

# Memorandum

## Department of Public Works



**TO:** Michael O. Geisel, P.E.  
City Administrator

**FROM:** James A. Eckrich, P.E. *JAE*  
Public Works Dir. / City Engineer

**DATE:** December 18, 2020

**Please forward to the PPW Committee for  
review and approval recommendation to  
Council** *MO Geisel* 2020-12-19

**RE:** Burkhardt Place Easements and Maintenance Agreement

As you know, a developer is pursuing a project in the southwest quadrant of Chesterfield Parkway and Wild Horse Creek Road that will include construction the extension of Burkhardt Place from its existing terminus at the YMCA north to Wild Horse Creek Road. As detailed in the attached memorandum from Assistant City Engineer Zach Wolff, MSD is requiring a number of actions in connection with the extension of Burkhardt Place. Specifically:

- Vacation of two easement where the nearby sanitary sewer is not located within the existing MSD easement.
- Dedication of two new easements to replace the above-referenced easement vacations. These easements will be centered over the existing sanitary sewer and will allow MSD to continue to maintain these sanitary sewers.
- Execution of a BMP Maintenance Agreement with MSD. This will ensure that the City maintains the hydrodynamic separator installed for water quality purposes as part of this project.
- Dedication of a storm water easement located near the above-referenced hydrodynamic separator. The dedication of this easement is necessary to cover the drainage path from Burkhardt Place to the hydrodynamic separator.

In addition to the memorandum from Mr. Wolff, the attachments also include an aerial map showing the bulleted items and an ordinance authorizing the easement vacations, the easement dedications, and the execution of the BMP Maintenance Agreement.

### Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for consideration. Should the PPW Committee concur with Staff's recommendation it should vote to forward the attached ordinance to the full City Council for approval.

# Memorandum

## Department of Public Works



**TO: James A Eckrich, PE**

**FROM: Zachary S Wolff, PE** *ZSW*

**DATE: December 18, 2020**

**RE: Burkhardt Place/Wildhorse Village Easements and BMP Maintenance Agreement**

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As you are aware, a developer is pursuing a project in the southwest quadrant of Chesterfield Parkway and Wild Horse Creek road that will include construction of a portion of Burkhardt Place from its existing termination at the YMCA north to Wild Horse Creek Road.

As part of the plan development process for that project, the Metropolitan St. Louis Sewer District (MSD) has reviewed plans for sanitary and storm sewer service and has requested several actions from the City outlined below. Stock & Associates has provided the necessary easement documents and plats.

Easement Vacations/Replacement - MSD has determined that the existing sanitary sewer pipes on City properties west of future Burkhardt Place are not located within the existing easements. MSD is requesting the City vacate the existing easements and replace them with new easements centered on the existing pipes. No construction work is proposed in this area and the changes are simply to ensure MSD has proper rights to continue maintaining their existing system. Two easement vacations and two replacement easements are needed to facilitate this request.

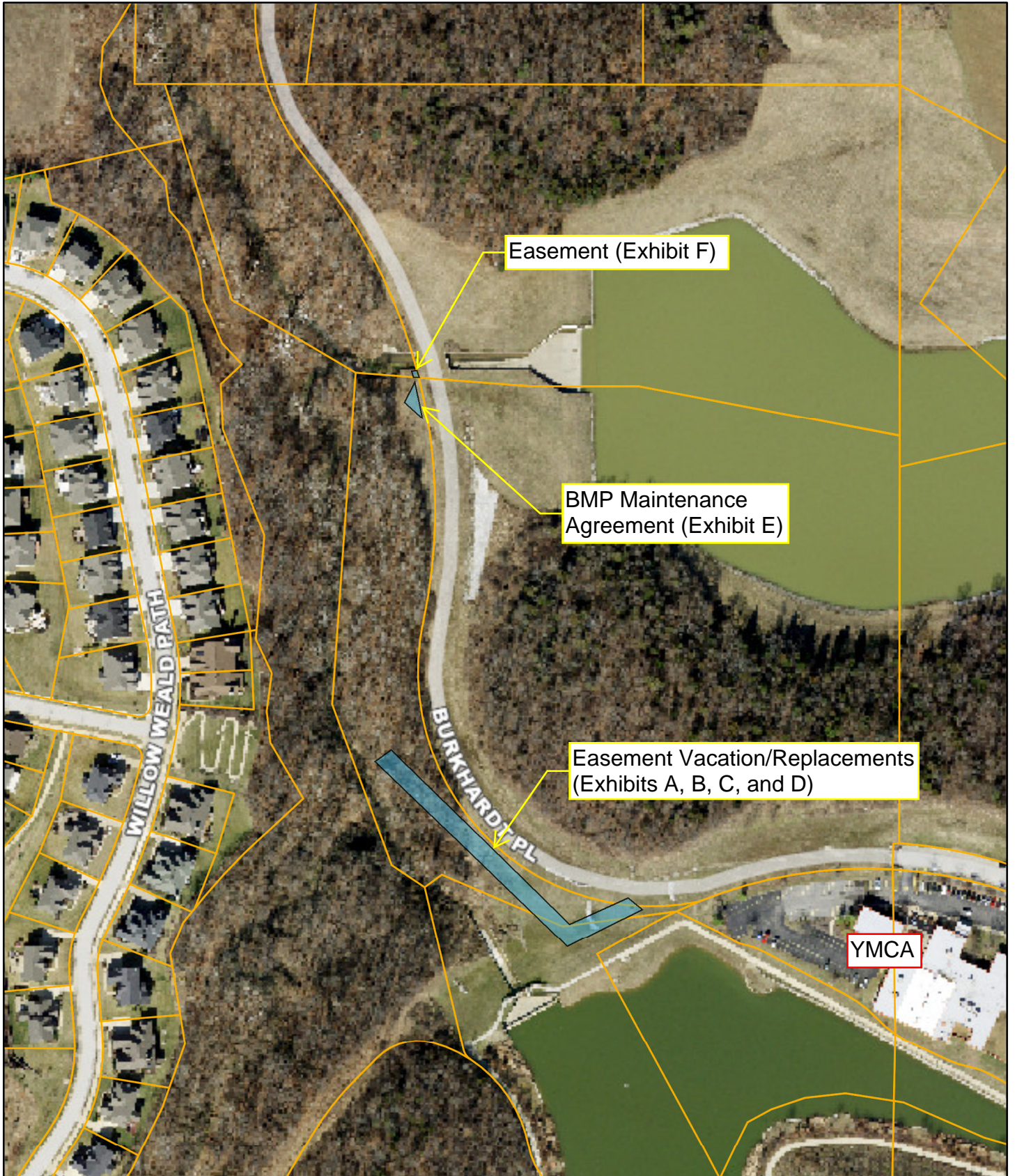
BMP Maintenance Agreement – Construction of Burkhardt Place warrants water quality improvements to treat the increase in stormwater runoff from the new roadway. The developer will be constructing the water quality improvement as part of the development and roadway construction. In order to guarantee future maintenance of the BMP, the City needs to enter into a BMP Maintenance Agreement with MSD. These agreements are standard form and the City has entered in similar agreements on the Schoettler Road Improvement Project, the Schoettler Road Bridge project, Greentrails Drive South, and Appalachian Trail Phase II. The specific water quality device is a hydrodynamic separator very similar to two such devices the City installed as part of the Schoettler Road Improvement Project.

Storm Sewer Easement - One small easement is necessary on City property for new storm sewer, installed by the developer, that will allow discharge of stormwater generated by Burkhardt Place after treatment in the aforementioned hydrodynamic separator.

**Recommendation** - I have reviewed the easement vacations, new easements, and BMP Maintenance Agreement and recommend the attached ordinance and exhibits be forwarded to the Planning and Public Works Committee then to City Council for consideration/approval.

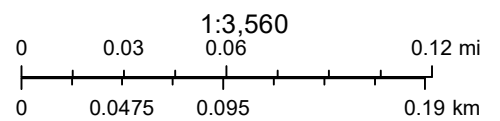
An aerial map is attached showing the approximate location of the easements in question and a note to the corresponding ordinance exhibits.

cc: Jeff Paskiewicz, Senior Civil Engineer  
Mike Knight, Assistant City Planner



December 18, 2020

- Parcels
- Preliminary Parcels



Esri., Inc., City of Chesterfield, Missouri

**BILL NO. XXXX**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING TWO EXISTING EASEMENTS, DEDICATING TWO REPLACEMENTS EASEMENTS, AND AUTHORIZING THE CITY OF CHESTERFIELD TO ENTER INTO AND EXECUTE A BMP MAINTENANCE AGREEMENT AND EASEMENTS IN CONNECTION WITH CONSTRUCTION OF BURKHARDT PLACE AS PART OF A CERTAIN DEVELOPMENT PROJECT IN THE CITY.**

**WHEREAS**, construction of Burkhardt Place is planned as part of the Wildhorse Village project; and

**WHEREAS**, the Metropolitan St. Louis Sewer District (MSD) has reviewed plans for said project and determined that existing sanitary sewer facilities on property owned by the City are not located within existing easements; and

**WHEREAS**, MSD has requested the City vacate unused portions of the existing easements and dedicate replacement easements to ensure their facilities are properly located within easements; and

**WHEREAS**, construction of Burkhardt Place requires water quality improvements to be maintained by the City as governed by a Maintenance Agreement between MSD and the City; and

**WHEREAS**, construction of Burkhardt Place also requires stormwater improvements on City property to be maintained by MSD; and

**WHEREAS**, the Department of Public Works has reviewed the requests and has determined that said actions meet all applicable regulations, the easement vacations, will have no adverse effect on the City of Chesterfield, and the new easements and Maintenance Agreement are necessary for construction of Burkhardt Place and continued operation of MSD's facilities.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:**

Section 1. The City of Chesterfield hereby approves the easement vacations located on City owned property west of Burkhardt Place as depicted in "Exhibit A" and "Exhibit B" which are attached hereto and made part hereof; and

Section 2. The City of Chesterfield hereby authorizes the City Administrator to execute replacement easements for the vacated easements on City owned property west of Burkhardt Place as depicted in "Exhibit C" and "Exhibit D", which are attached hereto and made part hereof; and

Section 3. The City of Chesterfield hereby authorizes the City Administrator to execute a BMP Maintenance Agreement with MSD and a new easement on City owned property west of Burkhardt Place to facilitate stormwater improvements necessary for construction of Burkhardt Place as depicted in “Exhibit E” and “Exhibit F” which are attached hereto and made part hereof; and

Section 4. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Bob Nation, Mayor

ATTEST:

\_\_\_\_\_  
Vickie McGownd, City Clerk

First Reading Held: \_\_\_\_\_

# EXHIBIT A

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(3-Inch Area above – Leave Blank (for Recorder’s Office Use Only))

**DOCUMENT TYPE:** Easement Vacation

**DATE OF DOCUMENT :** \_\_\_\_\_, 2020

**GRANTOR :** City of Chesterfield  
690 Chesterfield Parkway W.  
Chesterfield, MO 63017

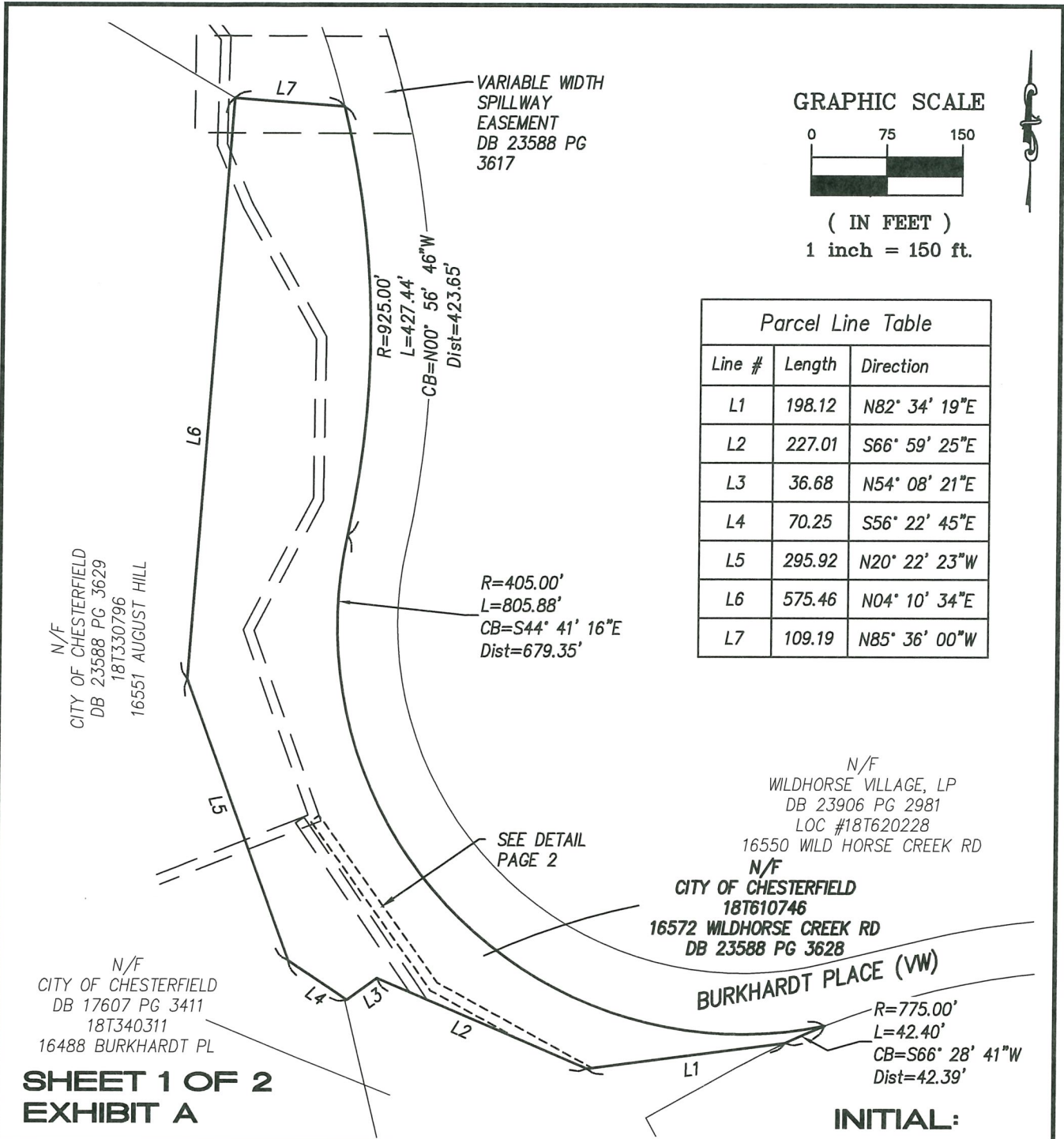
**GRANTEE :** Metropolitan St. Louis Sewer District  
2350 Market Street  
St. Louis, Missouri 63103

**PROPERTY ADDRESS:** 16572 Wild Horse Creek Road  
Chesterfield, MO 63017

**LOCATOR NO.:** 18T610746

**CITY/ MUNICIPALITY :** City of Chesterfield, MO

**LEGAL DESCRIPTION:** A tract of Land Being part of US Survey 415,  
Township 45 North, Range 4 East of the 5'th Principal  
Meridian, City of Chesterfield, St. Louis County,  
Missouri.

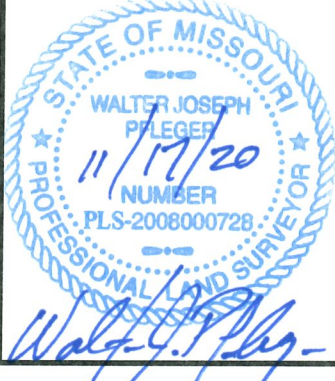


**SHEET 1 OF 2  
EXHIBIT A**

INITIAL:

**EASEMENT VACATION PLAT**

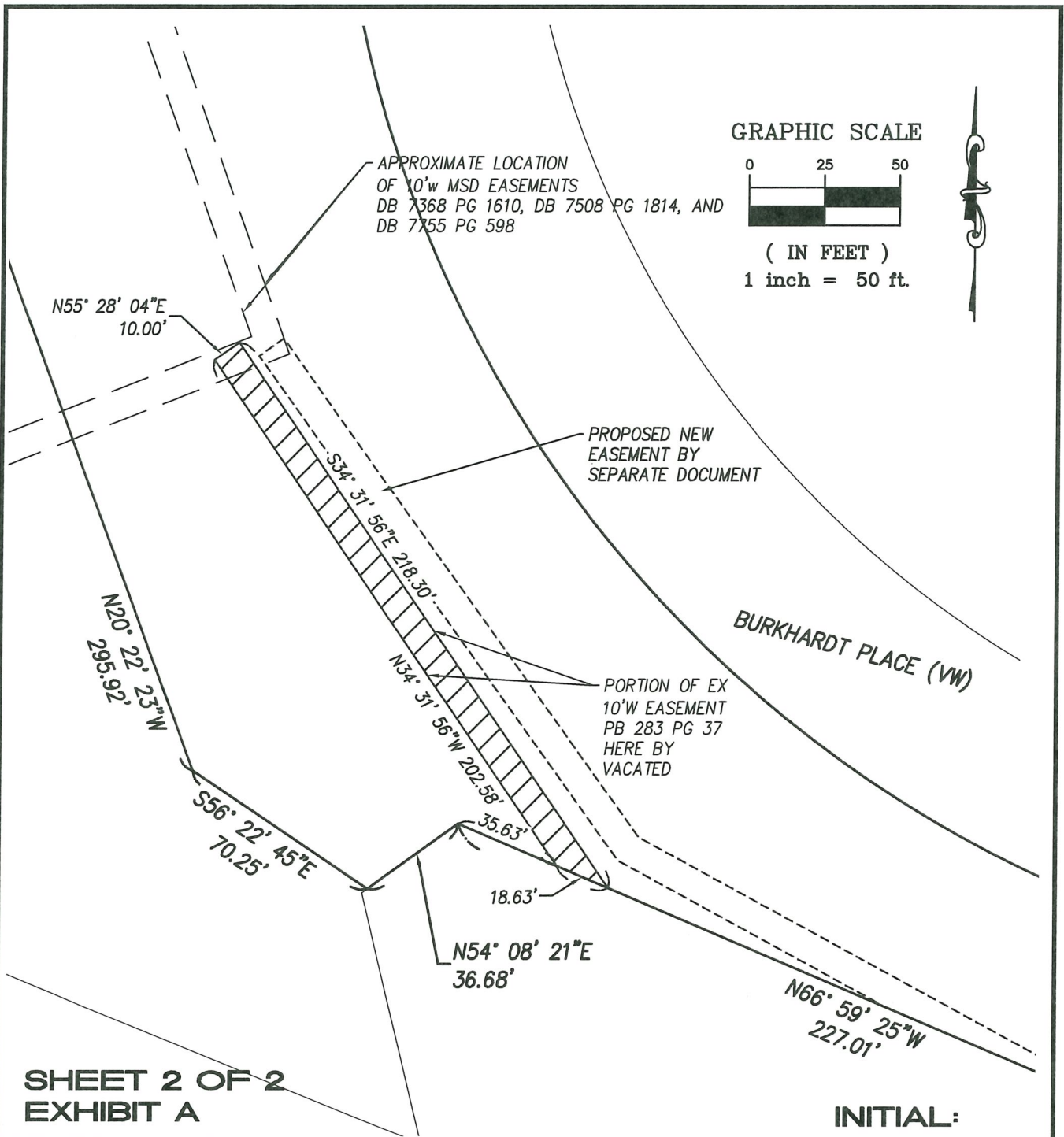
A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE  
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,  
ST. LOUIS COUNTY, MISSOURI



Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

WALTER J. PFLEGER  
MO. P.L.S. # 2008-000728



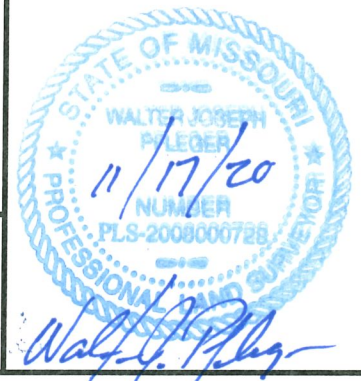


**SHEET 2 OF 2  
EXHIBIT A**

**INITIAL:**

**EASEMENT VACATION PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE  
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,  
ST. LOUIS COUNTY, MISSOURI



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Chesterfield, MO. 63005  
(636) 530-9100

WALTER J. PFLEGER  
MO. P.L.S. # 2008-000728

DATE 11-11-2020

## EXHIBIT B

---

(3-Inch Area above – Leave Blank (for Recorder’s Office Use Only))

**DOCUMENT TYPE:** Easement Vacation

**DATE OF DOCUMENT :** \_\_\_\_\_, 2020

**GRANTOR :** City of Chesterfield  
690 Chesterfield Parkway W.  
Chesterfield, MO 63017

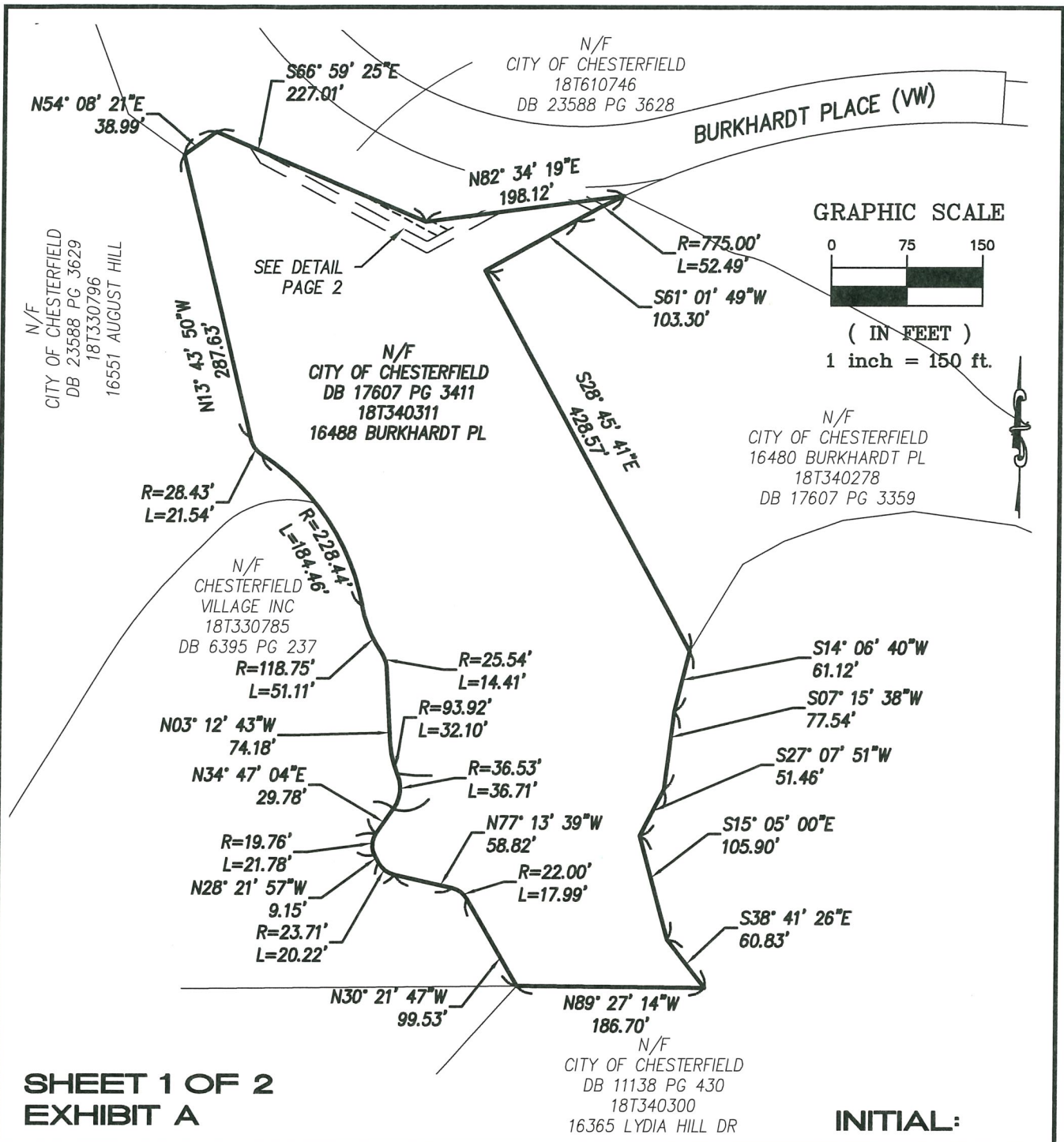
**GRANTEE :** Metropolitan St. Louis Sewer District  
2350 Market Street  
St. Louis, Missouri 63103

**PROPERTY ADDRESS:** 16488 Burkhardt Pl.  
Chesterfield, MO 63017

**LOCATOR NO.:** 18T340311

**CITY/ MUNICIPALITY :** City of Chesterfield, MO

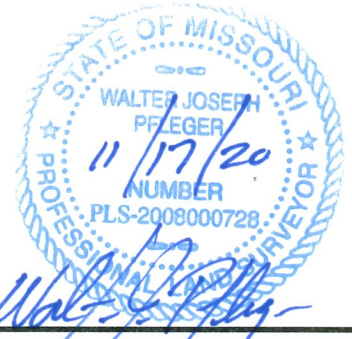
**LEGAL DESCRIPTION:** A tract of Land Being part of US Survey 415,  
Township 45 North, Range 4 East of the 5<sup>th</sup> Principal  
Meridian, City of Chesterfield, St. Louis County,  
Missouri.



**SHEET 1 OF 2  
EXHIBIT A**

**EASEMENT VACATION PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL  
MERIDIAN, CITY OF CHESTERFIELD,  
ST. LOUIS COUNTY, MISSOURI



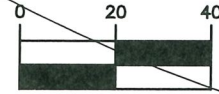
Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

WALTER J. PFLEGER  
MO. P.L.S. # 2008-000728

DATE 11-17-2020

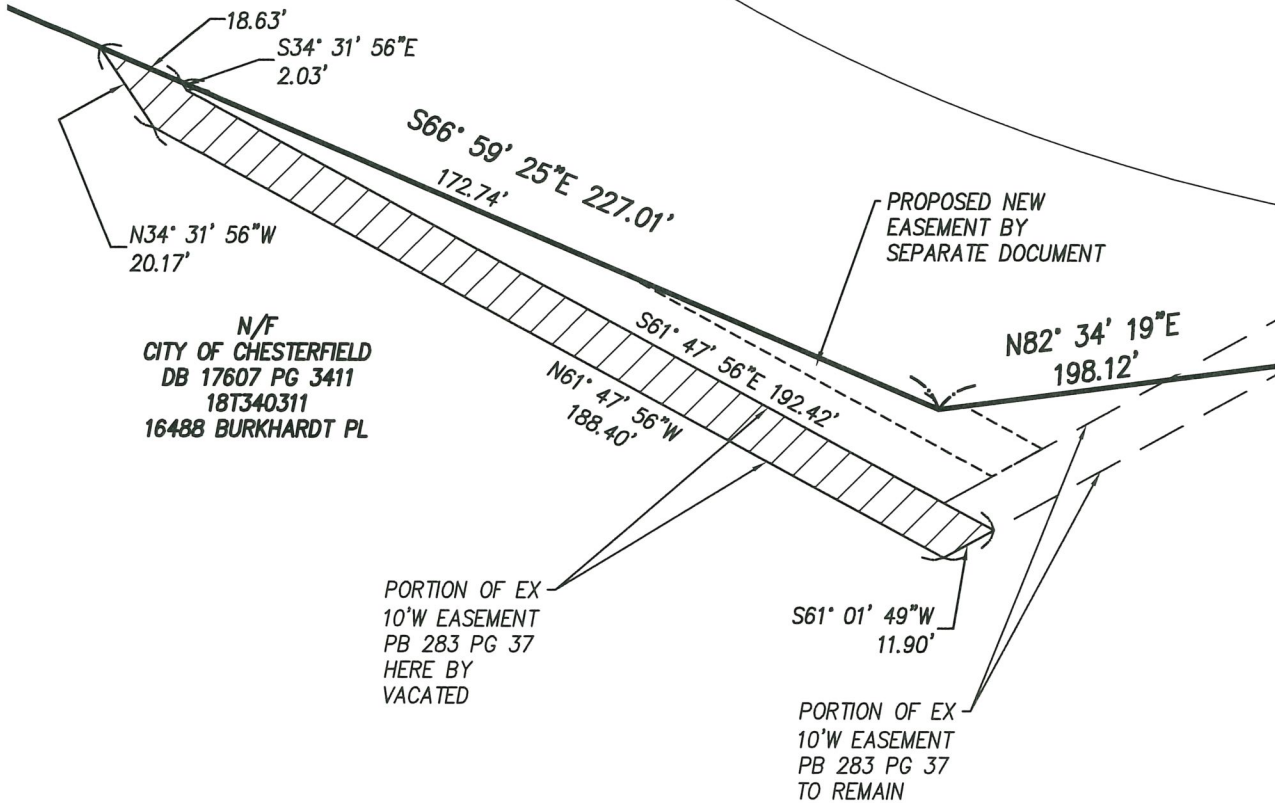
6670\MSD 18T340311 VAC.DWG

GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft.



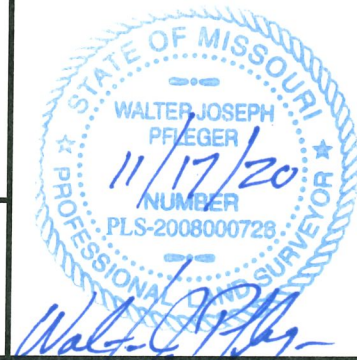
N/F  
 CITY OF CHESTERFIELD  
 DB 17607 PG 3411  
 18T340311  
 16488 BURKHARDT PL

**SHEET 2 OF 2**  
**EXHIBIT A**

INITIAL:

**EASEMENT VACATION PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL  
 MERIDIAN, CITY OF CHESTERFIELD,  
 ST. LOUIS COUNTY, MISSOURI



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WALTER J. PFLEGER  
 MO. P.L.S. # 2008-000728

*Walter J. Pfleger*

## EXHIBIT C

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(3-Inch Area above – Leave Blank (for Recorder’s Office Use Only))

**DOCUMENT TYPE:** Easement

**DATE OF DOCUMENT :** \_\_\_\_\_, 2020

**GRANTOR :** City of Chesterfield  
690 Chesterfield Parkway W.  
Chesterfield, MO 63017

**GRANTEE :** Metropolitan St. Louis Sewer District  
2350 Market Street  
St. Louis, Missouri 63103

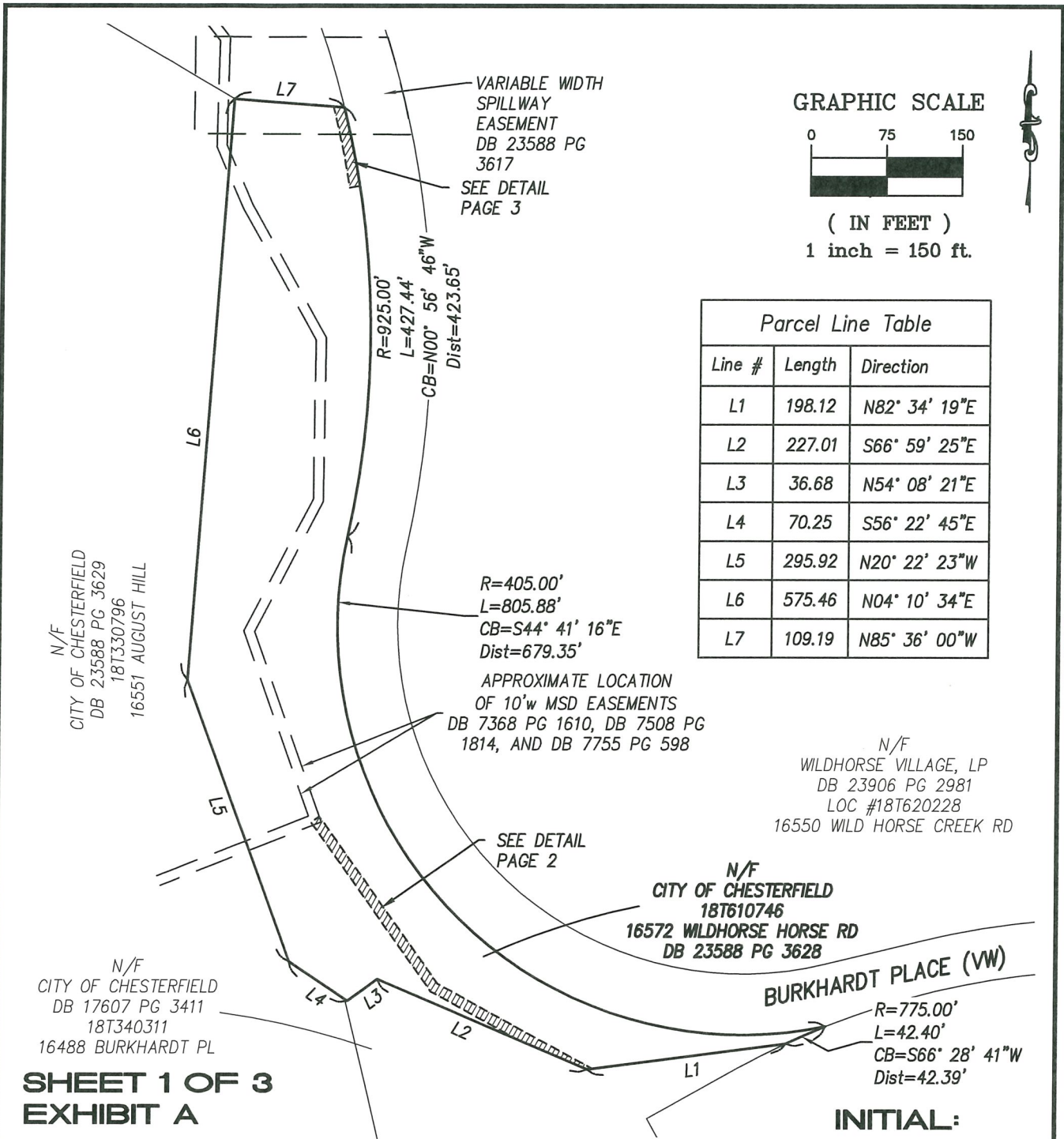
**PROPERTY ADDRESS:** 16572 Wild Horse Creek Rd.  
Chesterfield, MO 63017

**LOCATOR NO.:** 18T610746

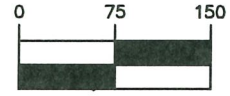
**CITY/ MUNICIPALITY :** City of Chesterfield, MO

**LEGAL DESCRIPTION:** A tract of Land Being part of US Survey 415,  
Township 45 North, Range 4 East of the 5<sup>th</sup>  
Principal Meridian, City of Chesterfield, St. Louis  
County, Missouri.





GRAPHIC SCALE



( IN FEET )  
1 inch = 150 ft.

Parcel Line Table

Line #	Length	Direction
L1	198.12	N82° 34' 19"E
L2	227.01	S66° 59' 25"E
L3	36.68	N54° 08' 21"E
L4	70.25	S56° 22' 45"E
L5	295.92	N20° 22' 23"W
L6	575.46	N04° 10' 34"E
L7	109.19	N85° 36' 00"W

**SHEET 1 OF 3  
EXHIBIT A**

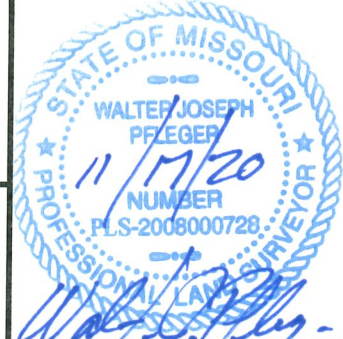
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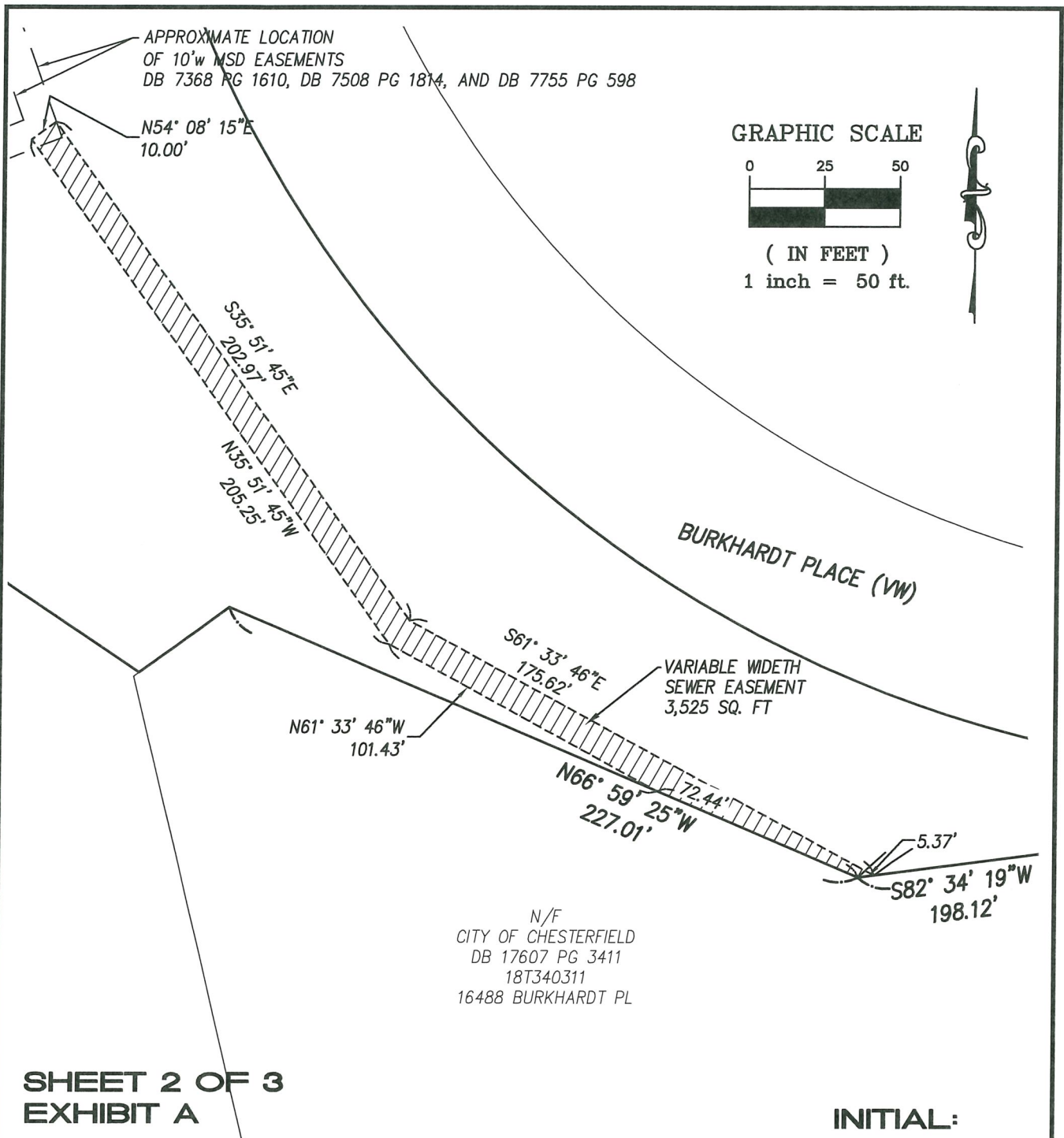
**EASEMENT PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE  
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,  
ST. LOUIS COUNTY, MISSOURI

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(636) 530-9100

WALTER J. PFLEGER  
MO. P.L.S. # 2008-000728



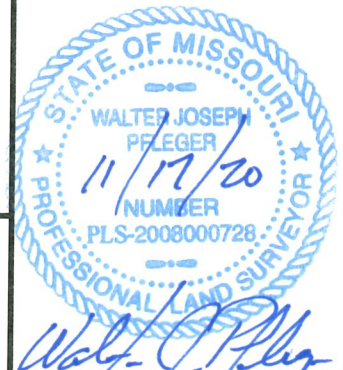


**SHEET 2 OF 3**  
**EXHIBIT A**

**INITIAL:**

**EASEMENT PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE  
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,  
ST. LOUIS COUNTY, MISSOURI



**Stock & Associates**  
**Consulting Engineers, Inc.**  
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WALTER J. PFLEGER  
MO. P.L.S. # 2008-000728

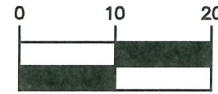
DATE 11-17-2020

6670\MSD CITY CHESTER C252W.DWG



N/F  
 CITY OF CHESTERFIELD  
 18T630359  
 DB 23588 PG 3628

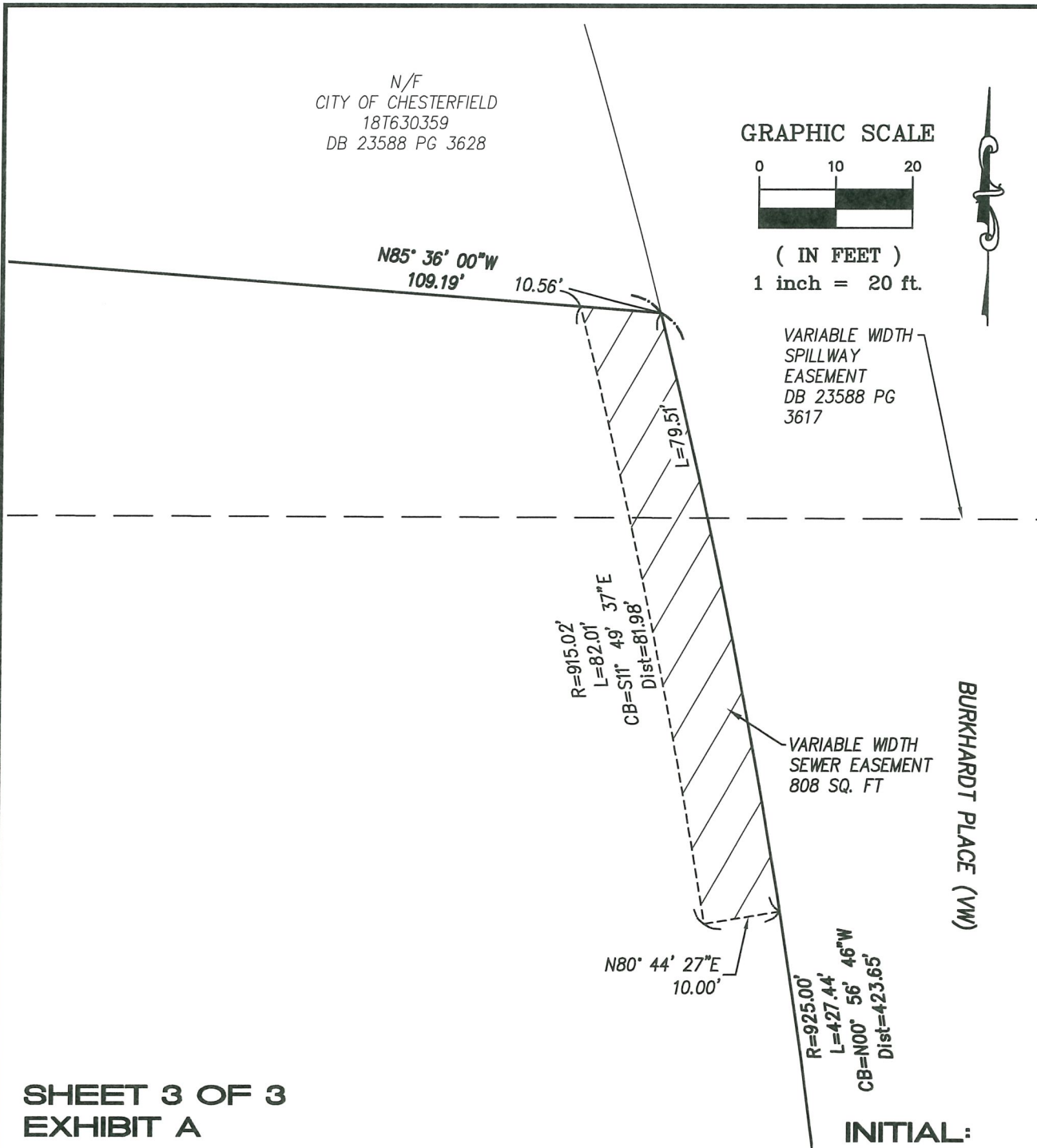
GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.

VARIABLE WIDTH  
 SPILLWAY  
 EASEMENT  
 DB 23588 PG  
 3617



BURKHARDT PLACE (VW)

VARIABLE WIDTH  
 SEWER EASEMENT  
 808 SQ. FT

**SHEET 3 OF 3**  
**EXHIBIT A**

INITIAL:

**EASEMENT PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE  
 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,  
 ST. LOUIS COUNTY, MISSOURI



*Walter J. Pflieger*

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 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 Chesterfield, MO. 63005  
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WALTER J. PFLEGER  
 MO. P.L.S. # 2008-000728

EXHIBIT D

---

(3-Inch Area above – Leave Blank (for Recorder’s Office Use Only))

**DOCUMENT TYPE:** Easement

**DATE OF DOCUMENT :** \_\_\_\_\_, 2020

**GRANTOR :** City of Chesterfield  
690 Chesterfield Parkway W.  
Chesterfield, MO 63017

**GRANTEE :** Metropolitan St. Louis Sewer District  
2350 Market Street  
St. Louis, Missouri 63103

**PROPERTY ADDRESS:** 16488 Burkhardt Pl.  
Chesterfield, MO 63017

**LOCATOR NO.:** 18T340311

**CITY/ MUNICIPALITY :** City of Chesterfield, MO

**LEGAL DESCRIPTION:** A tract of Land Being part of US Survey 415,  
Township 45 North, Range 4 East of the 5<sup>th</sup> Principal  
Meridian, City of Chesterfield, St. Louis County,  
Missouri.

EASEMENT

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that \_\_\_\_\_, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to it in hand paid by The Metropolitan St. Louis Sewer District, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on The Metropolitan St. Louis Sewer District the exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A" and made a part hereof, and to use such additional space adjacent to the easement(s) so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements. The Metropolitan St. Louis Sewer District may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid sewer or sewers, including stormwater improvements, and may assign its rights herein to the State, County, City, or other political subdivisions of the State. The easement(s) hereby granted is(are) irrevocable and shall continue forever.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by its \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Name of Corporation)

By \_\_\_\_\_

Officer

Attest:

\_\_\_\_\_  
Secretary

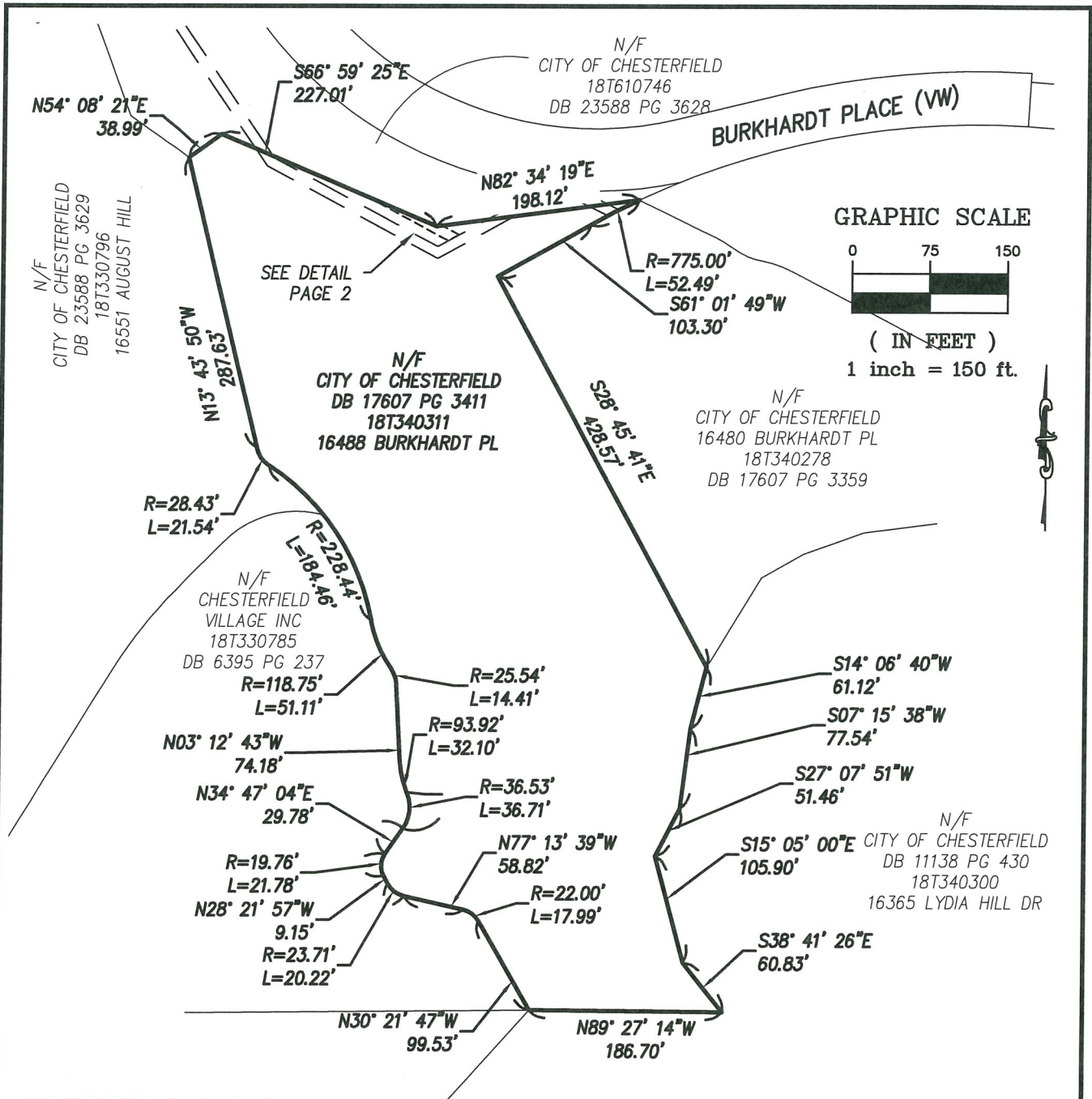
STATE OF MISSOURI )  
 ) SS.  
COUNTY OF ST. LOUIS )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say he/she is \_\_\_\_\_ of \_\_\_\_\_ and that said instrument was signed in behalf of said corporation by authority of its Board of \_\_\_\_\_, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

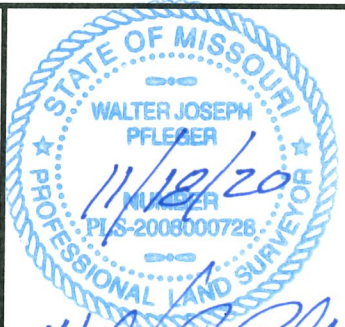


**SHEET 1 OF 2  
EXHIBIT A**

**INITIAL:**

**EASEMENT PLAT**

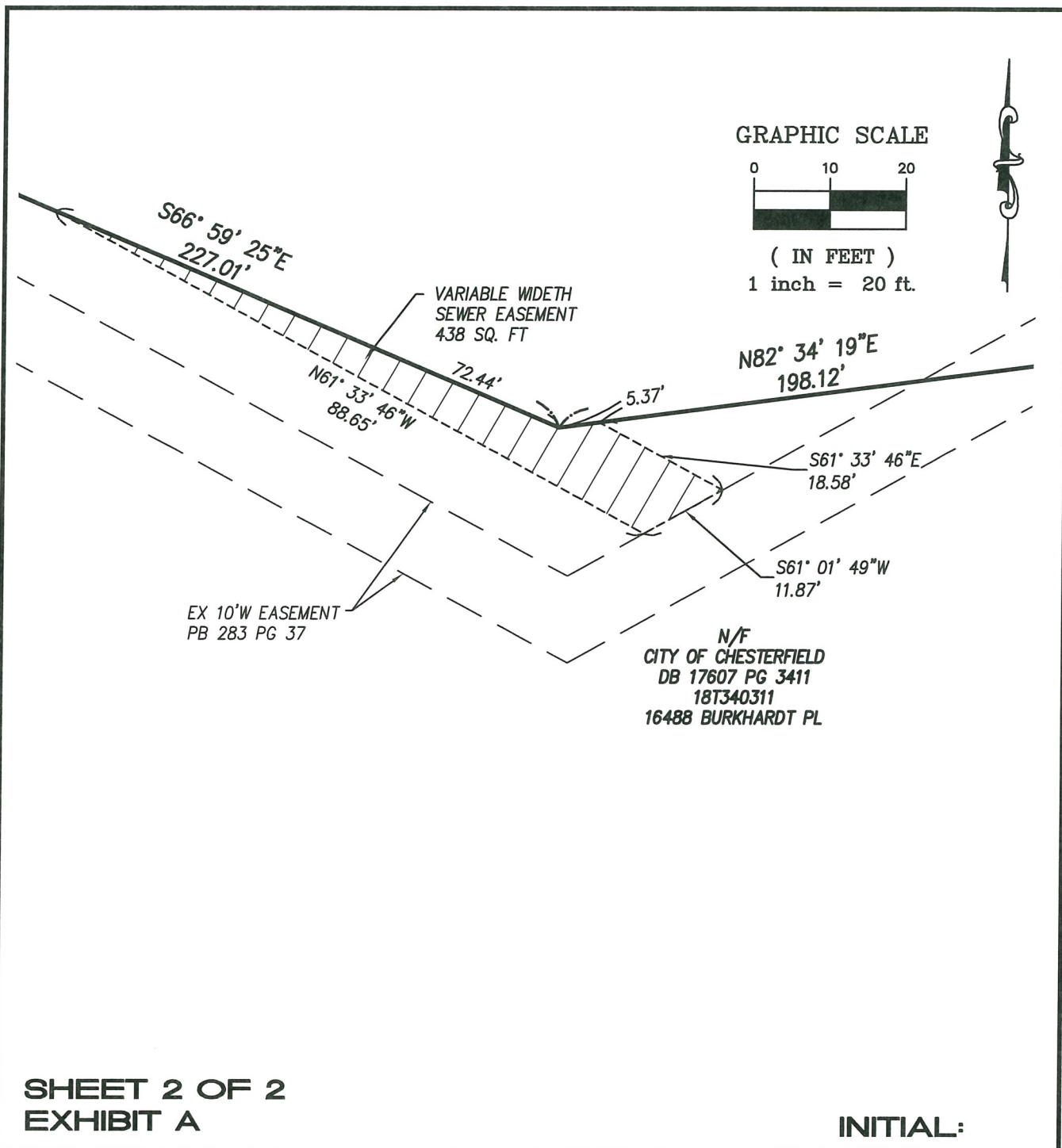
A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL  
MERIDIAN, CITY OF CHESTERFIELD,  
ST. LOUIS COUNTY, MISSOURI



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WALTER J. PFLEGER  
MO. P.L.S. # 2008-000728

*Walter J. Pfleger*



**SHEET 2 OF 2**  
**EXHIBIT A**

**INITIAL:**

**EASEMENT PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL  
 MERIDIAN, CITY OF CHESTERFIELD,  
 ST. LOUIS COUNTY, MISSOURI

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 Chesterfield, MO. 63005  
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WALTER J. PFLEGER  
 MO. P.L.S. # 2008-000728



# EXHIBIT E

---

(3-Inch Area above – Leave Blank (for Recorder’s Office Use Only))

**DOCUMENT TYPE:** Maintenance Agreement

**DATE OF DOCUMENT :** \_\_\_\_\_, 2020

**GRANTOR :** City of Chesterfield  
690 Chesterfield Parkway W.  
Chesterfield, MO 63017

**GRANTEE :** Metropolitan St. Louis Sewer District  
2350 Market Street  
St. Louis, Missouri 63103

**PROPERTY ADDRESS:** 16573 Wild Horse Creek Rd.  
Chesterfield, MO 63017

**LOCATOR NO.:** 18T610746

**CITY/ MUNICIPALITY :** City of Chesterfield, MO

**LEGAL DESCRIPTION:** A tract of Land Being part of US Survey 415,  
Township 45 North, Range 4 East of the 5<sup>th</sup>  
Principal Meridian, City of Chesterfield, St. Louis  
County, Missouri.

## MAINTENANCE AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS, City of Chesterfield, a Missouri municipality, for and in consideration of the approval of sewer plans and of the issuance of a sewer permit by The Metropolitan St. Louis Sewer District for storm water management facilities according to plans to be approved by said District for Burkhardt Place to be constructed as part of a development known as Wildhorse Village Storm Sewer Plans, 20MSD-00335 in Chesterfield, Missouri, and other good and valuable considerations, do hereby agree and promise, as follows:

1. To build and construct stormwater management facilities, including Best Management Practices (BMP), basins, drainage facilities, appurtenances and sewer lines, in accordance with the design, plans and report, submitted to and approved by The Metropolitan St. Louis Sewer District. The stormwater management facilities are to be perpetually located within the dimensioned and reserved area, as shown hachured on the exhibit "A" as attached hereto and made a part hereof.
2. To maintain and operate the stormwater management facilities in conformity with the approved Stormwater Management Facilities Report.
3. To maintain all pipes and drains in good working order and maintain all walls, dikes, vegetation, filter media, and any other requisite appurtenances and improvements for the retention and management of stormwater in good repair.
4. That in the event City of Chesterfield or its successor in title to said property shall fail to maintain the stormwater management facilities, BMP, basins, drainage facilities, appurtenances and sewer lines in accordance with this agreement, The Metropolitan St. Louis Sewer District 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 owners of said property for the services performed. It is further agreed that in the event said bill or charge for the 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%) per annum until paid in full.

5. This agreement is irrevocable and shall continue forever unless notified in writing by the Metropolitan St. Louis Sewer District whose consent to modification shall not be unreasonably withheld.
  
6. The individual and any organization executing this document represent and warrant that the individual and as applicable the organization are fully authorized to do so.

Execution by Electronic Signature, Telefax or Electronic Transmission. The parties agree that they will be bound by an electronic sound, symbol or process, executed or adopted by the party with the intent to sign the document. This document may be executed by telefax, or by electronic mail as a portable digital format (.pdf) document, either of which shall constitute an original signature for all purposes.

Reproduction of Document. This document may be stored &/or reproduced by each party by electronic format in lieu of an original.



IN WITNESS WHEREFORE, the \_\_\_\_\_  
has caused these presents to be signed by its \_\_\_\_\_  
and its seal to be affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_  
Signature & Title

\_\_\_\_\_  
Print Name & Title

ATTEST: \_\_\_\_\_  
Signature & Title

\_\_\_\_\_  
Print Name & Title

STATE OF MISSOURI        )  
  ) SS.  
COUNTY OF ST. LOUIS    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ before me appeared  
\_\_\_\_\_ to me personally  
known, who being by me duly sworn, did say they are  
\_\_\_\_\_ of  
\_\_\_\_\_ and in behalf of  
said municipality, acknowledged to me that (s)he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year  
first above written.

My Commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the parties hereto have duly executed these presents to be signed by the Director of Engineering for The Metropolitan St. Louis Sewer District.

THE METROPOLITAN ST. LOUIS SEWER DISTRICT

BY: \_\_\_\_\_  
Richard L. Unverferth, P.E.  
Director of Engineering

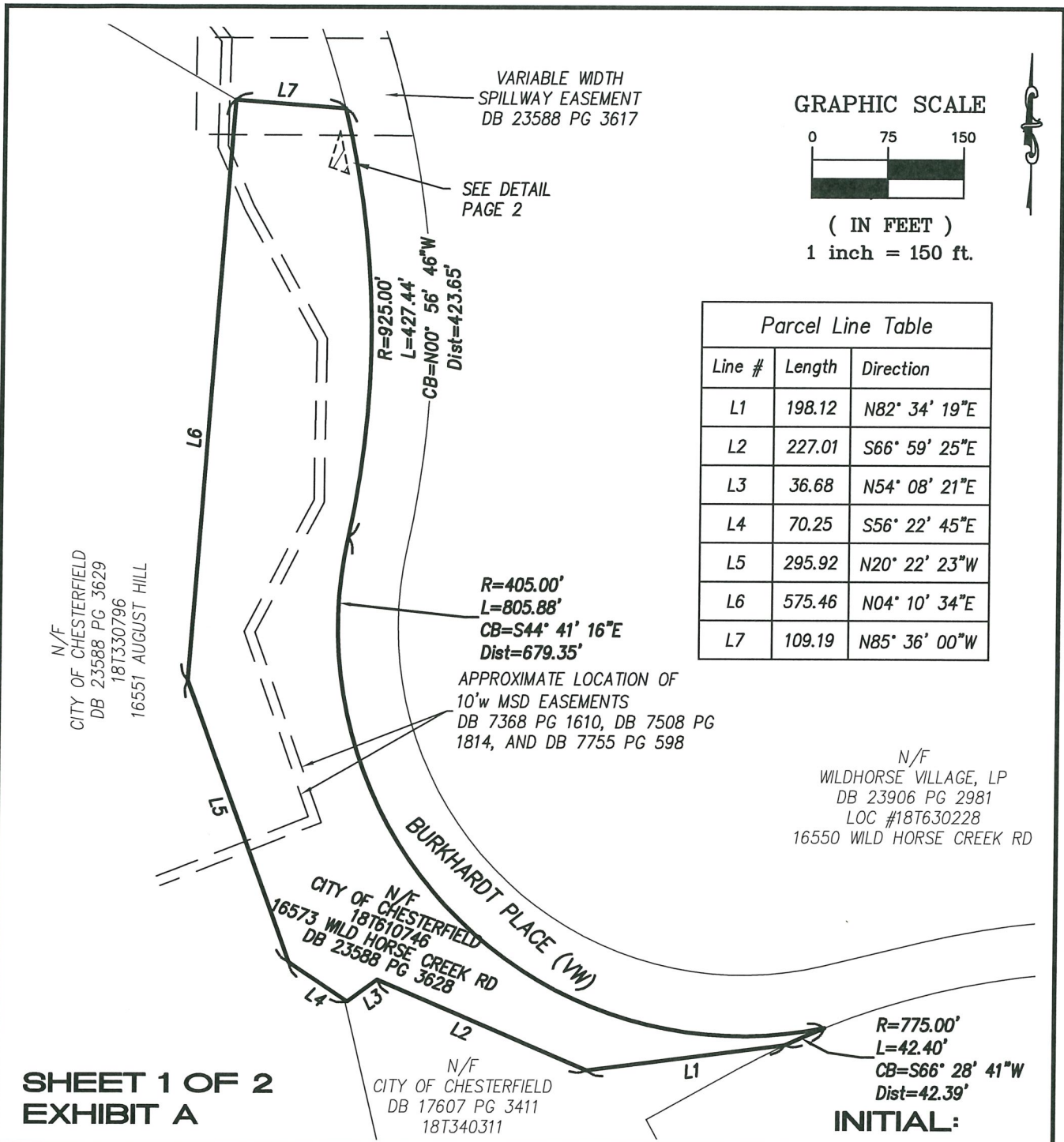
STATE OF MISSOURI            )  
  ) SS.  
\_\_\_\_\_ OF ST. LOUIS    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Richard Unverferth to me personally known, who being by me duly sworn, did say that he is the Director of Engineering, of THE METROPOLITAN ST. LOUIS SEWER DISTRICT and that said instrument was signed and sealed in behalf of said THE METROPOLITAN ST. LOUIS SEWER DISTRICT by authority of its Board of Trustees and said Richard Unverferth acknowledged said instrument to be the free act and deed of said THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

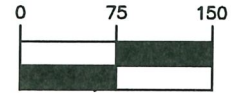
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public



GRAPHIC SCALE



( IN FEET )  
1 inch = 150 ft.

Parcel Line Table

Line #	Length	Direction
L1	198.12	N82° 34' 19"E
L2	227.01	S66° 59' 25"E
L3	36.68	N54° 08' 21"E
L4	70.25	S56° 22' 45"E
L5	295.92	N20° 22' 23"W
L6	575.46	N04° 10' 34"E
L7	109.19	N85° 36' 00"W

SHEET 1 OF 2  
EXHIBIT A

**BMP RESERVE AREA PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL  
MERIDIAN, CITY OF CHESTERFIELD,  
ST. LOUIS COUNTY, MISSOURI



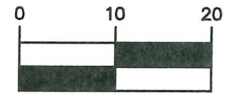
Stock & Associates  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, MO. 63005  
(636) 530-9100

WALTER J. PFLEGER  
MO. P.L.S. # 2008-000728

*Walter J. Pflieger*

N/F  
 CITY OF CHESTERFIELD  
 18T630359  
 DB 23588 PG 3628

GRAPHIC SCALE



( IN FEET )  
 1 inch = 20 ft.

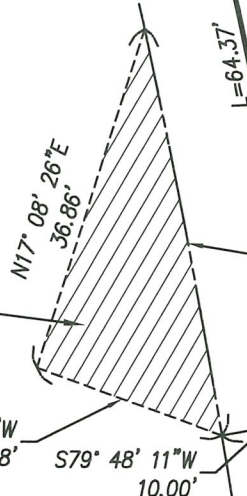


$N85^{\circ} 36' 00''W$   
 109.19'

PROPOSED 10' MSD  
 EASEMENT BY SEPARATE DOCUMENT

N/F  
 CITY OF CHESTERFIELD  
 18T610746  
 DB 23588 PG 3628

VARIABLE WIDTH  
 BMP RESERVE AREA  
 388 SQ. FT



SHEET 2 OF 2  
 EXHIBIT A

INITIAL:

**BMP RESERVE AREA PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL  
 MERIDIAN, CITY OF CHESTERFIELD,  
 ST. LOUIS COUNTY, MISSOURI



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 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 Chesterfield, MO. 63005  
 (636) 530-9100

WALTER J. PFLEGER  
 MO. P.L.S. # 2008-000728

*Walter J. Pflieger*

## EXHIBIT F

---

(3-Inch Area above – Leave Blank (for Recorder’s Office Use Only))

**DOCUMENT TYPE:** Easement

**DATE OF DOCUMENT :** \_\_\_\_\_, 2020

**GRANTOR :** City of Chesterfield  
690 Chesterfield Parkway W.  
Chesterfield, MO 63017

**GRANTEE :** Metropolitan St. Louis Sewer District  
2350 Market Street  
St. Louis, Missouri 63103

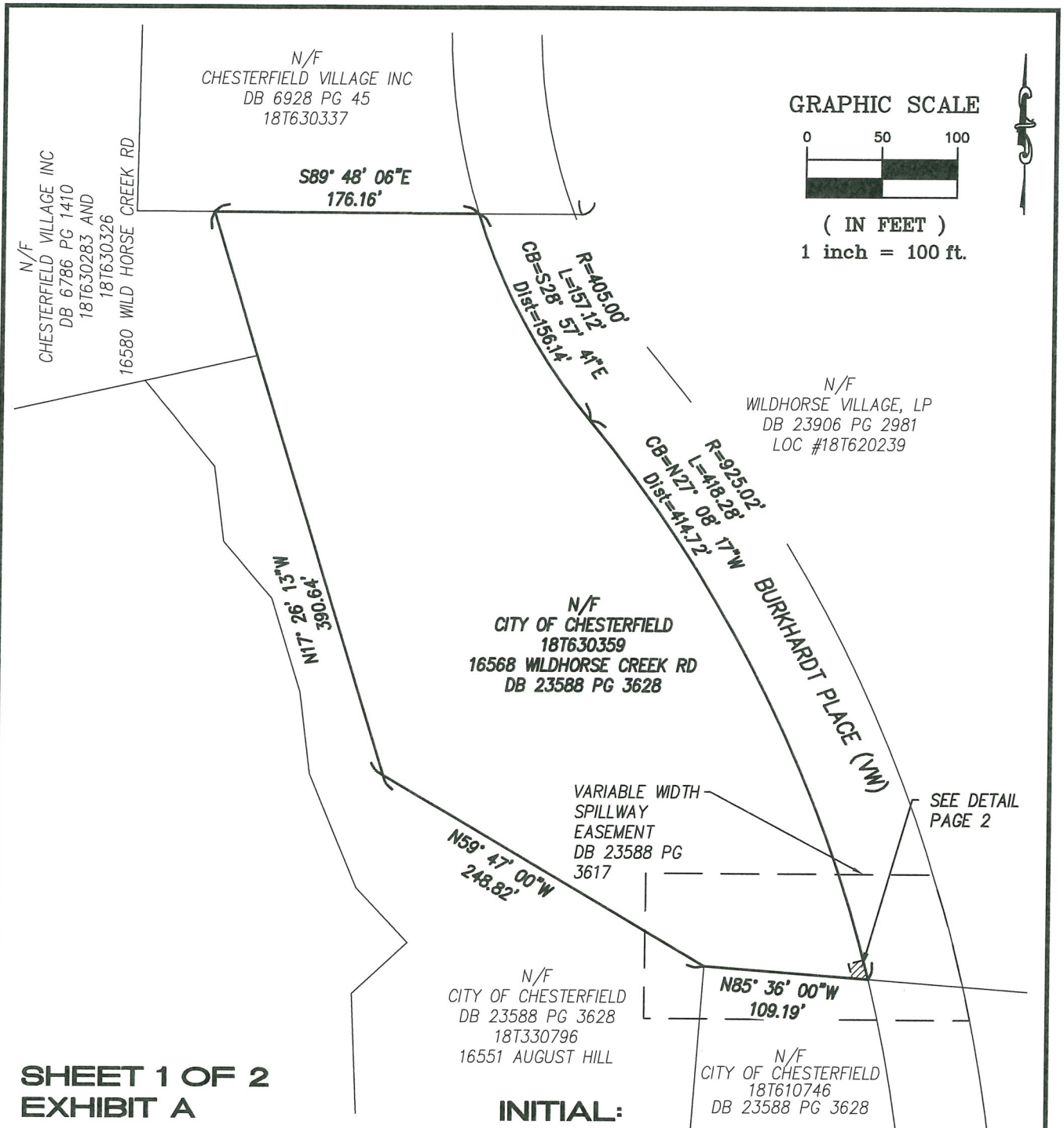
**PROPERTY ADDRESS:** 16568 Wild Horse Creek Rd.  
Chesterfield, MO 63017

**LOCATOR NO.:** 18T630359

**CITY/ MUNICIPALITY :** City of Chesterfield, MO

**LEGAL DESCRIPTION:** A tract of Land Being part of US Survey 415,  
Township 45 North, Range 4 East of the 5<sup>th</sup> Principal  
Meridian, City of Chesterfield, St. Louis County,  
Missouri.



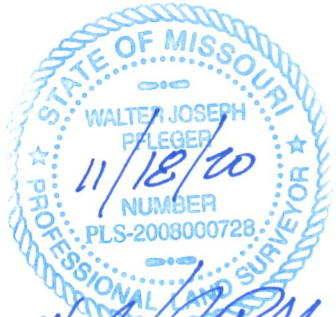


**SHEET 1 OF 2  
 EXHIBIT A**

**INITIAL:**

**EASEMENT PLAT**

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE  
 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,  
 ST. LOUIS COUNTY, MISSOURI

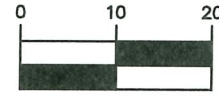


**Stock & Associates  
 Consulting Engineers, Inc.**  
 257 Chesterfield Business Parkway  
 Chesterfield, MO. 63005  
 (636) 530-9100

WALTER J. PFLEGER  
 MO. P.L.S. # 2008-000728

*Walter J. Pflieger*

GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.



N/F  
CITY OF CHESTERFIELD  
18T630359  
16568 WILDHORSE CREEK RD  
DB 23588 PG 3628

VARIABLE WIDTH  
SPILLWAY  
EASEMENT  
DB 23588 PG  
3617

VARIABLE WIDTH  
SEWER EASEMENT  
115 SQ. FT  
R=915.02'  
L=9.74'  
CB=S14° 41' 58"E  
Dist=9.74'

BURKHARDT PLACE (WN)  
R=925.02'  
L=418.28'  
CB=N27° 17' 17"W  
Dist=418.28'

N85° 36' 00"W  
109.19'

10.56'



SHEET 2 OF 2  
EXHIBIT A

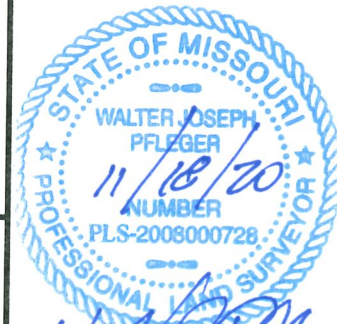
INITIAL:

EASEMENT PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEY 415,  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE  
5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,  
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