

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on July 23, 2007 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

P.Z. 29-2007 Elbridge Payne Office Park (1281 Chesterfield Parkway East):

A request for an amendment to St. Louis County Ordinance Number 8,800 for an amendment to the parking setback requirement, for Elbridge Payne Office Park an approximately 5.4 acre tract of land, zoned "C-8" Planned Commercial District and located at the intersection of Chesterfield Parkway East and Elbridge Payne Road. (19S440523).

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 Charlie Campo, Project Planner by telephone at 636-537-4742 or by email at ccampo@chesterfield.mo.us.

CITY OF CHESTERFIELD

Maurice Hirsch Jr., 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.



Land Description

A tract of land being Adjusted Lot A of "A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park", according to the plat thereof recorded in Plat Book 350, page 237 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri.

We have during the month of July 2006, by order of Chesterfield Payne Corporation, made a survey and Subdivision of "A tract of land being Adjusted Lot A of "A Boundary Adjustmen Placed Land 2 and 3 of a Resolutions of Land 2 are consent as of the in a Distinguity Adjustment according to the place theory conceiving the place theory conceiving the place theory conceiving the place theory conceiving the place theory conceived the place theory conceived the place theory conceived the place the conceived the content of the conte IN WITNESS WHEREOF, I have signed and sealed the foregoing this 30 day of hereofier. 2006.

VOLZ INCORPORATED



It is hereby certified that all existing easements are shown on this plat as of the time and date of

IN WITNESS WHEREOF, I have signed the foregoing this _____ day of

Chesterfield Payne Corporation

STATE OF MISSOURI COUNTY OF ST. LOUIS

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.

My Commission Expires

Property referenced from First American Title Insurance Company commitment for title insurance number NCS-25031-STLO with an effective date of August 2, 2006, which was relied upon to disclose all easements and restrictions affecting this property. Title Parcels 3 and 4 of said commitment comprise the property within this plat.

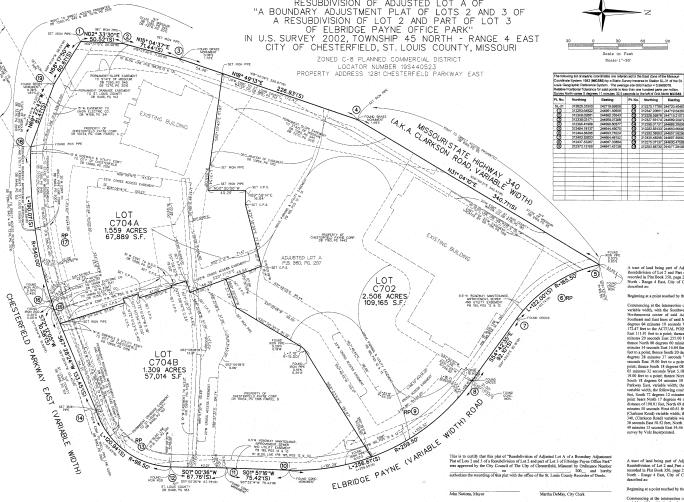
- 10. Subject to terms, provisions, building lines and essencests as shown on plast recorded in Plat Book 197 gaps 12 and 13 (shewn) and Plat Book 197 gaps 62 (shewn). Terms, provisions, affect their property (not shown).
 11. Subject to terms, provisions, essencests, conditions and restrictions according to enfortune the condition of the terms. Plant Subject 197 (she their provisions, essencests, covenants, conditions and restrictions according to enfortuness recorded in Book 1977 page 57 (not shown), as standed by instrument services the Book 1977 page 57 (not shown), as standed by instrument services the sound of the services and the services are serviced to the services of the services are serviced by instrument services.
- informant recorded in Book 1797 gags 27 (not morning, as a large part of the Book 1773 gags 1658 for effective.)
 Sobject to essentent granted to Union Electric Company according to instrument recorded in Book 1772 gags 240. Said easement is a "blanker" essentent and is of an unplottable nature.
- Book 1572 page 240. Bate extremes a warming from themselves to the contract of the contract occurred in the con

- 14 Salge-to trainsquiriment of abstrar's right of direct access according to instruments recorded in Book 1679 page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book) page 2010 and Book 1770 page 2010 (and Book 1770 page 2010 and Book 1770 pa
- secording to Notice in instrument recovery in mose.

 property (not show of St. Louis County, Missouri according to instrument recorded in Book 3460 page 139 does not affect this property (not shown).

 Subject to asserted in favor of St. Louis County Water Company according to instrument according to instrument.

- shows). Subject to enterent granted to the Matropolitan St. Louis Sewer Datrict according to instrument recorded in Bock 1108 page 137 (laboral). Subject to defination of aware grant page 120 (laboral). Subject to defination of aware grant page 120 (laboral). Subject to form of aware grant page 120 (laboral). Subject to form of aware grant page 120 (laboral). Subject to Permanent Roubshy Improvement, Manistenance and Chiliry Eastment (shows) and Permanent Bonders (laboral) page 120 (laboral). Matropolitanic according to instrument recorded in Bock 8466 page 137. The Tempuray Slape and Construction Liconal return and the subject of the subject ortunent recordou in section of the temporary purposes using section of the secti



RESUBDIVISION OF ADJUSTED LOT A OF "A BOUNDARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF

Bearing of South 01 degree 00 minutes 36 seconds West on the West line of Elbridge Payne Road at Lot C704B was adopted from "A Boundary Adjustment Plat of Lots 2 and 3 of "A Resubdivision of Lot 2 and part of Lot 3 of Elbridge Payne Office Park," recorded in Plat

- reon:

 A) Easement granted to St. Louis County Water Company according to instrument recorded in Book 6718 page 180 (shown).

 B) Declaration of Essement according to instrument recorded in Book 13854 page 1312 (shown).
- B) Declaration of Theorems according to insuranear recorded in Book 1384-5 page 1312 (shows).
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A tract of land being Adjusted Lox A of "A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lox 2 and Part of Lox 3 of Elbridge Payne Office Park", according to the plat thereof recorded in Plat Book 350, page 237 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Constratefield, St. Louis County, Missouri, and being more perticularly described as:

Beginning at the intersection of the Southeast line of Missourl State Highway 340, (Clarkoon Road) variable width, with the Southwest line of Hinding Payer Road, variable width, and point being the variable width, with the Southwest line of Hinding Payer Road, variable width, and along the Southwest, West and Northwest lines of and Hinding-Payer Road, variable width, the following corners and distances: along a curve to the left whose radius point been North 77 degrees 31 missance 26 seconds East 1555 0 feet from the last mentalest optics, a distance of 122.00 feet, South 54 missance 26 seconds East 1555 0 feet from the last mentalest optics, a distance of 122.00 feet, South 54 missance 26 seconds East 1555 0 feet from the last mentalest optics, a distance of 122.00 feet, South 54 missance 26 seconds East 1555 0 feet from the last mentalest optics, a distance of 122.00 feet, South 54 missance 26 seconds East 1550 feet from the last mentalest optics. following courses and distances: along a curve to the left whose radius point benea North 71 degrees 37 inches degrees 42 minutes 35 seconds 148 x40 left, eating a curve to the right whose radius point benear North 73 degrees 47 minutes 35 seconds 148 x40 left, eating a curve to the right whose radius point beneas 50 will 35 degrees 17 minutes 23 seconds West 239-30 feet from the last mentioscal point, a distance of 2.56xd1 x40 will be 188 x40 seconds 188 x4 Lot C702

A tract of land being part of Adjusted Let A of "A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Ethridge Physe Office Praft", according to the plat thereof recorded in Plat Book 350, page 237 of the SL Louis Courty records, in U.S. Survey 2002, Township 45 North. - Range 4 East, City of Chesterfield, St. Louis Courty, Missouri, and being more perticularly



M.S.D. BENCH MARK

2-185 ELEVATION 646.98 (USGS DATUM)
STANDARD ALLUMNUM DISK" STAMPED SL-31,
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LORDING PAYNE DRIVE ACROSS FROM THE
JORTH DRIVE EXTENDED FOR THE FIRST MORTH DRIVE EXTENDED FOR THE FIRST NATIONAL BANK, APPROXIMATELY 180 SOUTH OF THE INTERSECTION OF HWY. 1-64 SOUTH OUTER ROAD AND ELBRIDGE PAYNE DRIVE.

SITE BENCH MARK

ELEVATION 840.57 (USGS DATUM) DESCRIPTION: TOP OF EXISTING STORM SEWER MANHOLE *7 AT ELBRIDGE PAYNE RD. AND CHESTERFIELD PARKWAY EAST

THIS PROPERTY IS IN THE FOLLOWING DISTRICTS AND SERVICE AREAS:

PARKWAY SCHOOL DISTRICT MONARCH FIRE PROTECTION DISTRICT METROPOLITHAI ST. LOUIS SEWER DISTRICT LACLEDE DAS COMPANY LACLEDE DAS COMPANY ATET AMERENALE CHARTER CABLE

LEGEND (S) SURVEY (R) RECORD FROM P.B. 350, PG. 237 C.P.S. COTTON PICKER SPINDLE

Lot C704A

A tract of land being part of Adjusted Lot A of "A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park", according to the plat thereor recorded in Plat Book 350, page 237 of the St. Louis County records, in US. Survey 2002, Township 45 North - Rauge 4 East, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point reached by the following courses and distances

Lot C704B

A tract of land being part of Adjusted Lot A of "A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elitheige Payne Office Park", according to the plat thereof recorded in Plat Book 350, page 237 of the St. Louis County, records, in US. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri, and being more particularly described and the plat of the Plat St. Louis County, Missouri, and being more particularly described and the Plat St. Louis County of Louis

Beginning at a point reached by the following courses and distances:

Beginning at a point restabled by the following courses and distances:

Commencing at the interaction of the Southern line of Minester State Highway 140, (Clarkson Isotal) variable width, with the Southern line of Bholiga Paper Road, suitable width, said post bring the Northermont course of ald Adjusted to At these Southern Minester Joseph 200, page 140, page 140,



