



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: Minor Subdivision Record Plat

Meeting Date: January 13, 2014

From: John Boyer
Senior Planner

Location: Located east and west of Valley View Drive, approximately 600 feet northeast of South Eatherton Road.

Applicant: Scott Meader, Property Owner

Description: **Wild Horse Ranch Minor Subdivision Plat “Valley Place Addition”**: A Minor Subdivision Plat for a 12.117 acre tract of land zoned “NU” Non-Urban District located east and west of Valley View Drive, approximately 600 feet northeast of South Eatherton Road.

PROPOSAL SUMMARY

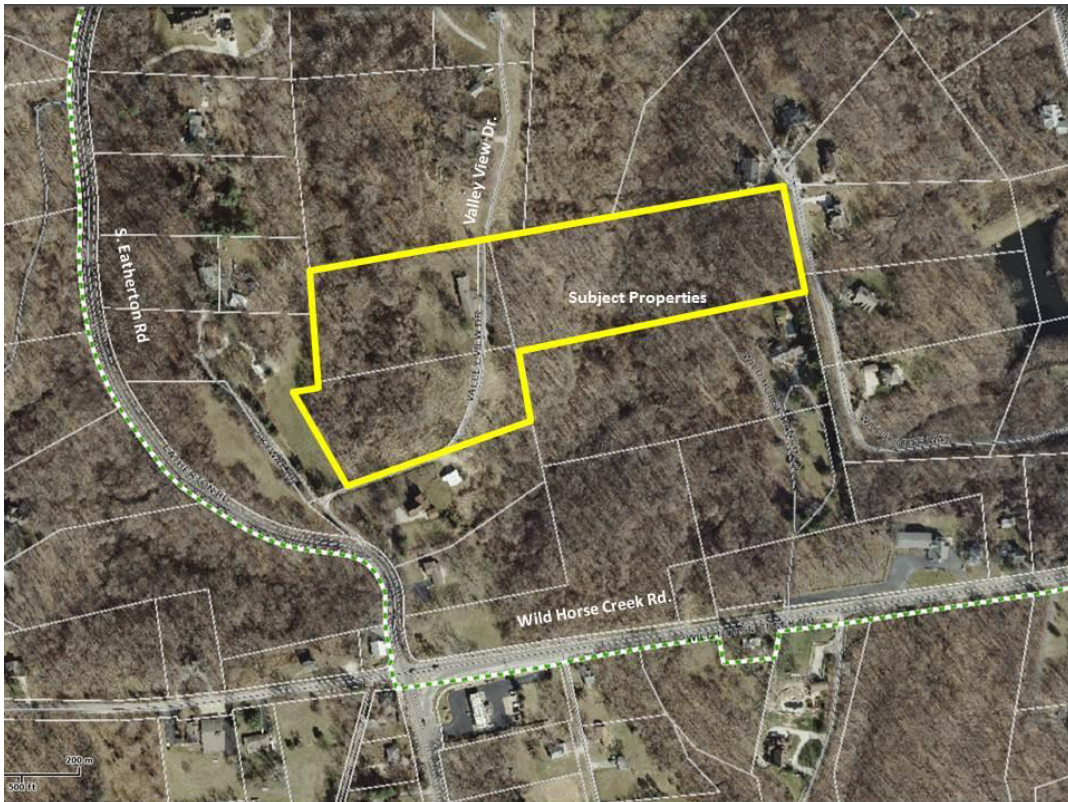
Scott Meader, property owner, has submitted a request for a Minor Subdivision Plat. This plat proposes four lots; two lots within the Wild Horse Ranch subdivision and two lots within the Valley Place subdivision. The two lots within the Wild Horse Ranch subdivision is a lot split of Lot 2, while the two lots within the Valley Place subdivision is a boundary adjustment of Lots 1 and 2. No additional right-of-way is dedicated on this plat and the proposed lots will continue to access by existing private right-of-way and easements of record.

ZONING HISTORY OF SUBJECT SITE

The site was zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. In 1991, associated with the submittal of a large lot subdivision for “Valley Place”, a variance was granted to allow a 16 foot front yard setback in lieu of the required 50 foot setback for an existing residence. This residence is located on Lot 1 of Valley Place subdivision.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Single-Family Residence	"NU" Non-Urban District
South	Single-Family Residence	"NU" Non-Urban District
East	Single-Family Residence	"NU" Non-Urban District
West	Single-Family Residence	"NU" Non-Urban District



STAFF ANALYSIS

The subject site is zoned "NU" Non-Urban District. The submittal was reviewed against and adheres to the requirements of City of Chesterfield "NU" Non-Urban District and all applicable Zoning Ordinance requirements. As discussed earlier in the report, no new access is proposed associated with this Minor Subdivision.

In order to be recorded under the Minor Subdivision requirements stated in the City of Chesterfield's Municipal Code, the following criteria must be met;

1. Does not create more than four lots;
2. No planned street improvements;
3. No planned common ground or recreational facilities;
4. Does not adversely affect the proposed subdivision parcels and adjoining property;
5. Plat is not in conflict with the Zoning Ordinance or Subdivision Code; and,
6. The parcels/plat does not front on a City or County maintained road that is proposed for improvements.

The proposed plat is compliant with the above requirements.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Zoning and Subdivision Code. Staff recommends approval of the Record Plat for Wild Horse Ranch Minor Subdivision Plat “Valley Place Addition”.

MOTION

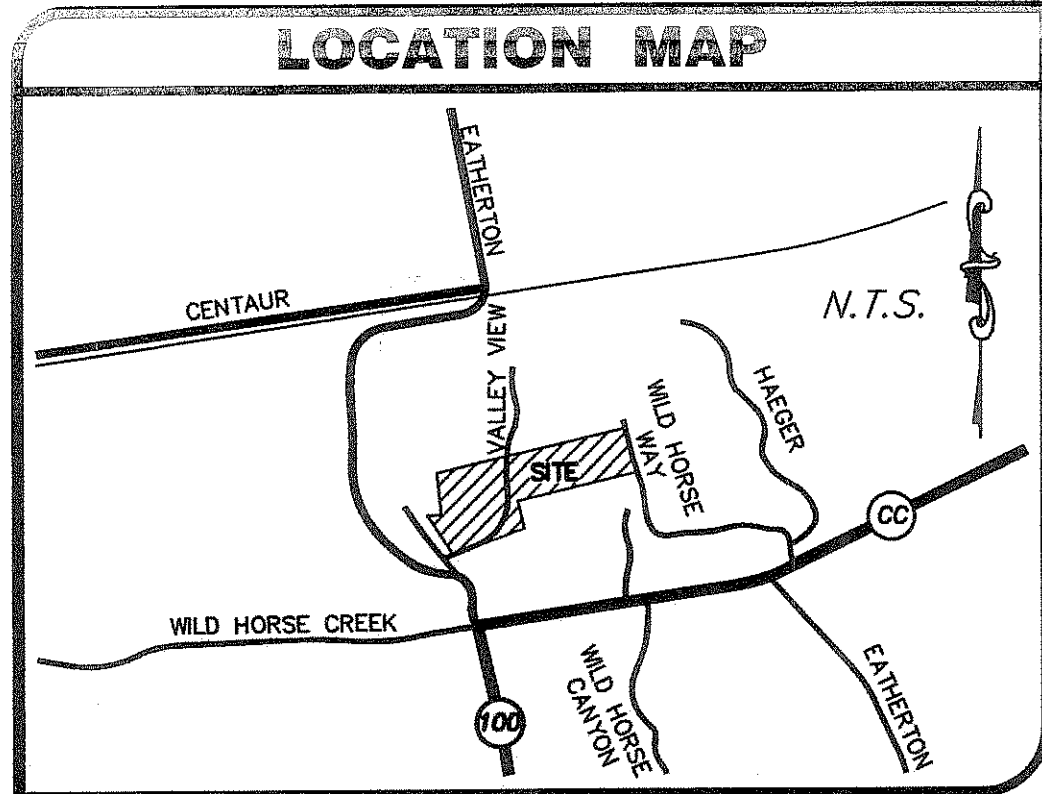
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Record Plat for Wild Horse Ranch Minor Subdivision Plat “Valley Place Addition”.”

- 2) “I move to approve the Record Plat for Wild Horse Ranch Minor Subdivision Plat “Valley Place Addition” with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Public Services

Attachments: Record Plat



VALLEY PLACE ADDITION

A MINOR SUBDIVISION OF LOTS 1 AND 2 OF "VALLEY PLACE" (P.B. 308, PG. 29) AND LOT 2B OF "A LOT SPLIT FOR LOT 2 OF WILD HORSE RANCH" (P.B. 354, PG. 1007)

LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 6 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF THE TRACTS OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THIS BOUNDARY ADJUSTMENT PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "VALLEY PLACE ADDITION".

ALL EASEMENTS ARE SHOWN HEREON. BUILDING LINES SHOWN HEREON ARE EXISTING PER RECORD INFORMATION. NO NEW EASEMENTS OR BUILDING LINES ARE BEING CREATED BY THIS PLAT. THIS BOUNDARY ADJUSTMENT PLAT DOES NOT VACATE EXISTING EASEMENTS.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS ____ DAY OF _____, 2013.

SCOTT W. MEADER, A SINGLE PERSON
SCOTT W. MEADER REVOCABLE TRUST DATED JANUARY 24, 2001

SCOTT W. MEADER - TRUSTEE

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

ON THIS ____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED SCOTT W. MEADER, A SINGLE PERSON, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE TRUSTEE OF THE SCOTT W. MEADER REVOCABLE TRUST DATED JANUARY 24, 2001 AS AMENDED, AND THAT SAID INSTRUMENT WAS SIGNED BY HIS FREE ACT AND DEED.

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.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEHOLDER CERTIFICATE:

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN DEED BOOK ____ PAGE ____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "VALLEY PLACE ADDITION".

PRINT NAME OF INSTITUTION

SIGNATURE

PRINT NAME AND TITLE

STATE OF _____)
)SS.
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2013, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____ OF _____, A _____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID _____ BY AUTHORITY OF ITS _____ AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID _____.

IN TESTIMONY WHEREOF, I HAVE HEREWIT SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	VLW	MSD P# -	N/A
CHECKED BY:	JAH	DATE:	12/14/13
JOB NO.:	12-06-167	VALLEY PLACE ADDITION	

PROPERTY DESCRIPTION - ORIGINAL LOT 2E:

A TRACT OF LAND BEING PART OF LOT 2 OF "VALLEY PLACE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 308, PAGE 29 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 70 DEGREES 10 MINUTES 00 SECONDS WEST, 199.88 FEET TO A POINT ON THE EAST LINE OF A ROADWAY EASEMENT (KNOWN AS VALLEY VIEW DRIVE) DEDICATED ON ABOVE SAID PLAT OF "VALLEY PLACE"; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE OF ROADWAY EASEMENT THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG A CURVE TO THE LEFT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 120.00 FEET, WHOSE CHORD BEARS NORTH 38 DEGREES 01 MINUTES 34 SECONDS EAST, 74.88 FEET, AN ARC DISTANCE OF 76.15 FEET TO A POINT OF TANGENCY; NORTH 19 DEGREES 50 MINUTES 51 SECONDS EAST, 39.00 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 401.00 FEET, WHOSE CHORD BEARS NORTH 13 DEGREES 25 MINUTES 33 SECONDS EAST, 89.70 FEET, AN ARC DISTANCE OF 89.89 FEET TO A POINT OF TANGENCY; AND NORTH 07 DEGREES 00 MINUTES 15 SECONDS EAST, 53.54 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE LEAVING LAST SAID EAST LINE AND ALONG THE NORTH LINE OF SAID LOT 2, NORTH 84 DEGREES 20 MINUTES 25 SECONDS EAST, 57.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE LEAVING LAST SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 2, SOUTH 14 DEGREES 10 MINUTES 00 SECONDS EAST, 179.39 FEET TO THE POINT OF BEGINNING AND CONTAINS 20,334 SQUARE FEET, OR 0.467 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - ORIGINAL LOT 2W:

A TRACT OF LAND BEING PART OF LOT 2 OF "VALLEY PLACE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 308, PAGE 29 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ABOVE SAID LOT 2; THENCE ALONG THE WEST AND NORTH LINES OF SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES: NORTH 33 DEGREES 20 MINUTES 40 SECONDS WEST, 320.59 FEET; NORTH 89 DEGREES 03 MINUTES 13 SECONDS EAST, 92.87 FEET; NORTH 06 DEGREES 05 MINUTES 47 SECONDS WEST, 32.95 FEET; AND NORTH 84 DEGREES 20 MINUTES 25 SECONDS EAST, 462.92 FEET TO A POINT ON THE EAST LINE OF A ROADWAY EASEMENT (KNOWN AS VALLEY VIEW DRIVE) DEDICATED ON ABOVE SAID PLAT OF "VALLEY PLACE"; THENCE LEAVING LAST SAID WEST AND NORTH LINES AND ALONG SAID EAST LINE OF ROADWAY EASEMENT THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 07 DEGREES 00 MINUTES 15 SECONDS WEST, 53.54 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 401.00 FEET, WHOSE CHORD BEARS SOUTH 13 DEGREES 25 MINUTES 33 SECONDS WEST, 89.70 FEET, AN ARC DISTANCE OF 89.89 FEET TO A POINT OF TANGENCY; SOUTH 19 DEGREES 50 MINUTES 51 SECONDS WEST, 39.00 FEET TO A POINT OF CURVATURE; AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, WHOSE CHORD BEARS SOUTH 38 DEGREES 01 MINUTES 34 SECONDS WEST, 74.88 FEET, AN ARC DISTANCE OF 76.15 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE LEAVING LAST SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES: SOUTH 70 DEGREES 10 MINUTES 00 SECONDS WEST, 0.16 FEET; SOUTH 67 DEGREES 40 MINUTES 00 SECONDS WEST, 62.18 FEET; AND SOUTH 69 DEGREES 03 MINUTES 00 SECONDS WEST, 244.89 FEET TO THE POINT OF BEGINNING AND CONTAINS 118,124 SQUARE FEET, OR 2.712 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - ORIGINAL LOT 1W:

A TRACT OF LAND BEING PART OF LOT 1 OF "VALLEY PLACE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 308, PAGE 29 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1, SAID CORNER BEING ON THE SOUTH LINE OF U.S. SURVEY 132; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 76 DEGREES 41 MINUTES 26 SECONDS EAST, 480.21 FEET TO A POINT ON THE EAST LINE OF A ROADWAY EASEMENT (KNOWN AS VALLEY VIEW DRIVE) DEDICATED ON ABOVE SAID PLAT OF "VALLEY PLACE"; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE OF ROADWAY EASEMENT THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 11 DEGREES 49 MINUTES 19 SECONDS EAST, 110.06 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 411.92 FEET, WHOSE CHORD BEARS SOUTH 02 DEGREES 24 MINUTES 32 SECONDS EAST, 134.74 FEET, AN ARC DISTANCE OF 135.35 FEET TO A POINT OF TANGENCY; AND SOUTH 07 DEGREES 00 MINUTES 15 SECONDS WEST, 69.48 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE LEAVING LAST SAID EAST LINE AND ALONG SAID SOUTH LINE OF LOT 1, SOUTH 84 DEGREES 20 MINUTES 25 SECONDS WEST, 462.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 1, NORTH 06 DEGREES 05 MINUTES 47 SECONDS WEST 247.80 FEET TO THE POINT OF BEGINNING AND CONTAINS 134,889 SQUARE FEET, OR 3.096 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - ORIGINAL LOT 1E:

A TRACT OF LAND BEING PART OF LOT 1 OF "VALLEY PLACE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 308, PAGE 29 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ABOVE SAID LOT 1; SAID CORNER ALSO BEING ON THE SOUTH LINE OF U.S. SURVEY 132; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 14 DEGREES 10 MINUTES 00 SECONDS EAST, 315.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 84 DEGREES 20 MINUTES 25 SECONDS WEST, 57.68 FEET TO A POINT ON THE EAST LINE OF A ROADWAY EASEMENT (KNOWN AS VALLEY VIEW DRIVE) DEDICATED ON ABOVE SAID PLAT OF "VALLEY PLACE"; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG SAID EAST LINE OF ROADWAY EASEMENT THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 07 DEGREES 00 MINUTES 15 SECONDS EAST, 69.48 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 411.92 FEET, WHOSE CHORD BEARS NORTH 02 DEGREES 24 MINUTES 32 SECONDS WEST, 134.74 FEET, AN ARC DISTANCE OF 135.35 FEET TO A POINT OF TANGENCY; AND NORTH 11 DEGREES 49 MINUTES 19 SECONDS WEST, 110.06 FEET TO THE POINT OF BEGINNING AND CONTAINS 5,279 SQUARE FEET, OR 0.121 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - ORIGINAL LOT 2B:

A TRACT OF LAND BEING ALL OF LOT 2B OF "A LOT SPLIT FOR LOT 2 OF WILD HORSE RANCH", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354, PAGE 1007 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ABOVE SAID LOT 2B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13 OF "WILDHORSE CREEK FOREST", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 254, PAGE 3 OF ABOVE SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID LOT 13 AND ITS PROLONGATION, BEING THE WEST LINE OF LOT 12 OF SAID "WILDHORSE CREEK FOREST", SOUTH 14 DEGREES 47 MINUTES 36 SECONDS EAST, 301.95 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 2A OF ABOVE SAID "A LOT SPLIT FOR LOT 2 OF WILD HORSE RANCH"; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 2A, SOUTH 76 DEGREES 57 MINUTES 52 SECONDS WEST, 820.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A, SAID CORNER ALSO BEING ON THE EAST LINE OF LOT 1 OF "VALLEY PLACE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 308, PAGE 29 OF SAID RECORDS; THENCE LEAVING LAST SAID NORTH LINE AND ALONG SAID EAST LINE OF LOT 1, NORTH 14 DEGREES 10 MINUTES 00 SECONDS WEST, 305.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF U.S. SURVEY 132; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG SAID SOUTH LINE OF U.S. SURVEY 132, NORTH 76 DEGREES 41 MINUTES 26 SECONDS EAST, 99.81 FEET TO THE SOUTHEAST CORNER OF SAID U.S. SURVEY 132, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF U.S. SURVEY 362; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID U.S. SURVEY 362, NORTH 77 DEGREES 19 MINUTES 52 SECONDS EAST, 717.42 FEET TO THE POINT OF BEGINNING AND CONTAINS 249,194 SQUARE FEET, OR 5.721 ACRES, MORE OR LESS.

PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES: SOUTH 70 DEGREES 10 MINUTES 00 SECONDS WEST, 200.04 FEET; SOUTH 67 DEGREES 40 MINUTES 00 SECONDS WEST, 62.18 FEET; AND SOUTH 69 DEGREES 03 MINUTES 00 SECONDS WEST, 244.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 2; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 2, NORTH 89 DEGREES 03 MINUTES 13 SECONDS EAST, 92.87 FEET; THENCE LEAVING LAST SAID NORTH LINE, NORTH 79 DEGREES 42 MINUTES 29 SECONDS EAST, 520.68 FEET TO A POINT ON THE EAST LINE OF ABOVE SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 AND ITS PROLONGATION, BEING THE EAST LINE OF SAID LOT 2, SOUTH 14 DEGREES 10 MINUTES 00 SECONDS EAST, 188.59 FEET TO THE POINT OF BEGINNING AND CONTAINS 132,273 SQUARE FEET, OR 3.036 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - ADJUSTED LOT 1A:

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF "VALLEY PLACE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 308, PAGE 29 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF U.S. SURVEY 362; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 76 DEGREES 41 MINUTES 26 SECONDS EAST, 455.20 FEET TO POINT BEING 25 FEET PERPENDICULAR DISTANCE WEST OF THE EAST LINE OF A ROADWAY EASEMENT (KNOWN AS VALLEY VIEW DRIVE) DEDICATED ON ABOVE SAID PLAT OF "VALLEY PLACE"; THENCE LEAVING SAID NORTH LINE AND ALONG A LINE BEING 25 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID ROADWAY EASEMENT THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 11 DEGREES 49 MINUTES 19 SECONDS EAST, 109.41 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 388.92 FEET, WHOSE CHORD BEARS SOUTH 02 DEGREES 24 MINUTES 32 SECONDS EAST, 128.56 FEET, AN ARC DISTANCE OF 127.13 FEET TO A POINT OF TANGENCY; AND SOUTH 07 DEGREES 00 MINUTES 15 SECONDS WEST, 72.50 FEET, THENCE LEAVING LAST SAID PARALLEL LINE, SOUTH 79 DEGREES 42 MINUTES 29 SECONDS WEST, 439.04 FEET TO A POINT ON THE WEST LINE OF ABOVE SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2 AND ITS PROLONGATION, BEING THE WEST LINE OF SAID LOT 1, NORTH 06 DEGREES 05 MINUTES 47 SECONDS WEST, 280.75 FEET TO THE POINT OF BEGINNING AND CONTAINS 133,723 SQUARE FEET, OR 3.070 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - ADJUSTED LOT 1B:

A TRACT OF LAND BEING PART OF LOT 1 OF "VALLEY PLACE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 308, PAGE 29 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND PART OF LOT 2B OF "A LOT SPLIT FOR LOT 2 OF WILD HORSE RANCH" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354, PAGE 1007 OF SAID RECORDS, LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ABOVE SAID LOT 2B; THENCE SOUTH 79 DEGREES 42 MINUTES 29 SECONDS WEST, 81.64 FEET TO A POINT BEING 25 FEET PERPENDICULAR DISTANCE WEST OF THE EAST LINE OF A ROADWAY EASEMENT (KNOWN AS VALLEY VIEW DRIVE) DEDICATED ON ABOVE SAID PLAT OF "VALLEY PLACE"; THENCE LEAVING SAID NORTH LINE AND ALONG A LINE BEING 25 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID ROADWAY EASEMENT THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 07 DEGREES 00 MINUTES 15 SECONDS EAST, 72.50 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 388.92 FEET, WHOSE CHORD BEARS NORTH 02 DEGREES 24 MINUTES 32 SECONDS WEST, 128.56 FEET, AN ARC DISTANCE OF 127.13 FEET TO A POINT OF TANGENCY; AND NORTH 11 DEGREES 49 MINUTES 19 SECONDS WEST, 109.41 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH LINE OF U.S. SURVEY 132; THENCE LEAVING LAST SAID PARALLEL LINE AND ALONG SAID SOUTH LINE OF U.S. SURVEY 132, NORTH 76 DEGREES 41 MINUTES 26 SECONDS EAST, 124.82 FEET TO THE SOUTHEAST CORNER OF SAID U.S. SURVEY 132, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF U.S. SURVEY 362; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID U.S. SURVEY 362, NORTH 77 DEGREES 19 MINUTES 52 SECONDS EAST, 286.36 FEET; THENCE LEAVING LAST SAID SOUTH LINE, SOUTH 14 DEGREES 46 MINUTES 14 SECONDS EAST, 304.70 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2B; THENCE ALONG SAID SOUTH LINE OF LOT 2B, SOUTH 76 DEGREES 57 MINUTES 52 SECONDS WEST, 389.35 FEET TO THE POINT OF BEGINNING AND CONTAINS 131,144 SQUARE FEET, OR 3.011 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - ADJUSTED LOT 2B:

A TRACT OF LAND BEING PART OF LOT 2B OF "A LOT SPLIT FOR LOT 2 OF WILD HORSE RANCH" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354, PAGE 1007 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID LOT 2B, THENCE ALONG THE SOUTH LINE OF SAID LOT 2B, SOUTH 76 DEGREES 57 MINUTES 52 SECONDS WEST, 431.09 FEET, THENCE LEAVING LAST SAID SOUTH LINE, NORTH 14 DEGREES 46 MINUTES 14 SECONDS WEST, 304.70 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2B; THENCE ALONG SAID NORTH LINE OF LOT 2B, NORTH 77 DEGREES 19 MINUTES 52 SECONDS EAST, 431.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 2B; THENCE LEAVING LAST SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 2B, SOUTH 14 DEGREES 47 MINUTES 36 SECONDS EAST, 301.95 FEET TO THE POINT OF BEGINNING AND CONTAINS 130,880 SQUARE FEET, OR 3.000 ACRES, MORE OR LESS.

CITY OF CHESTERFIELD CERTIFICATION:

THIS IS TO CERTIFY THAT THE RECORD PLAT OF "VALLEY PLACE ADDITION" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE ____ DAY OF _____, 20____, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

Bob Nation, Mayor

Vickie Haas, City Clerk

GENERAL NOTES:

- THE PROFESSIONAL WHOSE ORIGINAL SIGNATURE AND PERSONAL SEAL APPEARS ON THIS DRAWING, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS DRAWING AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO.) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY SAID PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS DRAWING REFERS.
- THIS PLAT CONTAINS 527,820 SQUARE FEET, OR 12.117 ACRES, MORE OR LESS.
- LOCATOR NUMBERS OF ORIGINAL PARCELS: 19W430168 (ORIGINAL LOT 2W) AND 19W440222 (ORIGINAL LOT 2E), 19W430157 (ORIGINAL LOT 1W), 19W440211 (ORIGINAL LOT 1E) AND 19W440288 (ORIGINAL LOT 2B)
- ADDRESSES OF ORIGINAL PARCELS: 255 VALLEY VIEW DRIVE (ORIGINAL LOT 2W), 250 VALLEY VIEW DRIVE (ORIGINAL LOT 2E), 233 VALLEY VIEW DRIVE (ORIGINAL LOT 1W), 232 VALLEY VIEW DRIVE (ORIGINAL LOT 1E) AND 201 WILD HORSE RANCH LANE (ORIGINAL LOT 2B)
- BASIS OF BEARINGS: PLAT OF "VALLEY PLACE" AS RECORDED IN PLAT BOOK 308, PAGE 29 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: SPECIAL WARRANTY DEED TO THE SCOTT W. MEADER REVOCABLE TRUST RECORDED IN DEED BOOK 19076 PAGE 580 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS (ORIGINAL LOTS 2W AND 2E), GENERAL WARRANTY DEED TO SCOTT W. MEADER RECORDED IN DEED BOOK 19279 PAGE 5673 OF SAID RECORDS (ORIGINAL LOT 1A), GENERAL WARRANTY DEED TO THE SCOTT W. MEADER REVOCABLE TRUST RECORDED IN DEED BOOK 19279 PAGE 5689 OF SAID RECORDS (ORIGINAL LOT 1B) AND GENERAL WARRANTY DEED TO THE SCOTT W. MEADER REVOCABLE TRUST RECORDED IN DEED BOOK 20090 PAGE 3019 OF SAID RECORDS (ORIGINAL LOT 2B).
- BEARINGS AND DISTANCES ARE BOTH RECORDED AND SURVEYED UNLESS NOTED OTHERWISE. () DENOTES RECORD INFORMATION.
- THIS TRACT IS ZONED "NU" NON-URBAN DISTRICT BY THE CITY OF CHESTERFIELD, MISSOURI. THE RESTRICTIONS FOR "NU" NON-URBAN DISTRICT ZONING ARE AS FOLLOWS:

BUILDING HEIGHT: NOT TO EXCEED THAT PERMITTED BY THE CITY 'AIR NAVIGATION SPACE REGULATIONS'
MINIMUM LOT AREA: 3 ACRES FOR SINGLE-FAMILY DWELLINGS
FRONT YARD SETBACK: 50 FEET
SIDE AND REAR YARD SETBACKS: 20 FEET
- THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29189C0120H EFFECTIVE AUGUST 2, 1995. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, TITLE COMMITMENTS BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC. WITH A COMMITMENT NUMBER 1201566, EFFECTIVE JULY 13, 2012 AND COMMITMENT NUMBER 1005452, EFFECTIVE JULY 21, 2010.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON NOVEMBER 14, 2013 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOOF AND A PID OF DM4888 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 324131.151 METERS AND EAST (X) = 232883.491 METERS. WE REPRESENT HEREOF 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 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY" RELATIVE TO STATION MOOF. IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID SYSTEM, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS CLOCKWISE 1°24'44". THE PUBLISHED PLAT BEARING N76°41'26" W WOULD BE N78°06'10" E IF ROTATED TO GRID NORTH.

AVERAGE COMBINED GRID FACTOR = 0.999910046 (1 METERS = 3.28083333 FEET)

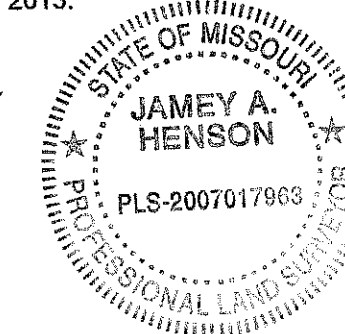
SURVEYOR'S CERTIFICATE:

ORDER NUMBER: 13-01-003
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD,
ST. LOUIS, MO 63129 (314) 487-0440

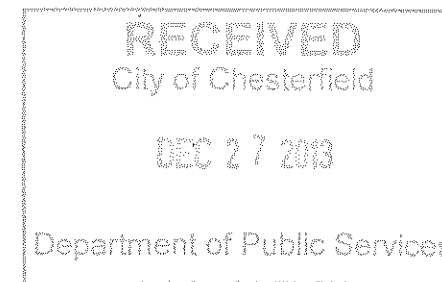
THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF MR. SCOTT W. MEADER, DURING THE MONTHS OF AUGUST AND DECEMBER 2010, AND AUGUST 2012, MADE A SURVEY, AND DURING THE MONTH OF SEPTEMBER, 2013, PERFORMED A BOUNDARY LINE ADJUSTMENT OF LOTS 1 AND 2 OF "VALLEY PLACE" (P.B. 308, PG. 29) AND LOT 2B OF "A LOT SPLIT FOR LOT 2 OF WILD HORSE RANCH" (P.B. 354, PG. 1007), LOCATED IN FRACTIONAL SECTION 15, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND THAT THE RESULTS OF SAID SURVEY AND BOUNDARY LINE ADJUSTMENT ARE SHOWN HEREON. THIS SURVEY MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16 EFFECTIVE DATE AUGUST 28, 2013) AS AN "URBAN PROPERTY".

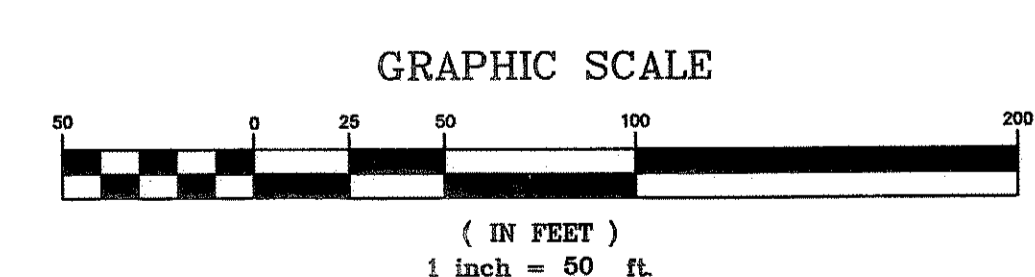
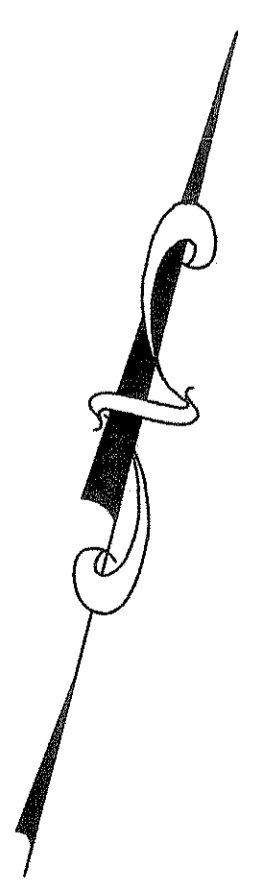
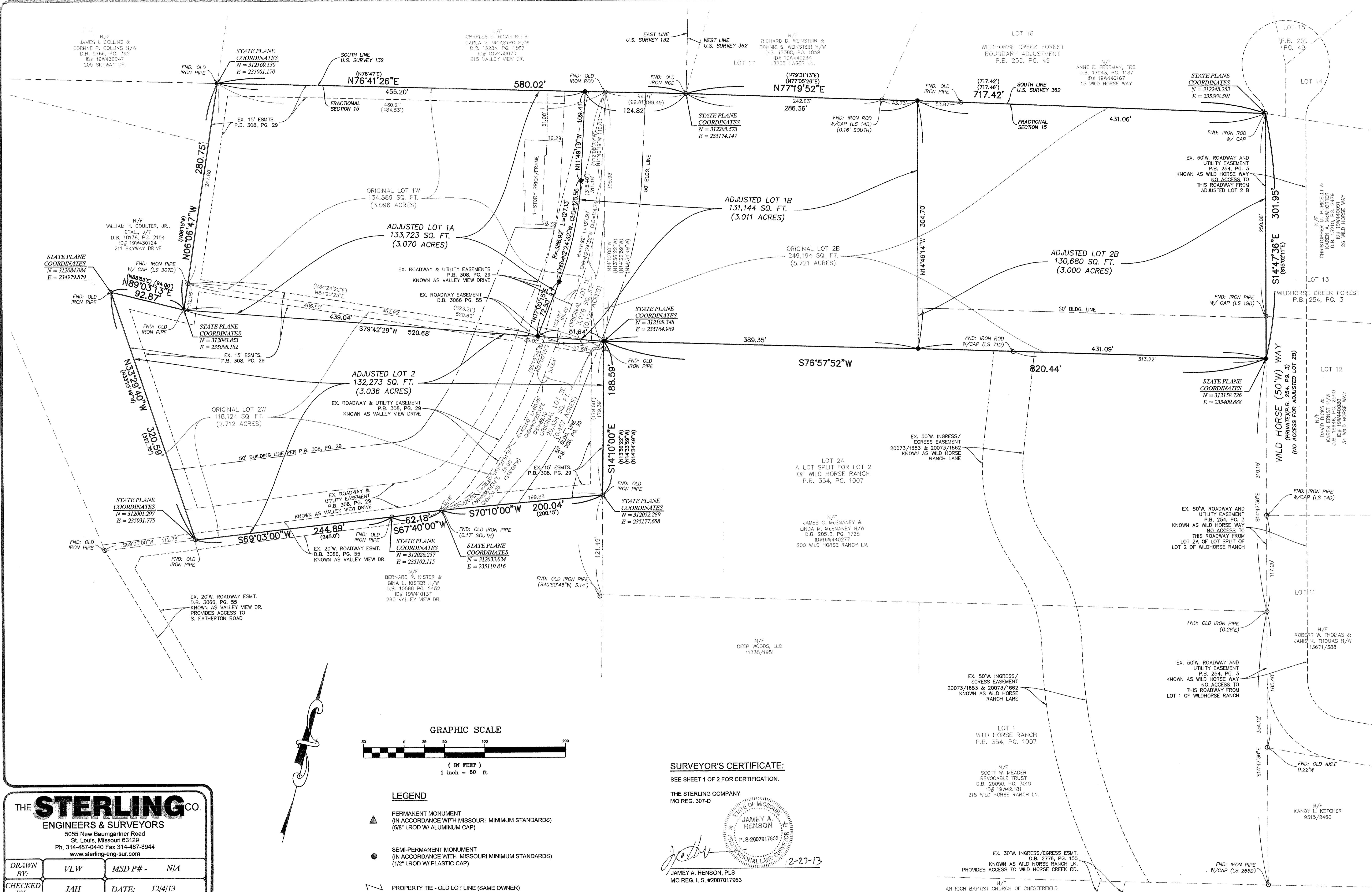
IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 27th DAY OF DECEMBER, 2013.

THE STERLING COMPANY
MO REG. 307-D



JAMEY A. HENSON, PLS
MO REG. L.S. #2007017963



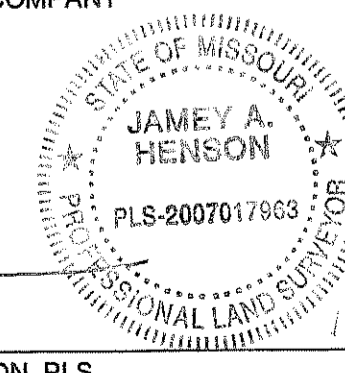


- LEGEND**
- ▲ PERMANENT MONUMENT
(IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)
(5/8" I. ROD W/ ALUMINUM CAP)
 - SEMI-PERMANENT MONUMENT
(IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)
(1/2" I. ROD W/ PLASTIC CAP)
 - PROPERTY TIE - OLD LOT LINE (SAME OWNER)

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 2 FOR CERTIFICATION.
THE STERLING COMPANY
MO REG. 307-D

J. Henson
JAMEY A. HENSON
PLS-2007017863
12-27-13
JAMEY A. HENSON, PLS
MO REG. L.S. #2007017863



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	VLW	MSD P# -	N/A
CHECKED BY:	JAH	DATE:	12/4/13
JOB NO.:	12-06-167	VALLEY PLACE ADDITION	