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### **Planning Commission Staff Report**

**Project Type:** Record Plat

Meeting Date: January 14, 2019

From: Mike Knight, Planner 9mx

**Location:** A 223 acre tract of land located north of Wild Horse Creek Road and east of Long

Road.

**Description:** Fienup Farms (Record Plat 1): Record Plat 1 of the 6 Record Plats that create

Phase 1 of the 223 acre development known as Fienup Farms located north of

Wild Horse Creek Road and east of Long Road.

### **PROPOSAL SUMMARY**

Wild Horse Residential, LLC has submitted a request for six Record Plats over the 223 acres zoned "PUD" Planned Unit Development located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road. The six Record Plats would establish 111 of the 223 total lots within the Fienup Farms development. This request is for the first (Record Plat 1) of the 6 Record Plats that create Phase 1 of the 223 acre development.

#### **HISTORY OF SUBJECT SITE**

The subject property was zoned "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

On August 21, 2017, the City of Chesterfield approved Ordinances 2970 and 2971, which zoned the subject site from an "NU" Non-Urban District to an "E-1 AC" Estate District and "PUD" Planned Unit Development, respectively, as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. In conjunction with the "PUD" Planned Unit Development zoning request, a Preliminary Plan was prepared and approved during the zoning process.

On Monday, February 12, 2018, the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for Fienup Farms were approved by the City of Chesterfield Planning Commission by a vote of 8-0.

On July 31, 2018, the City of Chesterfield approved the Improvement Plans for the development. The grading permit remains valid until the expiration of June 6, 2023. If work on this project will continue beyond that date, a permit extension request may be submitted.



Figure 1: Subject Site Aerial

#### **STAFF ANALYSIS**

A Record Plat is the instrument which dedicates lots, easements, and road right-of-way for future roads within a development or portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. The Record Plats must substantially conform to the approved Site Development Plan.

The applicant is required to execute Subdivision Improvement Construction Deposit agreements and Subdivision Improvement Maintenance Deposit agreements, along with the associated sureties prior to the acceptance of the Record Plats. The deposits include the improvements and/or portion of improvements necessary to support the required items in each plat. The estimates should include but not be limited to streets, sidewalk, storm sewer, sanitary sewer, detention, grading, sediment and erosion control, monuments, streetlights, street signs, water mains, street trees, common ground

seeding/island sodding, retaining walls, fences, emergency access, barricades and end-of-pavement markers, temporary turn-around, and amenities (trails, playgrounds, restrooms, etc.).

Below in Figure 2 is an image that outlines all 6 plats included in Phase 1 along with the associated improvements for each plat. Table 1 below Figure 2 identifies each plat, provides the number of lots contained in each plat, followed by a brief description of that plat.

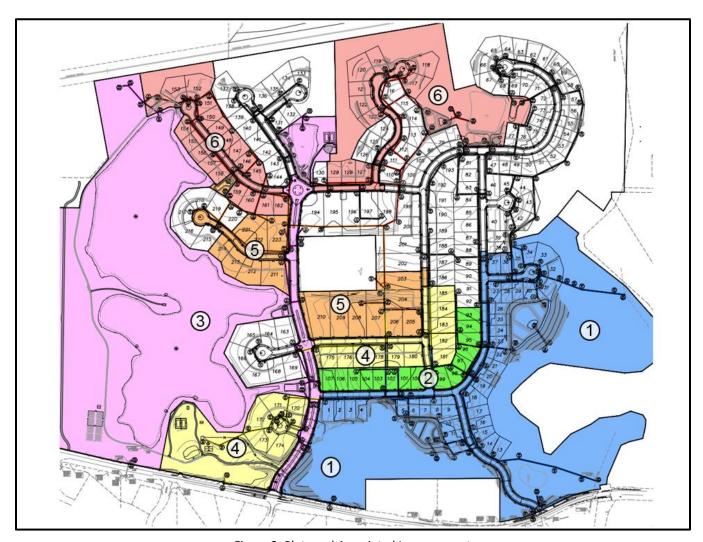


Figure 2: Plats and Associated Improvements

Record Plat	Lots	Description
Plat 1	37	Southeastern lots including east entrance
Plat 2	15	Directly north of Plat 1 with lots ranging from 15,300 - 18,634 SF
Plat 3	0	Includes Fienup Farms BLVD/west entrance, the entire lake, and western and northern amenities
Plat 4	16	Southwestern and southcentral lots including some amenitites close to the west entrance
Plat 5	15	Primarily in the center of the site with the largest lots of phase 1 from 16,186 - 41,744 SF
Plat 6	28	Northern edge of phase 1 including amenities in the northeast

Table 1: Plat Description

In any case where the establishment of common land (including pedestrian walkways and cul-de-sac islands), private streets, street lighting, drainage facilities, such as detention basins and drainage pipe and ditches, or any other improvement that requires continuous maintenance, a trust indenture shall be recorded simultaneously with the record plat. The indenture shall provide for proper maintenance and supervision by the trustees who are selected to act in accordance with the terms of such indenture and the applicable provisions of this Unified Development Code. A trust indenture has been submitted and shall be recorded simultaneously with the record plats.

#### **RECORD PLAT 1**

Plat 1 contains 37 lots primarily in the southeastern quadrant of the 223 acre site, common ground surrounding those lots, and Harvester Drive including the eastern entranceway. Lots within Plat 1 range from 9,722 square feet to 16,870 square feet.

### STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code. Staff recommends approval of Record Plat 1 of the Fienup Farms development.

#### **MOTION**

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

- 1) "I move to approve (or deny) Record Plat 1 of the Fienup Farms development."
- "I move to approve Record Plat 1 of the Fienup Farms development with the following conditions..."
  (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 1

# FIENUP FARMS PLAT ONE

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT – BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, TOGETHER WITH PART OF A TRACT OF LAND LOCATED IN U.S. SURVEYS 125 AND 886, ALL LOCATED IN U.S. SURVEYS 125 AND 886, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURIS ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

\_, TO ME PERSONALLY KNOWN, WHO

## **OWNER'S 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 "FIENUP FARMS PLAT ONE". DEER ANTLER COURT (40 FEET WIDE), FIENUP LAKE DRIVE (40 FEET WIDE), HARVESTER DRIVE (40 FEET WIDE) AND PINE SUMMIT DRIVE (40 FEET WIDE). 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 50 FOOT WIDE RIGHT-OF-WAY DEDICATION SHOWN ADJACENT TO THE WESTERN RIGHT-OF-WAY OF HARVESTER DRIVE, WHICH FOR BETTER IDENTIFICATION 

THE RIGHT-OF-WAY DEDICATIONS ADJACENT TO WILD HORSE CREEK ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN CROSS-HATCHED (XXXXXXXXXXX) ON THIS PLAT, ARE HEREBY DEDICATED TO ST. LOUIS COUNTY, MISSOURI FOR PUBLIC USE FOREVER.

PERMANENT ROADWAY, IMPROVEMENT, MAINTENANCE, AND SIDEWALK EASEMENTS (P.R.I.M.S.E.) ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER. PUBLIC SIDEWALKS LOCATED WITHIN THE PERMANENT ROADWAY, IMPROVEMENT, MAINTENANCE, AND SIDEWALK EASEMENTS SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD. MISSOURI.

THE SIDEWALK EASEMENT ADJACENT TO WILD HORSE CREEK ROAD IS HEREBY DEDICATED TO ST. LOUIS COUNTY, MISSOURI FOR PUBLIC USE FOREVER. PUBLIC SIDEWALKS LOCATED WITHIN THE SIDEWALK EASEMENT ALONG WILD HORSE CREEK ROAD SHALL BE MAINTAINED BY ST. LOUIS COUNTY, MISSOURI.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD. MISSOURI, MISSOURI AMERICAN WATER COMPANY, SPIRE MISSOURI, INC., UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, 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, ROADWAYS, 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 FACILITIES.

THE CROSS-ACCESS EASEMENT AS SHOWN IN THE COMMON GROUND TO THE WEST OF HARVESTER DRIVE, IS HEREBY GRANTED Z H ASSET MANAGEMENT INC. THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS TO ACCESS HARVESTER DRIVE. MAINTENANCE OF ANY ROADWAYS, DRIVEWAYS OR SIDEWALKS CONSTRUCTED THEREIN THAT ARE ACCESSING SAID Z H ASSET MANAGEMENT INC. PROPERTY SHALL BE THE RESPONSIBILITY OF Z H ASSET MANAGEMENT INC., THEIR SUCCESSORS AND OR ASSIGNS.

THE SIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY. NO PART OF SAID EASEMENTS SHALL BE BUILT ON IN ANY MANNER WHATSOEVER, NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENTS BE CHANGED, NOR SHALL GRANTOR ERECT, PLANT, ALLOW OR PERMIT ANY STRUCTURE (INCLUDING SIGNS, FENCES OR POLES) OR PLANTING (INCLUDING ANY TREES, SHRUBS, GRASS OR WEEDS) WITHIN SAID FASEMENTS LINLESS EXPRESSLY APPROVED BY THE CITY OF CHESTERFIELD. ANY STRUCTURES, PLANTS OR GRADING WHICH ARE NOT APPROVED BY THE CITY OF CHESTERFIELD, OR WHICH ARE NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED. ANY STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE. DRIVEWAYS AND SIDEWALKS SHALL BE ALLOWED IN THE SIGHT DISTANCE EASEMENT.

THE ST. LOUIS COUNTY, MISSOURI SIGHT DISTANCE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO ST. LOUIS COUNTY, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY. NO PART OF SAID EASEMENT SHALL BE BUILT ON IN ANY MANNER WHATSOEVER, NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENT BE CHANGED, NOR SHALL GRANTOR ERECT. PLANT. ALLOW OR PERMIT ANY STRUCTURE (INCLUDING SIGNS. FENCES OR POLES) OR PLANTING (INCLUDING ANY TREES. SHRUBS. GRASS OR WEEDS) WITHIN SAID EASEMENT UNLESS EXPRESSLY APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION. ANY STRUCTURES, PLANTS OR GRADING WHICH ARE NOT APPROVED BY THE DIRECTOR. OR WHICH ARE NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED. ANY STRUCTURE OR PLANTING APPROVED BY THE DIRECTOR SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE

THE PERMANENT DRAINAGE EASEMENT ADJACENT TO WILD HORSE CREEK ROAD, AS SHOWN ON THIS PLAT, IS HEREBY GRANTED TO ST. LOUIS COUNTY, MISSOURI AS A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF IMPROVING, OPERATING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING STORMWATER IMPROVEMENTS, DRAINAGE FACILITIES AND DRAINAGE SWALES, 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, DRAINAGE FACILITIES AND DRAINAGE SWALES

DEFEASIBLE EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN "EARTH" HATCHED ( ) ON THIS PLAT, ARE HEREBY ESTABLISHED FOR THE BENEFIT OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING, 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, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES. SAID EASEMENTS ARE CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS. AT WHICH TIME DULY DEDICATED EASEMENTS ARE EXECUTED AND RECORDED IN FUTURE PLATS COVERING THESE DEFEASIBLE EASEMENTS, THESE DEFEASIBLE EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER

THE DEFEASIBLE ACCESS EASEMENTS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN "HONEYCOMB" HATCHED ( CONTROL OF THE PLAT AT THE NORTHERN LONG THE PLAT AT THE PLAT AT THE NORTHERN LONG THE PLAT AT END OF FIENUP LAKE DRIVE, ARE HEREBY GRANTED TO THE FIENUP FARMS HOMEOWNERS' ASSOCIATION. THE CITY OF CHESTERFIELD, MISSOURI AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND OR ASSIGNS, FOR USE AS A ROADWAY FOR PURPOSES OF INGRESS AND EGRESS, TO PROVIDE ACCESS TO A FUTURE COMMON GROUND AND STORMWATER MANAGEMENT RESERVE AREA. SAID FASEMENT IS CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME A FUTURE PLAT IS RECORDED DEDICATING SAID DEFEASIBLE EASEMENTS AS PUBLIC RIGHT-OF-WAYS COVERING THESE

THE CITY RESERVE AREAS, AS SHOWN HEREON, ARE HEREBY GRANTED AS NON-EXCLUSIVE EASEMENTS TO THE CITY OF CHESTERFIELD, MISSOURI, FOR THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND OR REPLACE A PUBLIC PEDESTRIAN TRAIL, STORMWATER DRAINAGE STRUCTURES, RETAINING WALLS, FENCES AND RELATED APPURTENANCES ASSOCIATED WITH SAID TRAIL WITH THE RIGHT OF THE PUBLIC TO USE SAID TRAIL FOREVER. ANY TRAILS CONSTRUCTED WITHIN THE CITY RESERVE AREAS SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD. MISSOURI. INCLUDING ANY GRADING. STORMWATER DRAINAGE STRUCTURES, RETAINING WALLS, FENCES OR RELATED APPURTENANCES ASSOCIATED WITH SAID TRAILS. THE REMAINING COMMON GROUND LOCATED WITHIN THE CITY RESERVE AREAS NOT AFFECTED BY THE TRAIL OR ITS APPURTENANCES SHALL BE MAINTAINED BY THE FIENUP FARMS HOMEOWNERS' ASSOCIATION.

THE TEMPORARY SLOPE AND CONSTRUCTION LICENSES LABELED "T.S.C.L. 1" AS SHOWN WITHIN THE COMMON GROUND WEST OF HARVESTER DRIVE ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI, THEIR SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF MAKING CUTS, FILLS AND SLOPING EMBANKMENTS, CONSTRUCTING SWALES, PROVIDING WORKING ROOM AND IMPLEMENTING ANY AND ALL OTHER CONSTRUCTION ITEMS RELATING TO THE CONSTRUCTION OF FUTURE ROADWAYS WITHIN THE CITY OF CHESTERFIELD, MISSOURI RIGHT-OF-WAY DEDICATION AREA. THESE LICENSES SHALL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID AFTER ROADWAYS WITHIN THE CITY OF CHESTERFIELD, MISSOURI RIGHT-OF-WAY DEDICATION AREA HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF CHESTERFIELD, MISSOURI FOR PUBLIC USE WITH NO FURTHER ACTION REQUIRED

THE TEMPORARY SLOPE AND CONSTRUCTION LICENSES LABELED "T.S.C.L. 2" AS SHOWN WITHIN THE COMMON GROUND WEST OF HARVESTER DRIVE ARE HEREBY GRANTED TO Z H ASSET MANAGEMENT, INC., THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF MAKING CUTS, FILLS AND SLOPING EMBANKMENTS. CONSTRUCTING SWALES. PROVIDING WORKING ROOM AND IMPLEMENTING ANY AND ALL OTHER CONSTRUCTION ITEMS RELATING TO THE CONSTRUCTION OF ROADWAYS ACCESSING THE PROPERTY CURRENTLY OWNED BY Z H ASSET MANAGEMENT INC. THESE LICENSES SHALL AUTOMATICALLY

THE PERIMETER BUFFERS ARE ESTABLISHED AS PROTECTED AREAS FOR NATURAL VEGETATION AND VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE WHETHER TEMPORARY OR PERMANENT ARE NOT PERMITTED WITHIN PERIMETER BUFFERS TRAILS PUBLIC SIDEWALKS PUBLIC ROADWAYS PRIVATE ROADWAYS. FENCES. AND UTILITIES SHALL BE ALLOWED WITHIN THE PERIMETER BUFFERS. NATURAL VEGETATION AND VEGETATIVE LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE FIENUP FARMS HOMEOWNERS' ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE PERIMETER BUFFERS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD. MISSOURI.

TERMINATE AND BECOME NULL AND VOID AFTER THE ROAD HAS BEEN CONSTRUCTED WITH NO FURTHER ACTION REQUIRED

TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE FIENUP FARMS HOMEOWNERS' ASSOCIATION.

THE BUFFER/ PRESERVATION AREAS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY AND SHALL BE PRESERVED IN THEIR REVEGETATED NATURAL STATE. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, INCLUDING TRAILS, ARE NOT PERMITTED WITHIN THE BUFFER/ PRESERVATION AREAS. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED

THE STREAM SETBACKS, AS SHOWN HEREON SHALL PROHIBIT ANY CLEARING, GRADING, EXCAVATION, OF DISTURBANCE OF ANY KIND EXCEPT AS PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AND THE CITY OF CHESTERFIELD, MISSOURI.

NO CLEARING, GRADING, EXCAVATION, CONSTRUCTION, OR DISTURBANCE OF ANY KIND IS PERMITTED WITHIN 50 FEET OF BONHOMME CREEK AND CAULKS CREEK OR WITHIN 25 FEET OF OTHER NATURAL WATERCOURSES IN ACCORDANCE WITH THE CITY OF CHESTERFIELD NATURAL WATERCOURSE PROTECTION

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. MAINTENANCE OF ANY VEGETATION, LANDSCAPING AND IRRIGATION LOCATED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP SHALL BE THE RESPONSIBILITY OF THE FIENUP FARMS THE FIENUP FARMS HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING AND IRRIGATION WITHIN THE COMMON

GROUND/COMMON OPEN SPACE AREAS, AS SHOWN ON THIS PLAT LABELED "ENTRANCE MONUMENT AREA", WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE FIERUP FARMS HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS. SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING. AND IRRIGATION WITHIN THE ENTRANCE MONUMENT AREAS SHALL NOT BE MODIFIED WITHOUT AUTHORIZATION, APPROVAL, AND PERMIT BY THE CITY OF CHESTERFIELD, MISSOURI.

THE STORMWATER MANAGEMENT RESERVE AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE REQUIRED STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICES). THE RESERVE AREAS ARE HEREBY ESTABLISHED ARE IRREVOLCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE 12TH DAY OF JUNE, 2018, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK 23064, PAGE 2737, OR AS AMENDED THEREAFTER.

THE FIENUP FARMS HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER

MANAGEMENT RESERVE AREAS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, STORMWATER BEST MANAGEMENT PRACTICES, INCLUDING, BUT NOT LIMITED TO, PRIVATE SEWERS AND PRIVATE STORMWATER IMPROVEMENTS CONSTRUCTED THEREON AS PER THE MSD APPROVED STORMWATER MANAGEMENT FACILITIES REPORT (17MSD-00076). THE COMMON GROUND/ COMMON OPEN SPACE SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO FIENUP FARMS HOMEOWNERS' ASSOCIATION, ITS

SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2019 AS DAILY NO. \_\_\_ IN THE ST. LOUIS COUNTY RECORDS. THE SUBJECT TRACT IS AFFECTED BY A RESIDENTIAL USE RESTRICTION LIMITING ANY DEVELOPMENT ON THE SUBJECT TRACT TO SINGLE-FAMILY RESIDENTIAL USE, INCLUDING SINGLE-FAMILY HOMES, VILLAS AND DUPLEXES AND RELATED AMENITIES TO SERVE SUCH RESIDENTIAL USE AND PARKS AND FOR NO OTHER PURPOSE WHATSOEVER, ADDITIONALLY THE SUBJECT TRACT IS AFFECTED BY AN AMENITY RESTRICTION THAT STATES THE GRANTEE SHALL NOT CONSTRUCT A

CLUBHOUSE, COMMUNITY OR RECREATION CENTER, OR SIMILAR ENCLOSED BUILDING OR AMPHITHEATER ON THE WEST SIDE OF FIENUP LAKE (THE FOREGOING SHALL NOT RESTRICT THE CONSTRUCTION OF GAZEBOS, TRAILS, PARK BENCHES OR OTHER SIMILAR PASSIVE RECREATIONAL FEATURES IN THE AFOREMENTIONED AREA). FURTHERMORE, IF GRANTEE DRILLS A WATER WELL TO ADD WATER TO FIENUP LAKE, THE LOCATION OF THE WELL WILL BE IN COMMON GROUND ADJACENT TO THE LAKE. THE ABOVE MENTIONED RESIDENTIAL USE AND AMENITY RESTRICTIONS ARE ACCORDING TO INSTRUMENT RECORDED IN BOOK 23052, PAGE 895. THESE RESTRICTIONS SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038. SAID INSTRUMENT ALSO ESTABLISHES SEVERAL LARGE LOT RESTRICTION AREAS. WHICH DO NOT AFFECT THE SUBJECT TRACT.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN FIENUP FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2019 AS DAILY NO. \_\_\_\_\_ OR AS AMENDED THEREAFTER.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

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.

## OWNER'S CERTIFICATE (CONTINUED):

WILD HORSE RESIDENTIAL, LLC

JHB PROPERTIES, INC. MANAGING MEMBER

JOHN H. BERRA, JR., PRESIDENT

STATE OF MISSOURI COUNTY OF ST. LOUIS

. 2019. 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 MISSOURI CORPORATION AND MANAGING MEMBER OF WILD HORSE RESIDENTIAL, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JOHN H. BERRA JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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:

# LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2019.

WHEREAS, COMMERCE BANK, BY A DEED OF TRUST DATED MAY 31, 2018 AND RECORDED IN DEED BOOK 23052, PAGE 970 OF THE ST. LOUIS COUNTY RECORDS, 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 NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE. RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS. PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED. TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, RIGHT-OF-WAY DEDICATION AREAS, OR ROADWAY EASEMENTS

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST. IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2019.

PRINT NAME AND TITLE STATE OF MISSOURI

ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2019, BEFORE ME APPEARED \_ BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE \_\_\_\_

\_, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION. ASSOCIATION AND SAID IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF ST. LOUIS

# PROPERTY DESCRIPTION (PLAT ONE)

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, TOGETHER WITH PART OF A TRACT OF LAND LOCATED U.S. SURVEYS 125 AND 886, ALL LOCATED IN U.S. SURVEYS 125 AND 886, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN CORNER OF A TRACT OF LAND CONVEYED TO Z H ASSET MANAGEMENT. INC. BY INSTRUMENT RECORDED IN BOOK 17111. PAGE 4022: THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID Z H ASSET MANAGEMENT INC. TRACT AND ITS WESTERLY PROLONGATION BEING THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO TODD AND GRETCHEN BENDER BY INSTRUMENT RECORDED IN BOOK 22908, PAGE 1229 OF THE ABOVEMENTIONED RECORDS, SOUTH 89°39'36" WEST, 856.28 FEET O A FOUND STONE ON THE NORTHWESTERN CORNER OF SAID BENDER TRACT: THENCE ALONG THE WESTERN LINE OF SAID BENDER TRACT. SOUTH 00°04'45" WEST. 192.86 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH), AS ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259, PAGE 81 OF THE ABOVE MENTIONED RECORDS. AND SAID POINT BEING DISTANT 39.67 FEET LEFT OF CENTERLINE STATION 222+42.97 OF THE REVISED CENTERLINE SAID WILD HORSE CREEK ROAD, SAID CENTERLINE ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259, PAGE 67 OF THE ABOVE MENTIONED RECORDS, FROM WHICH POINT AN IRON ROD BEARS SOUTH 00°04'45" WEST, 6.74 FEET: THENCE PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD, AS ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259, PAGE 81 OF THE ABOVEMENTIONED RECORDS AND FIENUP TRACT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 219. PAGE 48 OF THE ABOVEMENTIONED RECORDS. THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°55'20" WEST, 120.54 FEET: THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 200.00 FEET; THENCE NORTH 11°04'40" EAST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 208.54 FEET TO A POINT OF CURVATURE BEING DISTANT 40.00 FEET LEFT OF CENTERLINE STATION 217+13.28 OF SAID REVISED CENTERLINE OF WILD HORSE CREEK ROAD: THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY. AND PROCEEDING THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 32.65 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 32°09'13" WEST, 29.14 FEET TO A POINT OF COMPOUND CURVATURE: THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 120.50 FEET, A RADIUS OF 265 00 FEFT. THE CHORD OF WHICH BEARS NORTH 27°38'33" FAST. 119 47 FEFT TO A POINT. OF REVERSE CURVATURE: THENCE ALONG AN ARC TO THE LEFT. AN ARC LENGTH OF 503 20 FEET. A RADIUS OF 785 00 FEET. THE CHORD OF WHICH BEARS NORTH 22°18'20" FAST, 494 63 FEET TO A POINT OF REVERSE CURVATURE: THENCE ALONG AN ARC TO THE RIGHT. AN ARC LENGTH OF 29.71 FEET. A RADIUS OF 20.00 FEET. THE CHORD OF WHICH BEARS NORTH 46°29'45" EAST. 27.05 FEET: THENCE ALONG A NON-RADIAL LINE. NORTH 03°07'41" FAST, 40 10 FEET, THENCE NORTH 89°03'00" FAST, 637.52 FEET, TO A POINT OF CURVATURE, THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET. THE CHORD OF WHICH BEARS NORTH 44°03'00" EAST. 28.28 FEET: THENCE ALONG A RADIAL LINE. NORTH 89°03'00" EAST. 40.00 FEET: THENCE ALONG A RADIAL ARC TO THE LEFT. AN ARC LENGTH OF 31.42 FEET. A RADIUS OF 20.00 FEET. THE CHORD OF WHICH BEARS SOUTH 45°57'00" EAST. 28.28 FEET TO A POINT OF TANGENCY THENCE NORTH 89°03'00' EAST, 46.97 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 183.30 FEET, A RADIUS OF 180.00 FEET, THE CHORD OF WHICH BEARS NORTH 59°52'39" FAST, 175 48 FEET TO A POINT OF TANGENCY: THENCE NORTH 30°42'18" FAST, 119 91 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 127 07 FEET, A RADIUS OF 230 00 FEET, THE CHORD OF WHICH BEARS NORTH 14°52'39" FAST, 125 46 FEET, TO A POINT OF TANGENCY THENCE NORTH 00°57′00″ WEST 568 36 FEET THENCE NORTH 89°03′00″ FAST 40 00 FEET THENCE SOUTH 00°57′00″ FAST 11 49 FEET THENCE NORTH 89°03′00″ FAST 159 40 FEET THENCE NORTH 00°57'00" WEST. 80.59 FEET: THENCE NORTH 76°33'12" EAST. 149.43 FEET: THENCE NORTH 79°30'29" EAST, 27.92 FEET; THENCE NORTH 46°27'25" EAST, 164.43 FEET TO THE WESTERN-MOST CORNER OF ADJUSTED LOT 2 OF "CITTADINO PLACE – LOTS 1 & 2 BOUNDARY ADJUSTMENT PLAT" A SUBDIVISION RECORDED IN PLAT BOOK 345 PAGE 613 OF THE ABOVEMENTIONED RECORDS: THENCE ALONG THE WESTERN LINE OF SAID ADJUSTED LOT 2, SOUTH 51°10'00" EAST, 176,29 FEET TO A POINT ON THE WEST BANK OF CAULKS CREEK, ALSO BEING THE WESTERN LINE OF SAID ADJUSTED LOT 2: THENCE PROCEEDING ALONG THE MEANDERING OF THE WESTERN BANK OF CAULKS CREEK, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 32°08'20" WEST. 30.55 FEET: THENCE SOUTH 12°12'03" EAST. 80.00 FEET: THENCE SOUTH 51°59'22" EAST. 380.00 FEET THENCE SOUTH 41°25'34" EAST, 245.00 FEET; THENCE SOUTH 48°35'22" EAST, 179.00 FEET; THENCE SOUTH 02°27'50" EAST, 36.00 FEET; THENCE SOUTH 40°28'57" WEST, 97.00 FEET TO A POINT ON THE WESTERN LINE OF THE AFOREMENTIONED ADJUSTED LOT 2: THENCE LEAVING SAID WESTERN BANK OF CAULKS CREEK AND PROCFEDING ALONG THE WESTERN LINE OF SAID ADJUSTED LOT 2. SOUTH 13°52'01" FAST, 26 45 FEFT TO A POINT IN THE CENTERLINE OF SAID CAULKS CREEK, THENCE LEAVING SAID WESTERN LINE OF LOT 2 AND PROCEEDING ALONG THE MEANDERING CENTERLINE OF CAULKS CREEK THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 53°54'57" WEST 175.50 FEET THENCE SOUTH 84°59'56" WEST, 109.24 FEET; THENCE NORTH 82°23'45" WEST, 475.36 FEET; THENCE SOUTH 65°31'06" WEST, 81.01 FEET; THENCE SOUTH 48°59'50" WEST, 147.96 FEET: THENCE SOUTH 43°56'55" WEST 90 98 FEET: THENCE SOUTH 01°35'57" FAST 54 83 FEET: THENCE SOUTH 37°24'53" FAST 87 39 FEET: THENCE SOUTH 53°05'55" FAST 146 54 FEET; THENCE SOUTH 12°31'43" EAST, 163.27 FEET; THENCE SOUTH 70°22'17" EAST, 44.57 FEET; THENCE NORTH 44°26'07" EAST, 185.44 FEET; THENCE NORTH 64°18'10" EAST, 137.92 FEET: THENCE NORTH 54°56'38" EAST. 72.15 FEET: THENCE NORTH 83°32'31" EAST. 123.88 FEET: THENCE NORTH 68°43'16" EAST. 81.25 FEET: THENCE SOUTH 72°03'00" EAST. 80.3' FEET; THENCE SOUTH 31°16'48" EAST, 36.22 FEET; THENCE SOUTH 05°05'09" WEST, 51.83 FEET; THENCE SOUTH 13°33'00" WEST, 68.81 FEET; THENCE SOUTH 77°01'24" WEST, 82.18 FEET; THENCE SOUTH 67°20'37" WEST, 61.35 FEET; THENCE SOUTH 23°21'07" WEST, 218.78 FEET; THENCE SOUTH 07°56'55" WEST, 48.76 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH). AS ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1273, PAGE 304 OF THE ABOVE MENTIONED RECORDS, SAID POINT BEING DISTANT 60.00 FEET LEFT OF CENTERLINE STATION 238+38.97 OF WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD THE FOLLOWING COURSES. DISTANCES. AND CURVES: SOUTH 83°09'11" WEST. 36.53 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 5.60 FEET, A RADIUS OF 879.02 FEET, THE CHORD OF WHICH BEARS SOUTH 82°58'14" WEST, 5.60 FEET; THENCE ALONG A RADIAL LINE, SOUTH 07°12'43" EAST, 25.00 FEET TO A POINT, SAID POINT BEING DISTANT 35.00 FEET LEFT OF CENTERLINE STATION 237+97.22 OF WILD HORSE CREEK ROAD (VARIABLE WIDTH): THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH). AS ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1273, PAGE 304 AND SAID FIENUP TRACT, ALONG A LINE BEING PARALLEL TO AND DISTANT 35.00 FEET NORTHWARDLY FROM THE CENTERLINE OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH). THE FOLLOWING COURSES. DISTANCES AND CURVES: ALONG A RADIAL ARC TO THE LEFT. AN ARC LENGTH OF 307.57 FEET. A RADIUS OF 854.02 FEET THE CHORD OF WHICH BEARS SOUTH 72°28'14" WEST, 305.92 FEET TO A POINT OF TANGENCY: THENCE SOUTH 62°09'11" WEST, 52.12 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC TO THE RIGHT. AN ARC LENGTH OF 188.15 FEET. A RADIUS OF 920.37 FEET. THE CHORD OF WHICH BEARS SOUTH 68°00'33" WEST. 187.82 FEET TO A POINT BEING DISTANT 35.00 FEET LEFT OF CENTERLINE STATION 232+54.83 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH), AS ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259, PAGE 77 OF THE ABOVEMENTIONED RECORDS, THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 00°30'40" EAST, 5.22 FEET; THENCE ALONG A NON-RADIAL ARC TO THE RIGHT, AN ARC LENGTH OF 131.75 FEET, A RADIUS OF 915.37 FEET, THE CHORD OF WHICH BEARS SOUTH 77°53'43" WEST, 131.63 FEET TO A POINT LOCATED ON THE SOUTHWARDLY PROLONGATION OF THE EASTERN LINE OF SAID Z H ASSET MANAGEMENT INC. TRACT, SAID POINT LOCATED 40.00 FEET LEFT OF CENTERLINE STATION 231+18.88 OF WILD HORSE CREEK ROAD (VARIABLE WIDTH), FROM WHICH POINT A FOUND IRON ROD BEARS NORTH 00°16'58" EAST, 3.54 FEET; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH) AND PROCEEDING ALONG THE EASTERN LINE AND ITS SOUTHWARDLY PROLONGATION THEREOF OF SAID Z H ASSET MANAGEMENT INC. TRACT, NORTH 00°16'58" EAST, 276.89 FEET TO THE POINT OF EGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND CONTAINING 2,018,805 SQUARE FEET (46.3454 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2017, UNDER ORDER NUMBER 14-06-196.

# 9,400 SETBACK S.F. MIN. 6' SIDE 🕶 → SETBACK 25' BLDG. LINE TYPICAL "A" LOTS NOT TO SCALE 9,400 7' SIDE 9,400 SETBACK → SETBACK SETBACK 25' BLDG. LINE 80'W MIN. TYPICAL "B" LOTS NOT TO SCALE

# PROPERTY DESCRIPTION - OVERALL DEVELOPMENT:

A TRACT OF LAND BEING ALL OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A TRACT OF LAND BEING PART OF U.S. SURVEY 125 IN TOWNSHIP 45 NORTH, RANGE 4 EAST

A TRACT OF LAND BEING PART OF U.S. SURVEYS 125 AND 886, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS

COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD LOCATED ON THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO TODD & GRETCHEN BENDER BY INSTRUMENT RECORDED IN BOOK 22908, PAGE 1229 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH), ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259, PAGE 81 OF THE ST. LOUIS COUNTY RECORDS; THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID BENDER TRACT AND THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), NORTH 00°04'45" EAST, 6.74 FEET TO A POINT BEING LOCATED 39.67 FEET LEFT OF CENTERLINE STATION 222+42.97 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE LEAVING THE WESTERN LINE OF SAID BENDER TRACT AND PROCEEDING ALONG THE NORTHERN LINE OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°55'20" WEST, 120.54 FEET THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 135.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT BEING LOCATED 35.00 FEET LEFT OF CENTERLINE STATION 219+86.13 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°55'20" WEST, 64.31 FEET; THENCE NORTH 11°04'40" EAST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 250.00 FEET; THENCE NORTH 11°04'40" EAST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 150.00 FEET; THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 50.00 FEET; THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 100.00 FEET; THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 52.58 FEET TO A POINT BEING DISTANT 30.00 FEET LEFT OF CENTERLINE STATION 213+19.24 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), AND BEING DISTANT SOUTH 00°46'25" WEST, 20.55 FEET FROM THE NORTHERN LINE OF U.S. SURVEY 125; THENCE PROCEEDING ALONG AN EASTERN LINE OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY RECORDS AND ITS SOUTHWARDLY PROLONGATION, NORTH 00°46'25" EAST, 120.58 FEET TO A POINT LOCATED ON A SOUTHERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG SAID SOUTHERN LINE OF ADJUSTED TRACT "A", NORTH 87°37'40" EAST, 663.65 FEET TO A FOUND IRON PIPE LOCATED ON A WESTERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG SAID WESTERN LINE OF ADJUSTED TRACT "A", SOUTH 01°57'40" WEST, 271.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 125,019 SQUARE FEET (2.8700 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

A TRACT OF LAND BEING PART OF U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT. A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 21400, PAGE 3467 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY. LLC RAILROAD (100 FEET WIDE), NORTH 80°30'54" EAST. 867.90 FEET TO A FOUND AXEL: THENCE LEAVING THE SOUTHERN LINE OF SAID RIGHT-OF-WAY AND NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING NORTH 00°08'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 554-564 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING ALONG THÉ SOUTHERN LINE OF SAID LOT 14, NORTH 38°24'53" EAST, 76.46 FEET TO A POINT LOCATED IN THE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ INC. IN SEPTEMBER 1998; THENCE CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 AND THE CENTERLINE OF SAID BONHOMME CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 85°40'49" EAST, 209.50 FEET THENCE NORTH 78°29'58" EAST, 299.97 FEET; THENCE SOUTH 59°48'55" EAST, 3.18 FEET: THENCE NORTH 75°10'53" EAST. 37.57 FEET THENCE NORTH 81°15'44" EAST, 568.65 FEET; THENCE LEAVING THE CENTERLINE OF SAID BONHOMME CREEK AND CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14. SOUTH 34°01'59" EAST, 9.95 FEET AND SOUTH 67°08'01" EAST, 51.70 FEET TO A POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY. LC RAILROAD (100 FEET WIDE); THENCE LEAVING THE SOUTHERN LINE OF SAID LOT 14 AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE). SOUTH 80°30'06" WEST, 1,221.43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 46,897 SQUARE FEET (1.0766 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

A TRACT OF LAND BEING PART OF U.S. SURVEY 125 AND U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 21400, PAGE 3467 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'54" EAST, 867.90 FEET TO A FOUND AXEL; THENCE LEAVING THE SOUTHERN LINE OF SAID RIGHT-OF-WAY AND NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING NORTH 00°08'42" EAST. 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE. A SUBDIVISION RECORDED IN PLAT BOOK 348. PAGES 554-564 OF THE ABOVE MENTIONED RECORDS. SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY. LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'06" EAST, 1,325.98 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND. THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING ALONG THE SOUTHERN LINE OF SAID LOT 14. NORTH 42°34'37" EAST, 52.19 FEET TO A POINT LOCATED ON THE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ INC. IN 1998; THENCE CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 AND THE CENTERLINE OF BONHOMME CREEK, NORTH 80°53'51" EAST 49.14 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF BONHOMME CREEK AND CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 THE FOLLOWING COURSES AND DISTANCES: NORTH 00°10'44" EAST, 92.80 FEET; THENCE NORTH 74°01'27" EAST, 48.65 FEET; THENCE SOUTH 62°30'31" EAST, 124.98 FEET; THENCE SOUTH 83°30'42" EAST, 107.98 FEET; THENCE NORTH 74°26'01" EAST, 107.72 FEET; THENCE SOUTH 75°14'42" EAST, 85.58 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE LEAVING THE SOUTHERN LINE OF SAID LOT 14 AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), SOUTH 80°30'06" WEST, 543,02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27,158 SQUARE FEET (0.6235 ACRES MORE OR LESS) ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

A TRACT OF LAND BEING PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT. A SUBDIVISION SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY LLC RAILROAD (100 FEET WIDE) RECORDED IN BOOK 21400 PAGE 3467 OF THE ABOVE MENTIONED RECORDS: THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'54" FAST 867 90 FEET TO A FOUND AXEL THENCE LEAVING THE SOUTHERN LINE OF SAID RIGHT-OF-WAY AND NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING NORTH 00°08'42" FAST 101 43 FEFT TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348 PAGES 554-564 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID VIANDIS RAIL WAY LLC RAIL ROAD (100 FEET WIDE): THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID VIAND SIRAL WAY LLC RAILROAD (100 FEET WIDE). NORTH 80°30'06" FAST, 1,943,90 FEET TO A POINT LOCATED ON THE SOLITHERN LINE OF THE AFOREMENTIONED LOT 14 AND BEING THE POINT OF REGINNING OF THE HEREIN DESCRIBED TRACT OF LAND. THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING ALONG THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 THE FOLLOWING COURSES AND DISTANCES: NORTH 50°38'14" FAST. 33 25 FEFT THENCE NORTH 07°36'07" FAST 75 30 FEET: THENCE NORTH 81°00'49" FAST 11 29 FEET: THENCE SOUTH 00°10'44" WEST 39 57 FEET TO A POINT LOCATED IN THE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ INC. IN 1997 AND DESCRIBED IN THE AFOREMENTIONED CHESTERFIELD COMMONS PLAT ONE: THENCE CONTINUING ALONG TH SOUTHERN LINE OF THE AFOREMENTIONED LOT 14. AND THE CENTERLINE OF BONHOMME CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 82°24'32" FAST, 55.84 FEFT THENCE NORTH 71°02'54" FAST, 46 72 FEFT: THENCE NORTH 79°10'39" FAST, 284 77 FEFT: THENCE NORTH 59°42'54" FAST, 235 37 FEFT: THENCE SOUTH 78°08'20" FAST, 11 11 FEF THENCE NORTH 71°32'34" EAST, 83.74 FEET TO THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS KANSAS CITY & COLORADO RAILROAD BY DEED RECORDED IN BOOK 31, PAGE 424 OF THE ABOVEMENTIONED RECORDS; THENCE LEAVING THE CENTERLINE OF BONHOMME CREEK AND THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 AND PROCEEDING ALONG THE WESTERN LINE OF SAID ST. LOUIS KANSAS CITY & COLORADO RAILROAD TRACT SOUTH 03°45'04" WEST. 148.89 FEET AND SOUTH 04°42'16" WEST, 9.71 FEET TO A POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY. SOUTH 80°30'06" WEST, 718.81 FEET TO THE POINT OF BEGINNING, AND CONTAINING 57,378 SQUARE FEET (1.3172 ACRES MORÉ OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-196;

A TRACT OF LAND BEING PART OF TRACT "A" OF A RESUBDIVISION OF PART A OF FIENUP TRACT "A MINOR SUBDIVISION". A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227, PAGE 99 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO FIENUP FARM INC. RECORDED IN BOOK 13401, PAGE 1842 OF THE ABOVE MENTIONED RECORDS: THENCE LEAVING SAID CORNER AND PROCEEDING NORTH 05°06'30" FAST, 1265 50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT OF LAND BEING BOUNDED ON THE WEST. NORTH. EAST AND SOUTH BY ADJUSTED TRACT "A" OF FIENUP TRACT – BOUNDARY ADJUSTMENT PLAT. RECORDED IN PLAT BOOK 366. PAGES 195-198 OF THE ABOVE MENTIONED RECORDS: THENCE PROCEEDING THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 89°00'00" WEST, 508.20 FEET THENCE NORTH 01°00′00" EAST, 600.00 FEET: THENCE SOUTH 89°00′00". EAST, 508.20 FEET: THENCE SOUTH 01°00′00" WEST, 600.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 304,920 SQUARE FEET (7.0000 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY IN JUNE, 2017 UNDER ORDER NUMBER

STATE PLANE COORDINATES WERE DETERMINED ON DECEMBER 16, 2016 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY

# STATEMENT OF STATE PLANE COORDINATE TIE:

OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOOF AND A PID OF DM4688 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 324131.151 METERS AND EAST (X) = 232983.491 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 30-16 FEFECTIVE 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 NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEATINGS CLOCKWISE 00°11'45". THE PUBLISHED PLAT BEARING OF NORTH 80°30'06" EAST, WOULD BE NORTH 80°41'51" EAST IF ROTATED TO GRID NORTH. AVERAGE COMBINED GRID FACTOR = 0.999913820 (1 METER = 3.28083333 FEET)

# BENCHMARKS

# ST. LOUIS COUNTY BM 12269 <u>ELEVATION = 546.68</u> (NAVD 88)

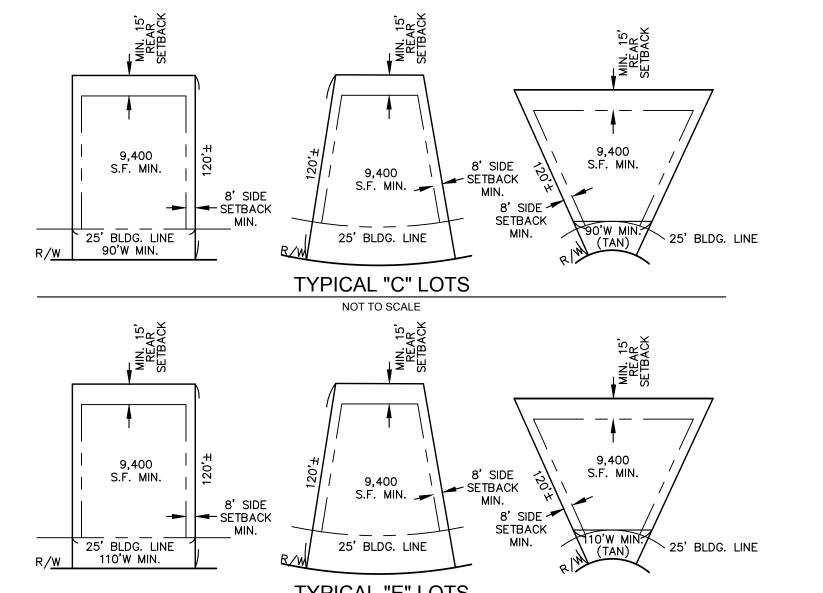
FOUND "SQ" ON CURB AT CENTERLINE NORTH END OF MEDIAN ISLAND WITHIN THE ENTRANCE TO "WESTCHESTER MANOR" IN THE CENTERLINE OF WESTCHESTER MANOR LANE AND ROUGHLY 64 FEET SOUTH OF THE CENTERLINE OF WILD HORSE CREEK ROAD. PROJECT BENCHMARK #2:

ST. LOUIS COUNTY BM 12272 <u>ELEVATION = 472.24</u> (NAVD 88)

FOUND "L" ON THE TOP NORTHWEST CORNER OF THE NORTHEAST WINGWALL OF THE WILD HORSE CREEK ROAD BRIDGE OVER CAULKS CREEK; ROUGHLY 25 FEET NORTH OF CENTERLINE WILD HORSE CREEK ROAD AND 0.3 MILES MORE OR LESS WEST OF WILSON ROAD

CUT "U" ON END OF CONCRETE CURB TO THE WEST OF THE INTERSECTION OF WILD HORSE CREEK ROAD AND CHESTERFIELD ESTATES DRIVE, SOUTH OF THE PAVEMENT OF WILD HORSE CREEK ROAD 59.4 FEET EAST OF A UTILITY POLE, AND 25.7 FEET NORTH OF THE NORTHERN-MOST CORNER OF A SUBDIVISION ENTRANCE MONUMENT FOR CHESTERFIELD

THIS IS TO CERTIFY THAT THE RECORD PLAT OF FIENUP FARMS PLAT ONE WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.



# SURVEYOR'S NOTES

LOUIS COUNTY, MISSOURI RECORDS.

- 1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) ANY RESPONSIBILITY FOR PLANS SPECIFICATIONS ESTIMATES REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS
- 2. THIS PLAT CONTAINS 2,018,805 SQUARE FEET (46.3454 ACRES MORE OR LESS) AND 37 "A" 70-FEET WIDE LOTS.
- 3. ALL DISTANCES AND BEARINGS ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE 4. THE SUBJECT TRACT IS LOCATED WITHIN ZIP CODE 63005 ACCORDING TO ST. LOUIS COUNTY, MISSOURI GIS.
- . BASIS OF BEARINGS THE WESTERN LINE OF TRACT "A" OF THE "FIENUP TRACT", A SUBDIVISION FIELD FOR RECORD IN PLAT BOOK 219, PAGE 48 OF THE ST.
- SOURCE OF RECORD DESCRIPTION: SPECIAL WARRANTY DEED TO WILD HORSE RESIDENTIAL, RECORDED IN BOOK 23052, PAGE 895, QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 916, SPECIAL WARRANTY DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK
- 23052, PAGE 925, QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC. RECORDED IN BOOK 23052, PAGE 935 AND QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC. RECORDED IN BOOK 23052, PAGE 941, ALL RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE SUBJECT TRACT IS CURRENTLY ZONED "PUD" PLANNED UNIT DEVELOPMENT DISTRICT PER CITY OF CHESTERFIELD ORDINANCE NO. 2971, DATED AUGUST 21, 2017, SEE TYPICAL LOT DIAGRAMS FOR INDIVIDUAL LOT ZONING RESTRICTIONS.
- THE SUBJECT PARCEL SHOWN HEREON IS DETERMINED TO BE LOCATED IN AREA'S DESIGNATED AS IN FLOOD ZONE "X" AND ZONE "AF". ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ST. LOUIS COUNTY MISSOURI AND INCORPORATED AREAS; PANEL NUMBER 163 OF 845, MAP NUMBER 29189C0163K, EFFECTIVE DATE FEBRUARY 4, 2015. AND PANEL NUMBER 165 OF 845, MAP NUMBER 29189C0165K, EFFECTIVE DATE FEBRUARY 4, 2015. ZONE "X" IS DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.
- ZONE "AE" IS DEFINED AS AREAS WITH BASE FLOOD ELEVATIONS DETERMINED, AND SUBJECT TO A 1% CHANCE ANNUAL FLOOD. NOTE: NO DEVELOPABLE LOTS CREATED BY THIS PLAT ARE LOCATED WITHIN THE FLOODWAY AT THE TIME OF RECORDING.
- PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS
- WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED. 10. ALL FUTURE DEVELOPMENT AREAS ARE TO BE PLATTED AT A LATER DATE AS PART OF FUTURE PLATS. THESE AREAS ARE STILL SUBJECT TO ANY
- 1. FOR EASEMENTS ON ORIGINAL TRACT "A", THE STERLING COMPANY HAS USED, EXCLUSIVELY, A PRO FORMA POLICY FURNISHED BY OLD REPUBLIC TITLE
- COMPANY OF ST. LOUIS, INC, WITH A COMMITMENT FILE NUMBER OF 1604861 WITH AN EFFECTIVE DATE OF MAY 30, 2018. THE NOTES REGARDING SCHEDULE

B, SECTION II OF THE ABOVE POLICY ARE OUTLINED BELOW: ITEM NO. 1-2: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 3-4: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

INTENTIONALLY DELETED BY TITLE COMPANY.

EASEMENTS AND RESTRICTIONS CREATED BY THIS PLAT.

ITEM NO. 6: TEN-FOOT EASEMENT GRANTED TO UNION ELECTRIC LIGHT AND POWER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1427 PAGE 278. RELEASED BY INSTRUMENT RECORDED IN BOOK 23301 PAGE 357 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND NO

LONGER AFFECTS THE SUBJECT TRACT EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 2086 PAGE 62 AND BOOK 2120 ITEM NO. 7: PAGE 130. DO NOT AFFECT THE SUBJECT TRACT

INTENTIONALLY DELETED BY TITLE COMPANY. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 7933 PAGE 884. DOES

RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER OF THE BONHOMME CREEK AND CAULKS CREEK EXTENDING THROUGH THE LAND, WITHOUT DIMINUTION. (AFFECTS PARCELS 1 AND 3C RESPECTIVELY) DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.

ITEM NO. 12: INTENTIONALLY DELETED BY TITLE COMPANY.

LACK OF DIRECT ACCESS TO AND FROM THE PROPERTIES DESCRIBED ON SCHEDULE 'A' OF THIS COMMITMENT AS PARCEL Nos. 3A, 3B. AND 3C. PARCELS ARE LOCATED NORTH OF UNION PACIFIC RAIL ROAD PROPERTY AND IDENTIFIED AS PARCELS 3 A, B, AND C RESPECTIVELY, DOES NOT AFFECT THE SUBJECT TRACT

ITEM NO. 14-15: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 16: EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 7559 PAGE 940 AND IN BOOK 7664 PAGE EASEMENT GRANTED FOR WATER PIPE TO ST. LOUIS COUNTY WATER COMPANY BY THE INSTRUMENT RECORDED IN BOOK 8444 PAGE 1593. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (AFFECTS THE SOUTHEAST CORNER OF PARCEL 1) DOES NOT AFFECT ANY

INTENTIONALLY DELETED BY TITLE COMPANY.

PERMANENT EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE CONTROL. AND INCLUDING A TEMPORARY EASEMENT FOR CONSTRUCTION OR IMPROVEMENT OF ROUTE CC TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION RECORDED IN BOOK 18221 PAGE 617. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(AFFECTS NEAR THE SOUTHEAST CORNER OF PARCEL 1) DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT. EASEMENT GRANTED TO LACLEDE GAS COMPANY BY THE INSTRUMENT RECORDED IN BOOK 19817 PAGE 1395. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. (AFFECTS THE SOUTHEAST SIDE OF PARCEL 1 ALONG WILD HORSE CREEK ROAD) DOES NOT AFFECT

EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED IN BOOK 7298 PAGE 864. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. (AFFECTS THE SOUTHWEST CORNER PARCEL 1) DOES NOT AFFECT ANY LOTS

EASEMENT GRANTED TO THE METROPOLITAN ST.LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 7368 PAGE 1620. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. (AFFECTS THE EAST SIDE OF PARCEL 1) DOES NOT AFFECT ANY LOTS EASEMENT FOR INGRESS AND EGRESS GRANTED TO ELAINE K. NAVARRO PER THE INSTRUMENT RECORDED IN BOOK 7511 PAGE 1392, AS

AMENDED BY THE INSTRUMENT RECORDED IN BOOK 23050 PAGE 1597. DOES NOT AFFECT THE SUBJECT TRACT. FIFTY-FOOT BUILDING LINE THAT RUNS WITH PROPERTY ALONG WILD HORSE CREEK ROAD AND DEDICATIONS ACCORDING TO THE PLATS RECORDED IN PLAT BOOK 219 PAGE 48. AND PLAT BOOK 227 PAGE 99. ANY BUILDING LINES CREATED BY THIS PLAT IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, MISSOURI ORDNANCE NUMBER 2971 SUPERCEDE THE BUILDING LINES ESTABLISHED BY THE AFOREMENTIONED PLAT BOOK AND PAGES. PLAT BOOK 219 PAGE 49 AND PLAT BOOK 227 PAGE 99. NO LONGER AFFECT THE SUBJECT

TEMPORARY EASEMENT FOR INGRESS AND EGRESS GRANTED TO MARY ANN SMYTHE (OWNER OF TRACT C OF FIENUP TRACT) CREATED BY THE INSTRUMENT RECORDED IN BOOK 23050 PAGE 1556. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 26-28: INTENTIONALLY DELETED BY TITLE COMPANY. BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE BOUNDARY ADJUSTMENT PLAT OF THE FIENUP TRACT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198. (AFFECTS PARCEL 1)

NOT CREATE ANY NEW EASEMENTS OR BUILDING LINES. ANY INCONSISTENCIES IN THE BOUNDARIES OF THE SUBJECT PROPERTY BY REASON OF ANY ACCRETIONS, AVULSIONS, RELICTIONS, OR BY THE MEANDERINGS OF BONHOMME CREEK AND CAULKS CREEK. BONHOMME CREEK HAS BEEN RE-CHANNELED AND SHOULD NO LONGER AFFECT THE PROPERTY BOUNDARY LINES. PARCEL 1 IS AFFECTED BY THE AFORESAID POSSIBLE CHANGES BY CAULKS CREEK.

THIS BOUNDARY ADJUSTMENT PLAT ONLY ADJUSTS A COMMON PROPERTY LINE AT THE NORTHWEST CORNER OF PARCEL 1 AND DOES

ITEM NO. 31-32: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 33: ANY ASSESSMENTS FOR MAINTENANCE OF SEWER SYSTEM. NO COMMENT BY SURVEYOR. ITEM NO. 34: ANY SEWER LATERAL LINE SURCHARGE. NO COMMENT BY SURVEYOR.

ITEM NO. 35: INTENTIONALLY DELETED BY TITLE COMPANY.

TWENTY-FIVE FOOT FRONT BUILDING SET BACK LINES, STREETS, EASEMENTS, COMMON OPEN SPACES, COMMON AREA, COVENANTS AND

RESTRICTIONS ESTABLISHED BY THE SITE DEVELOPMENT PLAT RECORDED IN PLAT BOOK 366 PAGE 125. AFFECTS ALL LOTS AND COMMON. OPEN SPACE/ COMMON GROUND CREATED BY THIS PLAT IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, MISSOURI ORDNANCE RECREATION EASEMENT GRANTED PER INSTRUMENT RECORDED IN BOOK 23050 PAGE 1613, TO MARY ANN SMYTHE AND ELAINE K.

NAVARRO (AFFECTS THE COMMON OPEN SPACES AND/OR COMMON GROUND AREAS SHOWN ON THE SITE DEVELOPMENT PLAN RECORDED IN PLAT BOOK 366 PAGE 125). GRANTS AN EASEMENT TO WILLIAM J. FIENUP, MARY ANN SMYTHE AND ELAINE K. NAVARRO FOR USE OF COMMON GROUND AMENITIES, AND AFFECTS ALL COMMON GROUND/ COMMON OPEN SPACE CREATED BY THIS PLAT. THE EASEMENTS GRANTED BY INSTRUMENT RECORDED IN BOOK 23052, PAGE 948 WHICH WAS RECORDED AFTER THE EFFECTIVE DATE OF THE ABOVE MENTIONED TITLE COMMITMENT AFFECT THE SUBJECT TRACT AS SHOWN HEREON. SAID DOCUMENT GRANTS UTILITY

FASEMENTS TO MISSOURI AMERICAN WATER COMPANY UNION FLECTRIC COMPANY D/B/A AMEREN MISSOURI CHARTER COMMUNICATIONS, SPIRE MISSOURI INC., SOUTHWESTERN BELL TELEPHONE, L.P. D/B/A AT&T MISSOURI AND MARY ANN SMYTHE. THE METROPOLITAN ST. LOUIS SEWER DISTRICT EASEMENT GRANTED BY INSTRUMENT RECORDED IN BOOK 23120, PAGE 3577, WAS

RECORDED AFTER THE EFFECTIVE DATE OF THE ABOVE MENTIONED TITLE COMMITMENT AND AFFECTS THE SUBJECT TRACT AS SHOWN THE SUBJECT TRACT IS AFFECTED BY A RESIDENTIAL USE RESTRICTION LIMITING ANY DEVELOPMENT ON THE SUBJECT TRACT TO SINGLE-FAMILY RESIDENTIAL USE, INCLUDING SINGLE-FAMILY HOMES, VILLAS AND DUPLEXES AND RELATED AMENITIES TO SERVE SUCH

RESIDENTIAL USE AND PARKS AND FOR NO OTHER PURPOSE WHATSOEVER. ADDITIONALLY THE SUBJECT TRACT IS AFFECTED BY AN AMENITY RESTRICTION THAT STATES THE GRANTEE SHALL NOT CONSTRUCT A CLUBHOUSE, COMMUNITY OR RECREATION CENTER, OR SIMILAR ENCLOSED BUILDING OR AMPHITHEATER ON THE WEST SIDE OF FIENUP LAKE (THE FOREGOING SHALL NOT RESTRICT THE CONSTRUCTION OF GAZEBOS, TRAILS, PARK BENCHES OR OTHER SIMILAR PASSIVE RECREATIONAL FEATURES IN THE AFOREMENTIONED AREA). FURTHERMORE, IF GRANTEE DRILLS A WATER WELL TO ADD WATER TO FIENUP LAKE, THE LOCATION OF THE WELL WILL BE IN COMMON GROUND ADJACENT TO THE LAKE. THE ABOVE MENTIONED RESIDENTIAL USE AND AMENITY RESTRICTIONS ARE ACCORDING TO INSTRUMENT RECORDED IN BOOK 23052, PAGE 895. THESE RESTRICTIONS WERE NOT MENTIONED IN THE ABOVE TITLE COMMITMENT, AND SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038. SAID INSTRUMENT ALSO ESTABLISHES SEVERAL LARGE LOT RESTRICTION AREAS, WHICH DO NOT AFFECT THE SUBJECT TRACT

SURVEYOR'S CERTIFICATION ORDER NUMBER: 14-06-196 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129

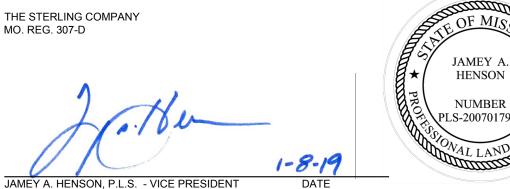
"LIRBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT

PHONE: (314) 487-0440

MO. REG. L.S. #2007017963

PREPARED FOR: WILD HORSE RESIDENTIAL, LLC 5091 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 PHONE: (314) 487-6717

THIS IS TO CERTIFY TO WILD HORSE RESIDENTIAL, LLC THAT WE HAVE, DURING THE MONTH OF AUGUST, 2017, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, TOGETHER WITH PART OF A TRACT OF LAND LOCATED IN U.S. SURVEYS 125 AND 886, ALL LOCATED IN U.S. SURVEYS 125 AND 886, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE SUBDIVIDED IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEY" AS AN



5055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com MSD P# - 18MSD-00093 DATE: JAN. 8, 2019 FIENUP FARMS 14-06-196 PLAT ONE

