



VII. B.

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

Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: July 9, 2012

From: Justin Wyse, AICP
Senior Planner

Location: North side of Olive Street Road, west of its intersection with Chesterfield Airport Road

Applicant: Stock and Associates on behalf of Chesterfield Blue Valley LLC.

Description: **Chesterfield Blue Valley, Plat One:** A Record Plat for a 191.350 acre tract of land zoned “PC” Planned Commercial District and “FP” Flood Plain District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

PROPOSAL SUMMARY

Stock and Associates, on behalf of Chesterfield Blue Valley LLC., has submitted a request for a Record Plat. This plat is establishing six lots for development and dedicating right-of-way. The primary purpose of the plat is to create a lot for the development of St. Louis Premium Outlets and dedicate the necessary area for the provision of public roadways to service the outlet development. It is anticipated that future development within the Chesterfield Blue Valley development will require resubdivision of the remaining area to meet user needs and provide for public infrastructure as required and necessary to serve the development (e.g. stormwater facilities).

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The areas located north of the Chesterfield Monarch Levee also included a “FP” Flood Plain Overlay in addition to the “NU” Non-Urban District zoning classification. The 55.8 acre, western portion of the Chesterfield Blue Valley development south of the levee was zoned “PC” Planned Commercial District in February of 2006 by the City of Chesterfield.

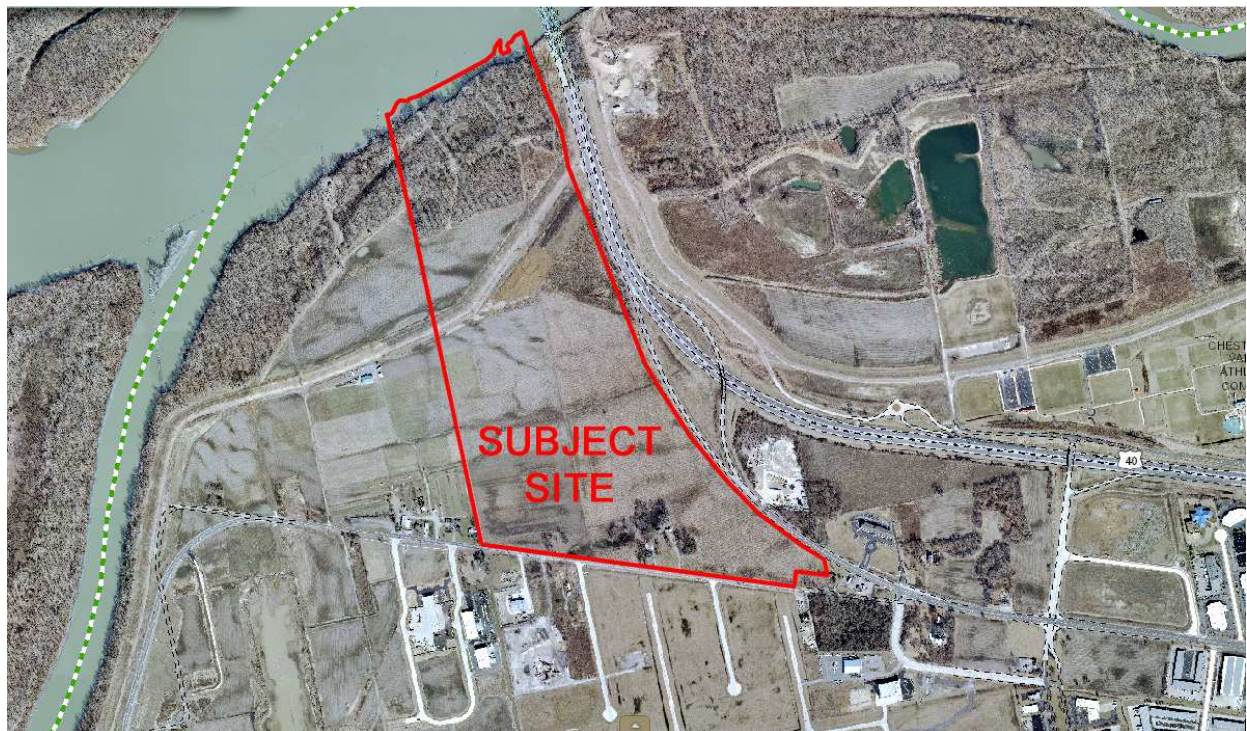
In January 2008, the 75.063 acre eastern portion of this development, also south of the levee, was zoned "PC" Planned Commercial District. The City of Chesterfield approved the consolidation of both the "PC" Planned Commercial Districts into one district in February of 2008. At that point, Chesterfield Blue Valley became one "PC" Planned Commercial District, governed by City of Chesterfield Ordinance 2443.

In 2010, an additional six (6) acre piece of land was requested to be added to the current development ordinance for the site. Ordinance 2443 was repealed and replaced with Ordinance 2612 for the entire 137.6 acres.

A Site Development Concept Plan for the roadways only was approved by the City Council in 2008. Additional amendments to that roadway plan were approved administratively in 2010. A full Amended Site Development Concept Plan was approved by City Council in May 2012. Finally, a Site Development Section Plan was approved by City Council for St. Louis Premium Outlets in May of 2012.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Missouri River	N/A
South	Spirit of St. Louis Airport	"M3" Planned Industrial
East	Interstate 64-Highway 40	N/A
West	Agriculture	"NU" Non-Urban District



STAFF ANALYSIS

Zoning

The subject site is zoned "PC" Planned Commercial District. The submittal was reviewed against and adheres to the requirements of City of Chesterfield Ordinance 2612 and all applicable Zoning Ordinance requirements.

Access and Circulation

This development is being platted in Phases. The first Phase includes two of the major roadways through the development. It will provide two access points into the development from Olive Street Road. Future development within Chesterfield Blue Valley will require additional public infrastructure and right-of-way.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Zoning, Subdivision and Planned District Ordinances. Staff recommends approval of the Record Plat for Chesterfield Blue Valley, Plat One.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

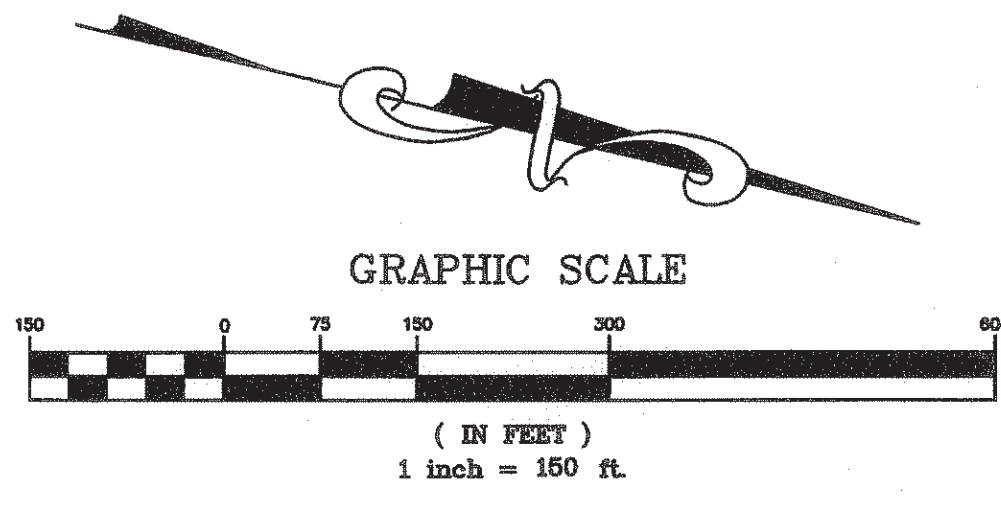
- 1) "I move to approve (or deny) the Record Plat for Chesterfield Blue Valley, Plat One."
- 2) "I move to approve the Record Plat for Chesterfield Blue Valley, Plat One with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning, Public Works & Parks

Attachments: Record Plat

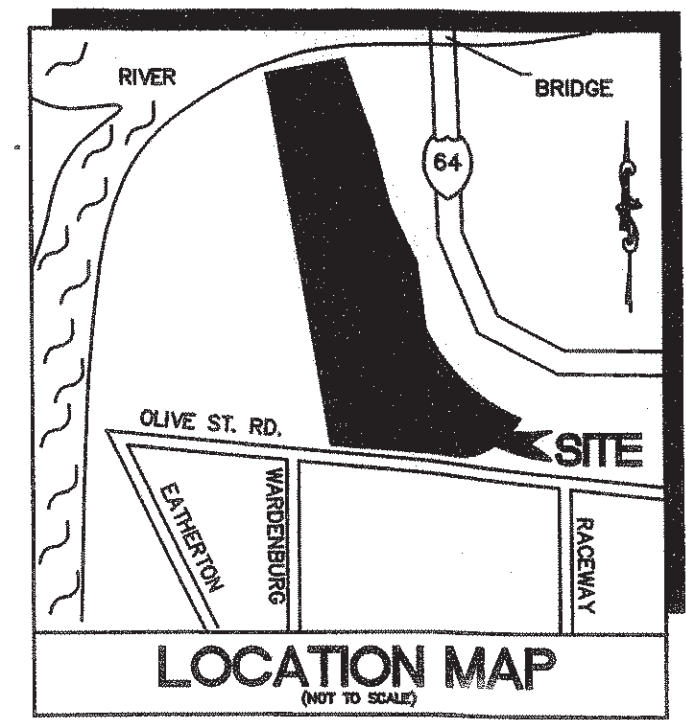
CHESTERFIELD BLUE VALLEY PLAT ONE

A TRACT OF LAND BEING ALL OF THE 'BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF MCGRATH PLAZA' AS RECORDED IN PLAT BOOK 358, PAGE 273 LOTS 1 THROUGH 8 OF THE PARTITION IN THE ESTATE OF CONRAD KROENUNG TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI THIS PLAT CONTAINS 191.350 ACRES±

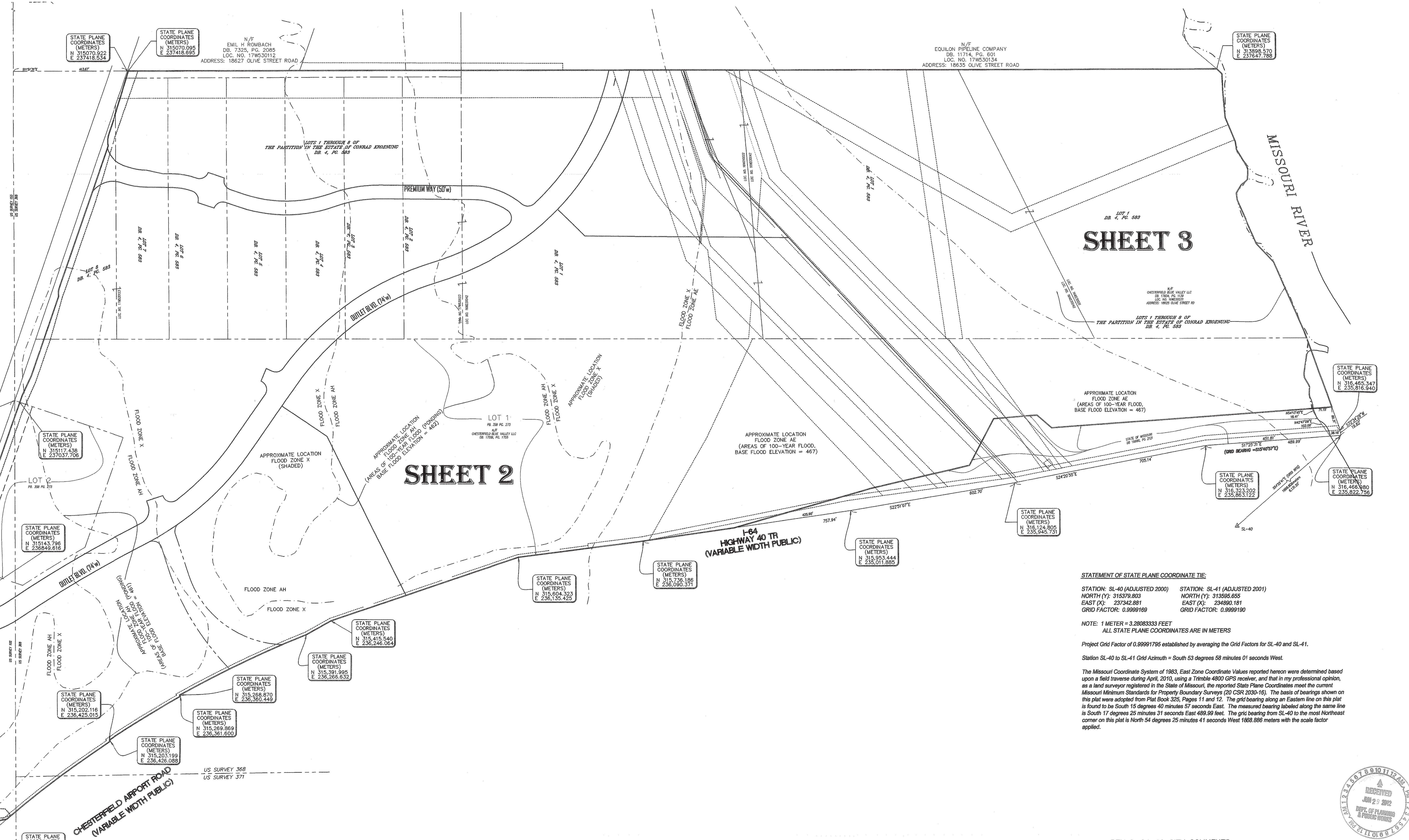


SITE BENCHMARK
RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD FENCE AND DECK COMPANY; 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD. ST. LOUIS COUNTY ELEV.=464.48 DNR ELEV.=464.21

D.N.R. BENCHMARK
11-108: ALUMINUM DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD. ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ST. LO. CO. ELEV.=466.82; DNR ELEV.=466.55



- LEGEND**
- FOUND 1/2" IRON PIPE ○
 - SET IRON PIPE □
 - FOUND CROSS +
 - FOUND STONE ⊠
 - DENOTES RECORD INFORMATION ()
 - SET PERMANENT MONUMENT ■
- ABBREVIATIONS**
- DB - DEED BOOK
 - FT. - FEET
 - FND. - FOUND
 - N/F - NOW OR FORMERLY
 - PL. - PLAT BOOK
 - PA. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - SQ. - SQUARE
 - (86'W) - RIGHT-OF-WAY WIDTH



STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-40 (ADJUSTED 2000) STATION: SL-41 (ADJUSTED 2001)
 NORTH (Y): 315379.803 NORTH (Y): 315955.655
 EAST (X): 237342.881 EAST (X): 234880.181
 GRID FACTOR: 0.9999169 GRID FACTOR: 0.9999180

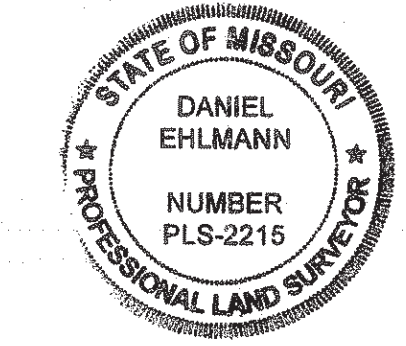
NOTE: 1 METER = 3.28083333 FEET
 ALL STATE PLANE COORDINATES ARE IN METERS

Project Grid Factor of 0.99991795 established by averaging the Grid Factors for SL-40 and SL-41.

Station SL-40 to SL-41 Grid Azimuth = South 53 degrees 58 minutes 01 seconds West.

The Missouri Coordinate System of 1983, East Zone Coordinate Values reported herein were determined based upon a field traverse during April, 2010, using a Trimble 4800 GPS receiver, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 325, Pages 11 and 12. The grid bearing along an Eastern line on this plat is found to be South 15 degrees 40 minutes 57 seconds East. The measured bearing labeled along the same line is South 17 degrees 25 minutes 31 seconds East 489.59 feet. The grid bearing from SL-40 to the most Northeast corner on this plat is North 54 degrees 25 minutes 41 seconds West 1668.866 meters with the scale factor applied.

PREPARED FOR:
 CHESTERFIELD BLUE VALLEY, L.L.C.
 7711 Bonhomme Avenue, Suite 901
 CLAYTON, MISSOURI 63105
 ATTN: MR. DEAN WOLFE



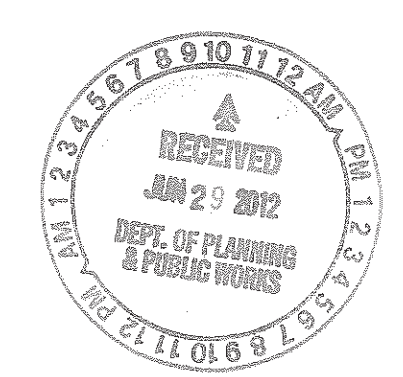
REV 6-04-12 CITY COMMENTS
 REV 4-11-12 EASEMENTS

RECORD PLAT
 CHESTERFIELD BLUE VALLEY PLAT ONE

Stock & Associates
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH. (636) 530-9100
 FAX (636) 530-9100
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

DRAWN BY: J.K. DATE: 3/13/12 CHECKED BY: D.M.E. DATE: 3/13/12 JOB NUMBER: 205-3652.5 SHEET: 1 of 4



GRAPHIC SCALE
1 inch = 100 ft.

OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land hereinafter and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as "CHESTERFIELD BLUE VALLEY PLAT ONE".

Outlet Boulevard (74 feet wide), and Premium Way (50 feet wide) together with all roadways located at the street intersections, which for better identification are shown cross hatched on this plat, are hereby dedicated to the City of Chesterfield for public use forever.

All easements shown on this plat, along with the 50' wide cross access ingress/egress & utility easement, unless designated for other specific purposes, are hereby dedicated to St. Louis County, Missouri, Missouri-American Water Company, AmerenUE Gas Company, AmerenUE, SOUTHWESTERN BELL TELEPHONE COMPANY, A.T.&T. Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

The roadway improvement, maintenance, utility and sewer easements as shown on this plat are hereby dedicated to the City of Chesterfield, Missouri. St. Louis County, Missouri, Missouri-American Water Company, AmerenUE Gas Company, AmerenUE, SOUTHWESTERN BELL TELEPHONE COMPANY, A.T.&T. Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

The area which for better identification is shown hatched on this plat is hereby established as a CROSS ACCESS reserved by the present and future owners of Lots 3 and 6 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobile, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and usable on their property leading to and from the Outlet Boulevard, variable width. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lot 3 and Lot 6, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

The drainage easements as shown on this plat are hereby dedicated to the City of Chesterfield, Missouri for public use forever.

The Chesterfield Valley Storm Water Easement shown hatched on this plat is hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintenance, utility, and sewer easements shall be subordinate to the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the drywet basins, channels, drainage facilities and sewer lines, located within the easement, as well as the portion of the reservoir located on the St. Louis County's right-of-way, in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to maintain the drywet basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owner of said property for services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

The variable width temporary turnaround easement, which for better identification is shown hatched on this plat, is hereby dedicated as temporary easement for vehicular and pedestrian use, and when Outlet Boulevard is extended, said easement shall become full and valid.

All easements that overlay the Chesterfield Valley Storm Water Easements shall be subordinate to the Chesterfield Valley Storm Water Easements.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 200.16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

Maintenance of all sidewalks located within this subdivision, including those sidewalks within and adjacent to the roadway improvement, maintenance, utility, and sewer easements shall be the responsibility of the property owner of the property on which the sidewalk is located. The City of Chesterfield is not responsible for maintenance of said sidewalks.

The owner of Lot 2, as depicted on this plat, shall be responsible for maintaining the medians shown on Outlet Blvd. in accordance with the requirements of the City of Chesterfield, MO, and in general conformance with the approved plans for Chesterfield Blue Valley Plat One. In the event that such owner of Lot 2 or its successors in title to such Lot 2 shall fail to maintain said medians in accordance with the requirements of the City of Chesterfield, MO, the City of Chesterfield, MO, and the City of Chesterfield, MO shall be permitted to enter onto the property and perform the maintenance on said median areas as the City or its successors or assigns deems necessary and bill the property owner of such Lot 2 for said services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days, said sum shall become a lien on such Lot 2 and shall accrue interest at a rate of eight percent (8%) per annum until paid in full.

This subdivision is hereby subject to the Restrictions and Conditions of Chesterfield Blue Valley, as recorded in Deed Book _____ Page _____, to be simultaneously recorded with this plat.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____.

CHESTERFIELD BLUE VALLEY, L.L.C.,
a Missouri limited liability company

By: Barbara J. Maloney

By: Donald E. Brasler

Print Name:

Print Title:

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this _____ day of _____, 20____, before me appeared _____

to me personally known, who, being by me duly sworn, did say that he is the owner of CHESTERFIELD BLUE VALLEY, L.L.C., a Missouri limited liability company and that the said instrument is the corporate seal of said limited liability company, and the said instrument was signed and sealed in behalf of said limited liability company, by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free and best of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires: _____

Notary Public

My commission expires: _____

Notary Public

My commission expires: _____

Notary Public

My commission expires: _____

Notary Public

My commission expires: _____

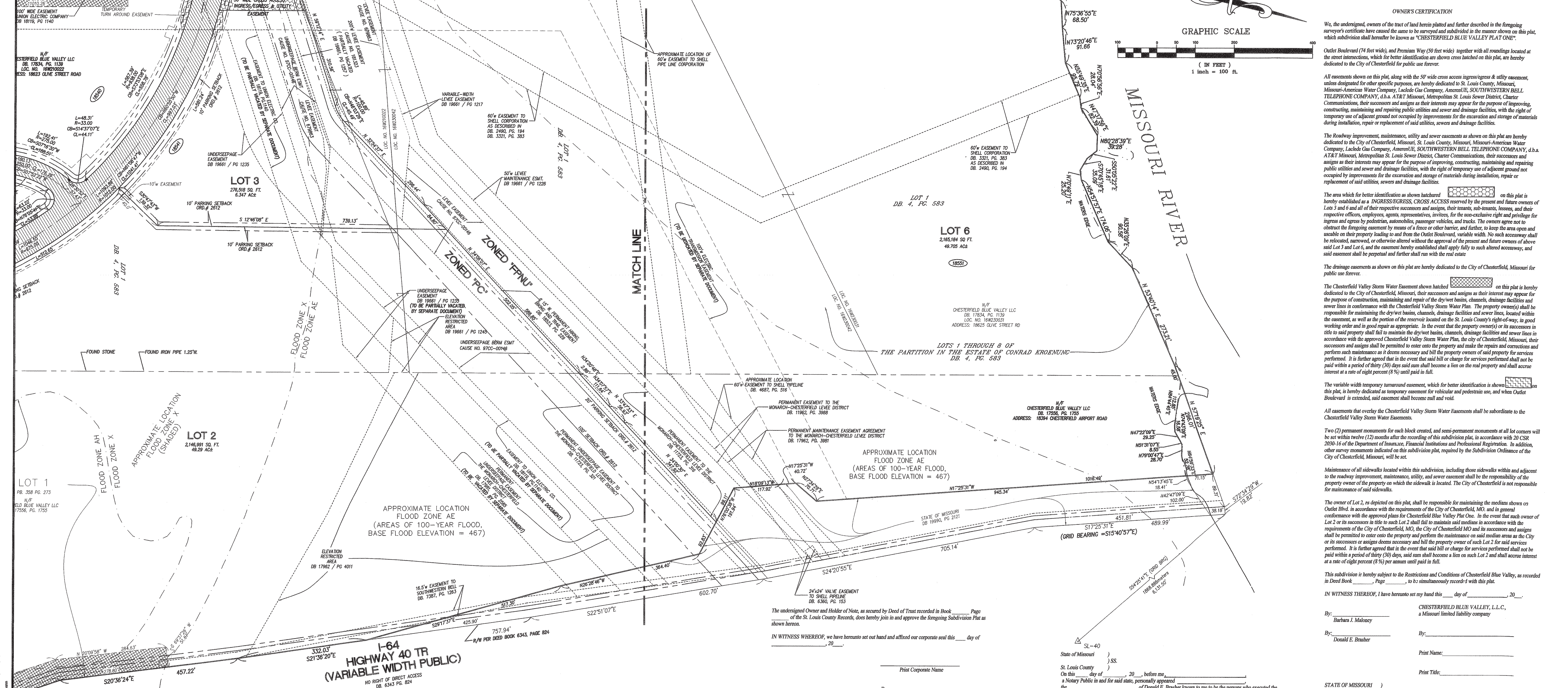
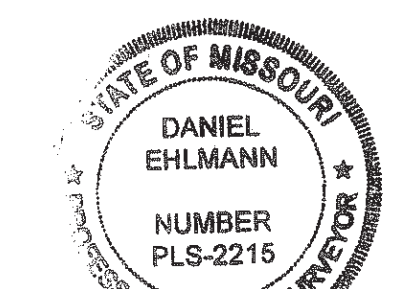
Notary Public

REV 6-04-12 CITY COMMENTS
REV 4-11-12 EASEMENTS

RECORD PLAT

CHESTERFIELD BLUE VALLEY

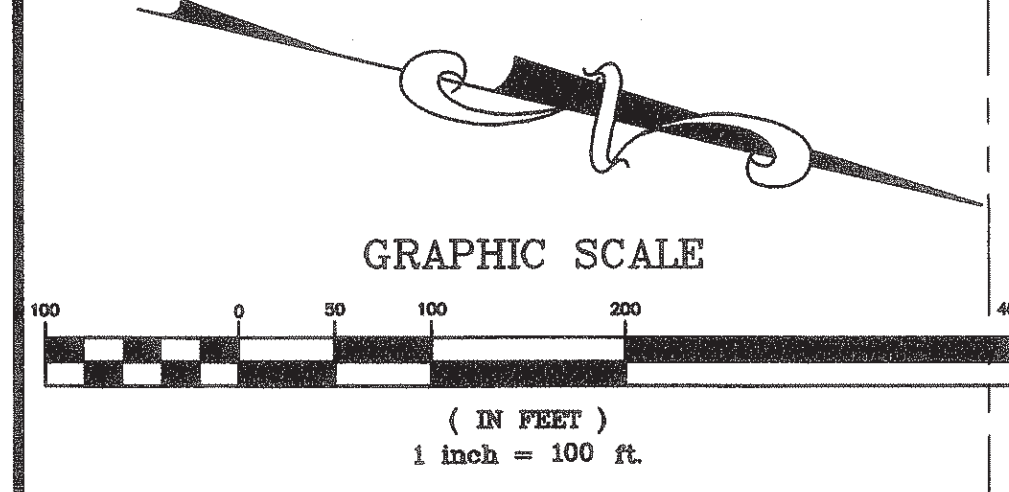
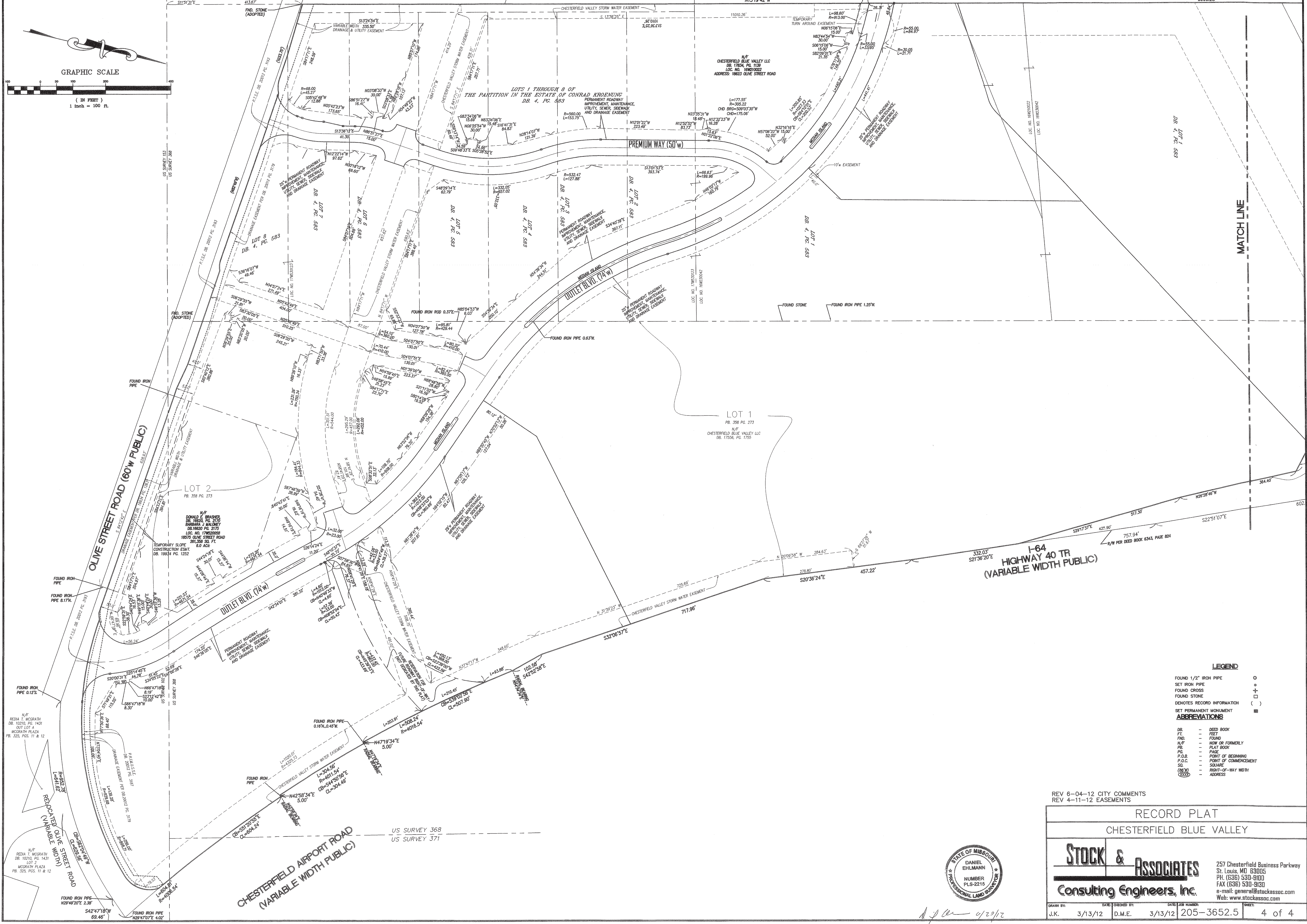
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com



LEGEND
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
DENOTES RECORD INFORMATION
SET PERMANENT MONUMENT
P.O.C.
S.O.
(86")
RIGHT-OF-WAY WIDTH

NOTES
1. Basis of Bearings: Plat Book 325, Pages 11 & 12
2. Subject property lies within Flood Zone AE (special flood hazard areas inundated by 100-year flood, base flood elevations determined), Flood Zone AH (special flood hazard areas inundated by 100-year flood; flood depths of 1-3 feet, usually areas of ponding; base flood elevations determined) and Flood Zone X (areas of 500-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas per Map No. 29189C0120 H, with an effective map date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.
3. Existing Zoning:
"PC" Planned Commercial Ordinance No. 2612
a. Building Setbacks:
No building or structure shall be permitted within:
50 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
Structures which are six-stories in height shall be no closer than 300 feet from the right-of-way of Olive Street Road.
100 feet from northern boundary of "PC" district.
30 feet from eastern boundary of "PC" district.
20 feet from any interior road.
Structures exceeding thirty (30) feet in height which adjoin "NU" Non-urban, "PS" Park and Scenic or an "RR" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
Structures which are six-stories in height shall be no closer than 150 feet from the paved portion of 4-64.
b. Parking setbacks:
20 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
20 feet from western boundary of "PC" district.
20 feet from eastern boundary of "PC" district.
20 feet from northern boundary of "PC" district.
10 feet from internal lot lines of "PC" district.
10 feet from the principal internal streets
"FPNU" Floodplain Non-Urban:
General yard requirements; front yard:
No structure shall be allowed within twenty-five (25) feet of any roadway right-of-way line, except where a greater setback is required by the underlying district requirements.
Specify yard requirements and exceptions:
a) Notwithstanding any other provision of this appendix, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
b) Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
c) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.
d) Any structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
e) No residential building or structure attached thereto shall be allowed within thirty (30) feet of the limits of the one hundred-year floodplain.

TOTAL TRACT
A tract of land being part of Lots 1 and 2 of the Boundary Adjustment Plat of Lot 1 of McGrath Plaza as recorded in Plat Book 338, Page 273 of the St. Louis County Records and part of Lots 1 through 8 of the Partition in the Estate of Conrad Kroening, as recorded in Book 6343, Page 832, those along the Western line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western line 3960.28 feet to the southern bank of the Missouri River; thence along said southern bank the following meanders: North 33 degrees 25 minutes 33 seconds East 25.76 feet; North 74 degrees 36 minutes 55 seconds East 68.50 feet; North 73 degrees 20 minutes 46 seconds East 91.66 feet; North 55 degrees 49 minutes 35 seconds East 95.79 feet; North 70 degrees 56 minutes 56 seconds East 28.04 feet; North 47 degrees 37 minutes 56 seconds East 82.39 feet; North 80 degrees 28 minutes 39 seconds East 29.28 feet; South 30 degrees 05 minutes 22 seconds East 31.61 feet; South 70 degrees 45 minutes 18 seconds East 15.09 feet; North 70 degrees 49 minutes 11 seconds East 25.20 feet; North 54 degrees 57 minutes 57 seconds East 174.06 feet; North 35 degrees 26 minutes 09 seconds East 90.58 feet; North 53 degrees 40 minutes 14 seconds East 273.21 feet; North 57 degrees 19 minutes 25 seconds East 335.32 feet; North 72 degrees 34 minutes 29 seconds East 18.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along said Westerly right-of-way line the following courses and distances: South 17 degrees 25 minutes 31 seconds East 489.99 feet; South 24 degrees 20 minutes 55 seconds East 705.14 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 20 seconds East 425.90 feet; thence along the Northern line of the above said Lands of Conrad Kroening; thence North 13 degrees 19 minutes 42 seconds West along said Western



MATCH LINE

LOT 1 DB 4, PG. 583

N/F
CHESTERFIELD BLUE VALLEY LLC
DB 1784, PG. 1159
LOC. NO. 18670522
ADDRESS: 18623 OLIVE STREET ROAD

LOT 1
PB. 356 PG. 273
N/F
CHESTERFIELD BLUE VALLEY LLC
DB. 17556, PG. 1755

LOT 2
PB. 358 PG. 273
N/F
DONALD E. BRASHER
DB. 18250, PG. 2735
BARBARA J. WALONEY
DB. 18250, PG. 2735
LOC. NO. 17802008
18575 OLIVE STREET ROAD
20.258 SQ. FT.
6.0 ACRES
CONSTRUCTION ESAT.
DB. 19034, PG. 1252

I-64
HIGHWAY 40 TR
(VARIABLE WIDTH PUBLIC)

CHESTERFIELD AIRPORT ROAD
(VARIABLE WIDTH PUBLIC)

LEGEND

○	FOUND 1/2" IRON PIPE
+	SET IRON PIPE
+	FOUND CROSS
+	FOUND STONE
()	DENOTES RECORD INFORMATION
■	SET PERMANENT MONUMENT

ABBREVIATIONS

DB.	DEED BOOK
FT.	FEET
FND.	FOUND
N/F.	NOT FOUND
PL.	PLAT OR FORMERLY PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
SI.	SQUARE
SS.	SQUARE
(S&W)	RIGHT-OF-WAY WIDTH
(S&A)	ADDRESS

REV 6-04-12 CITY COMMENTS
REV 4-11-12 EASEMENTS

RECORD PLAT
CHESTERFIELD BLUE VALLEY

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2215
PROFESSIONAL LAND SURVEYOR

DRAWN BY: J.K. DATE: 3/13/12 CHECKED BY: D.M.E. DATE: 3/13/12 JOB NUMBER: 205-3652.5 SHEET: 4 of 4

DRAWN BY: J.K. CHECKED BY: D.M.E. DATE: 3/13/12 JOB NUMBER: 205-3652.5 SHEET: 4 of 4