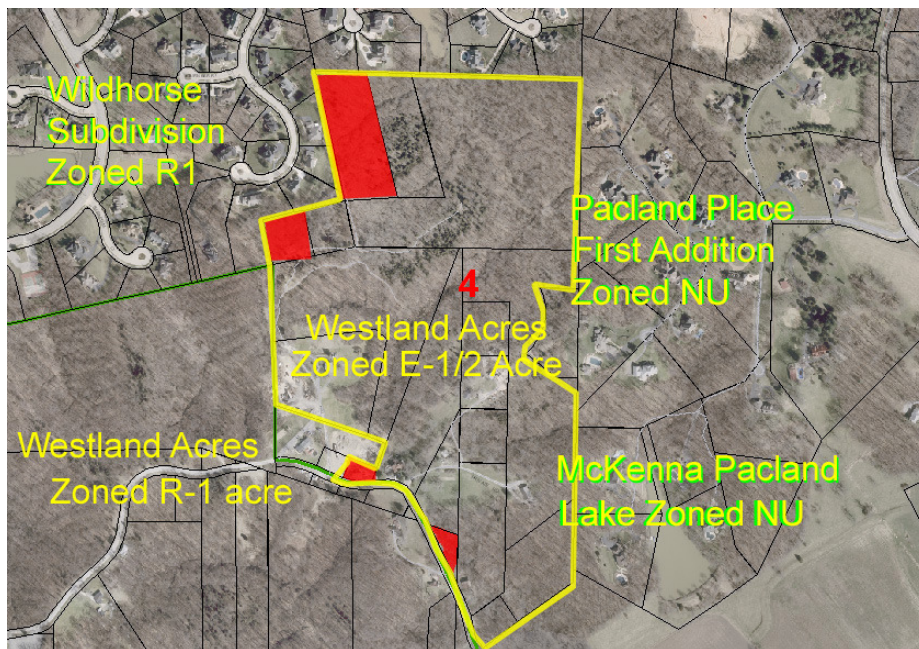


NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on June 11, 2007 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

P.Z. 22-2007 Westland Acres II (Westland Acres Development LLC): A request for a change of zoning from "NU" Non-Urban to "E-Half Acre" Estate Half Acre District for 4.28 acre tracts of land located at 17069 Church Road, 17083 Church Road, 17609 Bridgeway Circle Drive, 17617 Bridgeway Circle Drive (19V620074, 19V620205, 19V640027, 19V640049)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, 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. Aimee Nassif, Senior Planner by telephone at 636-537-4745 or by email at anassif@chesterfield.mo.us.

CITY OF CHESTERFIELD

Maurice Hirsch, Chair,
Chesterfield Planning Commission

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Legal Descriptions

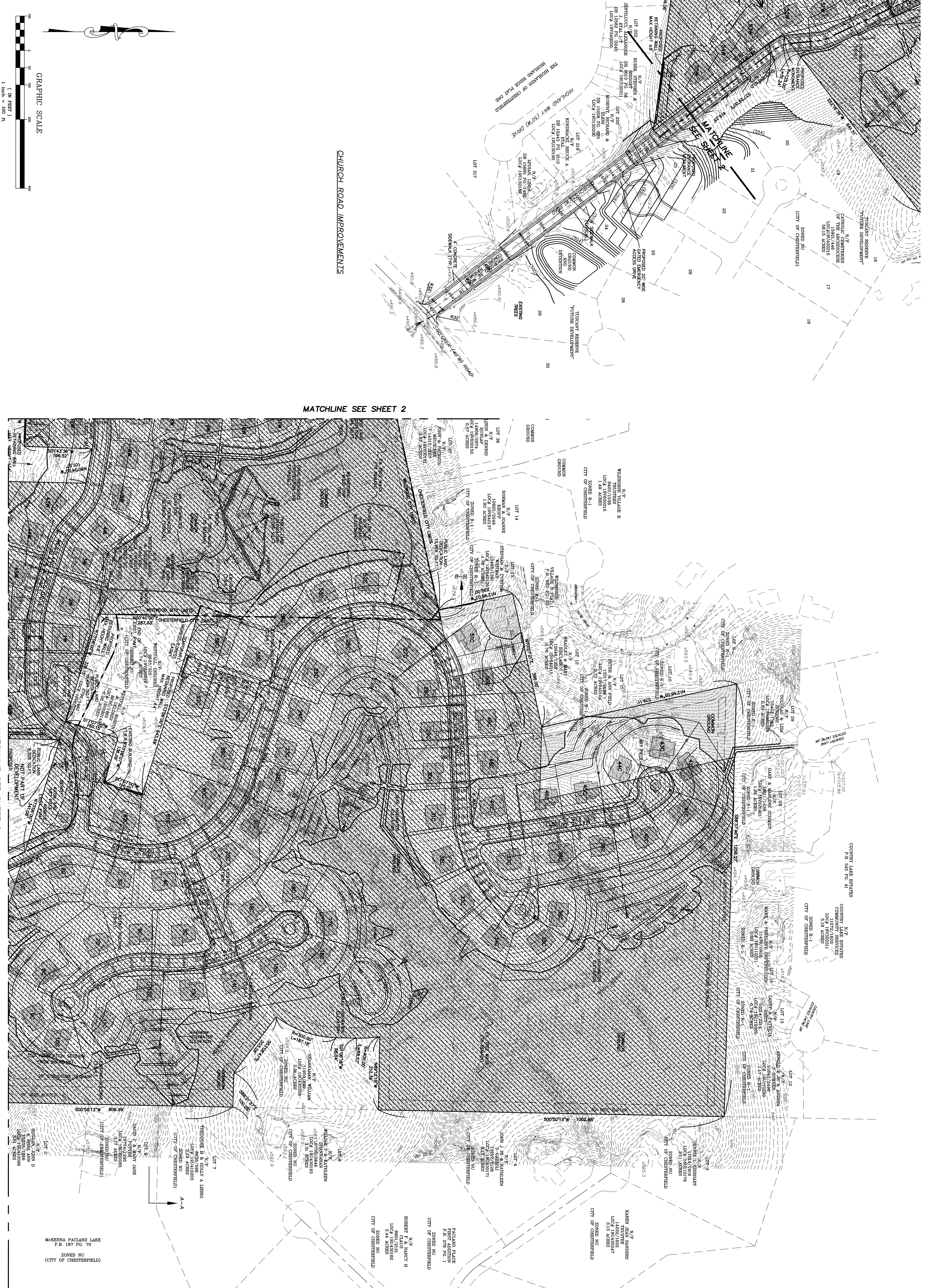
A tract of land being part of Lot 1 of the plat of Long Heirs (P.B. 1 PG. 30), a part of U.S. Survey 479 and a part of fractional section 13, township 45 north, range 3 east, cities of Chesterfield and Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Commencing at the southern most corner of a tract of land described in deed to Marie Thompson, etal, per deed book 11111 page 2524 of the St. Louis County Records, said point also being on the north right-of-way line of Church (50' W) Road; thence along southwest line of the aforementioned Thompson Tract and north right-of-way line, north 25°51'12" West 127.24 feet to the point of beginning; thence departing said right-of-way line and with the west line of said Thompson Tract, north 00°39'00" east 190.83 feet to a point; thence departing said west line, north 73°06'00" west 115.97 feet to a point on the aforementioned north right-of-way line; thence with said right-of-way line, south 25°51'12" east 249.50 feet to the point of beginning and containing .02 acres, more or less, according to record information and subject to the results of a future property boundary survey. (17069 Church Rd.)

A tract of land being part of Lot 1 of the plat of Long Heirs (P.B. 1 PG. 30), a part of U.S. Survey 479 and a part of fractional section 13, township 45 north, range 3 east, cities of Chesterfield and Wildwood, St. Louis County, Missouri and being more particularly described as follows: Beginning at the southeast corner of a tract of land described in deed to Delores Westfall per deed book 9533 page 325 and deed book 6564 page 692 in the St. Louis County Records; thence south 17°08'54" west 88.82 feet to the centerline of Church (50' W) Road; thence with said centerline, south 81°06'49" west 38.38 feet to a point of curvature to the right; thence along said curve to the right having a radius of 175.00 feet and an arc length of 104.32 feet to point on the east line of tract of land described in deed to Marvin and Delores Westfall per deed book 6790 page 1462 of St. Louis County Records; thence with said east line, north 17°07'00" east 121.07 feet to a point on the southeastern line of the aforementioned Delores Westfall tract; thence south 73°06'07" east 136.09 feet to the point of beginning and containing 0.3 acres, more or less, according to record information and subject to the results of a future property boundary survey. (17083 Church Rd)

A tract of land being part of U.S. Survey 479, Township 45 north, range 3 east, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: Beginning at a point on the south line of U.S. Survey 479 and being the southeastern most corner of Lot 13 of Wildhorse Village "B" Plat 1 as per the plat thereof recorded in plat book 283 page 20 of the St. Louis County Records; thence, departing the south line of said U.S. Survey with the east line of said lot 13, north 12°48'03" west 220.00 feet and north 77°27'21" east 198.00 feet to a point on the south line of lot 12 of aforesaid Wildhorse Village "B" plat 1, said point also being the northwest corner of a tract of land described in a deed to MBLL, LLC recorded in deed book 13200 page 1897 of the St. Louis County Records; thence, departing the south line of said lot 12, with the west line of said MBLL tract, south 12°48'03" east 220.00 feet to the southwest corner of said MBLL tract and being appoint on the south line of aforesaid U.S. Survey 479; thence, with the south line of said U.S. Survey, south 77°27'21" west 198.00 feet to the point of beginning and containing 1.0 acre, more or less, according to record information and subject to the results of a future property boundary survey. (17609 Bridgeway Circle Drive)

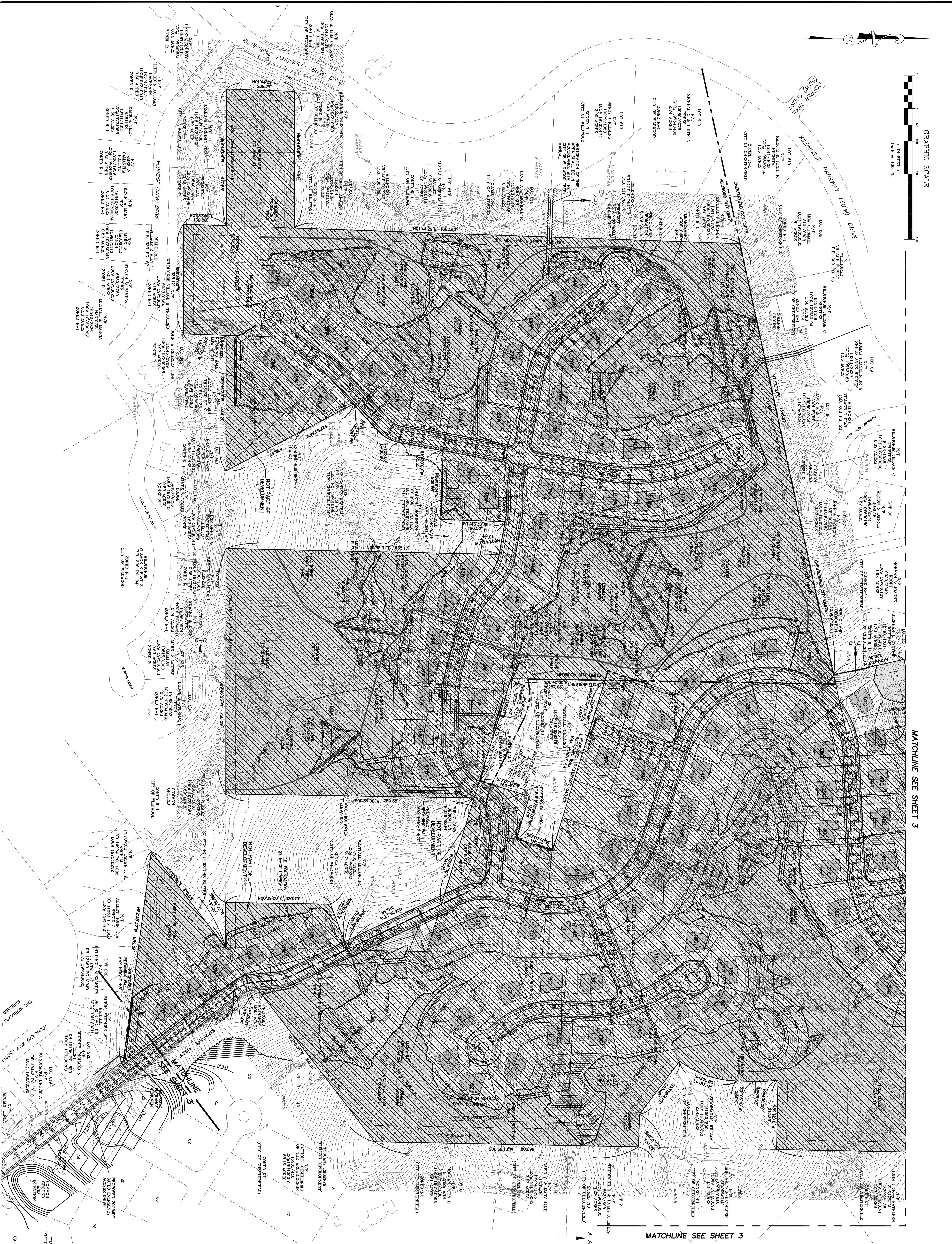
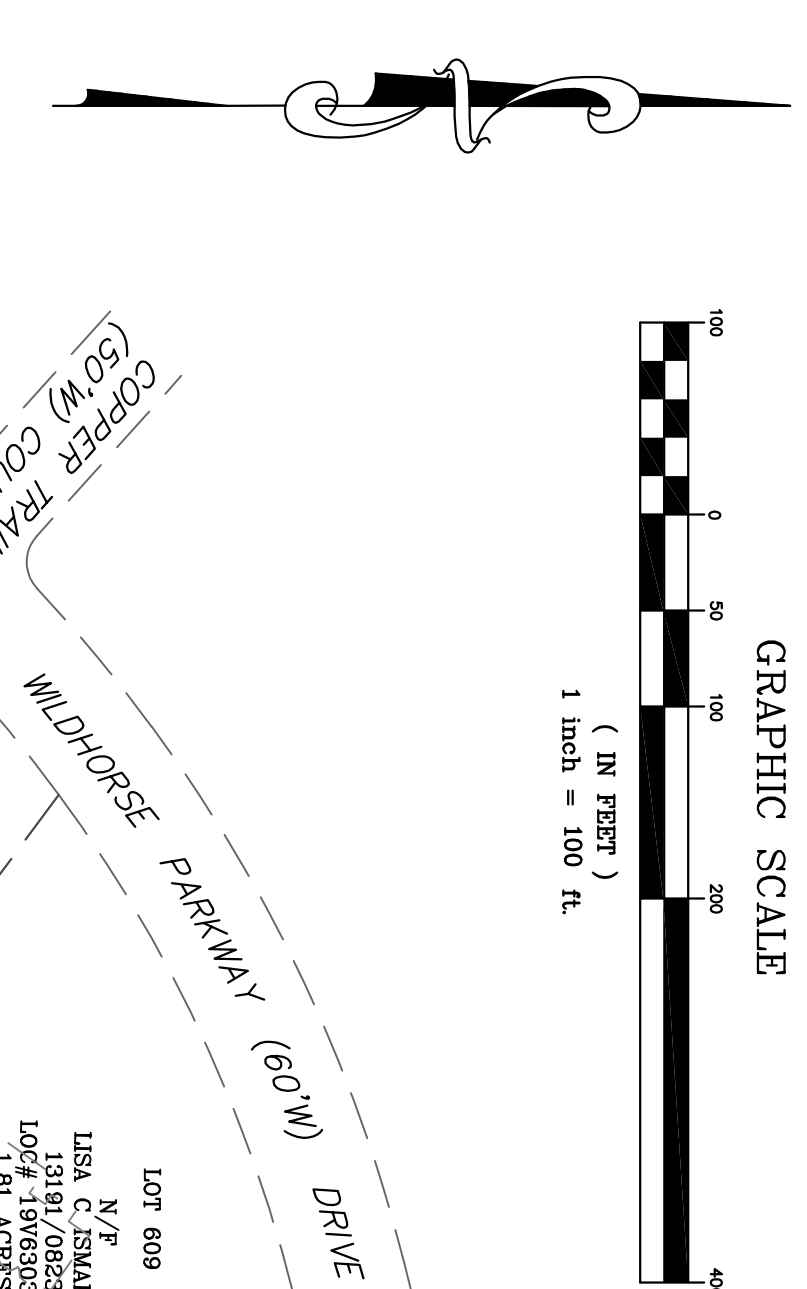
A tract of land being part of Lot 1 of the plat of Long Heirs (P.B. 1 PG. 30), a part of U.S. Survey 479 and a part of fractional section 13, township 45 north, range 3 east, cities of Chesterfield and Wildwood, St. Louis County, Missouri and being more particularly described as follows: Beginning at the southeastern most corner of lot 12 of Wildhorse Village "B" Plat per the plat thereof recorded in plat book 283 page 20 of the St. Louis County Records; thence the east line of said lot 12 and its direct prolongation, north 12°48'05" west 579.11 feet to the southwest corner of lot 29 of Country Lake Estates per the plat thereof recorded in plat book 345 page 41 of the St. Louis County Records; thence with said south line of Lot 29, south 88°37'46" east 212.50 feet to the point on the south line of lot 28 of the aforementioned Country Lake Estates; thence departing said south line of lot 28, south 12°48'05" east 579.11 feet to the southwest corner of a tract of land deeded to Denia Jefferson per deed book 4015 page 153; thence north 88°37'46" west 212.50 feet to the point of beginning and containing 2.7 acres, more or less, according to record information and subject to the results of a future property boundary survey. (17617 Bridgeway Circle Drive)



MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 2

<p>PROJECT: WESTLAND ACRES II</p> <p>SHEET TITLE: PRELIMINARY PLAT</p>	<p>DRAWN: DESIGNED: CHECKED:</p>	<p>PREPARED BY: THE STERLING CO. ENGINEERS & SURVEYORS 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 (314)-487-0440 FAX 487-4444 E-Mail: Sterling@sterling-eng-sur.com</p>	<p>PREPARED FOR: WESTLAND ACRES DEVELOPMENT LLC P.O. BOX 6127 CHESTERFIELD, MO 63006</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ISSUE</th> <th>REMARKS/DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6/30/07 1st Submittal</td> </tr> </tbody> </table>	ISSUE	REMARKS/DATE	1	6/30/07 1st Submittal	<p>THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE. NONEXISTENCE SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL, IN NO WAY, ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.</p>
ISSUE	REMARKS/DATE								
1	6/30/07 1st Submittal								



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

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