BILL NO2891	ORDINANCE NO
-	
AN ORDINANCE PROVIDING FOR THE	APPROVAL OF A RECORD PLAT AND ESCROW

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR THE ARBORS AT WILD HORSE CREEK FOR A 23 ACRE TRACT OF LAND ZONED "PUD" PLANNED UNIT DEVELOPMENT LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD.

WHEREAS, The Sterling Co., on behalf of Arbor Holdings, LLC., have submitted for review and approval a Record Plat for The Arbors at Wild Horse Creek; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 23 acre tract of land into twenty-two (22) residential lots for Single-Family detached residential use; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval thereof; and,

WHEREAS, the Department of Planning, Public Works and Parks has reviewed the Record Plat in accordance with the Subdivision Ordinance of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Record Plat to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIED, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Record Plat for The Arbors at Wild Horse Creek, which is made part hereof and attached hereto as Exhibit 1 and Escrow Agreements, is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the Record Plat. The owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

<u>Section 2.</u> The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

<u>Section 3.</u> The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this	day of	, 2012.
	MAYOR	
ATTEST:	WATOR	
CITY CLERK		

OWNERS CERTIFICATE

WE. THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING 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 "THE ARBORS AT WILDHORSE CREEK". ARBOR GROVE COURT (50'W), TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (/ / / /) ON THIS PLAT, ARE HEREBY DEDICATED TO CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.

THE RIGHT-OF-WAY STRIP ALONG WILDHORSE CREEK ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN CROSS-HATCHED (XXXXXXXXXX) ON THIS PLAT, IS HEREBY DEDICATED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UE. SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY. THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS 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, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE

THE RESTRICTED AREAS AS SHOWN HEREON HEREON SHALL PROHIBIT ANY DISTURBANCE EXCEPT AS PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.

THE PERMANENT DRAINAGE EASEMENT (P.D.E.) SHOWN HEREON AS 5 FEET WIDE ADJACENT TO THE SOUTH SIDE OF WILDHORSE CREEK ROAD, AS WIDENED BY THIS PLAT, AND LOCATED WEST OF THE ENTRANCE IS HEREBY GRANTED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT), THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PURPOSE OF IMPROVING. CONSTRUCTING. REPLACING AND MAINTAINING STORM WATER IMPROVEMENTS 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 STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE STORMWATER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD, THEIR SUCCESSORS AND ASSIGNS, PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING AND MAINTAINING STORM WATER IMPROVEMENTS 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 STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES.

EASEMENTS LABELED SIDEWALK AND MAINTENANCE EASEMENT ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD TO IMPROVE. CONSTRUCT. REPAIR AND MAINTAIN SIDEWALKS.

NO ABOVE GROUND STRUCTURE. OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND. DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION AND APPROVAL BY THE CITY OF CHESTERFIELD THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS AND LANDSCAPING WITHIN THE COMMON GROUND AREA(S) AS SHOWN ON THIS PLAT, WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.

BMP (BEST MANAGEMENT PRACTICES):

STORMWATER MANAGEMENT RESERVE AREAS AND STORMWATER BUFFER AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICE). THE RESERVE AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE _____ DAY OF _____, 2012, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK _____, PAGE_____, OR AS AMENDED

THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER MANAGEMENT RESERVE AREAS AS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, STORMWATER BEST MANAGEMENT PRACTICES, AND STORMWATER BUFFER AREAS INCLUDING, BUT NOT LIMITED TO, SEWERS AND STORMWATER IMPROVEMENTS CONSTRUCTED THEREON AS PER THE MSD APPROVED STORMWATER MANAGEMENT FACILITIES REPORT (P-29375)

MAINTENANCE EASEMENTS FOR INGRESS, EGRESS, AND MAINTENANCE OVER THE STORMWATER BUFFER AREAS ARE HEREBY GRANTED TO THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, REPAIRING, AND MAINTAINING SAID STORMWATER BUFFER AREAS.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND RESTRICTIONS RECORDED IN THE ARBORS AT WILDHORSE CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE _____ DAY OF ____ ____ IN THE ST. LOUIS COUNTY RECORDS.

CREATED HEREON OR EXISTING, OR AFFECTED BY IMPROVEMENTS, AS REPRESENTED ON THE APPROVED SITE DEVELOPMENT PLAN FOR THIS PROJECT, ARE HEREBY DEDICATED AS "GREEN SPACE PRESERVATION AREAS".

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE _____, 20___ AS DAILY NO._________ IN THE ST. LOUIS COUNTY

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ______ DAY OF______, 2012.

ARBOR HOLDINGS, LLC JHB PROPERTIES, INC. (MEMBER)

JOHN H. BERRA, JR. STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

2012, BEFORE ME PERSONALLY APPEARED JOHN H. BERRA. JR.. TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF JHB PROPERTIES, INC., A CORPORATION OF THE STATE OF MISSOURI, A MEMBER OF ARBOR HOLDINGS, LLC, 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 SAID JOHN H. BERRA, JR. 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 OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

- PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM
- SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(1/2" LROD W/ PLASTIC CAP)

MY COMMISSION EXPIRES: _____

STANDARDS)-(5/8" I.ROD W/ ALUMINUM CAP)

WILDHORSE CREEK

ENGINEERS & SURVEYORS 5055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944

DRAWN BY:	TJH	MSD P# - 29375-0						
CHECKED BY:	JAH	DATE: 05/24/2012						
IOR NO.	11_01_002	THE ARBORS AT						

1. THIS TRACT CONTAINS 23.422 ACRES, MORE OR LESS.

2. BASIS OF BEARINGS ADOPTED FROM RECORD PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS..

3. SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 15811, PAGE 2785 AND DEED BOOK 16205 PAGE 1138 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF SAID

4. ALL BEARINGS AND DISTANCES ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE. (R1) INDICATES RECORD BEARING AND DISTANCES PER PLAT OF "MARY SCHAEFFER ESTATES ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. (R2) INDICATES RECORD BEARINGS AND DISTANCES PER GENERAL WARRANTY DEED RECORDED AS DEED BOOK 15811, PAGE 2785 OF SAID RECORDS.

5. PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS FOR LOT CORNERS WILL BE SET IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT

6. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC. AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NO. KEE-11-98983 WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2012. THE NOTES REGARDING SCHEDULE B, SECTION II, OF THE ABOVE COMMITMENT ARE AS FOLLOWS:

ITEMS 1-5: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

ITEM 6: EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8343 PAGE 1376 AND BOOK 8415 PAGE 2317 OF THE ST. LOUIS COUNTY RECORDS, AFFECT THE SUBJECT TRACT. EASEMENT PER BOOK 8343 PAGE 1376 PLOTS ADJACENT TO THE RIGHT OF WAY OF WILDHORSE CREEK ROAD. EASEMENT PER BOOK 8415 PAGE 2317 AFFECTS THE SOUTHWEST CORNER OF LOT 14 AS SHOWN HEREON.

ITEM 7: EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8550 PAGE 934 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 10 FEET OF SUBJECT TRACT ALONG WILDHORSE CREEK ROAD AS NOTED AND SHOWN HEREON. EASEMENT WILL BE WITHIN THE RIGHT-OF-WAY OF WILDHORSE CREEK ROAD UPON THE DEDICATION TO MODOT.

ITEM 8: EASEMENT GRANTED TO SOUTHWESTERN BELL ACCORDING TO INSTRUMENT RECORDED IN BOOK 8558 PAGE 1906 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 10 FEET OF SUBJECT TRACT ALONG WILDHORSE CREEK ROAD AS NOTED AND SHOWN HEREON. EASEMENT WILL BE WITHIN THE RIGHT-OF-WAY OF WILDHORSE CREEK ROAD UPON THE DEDICATION TO MODOT.

ITEM 9: EASEMENT GRANTED TO LACLEDE GAS COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 10870 PAGE 1688 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 20 FEET OF SUBJECT TRACT ALONG WILDHORSE CREEK ROAD AS NOTED AND SHOWN HEREON.

ITEM 10: EASEMENT GRANTED TO MSD ACCORDING TO INSTRUMENT RECORDED IN BOOK 9978 PAGE 503 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE EAST LINE OF THE SUBJECT TRACT AS WELL AS THE EAST LINES OF PROPOSED LOTS 19-22 IN THE AREA NOTED AND SHOWN HEREON.

ITEM 11: MAINTENANCE AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 10081 PAGE 2240 OF THE ST. LOUIS COUNTY RECORDS. MAINTENANCE AGREEMENT AFFECTS A DETENTION BASIN AND STORM WATER DRAINAGE, LOCATED APPROXIMATELY IN THE AREA NOTED HEREON. THE LOCATION OF THE BASIN IS SHOWN HEREON UP TO THE 498 FOOT ELEVATION CONTOUR AS DEPICTED ON THE APPROVED MSD PLANS UNDER MSD P# 13479-02 FOR THE ASSOCIATED IMPROVEMENTS. THIS DETENTION AND STORM WATER DRAINAGE WAS CREATED BY AND FOR THE BENEFIT OF WHAT IS NOW LOT 2 OF THE BOUNDARY ADJUSTMENT OWNED BY THE FULL GOSPEL CHURCH. AT THE TIME OF THESE IMPROVEMENTS AND THIS MAINTENANCE AGREEMENT, THE CHURCH OWNED ALL OF LOT 8 OF THE MARY SCHAEFFER ESTATE. THE SUBSEQUENT BOUNDARY ADJUSTMENT AND SALE OF PART OF THE ORIGINAL LOT 8, NOW PUTS THE FACILITIES ASSOCIATED WITH THIS AGREEMENT OUTSIDE OF PROPERTY OWNED BY THE CHURCH AND NO EASEMENT IS KNOWN TO HAVE BEEN RETAINED BY THE CHURCH FOR THESE IMPROVEMENTS. IT IS UNKNOWN TO THE SURVEYOR, WHAT AFFECTS THIS AGREEMENT ULTIMATELY HAS, OR MAY HAVE, ON THE SUBJECT PROPERTY.

NOTE: ITEM 11 ABOVE IS SUPPLEMENTED BY DRAINAGE EASEMENT RECORDED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS.

RELEASE DEED OF TRUST

NOTES HAS OR HAVE BEEN PARTLY PAID AND SATISFIED.

BY A DEED OF TRUST, DATED __ RECORDER'S OFFICE, IN AND FOR THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, IN BOOK _____ CONVEYED TO THE TRUSTEE THEREIN NAMED. CERTAIN REAL ESTATE. TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR

NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM

THE ENCUMBRANCE OF SAID DEED OF TRUST.

		ENTITY
STATE OF MISSOURI)	NAME PRINTED/TITLE
)ss	SIGNATURE

COUNTY OF ST. LOUIS

011 11113	_ DAI OI		, 201	z, bliont	MIL VELF	-71/
	, T	O ME PERSO	NALLY KNOWN	I, WHO BEIN	NG BY ME	DUL
SWORN, DID SAY H	HE IS		OF		BAN	NK,
CORPORATION OF	THE STATE OF	MISSOURI,	AND THAT T	HE SEAL A	AFFIXED TO) TH
FOREGOING INSTR	UMENT IS THE	SEAL OF	SAID CORPO	RATION, A	ND THAT	SAI
INSTRUMENT WAS	SIGNED AND	SEALED IN	BEHALF OF	SAID CO	RPORATION	1 B
AUTHORITY 0	F ITS	BOARD	OF DIRE	CTORS,	AND	SAI
		ACKNOWLEDG	ED SAID INST	RUMENT TO	BE THE	FRE
ACT AND DEED OF	CAID CODDODA	TION				

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

CITY OF CHESTERFIELD

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C	HES	TER	FIEL) BY	ORDI	NANC	E NC	o				ON 1	THE _			_ D	AY (OF _							20
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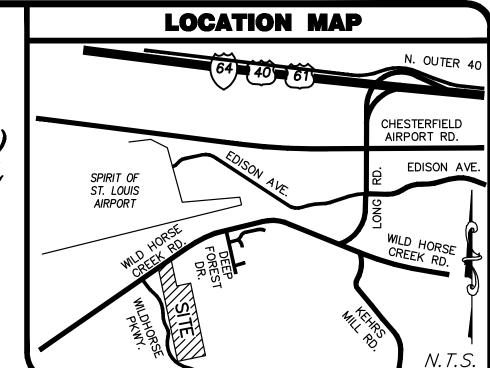
BRUCE GEIGER, MAYOR JUDITH NAGGIAR, CITY CLERK

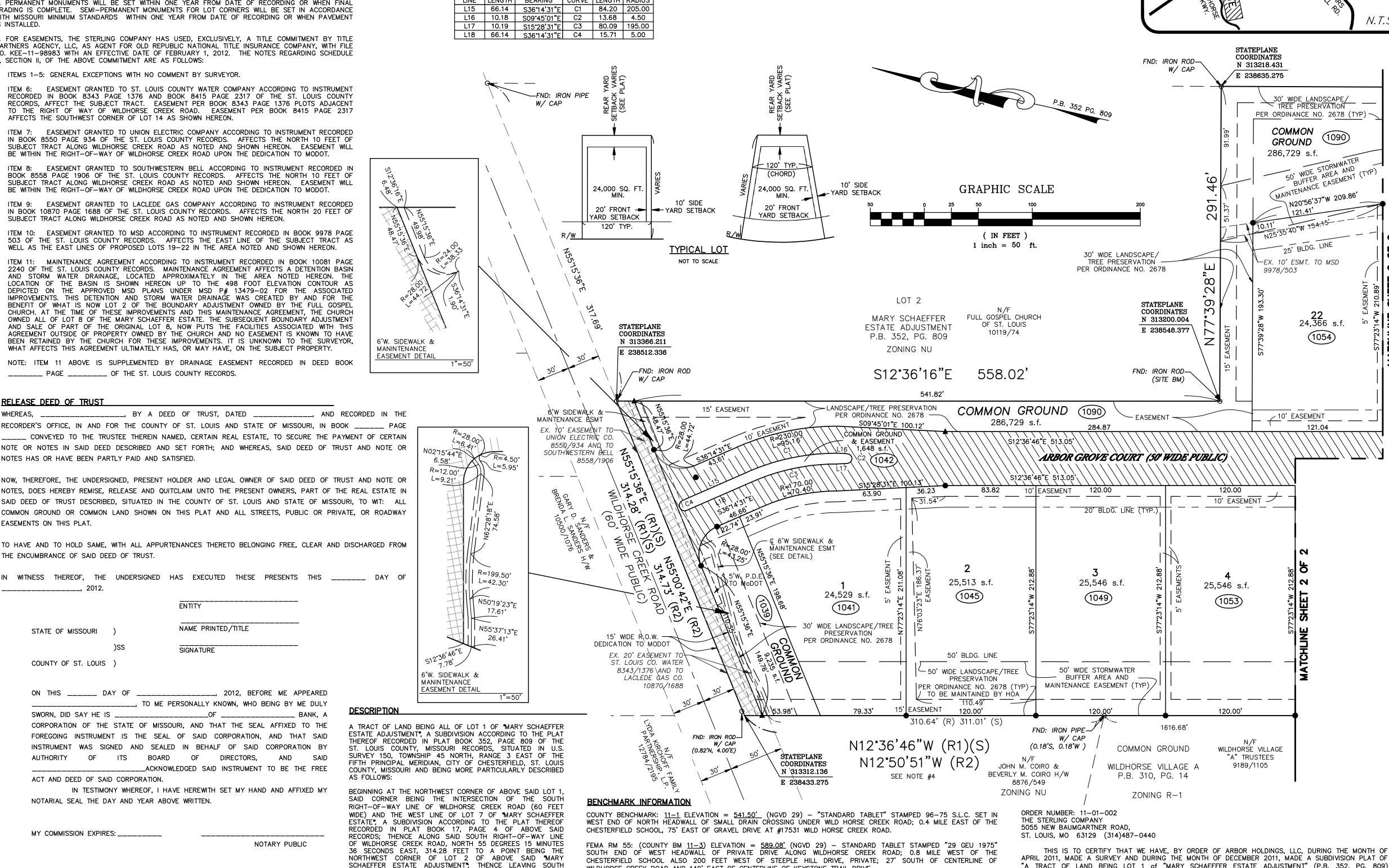
The Arbors at Wildhorse Creek

A TRACT OF LAND BEING LOT 1 of "MARY SCHAEFFER ESTATE ADJUSTMENT" (P.B. 352, PG. 809) LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LINE LENGTH BEARING CURVE LENGTH RADIUS

("PUD" PLANNED UNIT DEVELOPMENT (ORDINANCE 2678)) CURVE TABLE





WILDHORSE CREEK ROAD AND 149' EAST OF CENTERLINE OF KEYSTONE TRAIL DRIVE. SITE BENCHMARK: ELEVATION = 533.17' (NGVD 29)

"IRON ROD" SET IN GRASS AT SOUTHEAST CORNER OF CHURCH PROPERTY AT #17550 WILD HORSE CREEK ROAD: 240 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING, 102 FEET SOUTHWEST OF SOUTHWEST CORNER OF ASPHALT PARKING LOT AND 96 FEET NORTHWEST OF SOUTHWEST CORNER OF FENCE FOR PLAYGROUND.

RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT

2, SOUTH 12 DEGREES 36 MINUTES 16 SECONDS EAST, 558.02

FEET TO POINT BEING THE SOUTHWEST CORNER OF SAID LOT

THENCE LEAVING LAST SAID WEST LINE AND ALONG THE

SOUTH LINE OF SAID LOT 2, NORTH 77 DEGREES 39 MINUTES

ON THE EAST LINE OF LOT 8 OF SAID MARY SCHAEFFER

ESTATE*, THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID LOT 8, SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST, 1511.00 FEET TO THE SOUTHEAST

CORNER OF SAID LOT 8; THENCE LEAVING LAST SAID EAST

LINE AND ALONG THE SOUTH LINE OF SAID LOT 8 AND ITS

PROLONGATION, BEING THE SOUTH LINE OF SAID LOT 7. SOUTH

77 DEGREES 39 MINUTES 28 SECONDS WEST, 576.03 FEET TO

POINT BEING THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE

WEST LINE OF SAID LOT 7, NORTH 12 DEGREES 36 MINUTES

46 SECONDS WEST, 1949.28 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,020,280 SQUARE FEET, OR 23.422 ACRES,

MORE OR LESS.

28 SECONDS EAST, 291.46 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING

> STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SRDX AND A PID OF DI2212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237449.330 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2006) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SRDX. IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS COUNTER-CLOCKWISE 00°22'11". THE PUBLISHED PLAT BEARING OF N12°36'46"W WOULD BE N12°14'35"W IF ROTATED TO GRID NORTH.

COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

"A TRACT OF LAND BEING LOT 1 of "MARY SCHAEFFER ESTATE ADJUSTMENT" (P.B. 352, PG. 809) LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI", AND THAT RESULTS OF SAID SURVEY AND SUBDIVISION ARE REPRESENTED ON THIS PLAT. THIS SURVEY MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2006) AS AN "SUBURBAN PROPERTY".

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF

THE STERLING COMPANY MO REG. 307-D

GEORGE J. GOWER, PLS SHEET 1 OF 2 MO. REG. L.S. #2336

