



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: December 9, 2019

From: Chris Dietz
Planner

Location: North side of Chesterfield Airport Rd and west of Spirit of St. Louis Boulevard

Applicant: Chesterfield Hockey Association / Stock and Associates Consulting Engineers, Inc.

Description: **Chesterfield Ice and Sports Complex:** A Record Plat for a 17.85-acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, west of Spirit of St. Louis Boulevard.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Hockey Association, has submitted a Record Plat for Planning Commission review. The request entails the creation of a new three-lot commercial development abutting the south side of Interstate 64 on the west side of Chesterfield Valley. The subject site is zoned "PC" Planned Commercial District and is governed under the provisions of Ordinance 2974. The site is currently comprised of three (3) separate tracts. However, the new proposed lots will be realigned to accommodate the Chesterfield Ice and Sports Complex that was recently constructed on Lot A, with Lot C to be developed in the future. Lot B, located on the south side of the Olive Street Road extension, is tied in to Lot A and will remain undevelopable as a stand-alone lot, serving only as a stormwater drainage, utility and sidewalk easement area. This lot is to be maintained as a part of Lot A.

HISTORY OF SUBJECT SITE

The subject site was zoned "M-3" Planned Industrial by St. Louis County in 1965 with no site-specific ordinance or development plan filed for this property after this zoning designation. In October of 2017, the City Council approved Ordinance 2974 which changed the zoning of the subject property from an "M-3" Planned Industrial District to a "PC" Planned Commercial District. In June of 2018, Planning

Commission approved a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a hockey and ice sports complex at 18385 Chesterfield Airport Road (Lot A). Construction for this project was completed in August of 2019.



Figure 1: Proposed Chesterfield Ice and Sports Complex Subdivision (lots not drawn to scale/approximated)

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat includes a portion of the Olive Street Road Extension that was constructed along the southern boundary in conjunction with the development of Lot A with a future right-of-way continuing through to the eastern end of Lot C. This portion is to be installed or guaranteed with the development of Lot C.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and governing ordinance 2974. Staff recommends approval of the Record Plat for Chesterfield Ice and Sports Complex.

MOTION

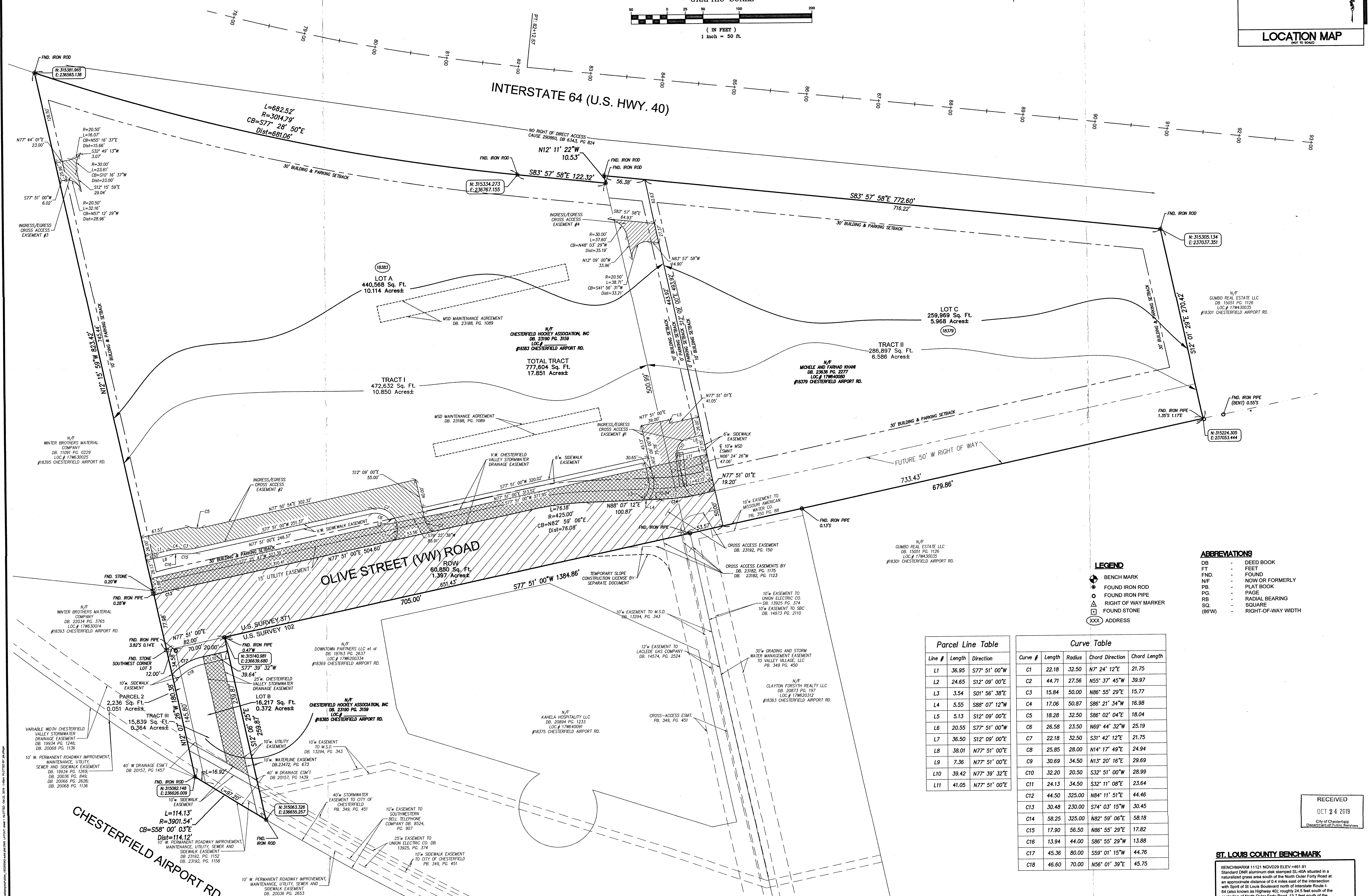
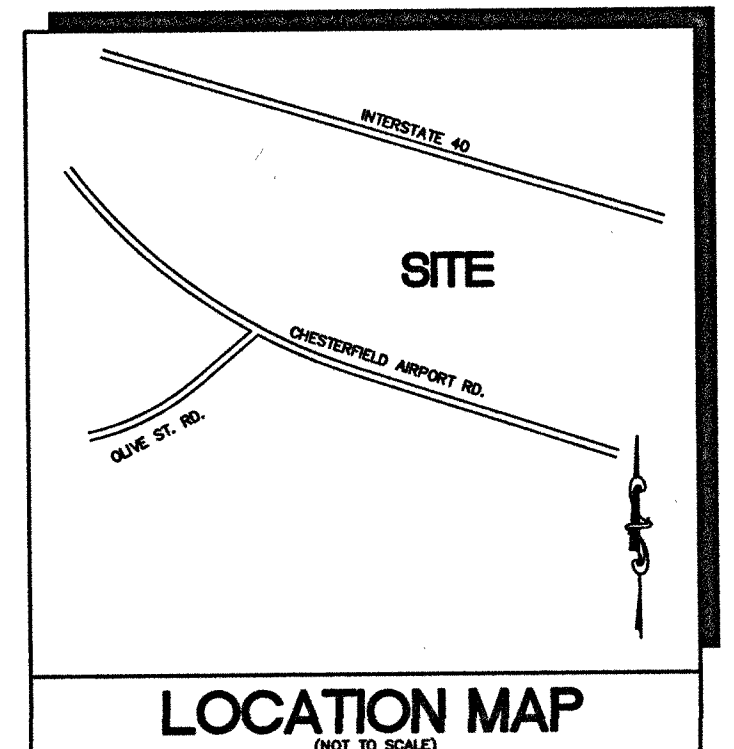
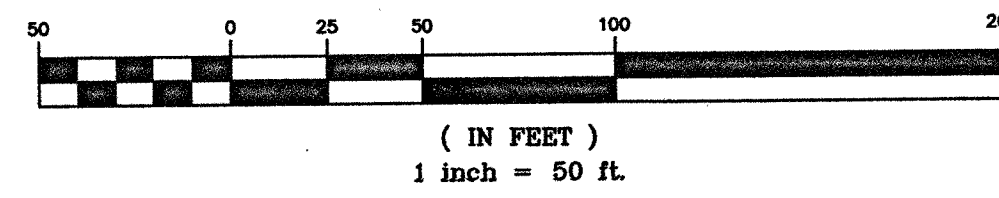
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Record Plat for the Chesterfield Ice and Sports Complex development as presented."
- 2) "I move to approve the Record Plat for the Chesterfield Ice and Sports Complex development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

RECORD PLAT

A TRACT OF LAND BEING PART OF LOT 3 OF THE 'NICHOLAS MUELLER ESTATE' AS RECORDED IN PLAT BOOK 2, PAGE 25 LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 17.851 AC±

GRAPHIC SCALE



- LEGEND**
- ⊕ BENCH MARK
 - ⊙ FOUND IRON ROD
 - FOUND IRON PIPE
 - ⊠ RADIAL BEARING
 - FOUND STONE
 - XXX ADDRESS
- ABBREVIATIONS**
- DB - DEED BOOK
 - FT - FEET
 - FND. - FOUND
 - N/F - NOW OR FORMERLY
 - N/P - PLAT BOOK
 - PG. - PAGE
 - RB - RADIAL BEARING
 - SQ. - SQUARE
 - SO. - RIGHT-OF-WAY WIDTH (88'W)

Parcel Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Chord Direction	Chord Length
L1	36.95	S77° 51' 00" W	C1	22.18	32.50	N7° 24' 12" E	21.75
L2	24.65	S12° 09' 00" E	C2	44.71	27.56	N55° 37' 45" W	39.97
L3	3.54	S01° 56' 38" E	C3	15.84	50.00	N86° 55' 29" E	15.77
L4	5.55	S88° 07' 12" W	C4	17.06	50.87	S86° 21' 34" W	16.98
L5	5.13	S12° 09' 00" E	C5	18.28	32.50	S86° 02' 04" E	18.04
L6	20.55	S77° 51' 00" W	C6	26.58	23.50	N69° 44' 32" W	25.19
L7	36.50	S12° 09' 00" E	C7	22.18	32.50	S31° 42' 12" E	21.75
L8	38.01	N77° 51' 00" E	C8	25.85	28.00	N14° 17' 49" E	24.94
L9	7.36	N77° 51' 00" E	C9	30.69	34.50	N13° 20' 16" E	29.69
L10	39.42	N77° 39' 32" E	C10	32.20	20.50	S32° 51' 00" W	28.99
L11	41.05	N77° 51' 00" E	C11	24.13	34.50	S32° 11' 08" E	23.64
			C12	44.50	325.00	N84° 11' 51" E	44.46
			C13	30.48	230.00	S74° 03' 15" W	30.45
			C14	58.25	325.00	N82° 59' 06" E	58.18
			C15	17.90	56.50	N86° 55' 29" E	17.82
			C16	13.94	44.00	S86° 55' 29" W	13.88
			C17	45.36	80.00	S59° 01' 15" W	44.76
			C18	46.60	70.00	N56° 01' 39" E	45.75

RECEIVED
OCT 24 2019
City of Chesterfield
Department of Public Services

ST. LOUIS COUNTY BENCHMARK
BENCHMARK 11121 NOV029 ELEV=481.91
Standard DNR aluminum disk, stamped SL-40A situated in a naturalized grass area south of the North Outer Forty Road at an approximate distance of 0.4 miles east of the intersection with Spirit of St. Louis Boulevard north of Interstate Route I-64 (also known as Highway 40), roughly 24.5 feet south of the centerline of North Outer Forty Road, 13.7 feet south of the edge of pavement, and 5.3 feet south of a MSTD witness post set in the line of a cable guard along the south side of North Outer Forty Road.

PREPARED FOR:
CHESTERFIELD HOCKEY ASSOCIATION (CHA)
C/O THE STAENBERG GROUP
ATTN: MR MARK KRAUS(CHA) & MR SAM ADLER (TSG)
2127 INNERBELT BUSINESS CENTER DR., SUITE 310
ST. LOUIS, MO 63114

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

RECORD PLAT
CHESTERFIELD SPORTS COMPLEX
18385 CHESTERFIELD AIRPORT RD.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

10/24/19

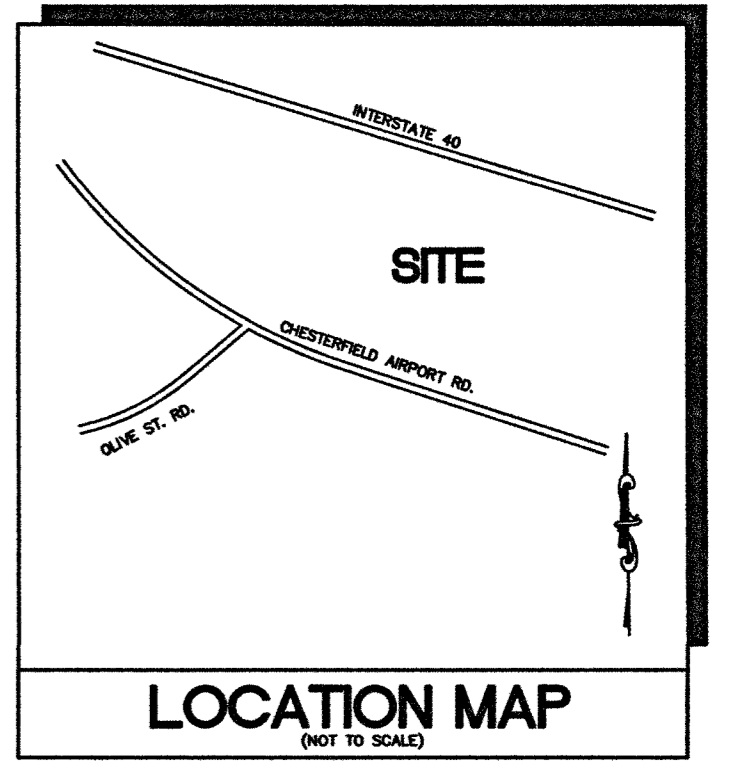
REVISIONS:

1	08/24/18 - Revised per City Comments Dated 08/23/18
2	09/25/19 - Revised per City Comments Dated 09/17/19
3	10/07/19 - New ownership
4	10/23/19 - Revised per City Comments Dated 10/08/19

DRAWN BY: W.J.P. CHECKED BY: D.M.E.
DATE: 7/15/18 JOB NO: 215-5542
W.E.S.P.#: 1895D-0034 BASE MAP #:
S.L.C. HKT # HKT SURV. #
M.D.M.R. #
SHEET TITLE:
RECORD PLAT
SHEET NO.: 1 OF 2

RECORD PLAT

A TRACT OF LAND BEING PART OF LOT 3 OF THE 'NICHOLAS MUELLER ESTATE' AS RECORDED IN PLAT BOOK 2, PAGE 25 LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



OWNER'S CERTIFICATION
We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused the same to be surveyed and resubdivided in the manner shown on this plat, which boundary adjustment plat shall hereafter be known as:

"CHESTERFIELD SPORTS COMPLEX"

Building lines as shown on this plat are hereby established.

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

Olive Street Road, Variable Width, which for better identification are shown cross hatched on this plat, is hereby dedicated to City of Chesterfield, St. Louis County, Missouri for public use forever.

All utility easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri-American Water Company, Spire (f.k.a. Laclede Gas Company), AmerenMissouri, Southwestern Bell Telephone Company, d.b.a. AT&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 as shown hatched on this plat is hereby established as a INGRESS/EGRESS, CROSS ACCESS EASEMENTS #1 & #4 reserved by the present and future owners of Lots A and C 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, automobiles, 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 useable on their property leading to and from the Olive Street Road, 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 A and Lot C, 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 area which for better identification as shown hatched on this plat is hereby established as a INGRESS/EGRESS, CROSS ACCESS EASEMENTS #2 & #3 reserved by the present and future owners of Lot A and the adjacent property owner to the west 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, automobiles, 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 useable on their property leading to and from the Olive Street Road, 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 A and adjacent property owner, 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 Chesterfield Valley Storm Water Easement shown hatched on this plat is hereby dedicated to the City of Chesterfield, Missouri, and Monarch Chesterfield Levee District, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the dry/wet basins, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry/wet 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 dry/wet 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 owners 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

Lot B is to be maintained by the Owner of Lot A and shall remain undeveloped for the purpose of Drainage and open space in perpetuity.

The various Sidewalk Easements shown hereon shall be for the purpose of allowing public access to privately maintained sidewalks in and upon Lots A and B, the sidewalks shall be maintained by the owners of said lots.

Permanent and/or semi permanent monuments, as required, will be set at all lot corners within twelve (12) months after the recording of this boundary adjustment plat, in accordance with 20 CSR 2030-16 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.

IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 2018.

Chesterfield Hockey Association, Inc

By: _____

Print Name: _____

Print Title: _____

By: _____

Michele Khani

By: _____

Farhad Khani

STATE OF MISSOURI)

) SS.

COUNTY OF ST. LOUIS)

On this _____ day of _____ in the year 20____ before me, _____ a Notary Public in and for said state, personally appeared _____ the _____ of Chesterfield Hockey Association, Inc., known to me to be the person who executed the within Record Plat in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated

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: _____

STATE OF MISSOURI)

) SS.

COUNTY OF ST. LOUIS)

On this _____ day of _____ in the year 20____ before me, _____ a Notary Public in and for said state, personally appeared Farhad Khani, known to me to be the person who executed the within Record Plat and acknowledged to me that he executed the same for the purposes therein stated.

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: _____

STATE OF MISSOURI)

) SS.

COUNTY OF ST. LOUIS)

On this _____ day of _____ in the year 20____ before me, _____ a Notary Public in and for said state, personally appeared Michele Khani, known to me to be the person who executed the within Record Plat and acknowledged to me that she executed the same for the purposes therein stated.

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: _____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book _____ Page _____ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this _____ day of _____, 20____.

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)

) SS.

COUNTY OF _____)

On this _____ day of _____, 20____, before me appeared _____ me personally known, who, being by me duly sworn, did say that he is the _____ of _____ known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that he/she executed same for the purposes therein stated.

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: _____

PROPERTY DESCRIPTION

A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof as recorded in Plat Book 2, Page 25 of the St. Louis County Records, located in U.S. Survey 371, Township 45 North, Range 3 East, City of Chesterfield, Saint Louis County, Missouri, being more particularly described as follows:

Beginning at a Stone found at the southwest corner of above said Lot 3, said point also being located on the south line of said U.S. Survey 371; thence Northwardly along the West line of said Lot 3, North 12 degrees 15 minutes 59 seconds West, 823.42 feet to the southern right-of-way line of State Highway 40 T.R. Relocation as described in Cause No. 290860 of the Circuit Court of Saint Louis County, Missouri, said point also being located on a non-tangential curve to the left having a radius of 3,014.79 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 682.52 feet and a chord which bears South 77 degrees 28 minutes 50 seconds East, 681.06 feet to a point of tangency; South 83 degrees 57 minutes 58 seconds East, 122.32 feet; North 12 degrees 11 minutes 22 seconds West, 30.53 feet and South 83 degrees 57 minutes 58 seconds East, 772.60 feet to the northwest corner of a tract of land as conveyed to Gumbo Real Estate, LLC by instrument recorded in Book 15051, Page 1126 of above said records; thence along the west and north lines of said tract, South 12 degrees 01 minute 29 seconds East, 270.42 feet to the north line of said tract; thence along said north line and the north line of a tract of land as conveyed to Downtown Partners, LLC by instrument recorded in Book 18763, Page 2637 of above said records, South 77 degrees 51 minutes 00 seconds West, 1,384.86 feet to the northwest corner of said Downtown Partners, LLC tract; thence along the west line of said Downtown Partners, LLC tract, South 12 degrees 06 minutes 25 seconds East, 259.87 feet to the northern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a non-tangential curve to the right having a radius of 3,901.54 feet; thence along said right-of-way line and east said curve with an arc length of 114.23 feet and a chord which bears North 58 degrees 00 minutes 03 seconds West, 114.12 feet; thence departing said right-of-way line, North 12 degrees 07 minutes 26 seconds West, 180.38 feet to the POINT OF BEGINNING. Containing 777.604 square feet or 17.851 acres, more or less.

Right-of-way dedication

A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof as recorded in Plat Book 2, Page 25 of the St. Louis County Records, located in U.S. Survey 371, Township 45 North, Range 3 East, City of Chesterfield, Saint Louis County, Missouri, being more particularly described as follows:
Beginning at a Stone found at the southwest corner of above said Lot 3, said point also being located on the south line of said U.S. Survey 371; thence Northwardly along the west line of said Lot 3, North 12 degrees 15 minutes 59 seconds West, 77.98 feet to the point of non-tangential curve to the right having a radius of 230.00 feet; thence departing said west line the following courses and distances: along said curve with an arc length of 30.48 feet and a chord which bears North 74 degrees 3 minutes 15 seconds East, 30.45 feet; North 77 degrees 51 minutes 00 seconds East, 504.60 feet to a point of curvature to the right having a radius of 425.00 feet; along said curve with an arc length of 76.18 feet and a chord which bears North 82 degrees 59 minutes 6 seconds East, 76.08 feet; North 88 degrees 07 minutes 12 seconds East, 100.87 feet to a point of curvature to the left having a radius of 325.00 feet; along said curve with an arc length of 58.25 feet and a chord which bears North 82 degrees 59 minutes 06 seconds East, 58.18 feet; North 77 degrees 51 minutes 1 second East, 19.20 feet and South 12 degrees 09 minutes 00 seconds East, 50.00 feet line to the north line of a tract of land as conveyed to Downtown Partners, LLC by instrument recorded in Book 18763, Page 2637 of above said records; thence along said north line South 77 degrees 51 minutes 00 seconds West, 705.00 feet to the northwest corner thereof; thence along the west line of said Downtown Partners, LLC tract, South 12 degrees 06 minutes 25 seconds East, 20.00 feet; thence departing said west line the following: South 77 degrees 39 minutes 32 seconds West, 39.64 feet to the point of non-tangential curve to the left having a radius of 80.00 feet; along said curve with an arc length of 45.36 feet and a chord which bears South 59 degrees 01 minute 15 seconds West, 44.76 feet; thence North 12 degrees 07 minutes 26 seconds West, 34.58 feet to the POINT OF BEGINNING. Containing 60,502 square feet or 1.397 acres, more or less.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-38
GRID FACTOR = 0.9999169
NORTH (Y) = 314628.250
EAST (X) = 239963.018

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

STATION: SL-27, ADJUSTED IN 2000

Station SL-38 to Azimuth Mark SL-38A - Grid Azimuth = 233 Degrees 49 Minutes 04 Seconds.

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during 2017 using Trimble GPS receivers, 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 Book 17679, page 2709. The grid bearing along the South line on this plat is found to be South 78 degrees 36 minutes 50 seconds West. The measured bearing labeled along the same line is South 77 degrees 51 minutes 00 seconds West 1,384.86 feet. The grid bearing from SL-27 to the most Southeast corner is North 78 degrees 25 minutes 21 seconds West 2,970.038 meters with the scale factor applied.

GENERAL NOTES:

1) Subject property is currently Zoned "PC" Planned Commercial District

Ordinance Number 2974
Structure Setbacks

No building or structure, other than a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Thirty (30) feet from the southern boundary of this district.
- b. Thirty (30) feet from the northern boundary of this district.
- c. Thirty (30) feet from the eastern boundary of this district.
- d. Ten (10) feet from the western boundary of this district.
- e. Ten (10) feet from the interior boundary lines within this district.

Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty (30) feet from the southern boundary of this district.
- b. Thirty (30) feet from the northern boundary of this district.
- c. Thirty (30) feet from the eastern boundary of this district.
- d. Ten (10) feet from the western boundary of this district.
- e. Zero (0) feet from the interior boundary lines within this district.

- 2) Subject property lies within Flood Zone "X" Shaded, (areas protected from the 1-percent-annual-chance or greater flood hazard by a levee system. Overtopping or failure of any levee system is possible) and Zone "AH" (Elev 461) per FIRM Map No. 29185C0145 K with a Revised Date of February 04, 2015.
- 3) Basis of Bearings: Book 17679, Page 2709

Original tracts:

Tract I: A tract of land being part of Lot 3 of the Nicholas Mueller Estate in U.S. Survey 371, Township 45 North, Range 3 East, Saint Louis County, Missouri and being more particularly described as:

Beginning at the Southwest corner of Lot 3 of said Nicholas Mueller Estate, according to the plat thereof recorded in Plat Book 2 Page 25 of the Saint Louis County Records, said point being also a point in the South line of U.S. Survey 371; thence Northwardly along the West line of said Lot 3, North 12 degrees 17 minutes 45 seconds West, 823.28 feet to a point in the South line of State Highway 40 T.R. Relocation as described in Cause No. 290860 of the Circuit Court of Saint Louis County, Missouri; thence Eastwardly along said last mentioned South line along a curve to the left whose radius point bears North 19 degrees 00 minutes 01 second East, 3,014.79 feet from the last mentioned point, a distance of 682.51 feet and South 83 degrees 58 minutes 15 seconds East, 122.32 feet to a point in the West line of property now or formerly of Russell R. Mueller and wife, as described in Book 2966 Page 566 of the Saint Louis County Records; thence Southwardly along said last mentioned line South 12 degrees 11 minutes 39 seconds East, 500.90 feet to a point in aforementioned South line of Lot 3 of Nicholas Mueller Estate being also a point in the South line of U.S. Survey 371; thence Westwardly along said South line of Lot 3 being also along said South line of U.S. Survey 371, South 77 degrees 51 minutes West, 735.43 feet to the point of beginning. Excepting therefrom that part thereof condemned by the State of Missouri Ex Rei State Highway Department, by Cause No. 290860 of the Circuit Court of Saint Louis County, Missouri, a copy of which is recorded in Book 6343 Page 824.

Tract II: A tract of land being part of Lot 3 of the Nicholas Mueller Estate in U.S. Survey 371, Township 45 North, Range 3 East, Saint Louis County, Missouri and being more particularly described as:

Commencing at the Southwest corner of Lot 3 of said Nicholas Mueller Estate, according to the plat thereof recorded in Plat Book 2 Page 25 of the Saint Louis County Records, said point being also a point in the South line of U.S. Survey 371; thence Northwardly along the West line of said Lot 3, North 12 degrees 15 minutes 59 seconds West, 823.42 feet to a point in the South line of State Highway 40 T.R. Relocation (1-64) as described in Cause No. 290860 of the Circuit Court of Saint Louis County, Missouri; thence Eastwardly along said last mentioned South line along a curve to the left having a radius of 3,014.79 feet, an arc length of 682.52 feet, the chord of which bears South 77 degrees 28 minutes 50 seconds East, a chord distance of 681.06 feet to a point; thence South 83 degrees 57 minutes 58 seconds East, 122.31 feet to a point; thence North 12 degrees 11 minutes 22 seconds West, 10.53 feet to a point; thence South 83 degrees 57 minutes 58 seconds East, 58.38 feet to the POINT OF BEGINNING of the tract herein described; thence South 83 degrees 57 minutes 58 seconds East, a distance of 718.22 feet to a point; thence leaving said line South 12 degrees 01 minutes 29 seconds East, a distance of 270.42 feet to a point; thence South 77 degrees 51 minutes 00 seconds West, a distance of 679.86 feet; thence North 12 degrees 09 minutes 00 seconds West, a distance of 493.92 feet to the POINT OF BEGINNING and containing 259,869.47 square feet or 5.968 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on August 31, 2018.

Tract III: A tract of land being part of U.S. Survey 102, Township 45 North, Range 3 East, Saint Louis County, Missouri, and being more particularly described as:

Beginning at a point in the South line of Lot 3 of the Nicholas Mueller Estate, a subdivision recorded in Plat Book 2 Page 25 of the Saint Louis County Records, said point being distant along said South line North 77 degrees 51 minutes East, 12.00 feet from the Southwest corner thereof; said point of beginning being also the Northwest corner of a 29.610 acre tract described in Parcel I of Book 6028 Page 185 of the Saint Louis County Records; thence Eastwardly along the North line of said 29.610 acre tract being also along said South line of Lot 3, North 77 degrees 51 minutes East, 70.00 feet to a point; thence South 12 degrees 04 minutes 30 seconds East, 260.03 feet to a point in the Northeast line of State Highway 40 T.R.; thence Northwardly along said Northeast line along a curve to the right whose radius point bears North 31 degrees 09 minutes 51 seconds East, a distance of 3,901.54 feet from the last mentioned point, a distance of 97.24 feet to a point in the East line of a 12 foot wide roadway described in Parcel B of Cause No. 31234 of the Probate Court of Saint Louis County, Missouri; thence Northwardly along said East line North 12 degrees 04 minutes 30 seconds West, 192.45 feet to the point of beginning.

Parcel 2

A tract of land 12 feet wide in U.S. Survey 102 in Saint Louis County, Missouri, bounded as follows:
North by the South line of U.S. Survey 371, West by the Extension Southwardly of the West line of Lot 3 of Nicholas Mueller Estate, East by a line 12 feet East of and parallel with said last mentioned line Southwest by the Northeast line of U.S. Highway 40 T.R. Excepting therefrom that part thereof condemned by the State of Missouri Ex Rei State Highway Department, by Cause No. 290860 of the Circuit Court of Saint Louis County, Missouri, a copy of which is recorded in Book 6343 Page 824.

This is to certify that this "CHESTERFIELD SPORTS COMPLEX" was approved by the City Council of the City of Chesterfield by Ordinance No. _____, 2018, and hereby authorized the recording this plat with the Office of the St. Louis County Recorder of Deeds.

By: _____
Bob Nation, Mayor

By: _____
Vickie McGownd - City Clerk

SURVEYOR'S CERTIFICATION

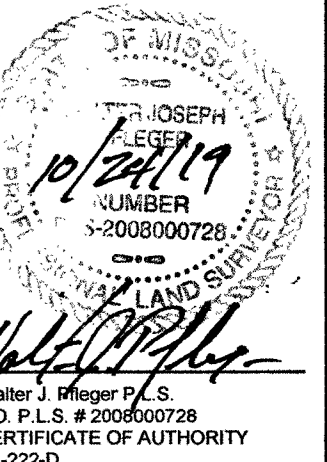
This is to certify that Stock and Associates Consulting Engineers, Inc. have, during July, 2018, by order of and for the use of Chesterfield Hockey Association, Inc., executed a Property Boundary Survey and Record Plat of a tract of land being part of Lot 3 of the "Nicholas Mueller Estate", as recorded in Plat Book 2, Page 25 located in U.S. Survey 371 and part of U.S. Survey 102, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and that the results of said survey and Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC No. 222-D

By: _____
Wally J. Pfejger, Missouri P.L.S. No. 2008000728

PREPARED BY:
STOCK & ASSOCIATES
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RECORD PLAT
CHESTERFIELD SPORTS COMPLEX
18385 CHESTERFIELD AIRPORT RD.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



REVISIONS:
1 08/24/18 - Revised per City Comments Dated 08/23/18
2 09/25/19 - Revised per City Comments Dated 09/17/19
3 10/07/19 - New ownership Lot C

DRAWN BY: W.J.P. CHECKED BY: D.M.E.
DATE: 7/18/18 JOB NO: 215-542
M.S.D. P. # BASE MAP #
S.L.C. NAT # NAT SUFF. #
M.D.N.R. #

SHEET TITLE:
RECORD PLAT

SHEET NO.:
2 OF 2

PREPARED FOR:
CHESTERFIELD HOCKEY ASSOCIATION (CHA)
C/O THE STAENBERG GROUP
ATTN. MR MARK KRAUS(CHA) & MR SAM ADLER (TSG)
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