

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

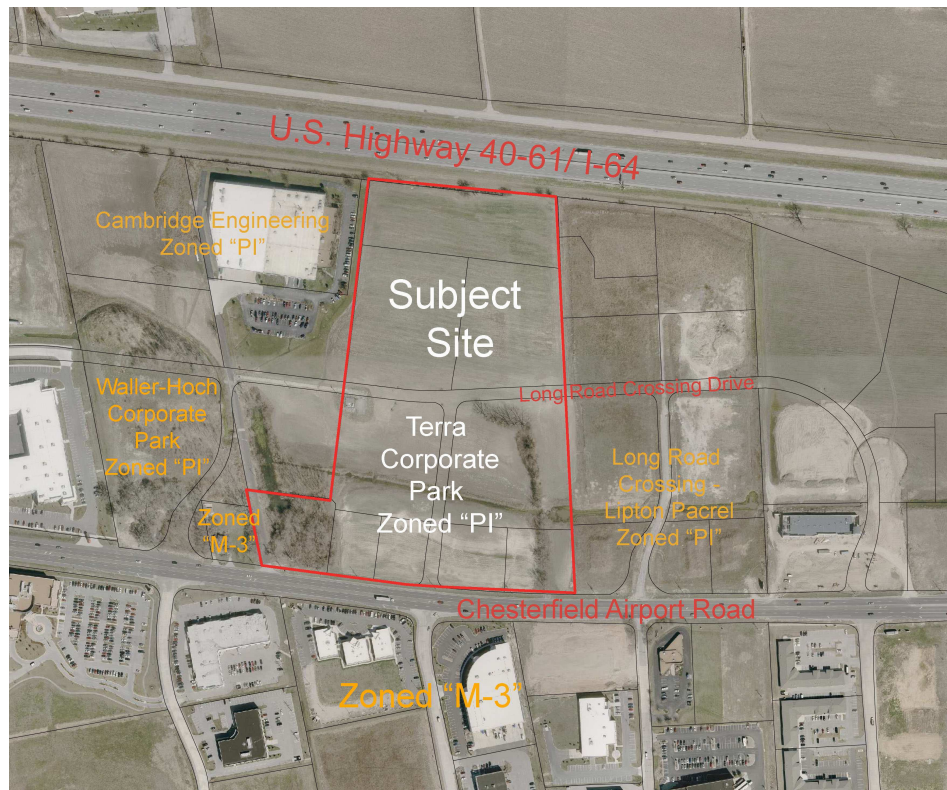
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, August 13, 2007, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 31-2007 Terra Corporate Park (Chesterfield Airport Road Investments, LLC): a request for an amendment to City of Chesterfield Ordinance 2245 to amend the allowable building square footage requirements.

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 Mrs. 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 being part of U.S. Survey 1010, Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point on the Northerly line of Chesterfield Airport Road, 100 feet wide, said point being the Southwesterly corner of a tract of land now or formerly conveyed to Lipton Realty, Inc., as recorded in Deed Book 8193 Page 629 of the St. Louis County Record; thence along the Northerly line of said Chesterfield Airport Road the following courses and distances; thence along a curve to the right, said curve having a radius point bearing North 00 degrees 32 minutes 07 seconds West 5,679.15 feet, an arc length of 671.23 feet to a point of tangency; thence North 83 degrees 45 minutes 48 seconds West 404.33 feet to the Southeasterly corner of a tract of land now or formerly conveyed to Mary L. Dunker as recorded in Deed Book 7309 Page 1105 of said records; thence along the Northeasterly line of said Dunker tract, and a tract of land now or formerly conveyed to James A. Waller, Trustee, as recorded in Deed Book 11260 Page 28 of said records North 11 degrees 57 minutes 55 seconds West 267.40 feet to the Southwesterly corner of a tract of land now or formerly conveyed to John and Florence Kramer, Trustees as recorded in Deed Book 8665 Page 1239 of said records; thence along the Southerly and Easterly lines of said Kramer tract the following courses and distances; thence South 84 degrees 13 minutes 12 seconds East 289.72 feet; thence North 05 degrees 48 minutes 33 seconds East 1095.67 feet to a point on the Southerly line of Missouri Interstate Highway 64 (U.S. Highway 40/61); thence along said Southerly line of Missouri Interstate Highway 64 the following courses and distances; thence along a curve to the left, said curve having a radius point bearing North 05 degrees 46 minutes 04 seconds East 34.517.47 feet an arc distance of 455.72 feet; thence North 09 degrees 58 minutes 18 seconds West 15.53 feet to a point on a curve to the left, said curve having a radius point bearing North 05 degrees 01 minutes 05 seconds East 34,502.47 feet an arc distance of 146.93 feet to a point of tangency; thence South 85 degrees 13 minutes 34 seconds East 45.77 feet to the Northwesterly corner of above said Lipton Realty Tract; thence along the Westerly line of said Lipton Realty Tract South 03 degrees 35 minutes 47 seconds East 1358.56 feet to the Point of Beginning and containing 1,088,881 square feet or 24.997 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. during February, 2000.

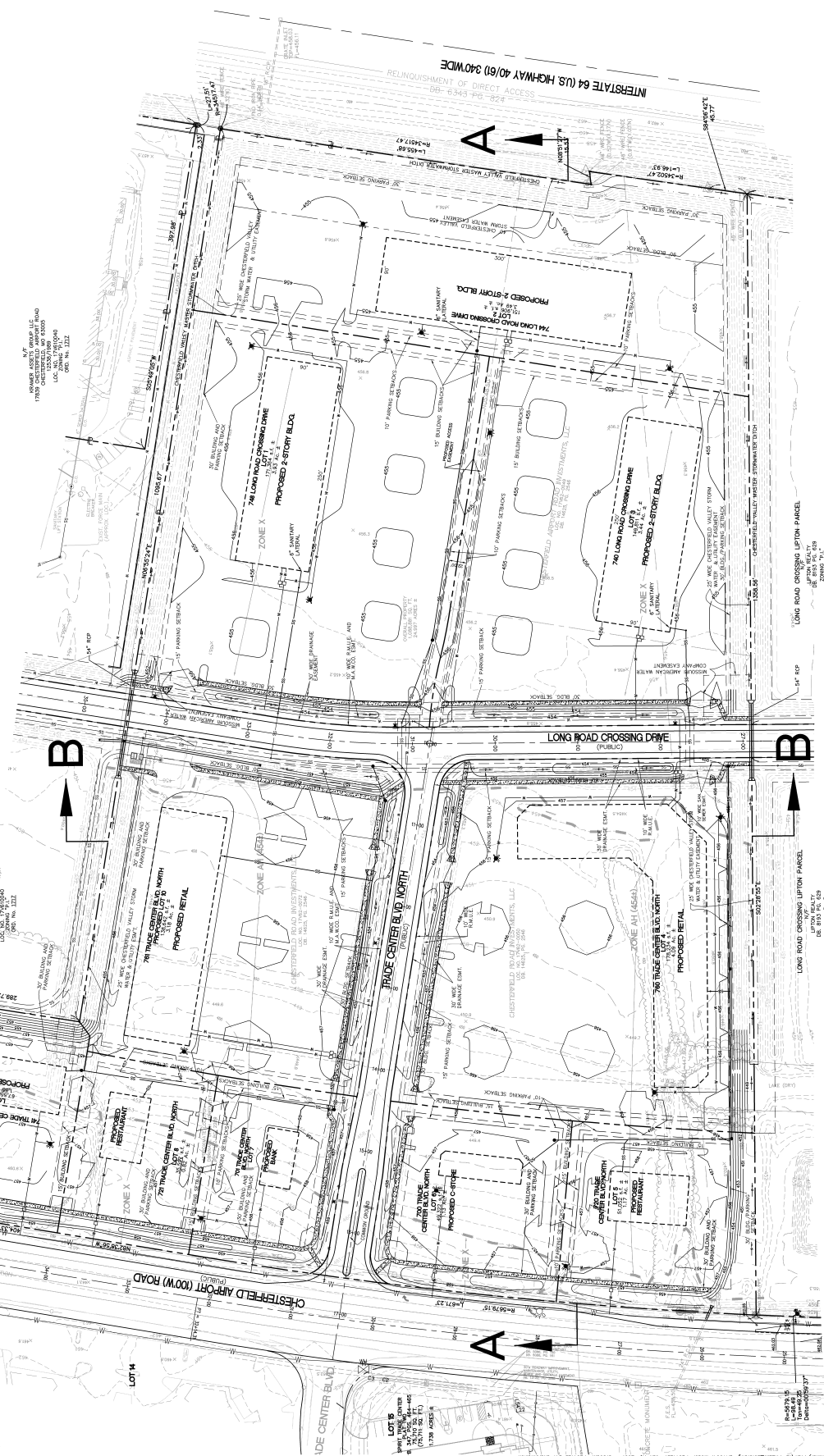
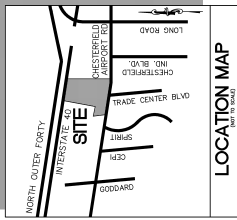
TERRA CORPORATE PARK PRELIMINARY PLAN

FOR A

"PLANNED INDUSTRIAL" DISTRICT

A TRACT OF LAND BEING
LOCATED IN U.S. SURVEY 100,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH P.M.
ST. LOUIS COUNTY, MISSOURI
(ORIGINAL SITE DEVELOPMENT CONCEPT PLAN RECORDED
IN PLAT BOOK 348, PAGES 548/550)

CONTRACT NO. 1708
AMENDED ORDINANCE NO. 2245



TERRA CORPORATE PARK
PRELIMINARY PLAN

Stock & Associates
Consulting Engineers, Inc.

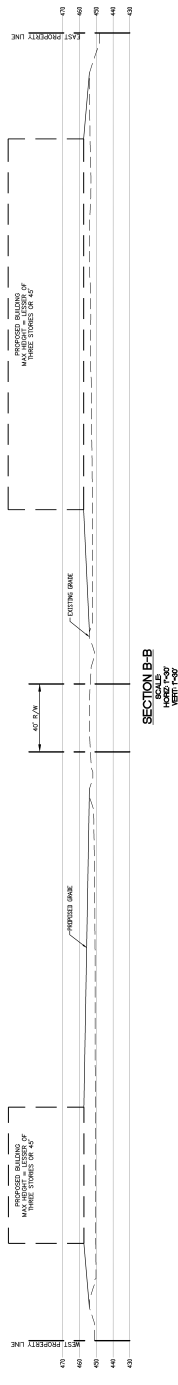
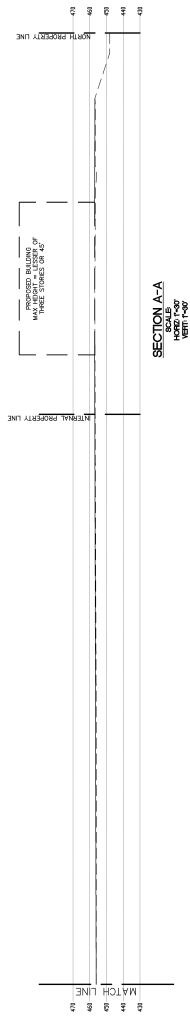
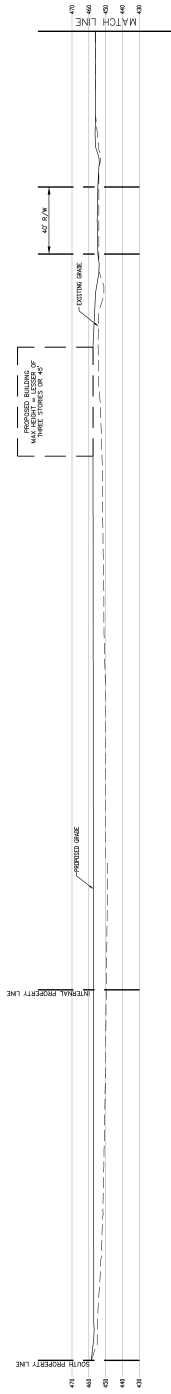
257 Chesterfield Business Parkway
Chesterfield, MO 63033
PH: (636) 531-8100
FAX: (636) 531-8100
With: www.stockandassociates.com

DATE: 06/07/07 D.P.B. 99-2098.1 2 of 3

FLOODPLAIN INFORMATION
This plan is prepared in accordance with the Floodplain Management Ordinance of St. Louis County, Missouri, and the National Flood Insurance Program (NFIP) regulations. The floodplain information shown on this plan is based on the Flood Insurance Rate Map (FIRM) for the area, which is available from the Federal Emergency Management Agency (FEMA). The floodplain information shown on this plan is for informational purposes only and does not constitute a warranty or representation of any kind. The user of this plan should consult the FIRM for the most current floodplain information.

MSD BENCHMARK
The vertical datum for this plan is the Mean Sea Level (MSL) datum. The vertical datum for the floodplain information shown on this plan is the MSL datum. The vertical datum for the floodplain information shown on this plan is the MSL datum.

SITE BENCHMARK
The site benchmark is located at the intersection of the centerline of the proposed road and the centerline of the proposed building. The site benchmark is located at the intersection of the centerline of the proposed road and the centerline of the proposed building.



TERRA CORPORATE PARK
PRELIMINARY PLAN

Stock & Associates
Consulting Engineers, Inc.

277 Chamberfield Business Parkway
St. Louis, MO 63015
Tel: (636) 231-3300
Fax: (636) 231-3300
E-mail: general@stockand.com
www.stockand.com

DATE: 06/07/07
DRAWN BY: GEORGE M. STOCK
CHECKED BY: [blank]
SCALE: A.C.D.
PROJECT NO.: 99-2098.1
SHEET NO.: 3 of 3