



VIII. B.

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

Planning Commission Vote Report

Subject: Rezoning Vote Report

Meeting Date: October 10, 2011

From: Mara M. Perry, AICP, Senior Planner

Location: Northwest corner of Olive Boulevard and Arrowhead Estates Lane (17S320445)

Petition: **P.Z. 10-2011 Friendship Village of West County (15201 Olive Boulevard)**

Proposal Summary

Civil Engineering Design Consultants, on behalf of Friendship Village of West County, are requesting a change of zoning from “NU” Non-Urban District to a “R4” Residence District. The site is currently developed with an existing retirement/ assisted living/ skilled nursing complex. The petitioner would like to submit in the next few months an amendment to the existing Conditional Use Permit. In order to amend that permit, the development is required to be in an active zoning district which the “NU” is not. The request is to rezone to an active zoning district (R4) and reestablish the existing Conditional Use Permit within that district. No other changes or modifications to the site are being made at this time.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single Family use designation.

Site Area History

The subject tract was zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

The site was granted Conditional Use Permit #264 from St. Louis County in 1973 for a “full life retirement center”. The permit was amended by St. Louis County in March 1988 to increase the number of beds allowed in the nursing facility and add setbacks for an addition. In August 1989, the City of Chesterfield City Council approved Conditional Use Permit #2 which allowed for limited service and retail commercial uses. In 2008, Conditional Use Permit #2 was repealed with the approval of City of Chesterfield Conditional Use Permit #29 which added additional property to the existing lot governed by the CUP.

A Boundary Adjustment Plat was approved by City Council in February of 2008 to add the additional lots into the development. The original Site Development Plan for the site

has been amended multiple times for additions to the existing building, additional villas and for parking.

Department Input

This request meets all of the development requirements of the City of Chesterfield “R4” Residence District with a Conditional Use Permit. A Preliminary Plan and Attachment A are not required as the Petitioner is requesting a “straight zoning.” That is, the subject site will be developed directly from the requirements of the “R4” Residence District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. An Outboundary Survey is included for reference purposes.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

- North: Hugo Essens Farm subdivision zoned “NU” Non-Urban District.
- South: Villas at Chesterfield Pointe subdivision zoned “R4” Residence District and Shenandoah subdivision zoned “R3” Residence District.
- East: Faust Park zoned “PS” Park and Scenic District and Nooning Tree subdivision zoned “R3” Residence District.
- West: Arrowhead West subdivision zoned “NU” Non-Urban District and Braefield subdivision zoned “R4” Residence District.



Zoning Analysis

The surrounding residential properties are zoned “R3” Residence District, “R4” Residence District and “NU” Non-Urban District. The eastern property line is contiguous with Faust Park which is zoned “PS” Park and Scenic District. The underlying zoning request for “R4” Residence District is consistent with the surrounding zoning.



View of the existing multi-story structure on the site



View of the Multi-Purpose addition



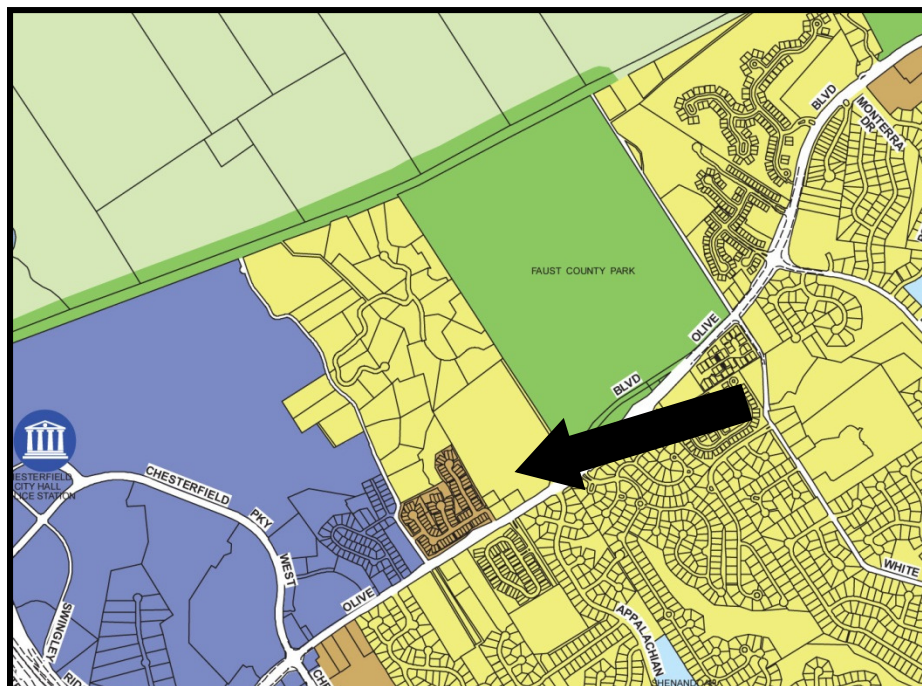
View of one of the Attached Villas units



View looking East along Olive Boulevard

Comprehensive Plan Analysis

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single Family land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



Issues

A Public Hearing is being held on Monday October 10, 2011. Staff has no outstanding issues on this Change of Zoning petition.

Request

Staff has reviewed the Change of Zoning request and found it to be in conformance with the City of Chesterfield "R4" Residence District and all other applicable City of Chesterfield requirements.

Staff requests action on P.Z. 10-2011 Friendship Village of West County (15201 Olive Boulevard).

Attachments

1. Outboundary Survey

BOOK 286 PAGE 143
FILED FOR RECORD

MAR 13 2008
RECORDED IN
ST. LOUIS COUNTY, MO

1205

FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT

A BOUNDARY ADJUSTMENT OF TWO TRACTS OF LAND BEING PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST

CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI
ZONING - ZONED "NU" NON-URBAN

Locator# 17R410022
N/F
St. Louis County
D.B.6320 Pg.1227

LAND DESCRIPTION LOT A:

A TRACT OF LAND CONSISTING OF TWO TRACTS OF LAND IN PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST, LESS AND EXCEPTING THOSE PORTIONS TAKEN FOR RIGHT OF WAY PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARLER L.S. 347-0" (TYPICAL) MARKING THE SOUTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OF FRIENDSHIP VILLAGE OF WEST COUNTY PER DEED BOOK 13864 PAGE 1987 OF THE ST. LOUIS COUNTY LAND RECORDS, BEING A POINT ON THE NORTHWESTERN CORNER OF AN EXCEPTION FOR RIGHT OF WAY PURPOSES RECORDED IN DEED BOOK 8828 PAGE 1831 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHWESTERN PROPERTY LINE OF SAID FRIENDSHIP VILLAGE PROPERTY, AND ITS EXTENSION, WHICH IS THE PROPERTY LINE OF ANOTHER TRACT OF LAND OF FRIENDSHIP VILLAGE OF WEST COUNTY, LISTED WITH THE TAX ASSESSOR AS DEED BOOK 8484 PAGE 2019, NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 175.75 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP STAMPED "L.S. 134-0" BEARS SOUTH 00 DEGREES 43 MINUTES WEST A DISTANCE OF 0.11 FEET; THENCE ALONG THE FRIENDSHIP VILLAGE TRACT LISTED AS DEED BOOK 8484 PAGE 2019, SOUTH 57 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 242.96 FEET TO A POINT FROM WHICH A FOUND 3/4" IRON PIPE BEARS NORTH 16 DEGREES 00 MINUTES EAST A DISTANCE OF 0.13 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 40 SECONDS WEST A DISTANCE OF 134.92 FEET TO A FOUND 3/4" IRON PIPE; THENCE SOUTH 57 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 159.39 FEET TO A SET REBAR, FROM WHICH A FOUND 3/4" IRON PIPE BEARS NORTH 57 DEGREES 10 MINUTES WEST A DISTANCE OF 1.97 FEET; THENCE NORTH 30 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 1184.67 FEET TO A SET REBAR, FROM WHICH A FOUND "U" POST BEARS SOUTH 47 DEGREES 23 MINUTES EAST A DISTANCE OF 0.49 FEET; THENCE NORTH 53 DEGREES 49 MINUTES 20 SECONDS EAST A DISTANCE OF 1033.70 FEET TO A SET REBAR; THENCE SOUTH 32 DEGREES 06 MINUTES 20 SECONDS EAST A DISTANCE OF 1503.73 FEET TO A POINT IN THE NORTHWESTERN RIGHT OF WAY LINE OF OLIVE BOULEVARD (VARIABLE WIDTH) ALSO KNOWN AS HIGHWAY 340, FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 32 DEGREES 06 MINUTES WEST A DISTANCE OF 0.28 FEET; THENCE ALONG THE SAID NORTHWESTERN RIGHT OF WAY LINE OF SAID OLIVE BOULEVARD SOUTH 32 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 132.25 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 134-0" BEARS NORTH 21 DEGREES 49 MINUTES WEST A DISTANCE OF 0.12 FEET; THENCE SOUTH 58 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 66.98 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 24 DEGREES 05 MINUTES EAST A DISTANCE OF 0.10 FEET; THENCE NORTH 72 DEGREES 06 MINUTES 11 SECONDS WEST A DISTANCE OF 53.16 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 61 DEGREES 49 MINUTES 45 SECONDS WEST A DISTANCE OF 75.01 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 06 DEGREES 01 MINUTES WEST A DISTANCE OF 0.13 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 14 SECONDS WEST A DISTANCE OF 172.33 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 53 DEGREES 21 MINUTES 49 SECONDS WEST A DISTANCE OF 12.69 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF FRIENDSHIP VILLAGE OF WEST COUNTY PER DEED BOOK 13864 PAGE 1987 OF THE ST. LOUIS COUNTY LAND RECORDS, FROM WHICH A FOUND IRON ROD WITH A CAP STAMPED "L.S. 1340" BEARS NORTH 71 DEGREES 26 MINUTES EAST, 0.24 FEET; THENCE LEAVING SAID OLIVE BOULEVARD RIGHT OF WAY, NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 169.22 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS SOUTH 84 DEGREES 39 MINUTES EAST, 0.13 FEET; THENCE SOUTH 57 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 138.51 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S.1340" BEARS SOUTH 21 DEGREES 37 MINUTES EAST, 0.33 FEET; THENCE NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 125.66 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S.1340" BEARS SOUTH 00 DEGREES 43 MINUTES WEST, 0.11 FEET; THENCE SOUTH 57 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 242.96 FEET TO A POINT FROM WHICH A FOUND 3/4" IRON PIPE BEARS NORTH 16 DEGREES 00 MINUTES EAST, 0.13 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 40 SECONDS WEST A DISTANCE OF 134.92 FEET TO A FOUND 3/4" IRON PIPE; THENCE SOUTH 57 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 159.39 FEET TO THE POINT OF BEGINNING, CONTAINING 1,506,235 SQUARE FEET, OR 34.57 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE MONTH OF MARCH, 2007.

LAND DESCRIPTION LOCATOR# 185640283:

DESCRIPTION AS SURVEYED: PART OF LOT 2 OF THE SUBDIVISION OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 & 157, TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 11 PAGE 18 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO PART OF THAT PARCEL CONVEYED TO EDWARD W. THOMAN & NOEL T. LUSTER BY INSTRUMENT RECORDED IN BOOK 6928 PAGE 2155 OF THE ST. LOUIS COUNTY RECORDS TOGETHER WITH THAT PARCEL CONVEYED TO EDWARD W. THOMAN & NOEL T. LUSTER BY INSTRUMENT RECORDED IN BOOK 8319 PAGE 2475 OF SAID ST. LOUIS COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWESTERN CORNER OF SAID PARCEL CONVEYED BY INSTRUMENT RECORDED IN SAID BOOK 6928 PAGE 2155, THENCE ALONG THE WEST LINE OF THE LAST MENTIONED PARCEL NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST 188.00 FEET; THENCE NORTH 57 DEGREES 52 MINUTES EAST 138.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED BY INSTRUMENT RECORDED IN BOOK 8319 PAGE 2475; THENCE ALONG THE EAST LINE OF THE LAST MENTIONED PARCEL SOUTH 30 DEGREES 31 MINUTES 42 SECONDS EAST 107.00 FEET TO THE NORTHERN LINE OF OLIVE STREET ROAD; THENCE ALONG SAID NORTHERN LINE SOUTHWESTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1116.28 FEET, A DISTANCE OF 47.25 FEET TO A POINT OF TANGENCY; AND SOUTH 57 DEGREES 52 MINUTES WEST 91.30 FEET BACK TO THE POINT OF BEGINNING; AND DEPICTED AS "ADJUSTED THOMAN-LUSTER TRACT" ON BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 281 PAGE 19, EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF MISSOURI BY DEEDS RECORDED IN BOOK 8828 PAGE 1831 AND BOOK 9088 PAGE 1897.

LAND DESCRIPTION LOCATOR# 17S320126:

DESCRIPTION AS SURVEYED: PART OF LOTS 1 & 2 OF THE SUBDIVISION OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 & 157, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 11 PAGE 18 OF THE ST. LOUIS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARLER L.S. 347-0" (TYPICAL) MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, FROM WHICH A FOUND 3/4" IRON PIPE BEARS SOUTH 57 DEGREES 10 MINUTES WEST, 1.97 FEET; THENCE NORTH 30 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 1184.67 FEET TO A SET REBAR; THENCE NORTH 53 DEGREES 49 MINUTES 20 SECONDS EAST A DISTANCE OF 1033.70 FEET TO A SET REBAR; THENCE SOUTH 32 DEGREES 06 MINUTES 20 SECONDS EAST A DISTANCE OF 1503.73 FEET TO A POINT IN THE NORTHWEST LINE OF OLIVE BOULEVARD, ALSO KNOWN AS HIGHWAY 340, FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 32 DEGREES 06 MINUTES WEST, 0.28 FEET; THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF SAID OLIVE BOULEVARD, SOUTH 32 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 132.25 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS NORTH 21 DEGREES 49 MINUTES WEST, 0.12 FEET; THENCE SOUTH 58 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 66.98 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 24 DEGREES 05 MINUTES EAST, 0.10 FEET; THENCE NORTH 72 DEGREES 06 MINUTES 11 SECONDS WEST A DISTANCE OF 53.16 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 61 DEGREES 49 MINUTES 45 SECONDS WEST A DISTANCE OF 75.01 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 06 DEGREES 01 MINUTE WEST A DISTANCE OF 0.13 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 14 SECONDS WEST A DISTANCE OF 172.33 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 53 DEGREES 21 MINUTES 49 SECONDS WEST A DISTANCE OF 12.69 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF FRIENDSHIP VILLAGE OF WEST COUNTY PER DEED BOOK 13864 PAGE 1987 OF THE ST. LOUIS COUNTY LAND RECORDS, FROM WHICH A FOUND IRON ROD WITH A CAP STAMPED "L.S. 1340" BEARS NORTH 71 DEGREES 26 MINUTES EAST, 0.24 FEET; THENCE LEAVING SAID OLIVE BOULEVARD RIGHT OF WAY, NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 169.22 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 1340" BEARS SOUTH 84 DEGREES 39 MINUTES EAST, 0.13 FEET; THENCE SOUTH 57 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 138.51 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S.1340" BEARS SOUTH 21 DEGREES 37 MINUTES EAST, 0.33 FEET; THENCE NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 125.66 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S.1340" BEARS SOUTH 00 DEGREES 43 MINUTES WEST, 0.11 FEET; THENCE SOUTH 57 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 242.96 FEET TO A POINT FROM WHICH A FOUND 3/4" IRON PIPE BEARS NORTH 16 DEGREES 00 MINUTES EAST, 0.13 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 40 SECONDS WEST A DISTANCE OF 134.92 FEET TO A FOUND 3/4" IRON PIPE; THENCE SOUTH 57 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 159.39 FEET TO THE POINT OF BEGINNING, CONTAINING 1,483,017 SQUARE FEET, OR 34.04 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE MONTH OF NOVEMBER, 2007.

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT".

FRIENDSHIP VILLAGE OF WEST COUNTY
STATE OF MISSOURI } S.S.
COUNTY OF ST. LOUIS }

ON THIS 20th DAY OF February, 2008, BEFORE ME PERSONALLY APPEARED Tim Can OF Friendship Village of West County A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9/29/10
Vicki S. Cox
NOTARY PUBLIC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SIGNED BY DEED IN BOOK _____ PAGE _____ OF THE LOUISIANA LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ 20__

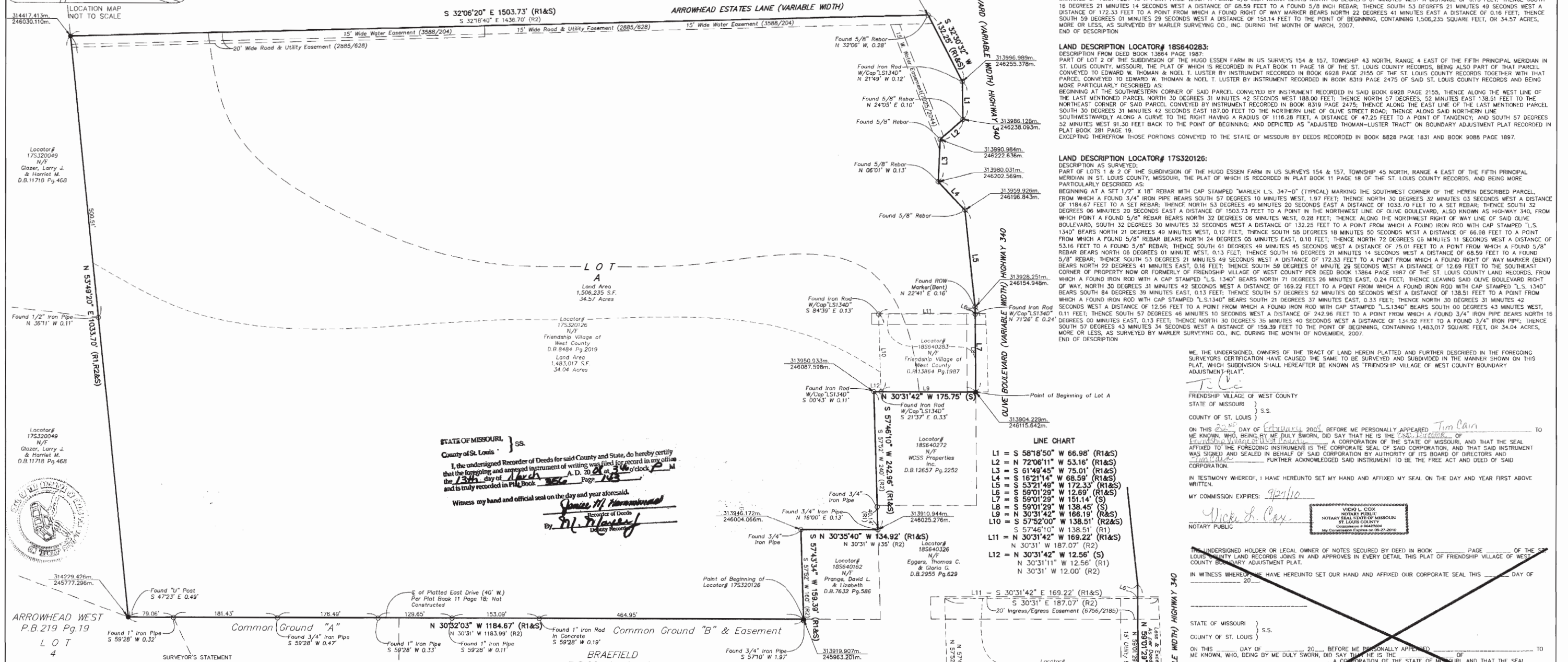
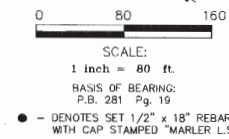
STATE OF MISSOURI } S.S.
COUNTY OF ST. LOUIS }

ON THIS _____ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE RECORD PLAT OF Friendship Village of West County WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2-131 ON THE 20 DAY OF February, 2008, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.



THIS IS TO CERTIFY AT THE REQUEST OF CIVIL ENGINEERING DESIGN CONSULTANTS, INC., WE HAVE DURING THE MONTH OF APRIL, 2007, PERFORMED A BOUNDARY RETRACEMENT SURVEY ON TWO TRACTS OF LAND, AS RECORDED IN PLAT BOOK 281 PAGE 19 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND HAVE PRODUCED A BOUNDARY ADJUSTMENT PLAT TO BE KNOWN HEREAFTER AS "FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT", AND THE RESULTS OF SAID SURVEY ARE CORRECTLY 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 NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (10 CSR 30-2.0/0) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (4 CSR 30-16.070), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER OF 2003. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 22nd DAY OF February, 2008
MARLER SURVEYING COMPANY, INC.
MISSOURI CORP. NO. L.S. 347-0

STATE PLANE COORDINATES
THE STATE PLANE COORDINATES WERE CALCULATED USING THE GPS RECEIVER RB ROVER(RTK) MODEL FROM TRIMBLE, BROADCASTING NAD 83(CORS 96)(EPOCH 2002), FROM THE GEOGRAPHIC REFERENCE SYSTEM STATION SHO, (LAT: 38°36'03.57949"N OR NORTHING 307149.887m) AND (LON: 90°21'06.06445"W OR EASTING 262919.021m). THE GRID FACTOR OF .99991713 WAS USED TO CONVERT THE BEARING LISTED ON THIS PLAT TO THE STATE PLANE SYSTEM. A COUNTER-CLOCKWISE ROTATION OF 00°27'21" IS NEEDED. FOR EXAMPLE THE BEARING OF N 30°32'03" W ON THE SURVEY, WOULD BE N 30°59'24" W

SERVICE PROVIDERS LIST
A. SCHOOL - PARKWAY SCHOOL DISTRICT
B. FIRE - MONARCH FIRE PROTECTION DISTRICT
C. SEWER - METROPOLITAN ST. LOUIS SEWER DISTRICT
D. WATER - MISSOURI AMERICAN WATER COMPANY
E. GAS - LACLUDE GAS CO.
F. PHONE - AMEREN U.S.
G. ELECTRIC - AMEREN U.S.
H. CABLE - CHARTER COMMUNICATIONS
I. WATERSHED - MISSOURI RIVER WATERSHED
J. ZIP CODE - 63017 CHESTERFIELD

REVISIONS
REVISION 1 12/26/07 ADDED LAND DESCRIPTIONS PER CLIENT

REGISTERED LAND SURVEYORS
11402 GRAVES RD, SUITE 200, ST. LOUIS, MO 63126
DEPUTY: R.W.
CHK'D BY: D.F.V.

DETAILED: 1 inch = 40 ft.
sub 614