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## **Planning Commission Staff Report**

**Project Type:** Record Plat

**Meeting Date:** January 14, 2019

**From:** Mike Knight, Planner *JK*

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

**Description:** **Fienup Farms (Record Plat 3):** Record Plat 3 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.

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### **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 third (Record Plat 3) 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.

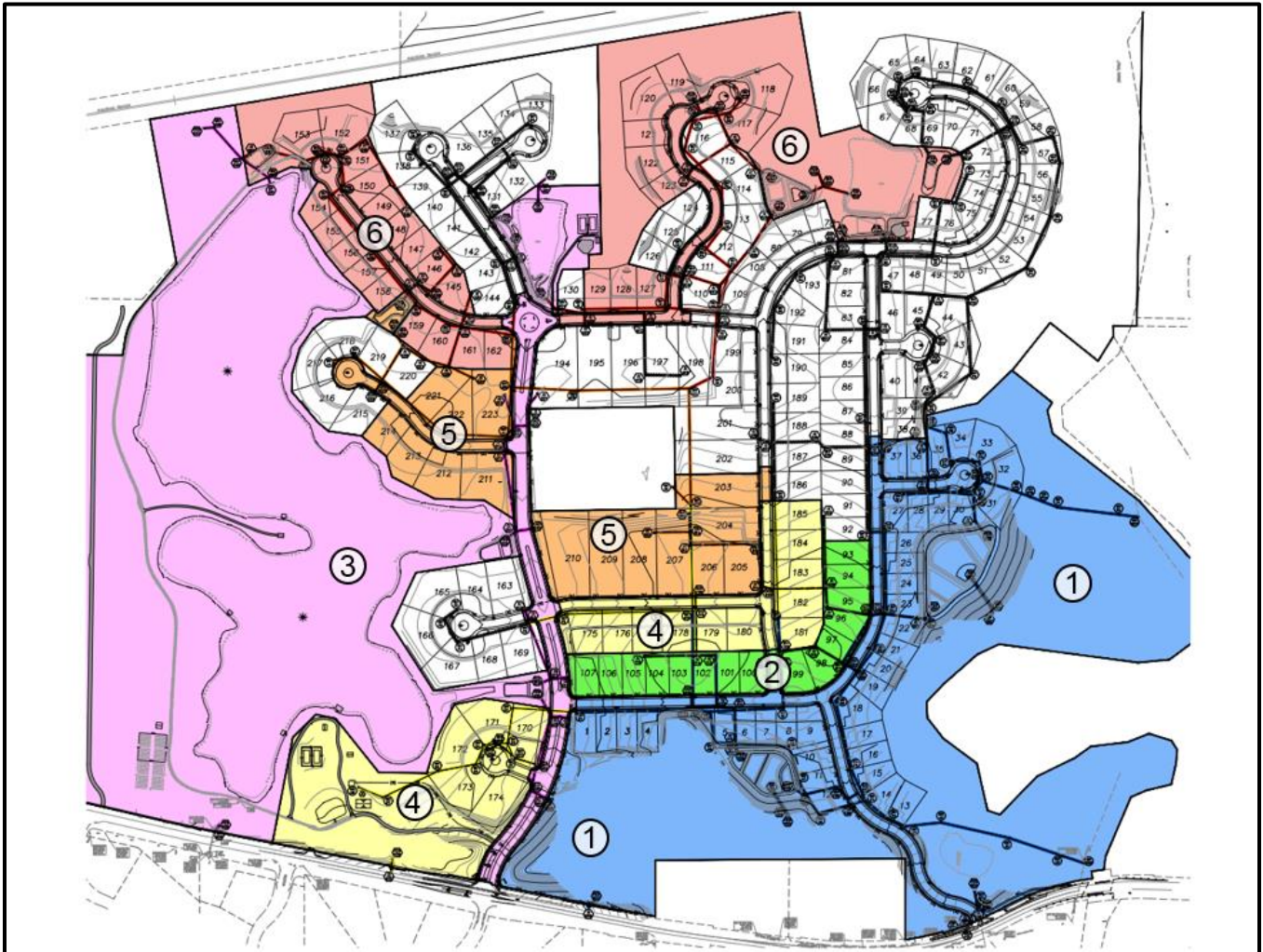


Figure 2: Plats and Associated Improvements

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 amenities 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 3**

Plat 3 is located on the western half of the site. It does not contain any lots, but does include Fienup Farms Boulevard, the west entrance, the entire lake, and some amenities located in the western and northern area of the development.

### **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 3 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 3 of the Fienup Farms development."
- 2) "I move to approve Record Plat 3 of the Fienup Farms development with the following conditions..."  
(Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 3



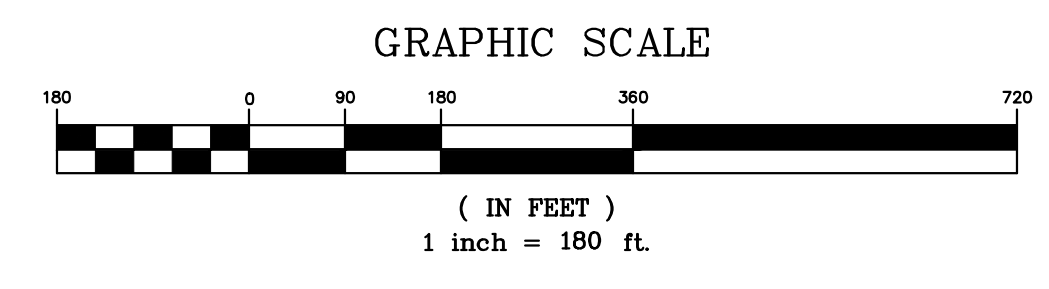
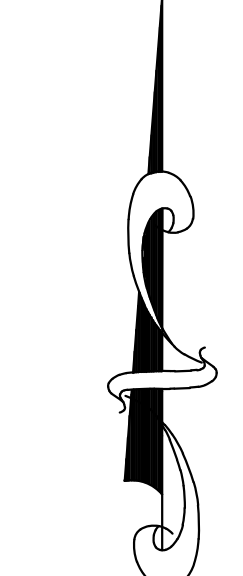
# FIENUP FARMS PLAT THREE

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 SEVERAL TRACTS OF LAND BEING PART OF U.S. SURVEYS 125, 886 AND 2031, ALL LOCATED U.S. SURVEYS 125, 886 AND 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.  
ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

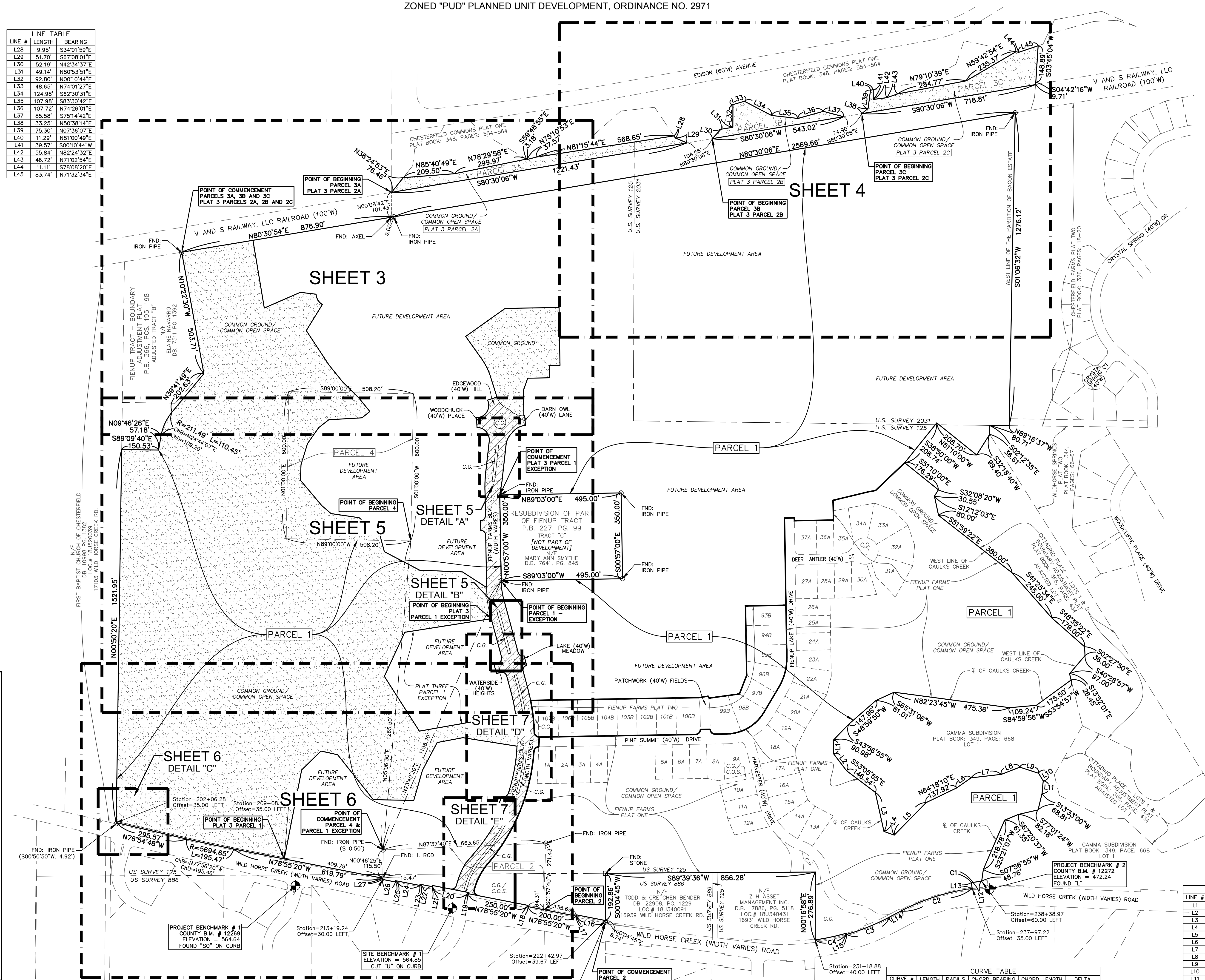
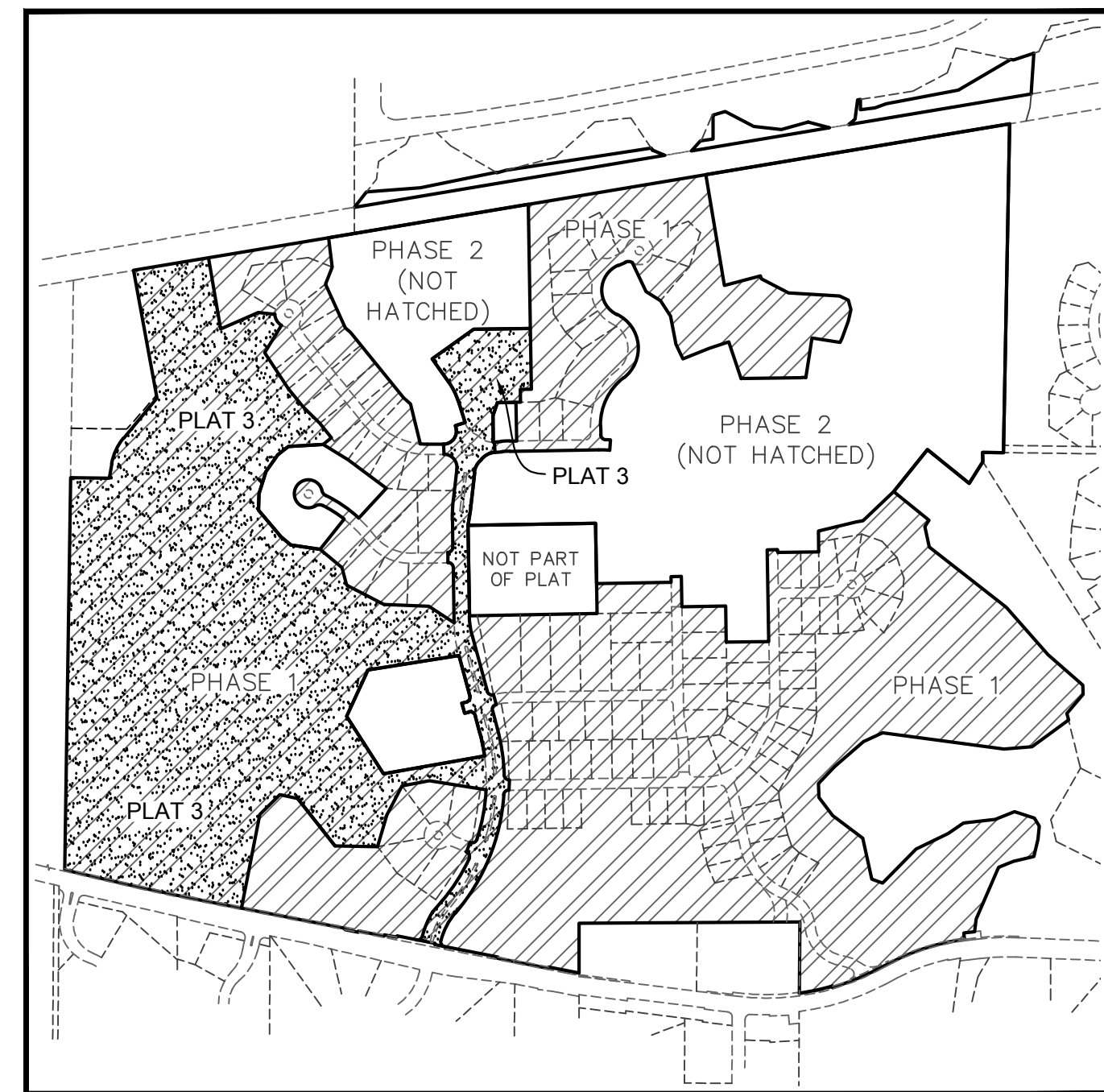
NOTE: SEE SHEETS 3 THROUGH 7 FOR CORRESPONDING STATE PLANE CORNERS AND ASSOCIATED REFERENCE LABELS.

STATE PLANE COORDINATES		STATE PLANE COORDINATES	
NORTHING	EASTING	NORTHING	EASTING
A	313140.628	240865.140	241168.546
B	313153.140	240802.372	241176.498
C	313165.786	240744.160	241182.672
D	313186.482	240656.488	241181.963
E	313650.256	240664.862	241175.964
F	313649.428	240710.733	241185.271
G	313666.592	240713.750	241181.268
H	313696.772	240727.779	241105.970
I	313744.154	240767.386	241093.578
J	313895.255	240740.255	241098.141
K	313909.768	240828.985	241072.073
L	313825.551	240842.760	241079.166
M	313844.917	240887.513	241091.151
N	313842.561	240907.183	241102.137
O	313829.649	240919.417	241134.591
P	313797.296	240894.802	241131.343
Q	313754.486	240922.846	241135.880
R	313733.070	240940.083	241143.928
S	313713.566	240959.695	241154.990
T	313696.463	240973.462	241167.772
U	313688.608	240963.702	241165.710
V	313686.397	240922.427	241037.364
W	313676.635	240909.892	241026.986
X	313656.798	240895.826	240932.035
Y	313630.601	240887.695	240926.335
Z	313611.185	240886.959	240911.229
AA	313579.693	240913.302	240887.185
AB	313569.760	240924.858	241123.462
AC	313564.472	240959.715	241136.139
AD	313542.961	240985.443	241131.815
AE	313522.159	240990.886	241126.661
AF	313498.976	241034.828	241129.795
AG	313496.647	241087.965	241134.949
AH	313477.200	241117.864	241142.407
AI	313542.066	241117.010	241147.929
AJ	313548.081	241110.835	241153.296
AK	313560.271	241110.674	241033.659
AL	313566.446	241116.689	240990.366
AM	313598.554	241116.266	241051.961
AN	313621.954	241117.459	241001.485
AO	313659.114	241121.754	241062.027
AP	313676.102	241106.668	241079.711
AQ	313688.295	241106.014	241169.361
AR	313708.095	241120.606	241170.197
AS	313710.180	241119.952	241181.276
AT	313713.829	241131.584	241352.664
AU	313738.896	241233.721	241354.352
AV	313761.716	241112.436	241368.849
AW	313789.372	241092.917	241400.294
AX	313824.063	241142.071	241405.968
AY	313824.945	241209.116	241425.891
AZ	313753.021	241210.063	241426.076
BA	313752.850	241197.031	241440.344
BB	313737.612	241197.232	241474.074
BC	313737.252	241169.844	241506.759
BD	313722.014	241164.524	241538.415
BE	313690.553	241164.938	241563.616
BF	313690.608	241165.922	241586.144
BG	313678.454	241166.868	241594.001
BH	313669.826	241150.698	241597.115
BI	313668.140	241149.204	241600.515
BJ	313654.656	241142.715	241600.436
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BL	313592.160	241134.639	241630.796
BM	313484.880	241136.051	241716.098
BN	313462.579	241139.116	241778.166
BO	313396.271	241156.756	241781.478
BP	313391.946	241164.210	241805.714
BQ	313380.167	241167.352	241802.590
BR	313372.708	241163.024	241802.338

LINE #	LENGTH	BEARING
L28	9.95'	S34°01'59"E
L29	51.70'	S67°08'01"E
L30	52.19'	N42°34'37"E
L31	49.14'	N80°53'51"E
L32	92.80'	N00°10'44"E
L33	48.65'	N74°01'27"E
L34	124.98'	S62°30'31"E
L35	107.98'	S83°30'42"E
L36	107.72'	N74°26'01"E
L37	85.58'	S75°14'42"E
L38	53.22'	N50°36'14"E
L39	75.30'	N07°36'07"E
L40	11.29'	N81°00'49"E
L41	39.57'	S00°10'44"W
L42	55.84'	N82°24'32"E
L43	46.72'	N71°02'54"E
L44	11.11'	S78°08'20"E
L45	83.74'	N73°32'34"E



DEVELOPMENT PHASE DETAIL  
SCALE: 1 in = 600 ft



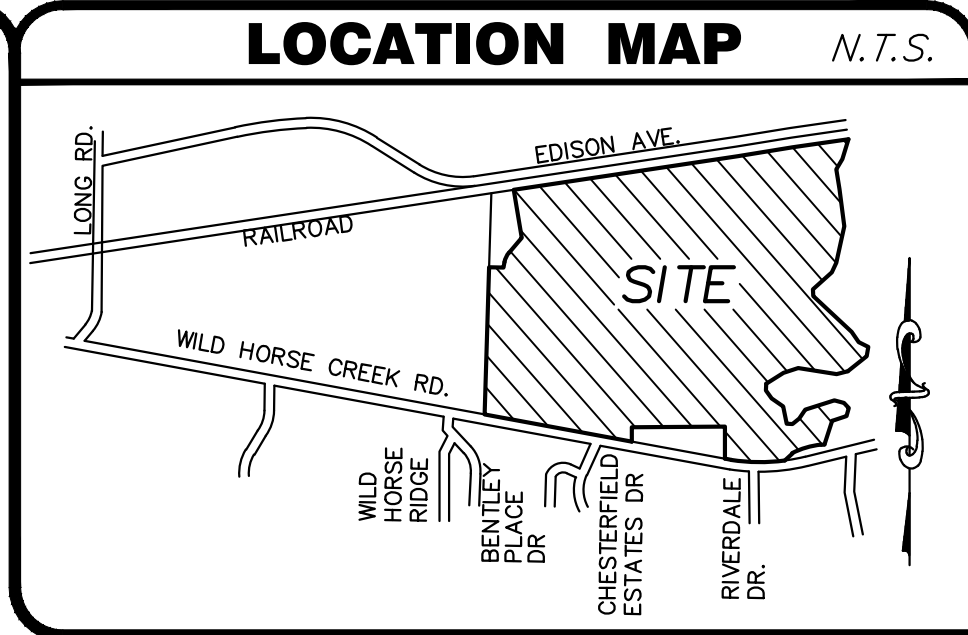
LINE #	LENGTH	BEARING
L16	120.54'	N78°55'20"W
L17	5.00'	S11°04'40"W
L18	5.00'	N11°04'40"E
L19	5.00'	N11°04'40"E
L20	150.00'	N78°55'20"W
L21	5.00'	S11°04'40"W
L22	50.00'	N78°55'20"W
L23	5.00'	S11°04'40"W
L24	100.00'	N78°55'20"W
L25	5.00'	S11°04'40"W
L26	52.58'	N78°55'20"W
L27	5.08'	N00°46'25"E

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	5.60'	879.02'	S82°58'14"W	5.60'	0°20'15.44"
C2	307.57'	854.02'	S72°28'14"W	305.92'	0°20'38'06"
C3	188.15'	920.37'	S68°00'33"W	187.82'	0°11'42'45"
C4	131.75'	915.37'	S77°53'43"W	131.63'	0°08'14'48"

- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" IRON W/ ALUMINUM CAP)
  - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" IRON W/ PLASTIC CAP) OR CUT CROSS
  - = FOUND PERMANENT MONUMENT
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  - ① = ADDRESS
  - + = FOUND CROSS
  - ⊕ = FOUND ANCHOR
  - ⊙ = BENCHMARK
  - C.G. = COMMON GROUND
  - C.O.S. = COMMON OPEN SPACE
  - EMT. = EASEMENT
  - BLDG. = BUILDING
  - TEMP. = TEMPORARY
  - S.F. = SQUARE FEET
- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY = [Hatched pattern]
  - RIGHT-OF-WAY DEDICATION = [Hatched pattern]
  - PLAT 3 LIMITS = [Hatched pattern]
  - PHASE 1 LIMITS = [Hatched pattern]

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
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DRAWN BY:	GFS	MSD P# - 17MSD-00076
CHECKED BY:	JAH	DATE: JAN. 8, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT THREE



**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 7 FOR CERTIFICATION.

THE STERLING COMPANY  
MEO REG. 307-0

JAMES A. HENSON  
NUMBER PLS-2807017963

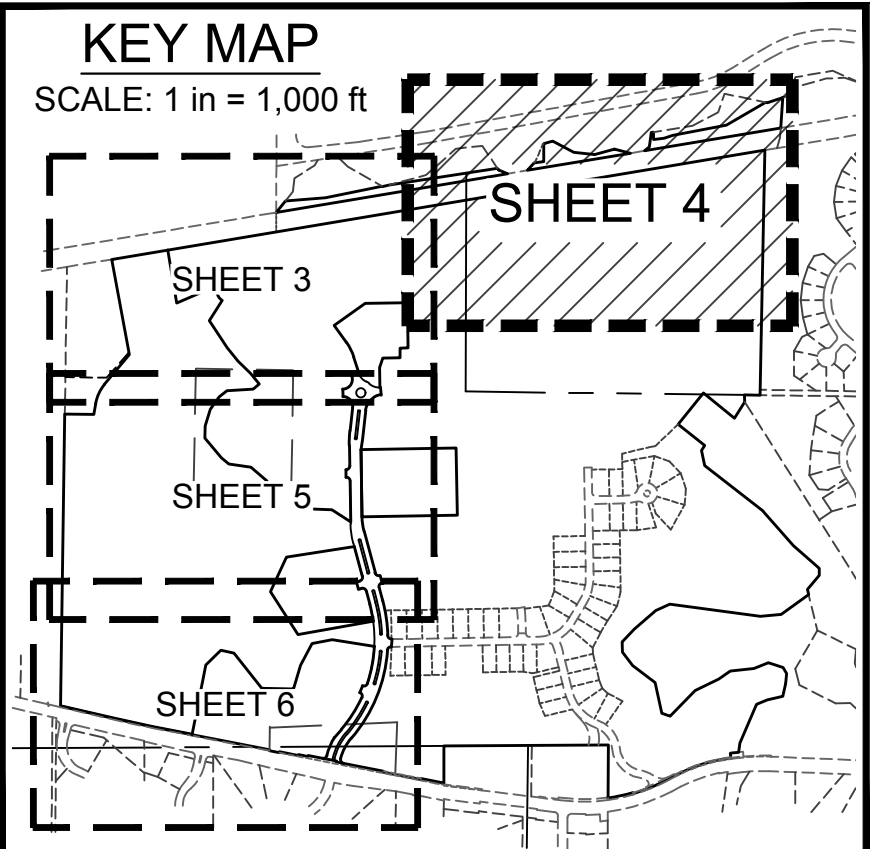
JAMES A. HENSON, P.L.S., VICE PRESIDENT  
MEO REG. L.S. #200717963

DATE: 1-8-19

SHEET 2 OF 7

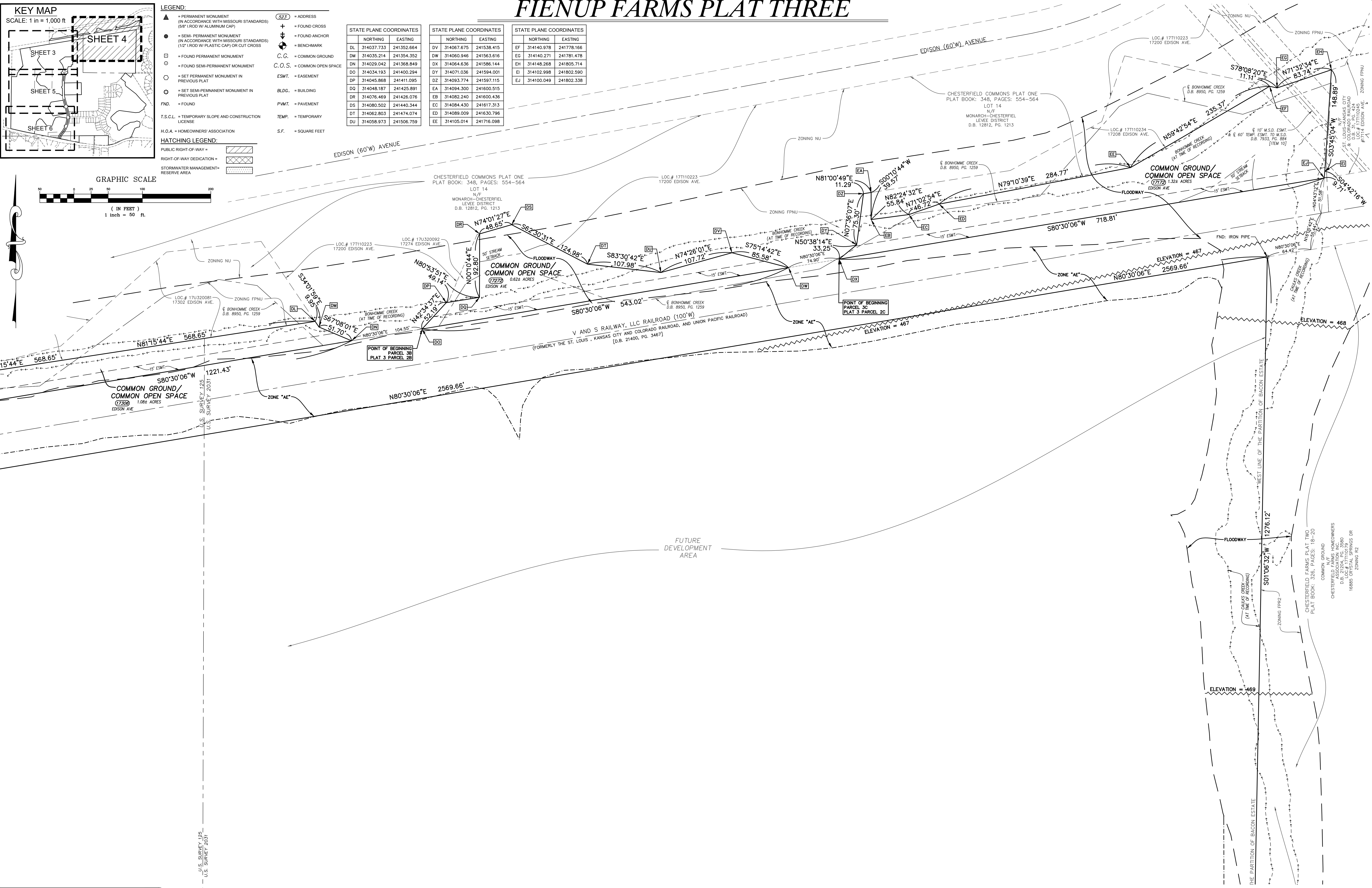
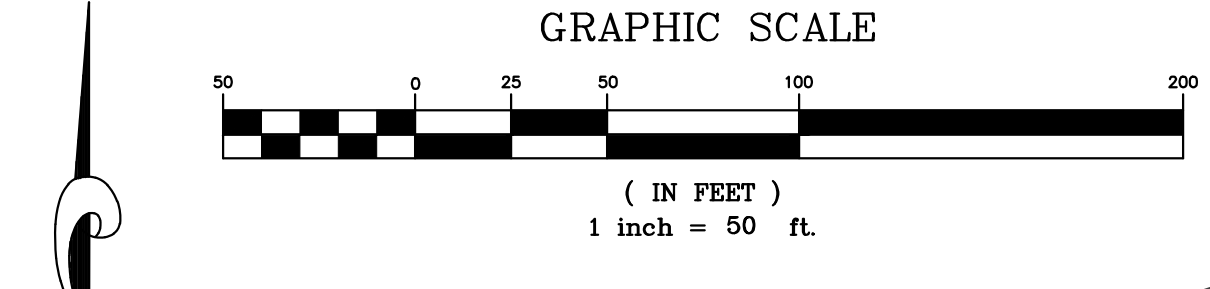


# FIENUP FARMS PLAT THREE



- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" 1 ROD W/ ALUMINUM CAP)
  - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" 1 ROD W/ PLASTIC CAP) OR CUT CROSS
  - = FOUND PERMANENT MONUMENT
  - = FOUND SEMI-PERMANENT MONUMENT
  - = SET PERMANENT MONUMENT IN PREVIOUS PLAT
  - ☆ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
  - FND. = FOUND
  - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
  - H.O.A. = HOMEOWNERS' ASSOCIATION
- HATCHING LEGEND:**
- [Hatched Box] = PUBLIC RIGHT-OF-WAY
  - [Hatched Box] = RIGHT-OF-WAY DEDICATION
  - [Hatched Box] = STORMWATER MANAGEMENT RESERVE AREA

STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES	
NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING
DL	314037.733	241352.664	DV	314067.675	241538.415
DM	314035.214	241354.352	DW	314060.946	241563.616
DN	314029.042	241368.849	DX	314064.636	241586.144
DO	314034.193	241400.294	DY	314071.036	241594.001
DP	314045.868	241411.095	DZ	314093.774	241597.115
DQ	314048.187	241425.891	EA	314094.300	241600.515
DR	314076.469	241428.076	EB	314082.240	241600.436
DS	314080.502	241440.344	EC	314084.430	241617.313
DT	314082.803	241474.074	ED	314089.009	241630.796
DU	314058.973	241506.759	EE	314105.014	241716.098
			EF	314140.978	241778.166
			EG	314140.271	241781.478
			EH	314148.268	241805.714
			EI	314102.998	241802.590
			EJ	314100.049	241802.338

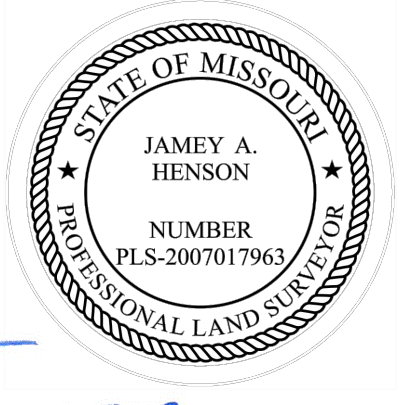


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MO. REG. 307-D

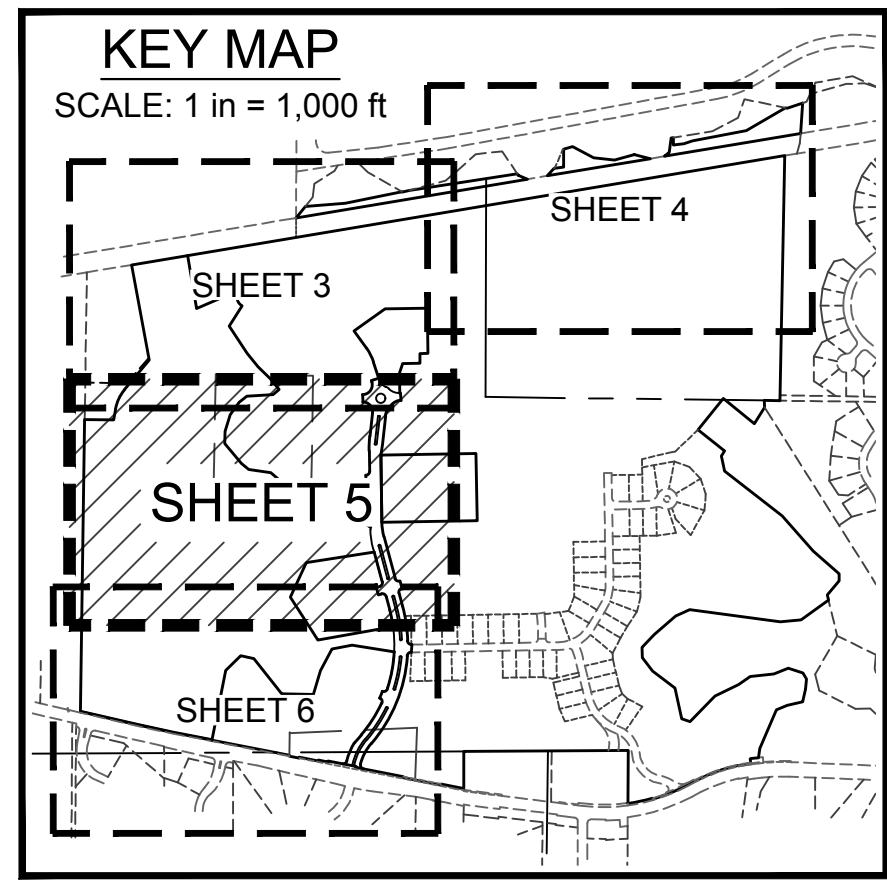
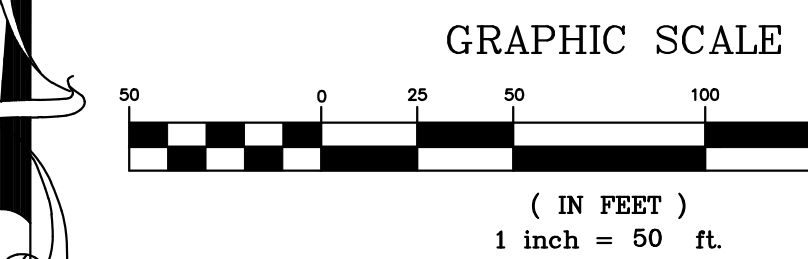
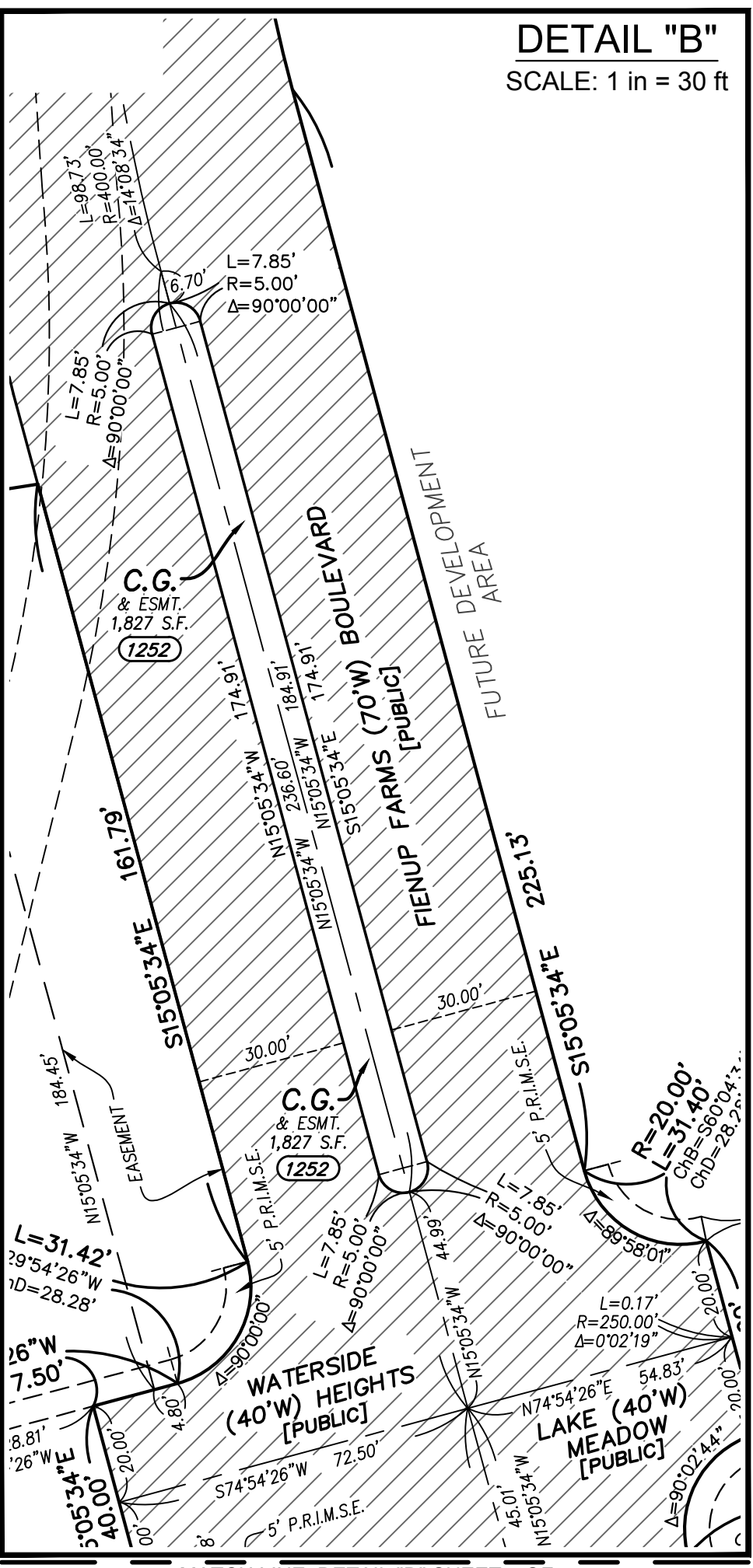
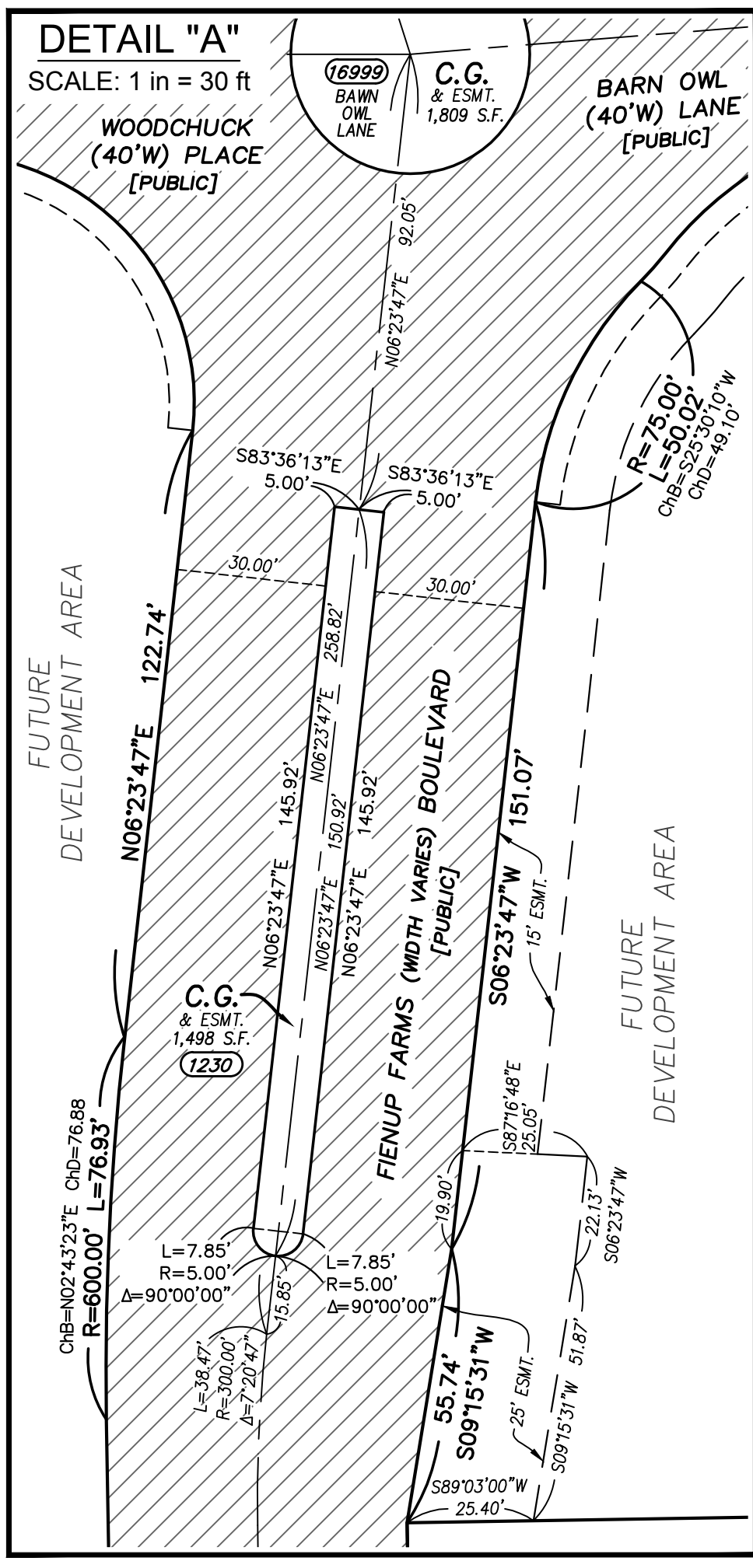
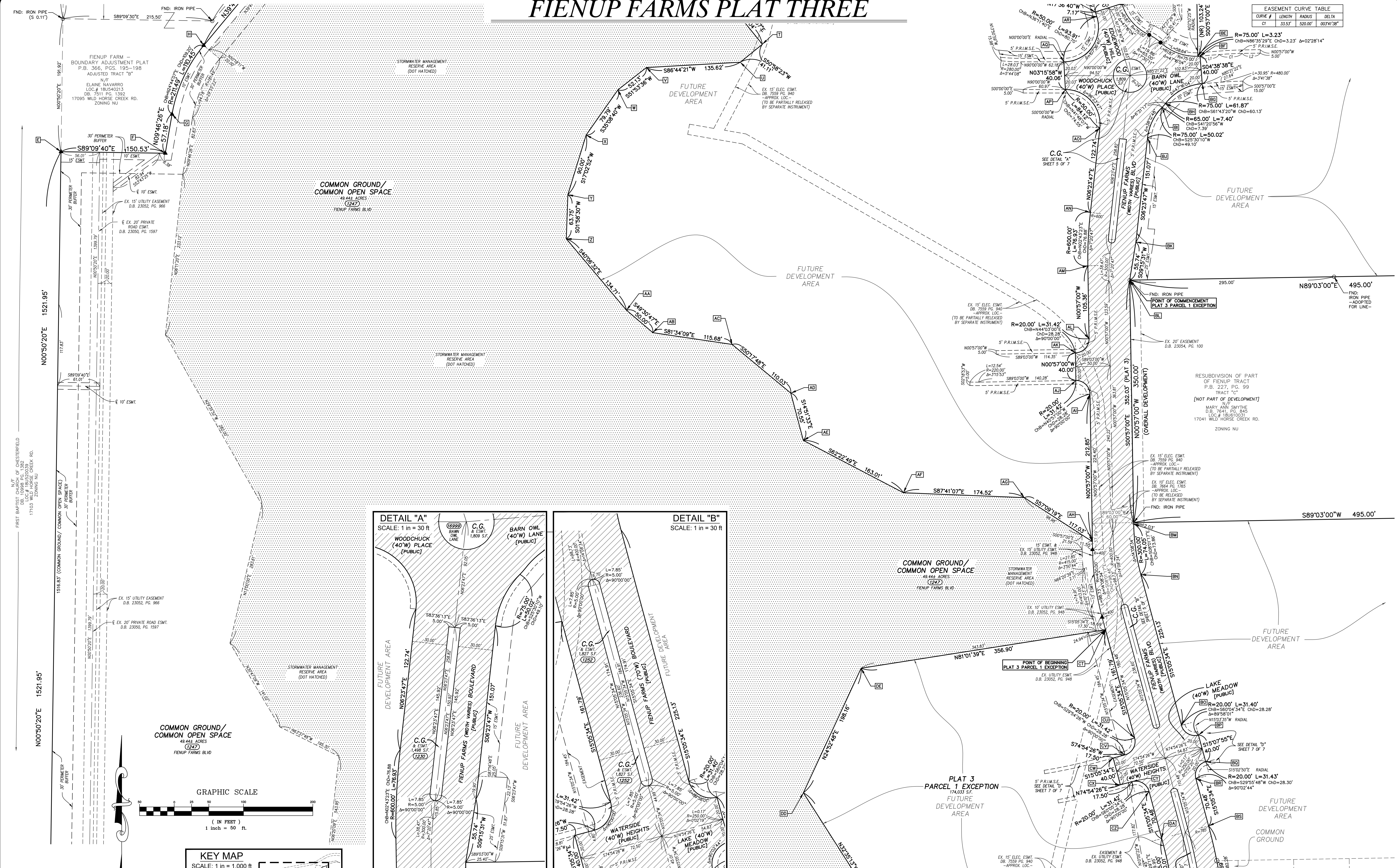


*J. Henson*  
JAMES A. HENSON, P.L.S. - VICE PRESIDENT  
MO. REG. L.S. #200717963  
DATE: 1-8-19



# FIENUP FARMS PLAT THREE

CURVE #	LENGTH	RADIUS	DELTA
CT	33.53'	520.00'	002°41'38"



- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" I.R.O.D. W/ ALUMINUM CAP)
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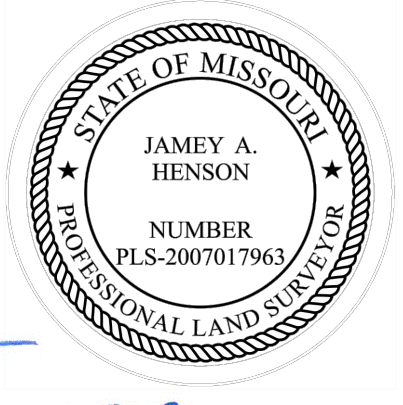
STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES			
NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING		
E	313650.256	240664.862	AA	313579.693	240913.302	AL	313566.446	241116.689	BI	313668.140	241149.204
F	313649.428	240710.733	AB	313569.760	240924.858	AM	313598.554	241116.266	BJ	313654.656	241142.715
G	313666.592	240713.750	AC	313542.472	240959.715	AN	313621.954	241117.459	BK	313608.919	241137.429
H	313696.772	240727.779	AD	313542.961	240985.443	AO	313659.114	241121.754	BL	313592.160	241134.639
T	313696.463	240973.462	AE	313522.159	240990.886	AP	313676.102	241106.668	BM	313484.880	241136.051
U	313688.608	240963.702	AF	313498.976	241034.828	AQ	313688.095	241106.014	BN	313462.579	241139.116
V	313686.397	240922.427	AG	313498.647	241087.965	AR	313708.095	241120.606	BO	313396.271	241156.756
X	313676.635	240909.892	AH	313477.200	241117.864	BE	313690.553	241164.938	BP	313391.946	241164.210
W	313656.798	240895.826	AI	313542.066	241117.010	BF	313690.608	241165.922	BQ	313380.167	241167.352
Y	313630.601	240887.695	AJ	313548.081	241110.835	BG	313678.454	241166.868	BR	313372.708	241163.024
Z	313611.185	240886.959	AK	313560.271	241110.674	BH	313669.826	241150.598	BS	313351.951	241168.546

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 7 FOR CERTIFICATION.

THE STERLING COMPANY  
MO. REG. 307-0

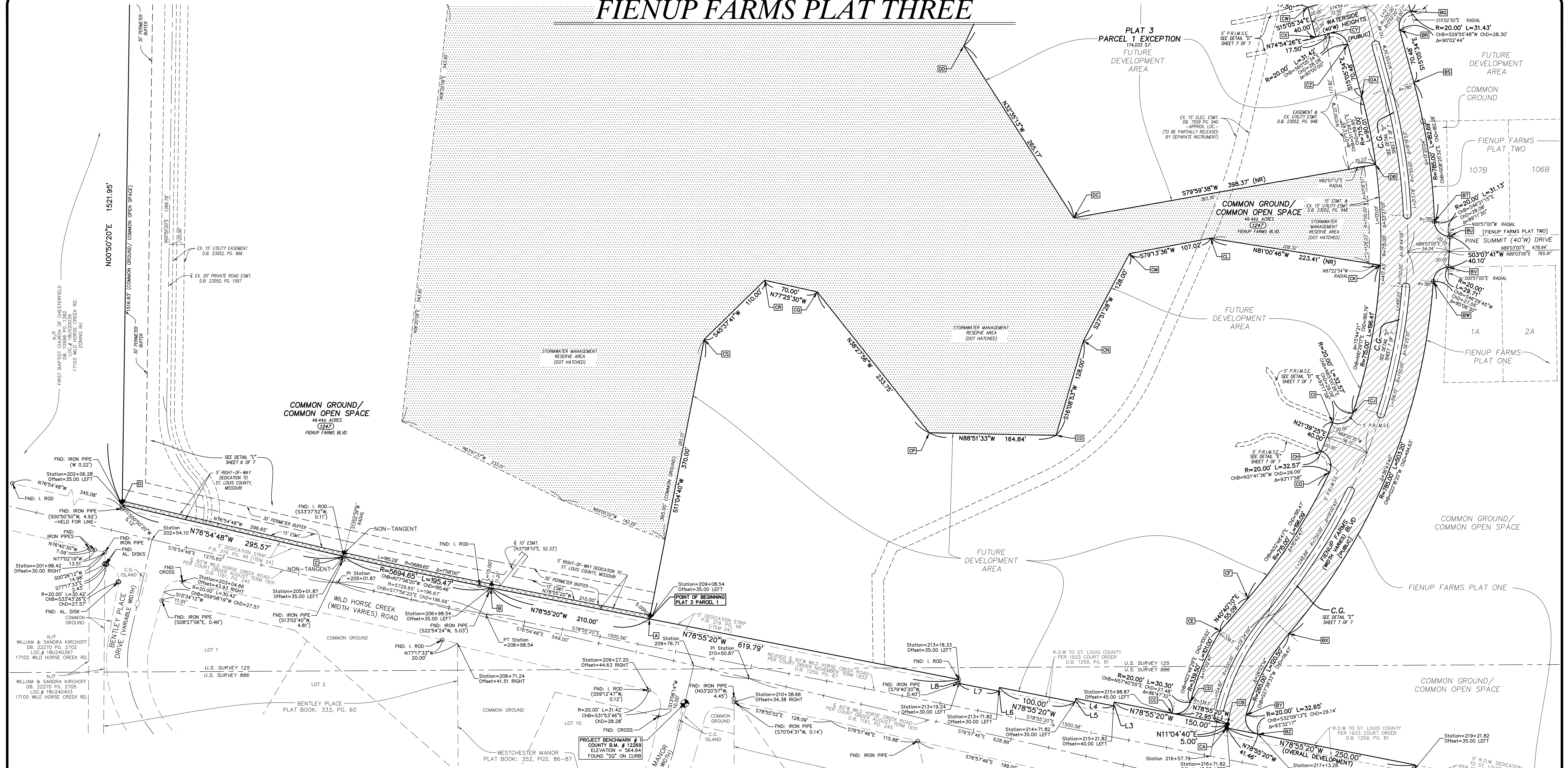
JAMES A. HENSON, P.L.S., VICE PRESIDENT  
MO. REG. L.S. #200717963



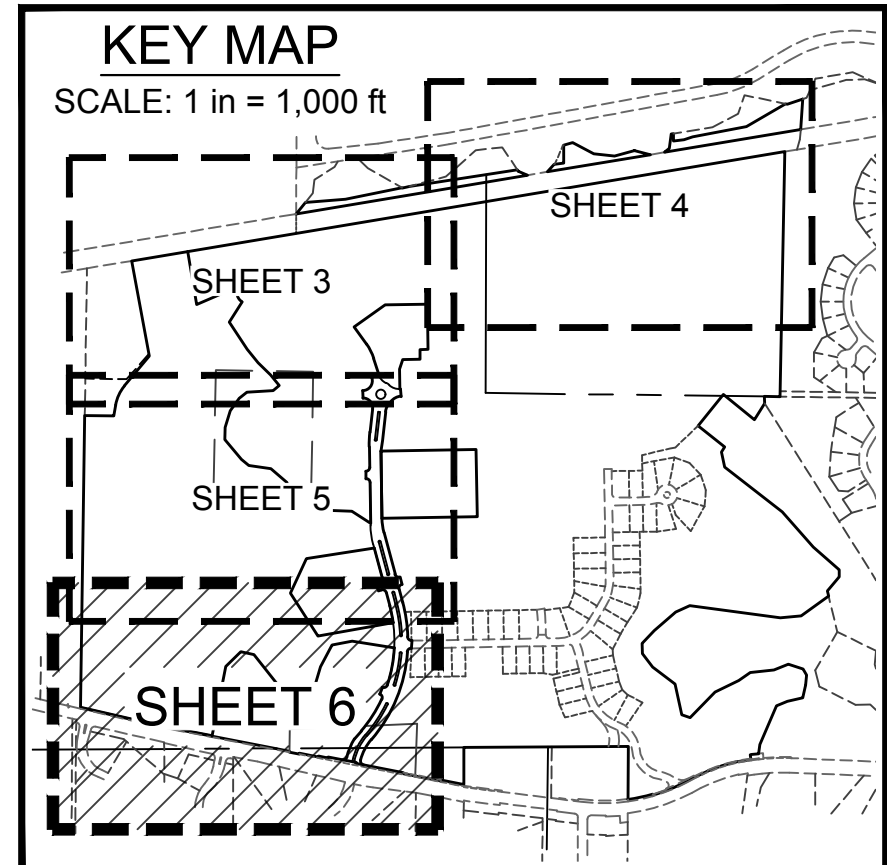
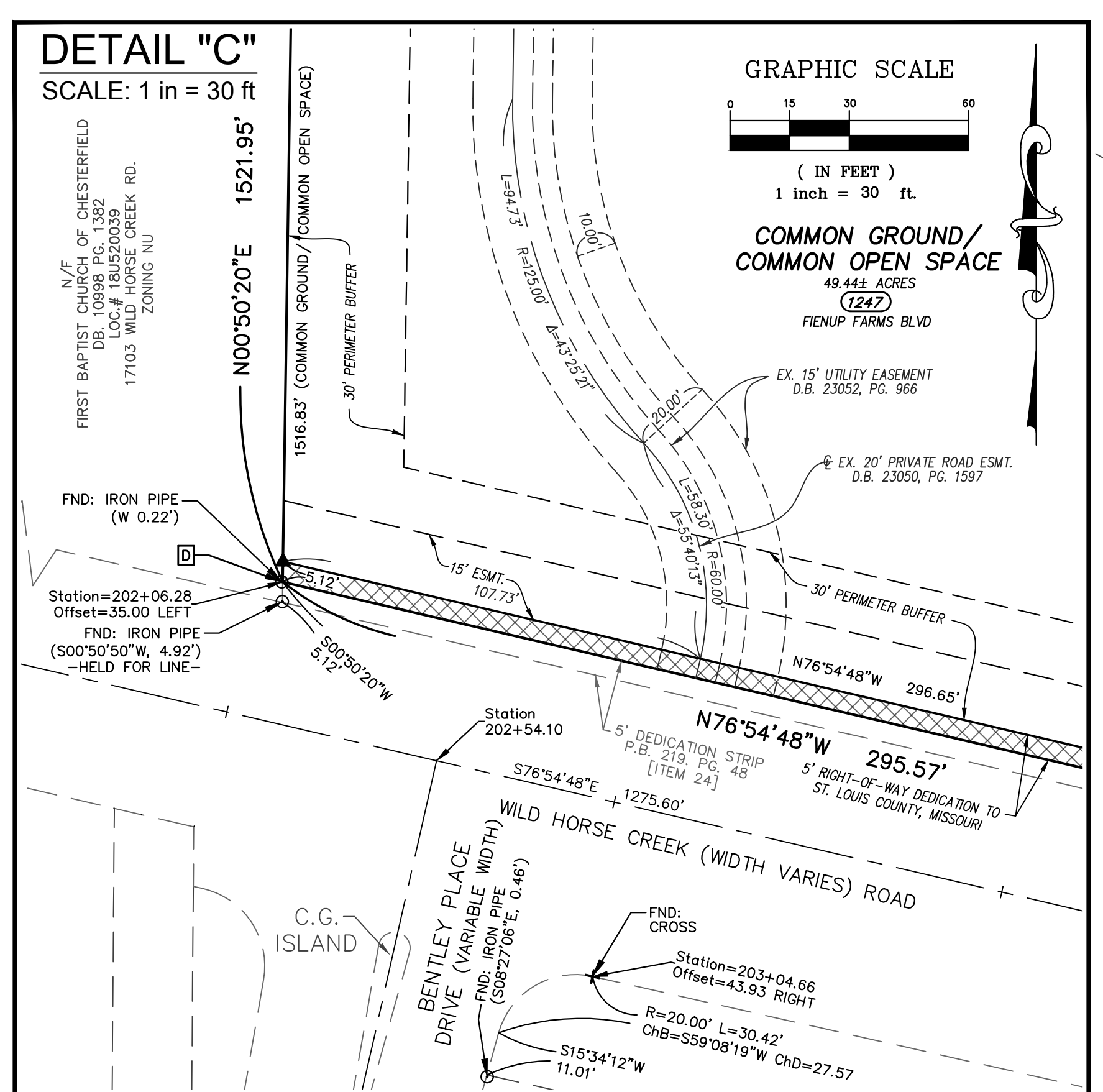
**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com

**DRAWN BY:** GFS MSD P# - 17MSD-00076  
**CHECKED BY:** JAH DATE: JAN. 8, 2019  
**JOB NO.:** 14-06-196 FIENUP FARMS PLAT THREE

# FIENUP FARMS PLAT THREE

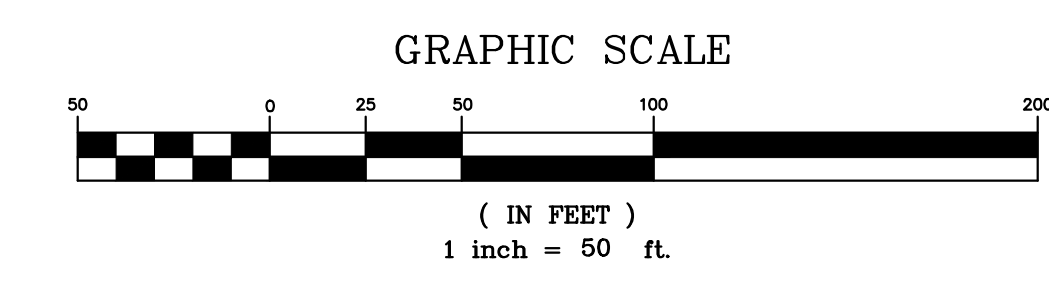


STATE PLANE COORDINATES		STATE PLANE COORDINATES			
NORTHING	EASTING	NORTHING	EASTING		
A	313140.628	240865.140	CH	313206.075	241131.343
B	313153.140	240802.372	CI	313217.390	241135.880
C	313165.786	240744.160	CJ	313221.108	241143.928
D	313186.482	240656.488	CK	313279.746	241154.990
BO	313380.167	241167.352	CL	313290.612	241087.772
BR	313372.708	241163.024	CM	313284.625	241055.710
BS	313351.951	241168.546	CN	313250.197	241037.364
BT	313296.969	241176.498	CO	313212.762	241026.386
BV	313291.040	241182.672	CP	313213.934	240976.160
BW	313278.839	241181.963	CQ	313269.865	240932.035
BX	313273.184	241175.964	CR	313274.581	240911.229
BY	313133.909	241118.271	CS	313251.219	240887.185
BZ	313101.712	241101.268	CW	313381.957	241126.661
CA	313094.176	241105.970	CX	313370.176	241129.795
CB	313096.646	241093.578	CY	313371.547	241134.949
CC	313098.141	241093.876	CZ	313367.224	241142.407
CD	313102.487	241072.073	DA	313346.466	241147.929
CE	313106.940	241079.166	DB	313319.583	241153.296
CF	313135.169	241091.151	DC	313298.896	241033.659
CG	313147.867	241102.137	DD	313367.136	240990.366
CH	313197.826	241134.591			



LINE TABLE	
LINE #	LENGTH BEARING
L3	5.00' S11°04'40"W
L4	50.00' N78°55'20"W
L5	5.00' S11°04'40"W
L6	5.00' S11°04'40"W
L7	52.58' N78°55'20"W
L8	5.08' N00°46'25"E

- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (Ø1" IRON W/ ALUMINUM CAP)
  - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" IRON W/ PLASTIC CAP) OR CUT CROSS
  - = FOUND PERMANENT MONUMENT
  - = FOUND SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
  - ⊙ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
  - ⊛ = SET PERMANENT MONUMENT IN PREVIOUS PLAT
  - FND. = FOUND
  - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
  - H.O.A. = HOMEOWNERS' ASSOCIATION
- HATCHING LEGEND:**
- Public Right-of-Way = [Hatched Pattern]
  - Right-of-Way Dedication = [Hatched Pattern]
  - Stormwater Management Reserve Area = [Hatched Pattern]
  - Common Ground = [Hatched Pattern]
  - Easement = [Hatched Pattern]
  - Building = [Hatched Pattern]
  - Pavement = [Hatched Pattern]
  - Temporary License = [Hatched Pattern]
  - Square Feet = [Hatched Pattern]



**SURVEYOR'S CERTIFICATE:**  
 SEE SHEET 1 OF 7 FOR CERTIFICATION.  
 THE STERLING COMPANY  
 MO. REG. LS. #200717963

*[Signature]*  
 JAMES A. HENSON, P.L.S., VICE PRESIDENT  
 MO. REG. LS. #200717963

DATE: 1-8-19

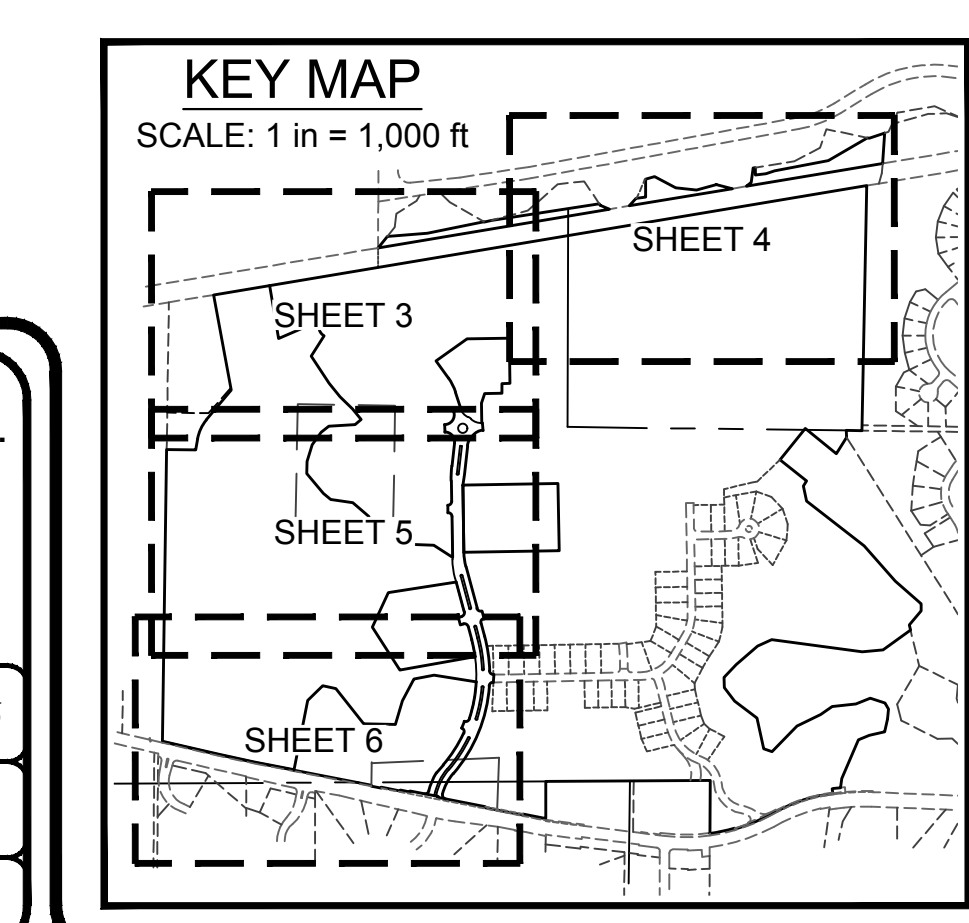
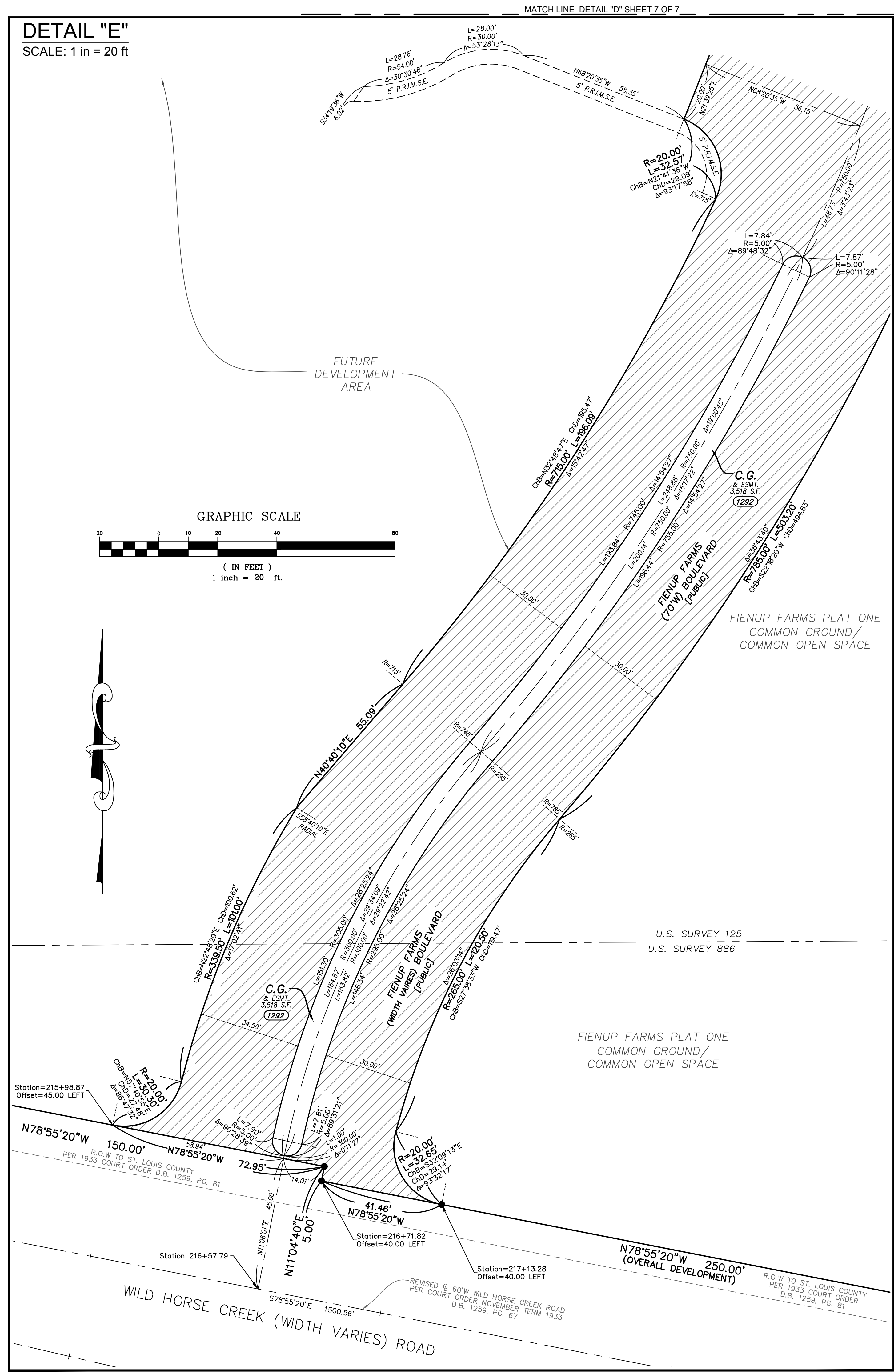
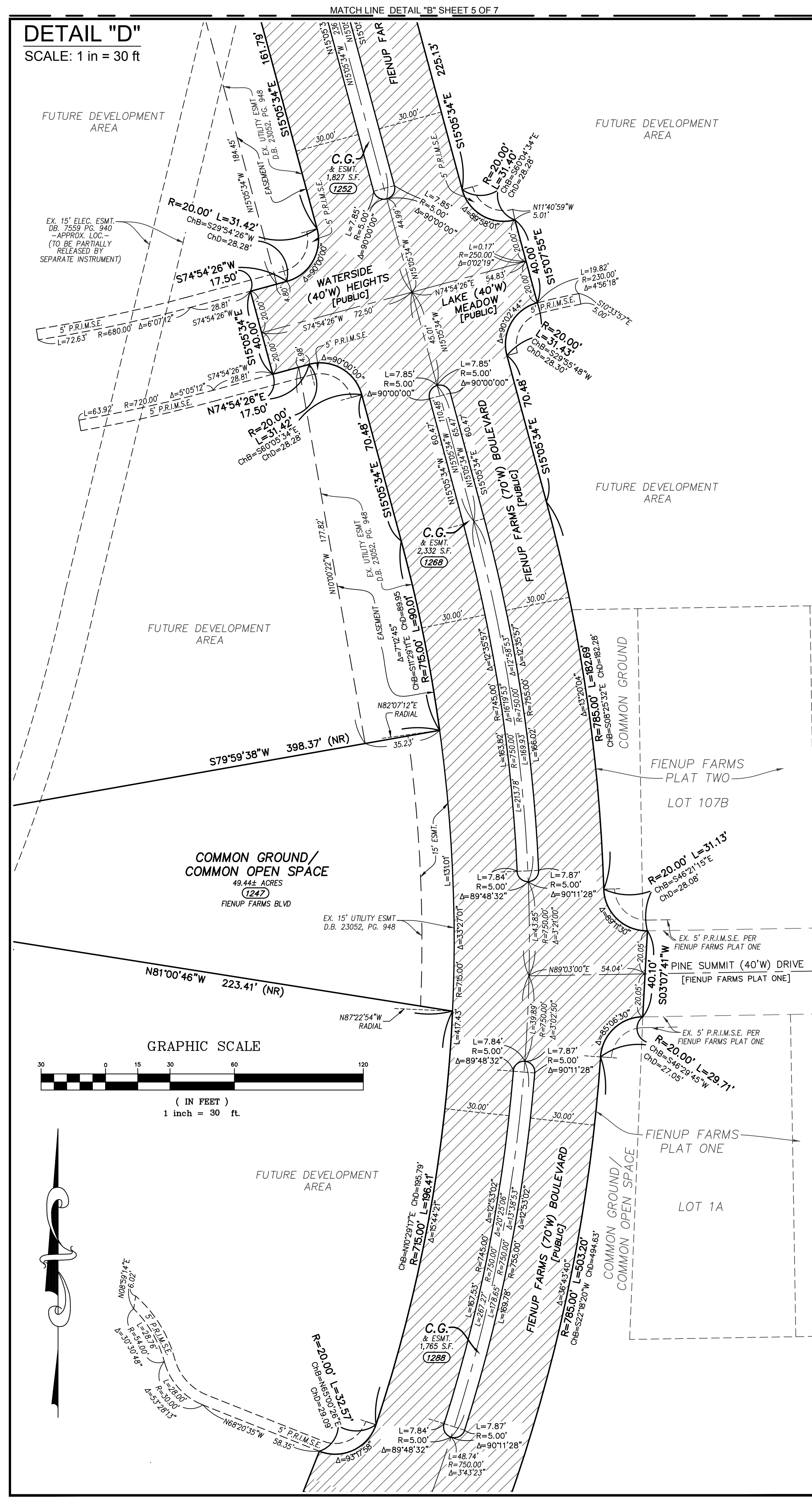
**STATE OF MISSOURI**  
 JAMES A. HENSON  
 NUMBER: PLS-200717963  
 MISSOURI LAND SURVEYORS ASSOCIATION

**SHEET 6 OF 7**

**THE STERLING CO.**  
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**DRAWN BY:** GFS **MSD P# -** 17MSD-00076  
**CHECKED BY:** JAH **DATE:** JAN. 8, 2019  
**JOB NO.:** 14-06-196 **FIENUP FARMS PLAT THREE**

# FIENUP FARMS PLAT THREE



**LEGEND:**

▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8\" I ROD W/ ALUMINUM CAP)	527 = ADDRESS	▨ = PUBLIC RIGHT-OF-WAY
● = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2\" I ROD W/ PLASTIC CAP) OR GULF CROSS	+ = FOUND CROSS	▧ = RIGHT-OF-WAY DEDICATION
□ = FOUND PERMANENT MONUMENT	⊕ = FOUND ANCHOR	▩ = STORMWATER MANAGEMENT RESERVE AREA
○ = FOUND SEMI-PERMANENT MONUMENT	⊙ = BENCHMARK	
○ = SET PERMANENT MONUMENT IN PREVIOUS PLAT	C.G. = COMMON GROUND	
⊙ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT	C.O.S. = COMMON OPEN SPACE	
FND. = FOUND	ESMT. = EASEMENT	
	BLDG. = BUILDING	
T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE	P.V.M.T. = PAVEMENT	
H.O.A. = HOMEOWNERS' ASSOCIATION	TEMP. = TEMPORARY	
	S.F. = SQUARE FEET	

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CHECKED BY:	JAH	DATE: JAN. 8, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT THREE

**SURVEYOR'S CERTIFICATE:**  
 SEE SHEET 1 OF 7 FOR CERTIFICATION.  
 THE STERLING COMPANY  
 MO REG. 307-0

*J. Henson*  
 JAMES A. HENSON, P.L.S. - VICE PRESIDENT  
 MO. REG. L.S. #2007017963

DATE: 1-8-19  
 SHEET 7 OF 7